

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on February 4 2020 at 5:00 P.M. The meeting was called to order by Vice Chairman Mandel Samuels. Those in attendance were led in the Pledge of Allegiance.

MEMBERS PRESENT:

In addition to Vice Chairman Mandel Samuels, Commissioners Rachel Crawford, Dennis Ferguson, Kevin Jensen, Mark Myers, and Don Spann. Commissioners Tony Noblin, John Schmelzle, and Eriks Zvers did not attend.

OTHER OFFICIALS PRESENT:

Community Development Director John McCurdy, City Engineer Lance Jobe, Development Compliance Manager Kris Paxton, Planning Administrator Lori Ericson, City Planner Ethan Hunter, Planner III Beth Johnson, Planner III Jessie Masters, Planner I Chris Robinson, Planning Tech Gloria Garcia, Staff Attorney John Pesek, Councilmembers Mark Kruger and Jerry Carmichael.

ACTION ON MINUTES:

Motion by Myers, second by Crawford to approve the minutes of the January 21, 2020 as presented.

Voice vote: Unanimous - Yes. ***Motion carried.***

APPROVED

PUBLIC COMMENT PERIOD:

Samuels asked if there were any public comments on items not on the agenda. There were none.

REPORTS FROM STAFF:

None

REPORTS OF BOARDS AND STANDING COMMITTEES:

PLANS & POLICIES COMMITTEE —

Jensen reported the Committee had met to discuss two items:

- The Density Concept Plan for Pleasant Crossing Garden Apartments was recommended to be tabled at the request of the applicant.
- The Density Concept Plan for Promenade Village received a recommendation to table once it is discussed by the commission.

DEVELOPMENT REVIEW COMMITTEE —

Don Spann reported the Development Review Committee had met and reviewed two items. The committee recommended approval on one lot split and one large scale development with decisions on requested waivers and variances as listed:

1. **LSDP, Nabholz Office Expansion, a 7,520-SF proposed addition to an office building at 3301 N. 2nd Street in a mix of the R-O (Residential Office) and the I-1 (Light Industrial) zoning districts.**
 - A waiver from Sec. 14-260(1)(f) requiring 250' between curb cuts.

- A waiver from Sec. 14-608(a) requiring street improvements along N. 2nd Street.
- A waiver from Sec. 14-604(c) requiring connectivity.
- A waiver of Sec. 14-482(b)(6) requiring a 10' sidepath.

2. LSDP, Railyard Overlook, a seven-unit temporary residential lodging facility proposed on 0.60 acres at 312 E. Poplar in the COR (Core Mixed Use) zoning district.

Spann noted the LSDP, Railyard Overlook was withdrawn by applicant.

3. Lot Split, James Butcher a lot split of 5.03 acres into two lots with a needed setback variance at 6205 W. Shores Avenue in the A-1 (Agricultural) zoning district.

- A variance to Sec. 14-697(d)(2) from required building setbacks.

Motion by Spann, second by Jensen, to add the project and lot split to the Consent Agenda.

Voice vote: Unanimous - Yes. ***Motion carried.***

APPROVED

CONSENT AGENDA:

Motion by Jensen, second by Spann, to approve the Consent Agenda

Roll Call: Unanimous ***Motion carried.***

APPROVED

OLD BUSINESS:

1. Lot Split, James Butcher a lot split of 5.03 acres into two lots with a needed setback variance at 6205 W. Shores Avenue in the A-1 (Agricultural) zoning district.

Moved and approved on the consent agenda.

PUBLIC HEARINGS:

1. A request by Crafton Tull for Pleasant Crossing Garden Apartments to rezone 7.99 acres southeast of S. Dixieland Road and Pleasant Crossing Blvd from a mix of C2-CU (Highway Commercial, Condominium Use) and RO-CU (Residential Office, Condominium Use) zoning districts to the RMF-12A (Residential Multifamily, 9 units per acre, ownership) zoning district with a Density Concept Plan.

Taylor Lindley represented the item and said the rezone request is accompanied by Density Concept Plan but are requesting to table the request.

Vice Chairman Samuels asked if anyone in the audience wanted to speak in favor or opposed to the request.

- Heath Cruikshank, 1250 Concord Street- concerned about privacy and doesn't believe the rezone request is appropriate.
- Jesus Deleon, 1208 Concord Street- concerned about privacy.
- Wes Wiggins, 1308 Concord Street- concerned about privacy.

The public hearing was declared closed.

Lindley explained what type of screening would be provided but requested they table the request. Jensen encouraged the applicant to look into what makes this request different from a typical apartment complex.

Motion by Myers, second by Jensen to table the request.

Voice Vote: Unanimous **Motion carried**

APPROVED

2. A request by Planning Design Group of Tulsa for Promenade Village to rezone 9.55 acres on W. Perry Road from A-1 (Agricultural) to the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district with a Density Concept Plan.

Katy O'Melia represented the item and explained the request.

Vice Chairman Samuels asked if anyone in the audience wanted to speak in favor or opposed to the request.

- Bill Watkins, spoke on behalf of concerned property owners- stated the request is out of character, the density is too high, the setbacks don't comply with code and concerns about screening.
- Annette Roller, 3132 W. Perry Road- agreed with Bill Watkins.
- Diane Rudolph, 3024 W. Perry Road- agreed with Bill Watkins and is also concerned about the height of the apartments.

The public hearing was declared closed.

O'Melia addressed the neighbors' concerns and stated that this development will feel and function like a single-family neighborhood and will have minimal impact on traffic in the area.

Myers stated that a landscape plan can be a part of the Density Concept Plan because there are some areas of the code where they would want screening but can't require it by ordinance. Myers also stated it is not an unreasonable request to have multifamily as a buffer but thinks RMF-9 is the most density they need. Myers stated that the request is not in character with what is adjoined to them on the east. Spann agreed that the requested density is too high. Jensen requested that the applicant come back with clearer elevation drawings and should put sight lines from the adjacent neighbors in their landscape plan.

Motion by Myers, second by Spann to table the request.

Voice Vote: Unanimous **Motion carried**

APPROVED

3. A request by Daniel Landis for Tri-State Optical to consider a rezone for 1712 and 1716 W. Walnut Street from R-SF (Residential Single Family) to the R-O (Residential Office) zoning district.

Jeff Bates and Daniel Landis represented the request. Landis stated that they are wanting to combine the two lots so that they can put a new medical office and wouldn't be close to the residential homes.

Vice Chairman Samuels asked if anyone in the audience wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Jensen asked staff what would be allowed in terms of curb cut. Staff stated they would be allowed one. Landis stated that they assumed they would be allowed only one curb cut or would share the entrance with New Balance.

Motion by Myers, second by Jensen to amend the Comprehensive Growth Map to designate 1716, 1712 1708, 1608, 1604, 1600, 1504 & 1500 W. Walnut Street to be classified as Access Corridor.

Roll Call: Unanimous *Motion carried*

APPROVED

Motion by Jensen, second by Crawford to recommend for City Council approval the request by Daniel Landis of Tri-State Optical to rezone 1.40 acres at 1712 & 1714 W. Walnut Street to the R-O zoning as presented.

Roll Call: Unanimous *Motion carried*

APPROVED

4. A request by Kum & Go, LLC for a Conditional Use to allow a convenience store with gas pumps at 200 and 204 W. Hudson Road in the C-3 (Neighborhood Commercial) zoning district.

John Sewell represented the request and stated that they are requesting a conditional use to allow a convenience store with gas pumps and will have a single access point on W. Hudson Road and a single access point on N. 2nd Street.

Vice Chairman Samuels asked if anyone in the audience wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Motion by Jensen, second by Myers to approve the request by Kum & Go LLC to allow convenience store with gas located at the subject location as presented.

Voice Vote: Unanimous, Ferguson disqualified *Motion carried*

APPROVED

NEW BUSINESS:

- 1. LSDP, Nabholz Office Expansion, a 7,520-SF proposed addition to an office building at 3301 N. 2nd Street in a mix of the R-O (Residential Office) and the I-1 (Light Industrial) zoning districts.**

Moved and approved on the consent agenda.

- 2. LSDP, Railyard Overlook, a seven-unit temporary residential lodging facility proposed on 0.60 acres at 312 E. Poplar in the COR (Core Mixed Use) zoning district.**

Withdrawn by applicant.

There being no further business, Vice Chairman Samuels adjourned the meeting at 5:55 p.m.

ATTEST:

APPROVED:

Rachel Crawford, Secretary

Eriks Zvers, Chairman