



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 November 4, 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, Samantha Best, Hannah Cicioni, Kevin Jensen, Steve Lane, Ed McClure, Isaac Stevens and Ezequiel Tovar.

DECLARATION OF ABSTENTION

Chairman Lane asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item. There were none.

ACTION ON MINUTES

Motion by McClure, second by Stevens to approve the October 21, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

CONSENT AGENDA

a. Moffett Rezone

A rezone subject to standard review at 1618 S. Osage Rd. from the T-2(Rural) zoning district to the T3.2 (Neighborhood Low Intensity) zoning district.

b. Lanning Rezone

A rezone subject to standard review at 2729 W. Olive Street from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

Chairman Lane removed the Moffett and Lanning rezones from consent agenda to new business for public comments.

c. Mobius Rezone

A rezone subject to standard review at 5537 S. Bellview Road from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

The Chairman opened the public hearing for comments on Mobius. There were none. The public hearing was declared closed.

Motion by McClure, second by Cicioni to approve the consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

Old Business – None

New Business

a. Moffett Rezone

A rezone subject to standard review at 1618 S. Osage Rd. from the T-2(Rural) zoning district to the T3.2 (Neighborhood Low Intensity) zoning district.

Planner Nicholas Little noted that the subject property is located in central Rogers and is designated for Neighborhood Fabric growth. The proposed zoning allows residential, agricultural, and civic uses. Several of the residential uses are restricted with use standards to only be allowed in certain circumstances. The maximum height is 2.5 stories, 15-foot exterior yard setbacks, and 5-foot interior yard setbacks. All application and notification requirements have been met and the request is favorable according to standard review criteria. Staff recommends approval of this request.

The Chairman opened the public hearing for comments.

- Ann Greenwood – questions about proposed use.
- Hunter Chastain – questions about access easement.
- Ronnie Smith – against the request.
- Dean Papageorge – concerns about commercial use.

Community Development Director John McCurdy stated no commercial uses are allowed in T3.2 and noted that the requested zoning is the second lowest intensity district in the Unified Development Code. For property to be subdivided, it has to have legal access and if they can't establish legal access and they can't condemn private property, then it doesn't get subdivided. The request is not a development request, it is a request to rezone to the lowest zoning allowed for the Neighborhood Fabric placetype.

- William Stribling – questions about proposed zoning.

The public hearing was declared closed.

Motion by Best second by Stevens to recommend the request to City Council for approval as presented.

Voice Vote: Unanimous. *Motion carried.*

APPROVED.

b. Lanning Rezone

A rezone subject to standard review at 2729 W. Olive Street from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

Planner Nicholas Little noted the subject property is in north central Rogers and is designated for Urban Neighborhood growth. The request is to rezone to T4.1 which is subject to standard review and allows residential, live work, parking, agricultural, and civic uses. The maximum height is 3 stories, 10-foot exterior yard setback, and a 5-foot interior setback. All application and notification requirements have been met and the request is favorable according to standard review criteria. Staff recommends approval of this request.

Skylar Lanning represented the request and said he is wanting to rezone to T4.1 since it is an allowed zoning under the Future Land Use Map.

The Chairman opened the public hearing for comments.

- Marcus Cortez – against the request.

- Arturo Torres – against request.
- The public hearing was declared closed.

Motion by Jensen second by Stevens to recommend the request to City Council for approval as presented.
Voice Vote: Unanimous. Motion carried.
APPROVED.

REPORTS

Chairman Lane noted that there is typically not a second meeting in December and said they would need to vote on cancelling the meeting.

Motion by McClure second by Cicioni to cancel the 12/16 Planning Commission meeting.
Voice Vote: Unanimous. Motion carried.
APPROVED.

Lane also mentioned they would need to vote on positions for Planning Commission and Board of Adjustment before the year ended.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:00 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 November 4, 2025 at 6:06 P.M. The meeting was called to order by Chairwoman Cicioni.

ROLL CALL

Board members attending: Isaac Stevens, Kevin Jensen, and Hannah Cicioni.

Not present: Derek Burnett

ACTION ON MINUTES

Motion by Jensen, second by Stevens, to approve 10/21/25 Board of Adjustment minutes.

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

APPROVED

NEW BUSINESS

a. Randall Hurban Variance

Requesting a variance from the Unified Development Code at 9 S. Queensborough Lane in the T3.1 (Neighborhood Very Low-Intensity) zoning district.

Planner Nicholas Little explained the request for a variance from Table 4.5 to allow a six-foot encroachment into the thirty-foot exterior yard setback from the Pinnacle Subdivision Ph. VI plat. The variance request is not from the UDC, but from the final plat for Pinnacle Subdivision Phase 4. The final plat for Pinnacle Subdivision Phase 4 was filed with Benton County Circuit Clerk on July 9, 2004. The applicant's stated hardship is that if the garage addition were to be placed within the existing setbacks, the slope of the land would make construction particularly difficult and would potentially create structural issues for the home. The platted setback is 10' greater than the underlying zone's setback, so staff doesn't feel the additional 10' of setback is necessary. The site also slopes significantly to the south, making any addition to either side of the home, other than the front, feasibly difficult.

This site does have significant sloping to the south, as well as large drainage and utility easements that make up most of the lot on the south side. Staff finds the applicants stated hardship valid and agrees that the hardship is unique to this property. The variance requested is done so to the most minimum degree, and there is no other way to avoid the variance given the proposed addition. No public input has been received regarding this request, but a letter of support from the pinnacle subdivision POA was submitted with the variance application. All application notification requirements were met by the applicant. Staff recommends approval of the request.

Applicant Randall Hurban had nothing to add.

Chairwoman Cicioni opened the public hearing for comments.
There was none.
The public hearing was declared closed.

Commissioners Jensen spoke in favor of request due to neighbor's support and the topography of the land.

Motion by Jensen, second by Stevens to approve the request as presented.

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

APPROVED

b. Rex Bair Variance

Requesting a variance from the Unified Development Code at 4107 W. Mocking Lane in the T3.2 (Neighborhood Low Intensity) zoning district.

Planner Nicholas Little explained the request was for a variance from Section 4.5.9.2(A) to allow a driveway area exceeding 33% of the front exterior yard, and a variance from Section 4.5.9.2(B) for exceeding the maximum driveway width of 20' for single family residential driveways. The applicant's hardship refers to the lack of existing depth and narrow streets that serve their neighborhood as being an inhibitor to the desired parking situation. They also state, and included images, of nearby homes with driveways that exceed the standard for width. While this proposal doesn't present a real site-specific hardship, Staff sees this as a reasonable request. The 20' width requirement is rooted in pedestrian safety, where sidewalks cross the driveway. There is no sidewalk present here. The 33% driveway-exterior yard coverage is more of an aesthetic standard and a best practice to minimize the excessive presence of cars in between the street and a home's façade. This request is narrowly exceeding that coverage percentage.

Applicant Rex Bair explained the need for additional driveway space due to having four young kids and the existing driveway's small size.

Chairwoman Cicioni opened the public hearing for comments.

Connie Hoffman- against the request. Testimony included concerns about neighborhood compliance with city ordinances and the potential for the neighborhood to turn into a parking lot.

Cleo Wright- in favor of request- Testimony included safety issues due to the existing driveway's proximity to a stop sign and the need to park on the lawn or street.

The public hearing was declared closed.

Commissioner Jensen and Chairwoman Cicioni discussed the request noting the size of the side yard and the hazard of parking on the street near the stop sign.

Motion by Stevens, second by Jensen to approve the request as presented.

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

APPROVED

ADJOURN

There being no further business, the Chairwoman Cicioni adjourned the meeting at 6:25 p.m.

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary