



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 January 20, 2026 at 5:30 P.M. The meeting was called to order by Chairwoman Samantha Best followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Hannah Cicioni, Kevin Jensen, Ed McClure, Isaac Stevens and Ezequiel Tovar.

DECLARATION OF ABSTENTION

Chairwoman Best asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item.

ACTION ON MINUTES

Motion by McClure, second by Andrade to approve the January 6, 2026 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

CONSENT AGENDA

a. McLeod Rezone (Case #: RZ25-00644)

A request by Dustin McLeod to rezone 4505 W. Oak Street from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district.

b. Brunton Rezone (Case #: RZ25-00662)

A request by James Brunton to rezone 2143 S. 21st Street from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

c. The Grove Lot 3, Ph. 1 Rezone (Case #: RZ25-00675)

A request by The Grove Lot 3, Ph. 1 s to rezone 1739 W. Pleasant Grove Rd from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

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

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

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

PUBLIC HEARINGS

Old Business – None

New Business

a. Cimuca Rezone (Case #: RZ25-00643)

A request by Aurelian Cimuca to rezone 0.88-acres near the intersection at W. New Hope Rd and W. Arapaho Dr. from the T2 (Rural) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Christina Moore noted that the rezone to T4.2 (Neighborhood High-Intensity) is subject to enhanced review allowing the city to evaluate compatibility, transitions, and placetype consistency which this request successfully demonstrates. The proposed zoning allows development standards that are compatible with both Corridor scale development and adjacent Neighborhood Fabric through regulated height, frontage, and building form. T4.2 zoning provides an appropriate mid-range intensity within the corridor, supporting active uses while remaining sensitive to nearby residential areas. Staff recommends approval of the request.

John Winter represented the request.

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

Motion by Andrade, second by Stevens to recommend the rezone request as presented to City Council.
Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

b. CSP Golf USA (Case #: SGN25-0676)

A request by Golf USA for a Common Sign Plan at 529 N. 46th Street in the T5.2 (City Medium-Intensity) zoning district.

Planner Zachery Birdsong noted the proposed Common Signage Plan consists of wall and monument signs. The CSP proposes wall signs that are no more than 15% of the tenant's façade and that each tenant be allowed one wall sign apart from tenant three, which they're proposing two wall signs. The applicant is also proposing two directory monument signs on one street frontage that both meet the height and square footage maximums. Staff recommends consideration of the request.

Josh Jones with Best Sign Group represented the request.

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

Commissioners discuss 10% tenant façade as the maximum sign area.

Motion by McClure, second by Stevens to approve the CSP with modifications to allow a maximum of 10% wall sign area.

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

REPORTS

None.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:02 p.m.

ATTEST:

APPROVED:

Ezequiel Tovar, Secretary

Samantha Best, Chair



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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 January 20, 2026 at 6:04 P.M. The meeting was called to order by Chairman Derek Burnett.

ROLL CALL

Board members attending: Derek Burnett, Kevin Jensen, and Isaac Stevens.

ACTION ON MINUTES

Motion by Jensen, second by Stevens to approve the January 6, 2026 Board of Adjustment minutes.

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

APPROVED

NEW BUSINESS

a. Mobius Learning Academy Variance (Case #: VAR25-0670)

Requesting a variance from the Unified Development Code at 5537 S. Bellview Rd. in the T2 (Rural) zoning district.

WITHDRAWN.

b. Pinnacle Chiropractic Sign Variance (Case #: VAR25-0669)

Requesting a variance from the Unified Development Code at 800 S. 52nd Street in the T2 (Rural) zoning district.

Planner Nicholas Little noted the request is for an increase in wall sign area. The sign code allows a maximum of 30 square feet for a wall sign and the proposed sign is 172.28 square feet. The proposal is 10.95% of the total façade area. The applicant's stated hardship is general visibility and legibility issues. Staff recommends approval of the request.

Nate Bubak represented the request.

The Chair opened the public hearing for comments. There were none.

The public hearing was declared closed.

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

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

APPROVED

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:12 p.m.

ATTEST:

APPROVED:

Isaac Stevens, Vice Chair

Derek Burnett, Chair