



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on July 15, 2025 at 5:30 P.M. The meeting was called to order by Chairman Steve Lane followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Kevin Jensen, Steve Lane, Ed McClure, Isaac Stevens and Ezequiel Tovar.

ACTION ON MINUTES

Motion by McClure, second by Andrade to approve the July 1, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

Old Business

None.

New Business

- i. Consider the repeal of Section 14-715 of the City of Rogers' Code of Ordinances and the NBT (Neighborhood Transition) zoning designation.
STAFF: Joe Rexwinkle, Planning Deputy Director

Planner Amber Long noted that in July 2024 the UDC was adopted and all previous zoning districts repealed. NBT standards remained in the Code of Ordinances for an additional year to allow property owners to apply for development permits. If repealed, all properties must comply with the Unified Development Code.

Planning staff and commissioners discussed.

Motion by Stevens, second by Andrade to recommend to City Council for approval of the repeal of Section 14-715 of the City of Rogers' Code of Ordinances and the NBT (Neighborhood Transition) zoning designation.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

REPORTS

ADJOURN

There being no further business, the Chair adjourned the meeting at 5:42 p.m.

ATTEST:

APPROVED:

Derek Burnett, Secretary

Steve Lane, Chairman



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BOARD OF ADJUSTMENT MINUTES

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on July 15, 2025 at 5:35 P.M. The meeting was called to order by Commissioner Kevin Jensen.

ROLL CALL

Board members attending: Jorge Andrade, Kevin Jensen, and Ed McClure.

ACTION ON MINUTES

Motion by McClure, second by Andrade, to approve 7/1/25 Board of Adjustment minutes as presented.

Voice vote: YES - Unanimous **Motion carried**

APPROVED

NEW BUSINESS

a. Pinnacle Collector Suites Variance

Requesting a variance from the Unified Development Code at 2103 S. 31st Street in the T5.2 (City Medium-Intensity) zoning district.

Planner Christina Moore stated that the applicant is requesting a variance to allow an increase in the maximum fence height in the exterior yard. This site is located east of the Promenade Mall. This is the view of the site from S. 31 Street. The stated hardship is lack of security and exposure for high value vehicles. The fence is meant as a short-term security measure until phase 2 is developed, which they will include permanent buildings that provide visual screening and protection. The applicant believes the request aligns with the intent of the code. They state the black coated fence minimizes visual impact, enhances safety and security, and is intended as a temporary measure tied to the project's development.

Courtney Austin was happy to answer any questions.

Commissioner Jensen opened the public hearing for comments. There were none.
The public hearing was declared closed.

Commissioners and staff discuss the request.

Motion by McClure, second by Andrade to approve the request.

Voice Vote: Unanimous – Yes. **Motion carried.**

APPROVED

ADJOURN

There being no further business, the Commissioner Burnett adjourned the meeting at 5:54 p.m.

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary