



COMMUNITY DEVELOPMENT
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ROGERS PLANNING COMMISSION MINUTES

The **Rogers Planning Commission** met for an online public meeting on April 6, 2021 at 5:00 P.M. The meeting was called to order by Chairman Mandel Samuels.

ROLL CALL

Commissioners Mandel Samuels, Rachel Crawford, John Schmelzle, Jorge Andrade, Derek Burnett, Kevin Jensen, Steve Lane, Mark Myers, and Eriks Zvers were present.

ACTION ON MINUTES

Motion by Schmelzle, Second by Crawford to approve the March 16, 2021, Planning Commission meeting minutes as presented.

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

Approved.

REPORTS FROM STAFF

City Planner Ethan Hunter provided details on participation instructions for those in the audience.

REPORTS FROM BOARDS AND COMMITTEES

PLANS & POLICIES COMMITTEE —

Samuels reported that two items were reviewed by the committee:

1. **RZN/DCP: The Grove**

This item was recommended for approval.

2. **RZN/DCP: Fenwick Properties**

This item was recommended for approval.

DEVELOPMENT REVIEW COMMITTEE —

Crawford reported that four items were reviewed by the committee:

1. **LSDP: JP&O Development**

This item was recommended for Commission approval with the following actions:

1. A WAIVER from Sec. 14-256 requiring additional right-of-way dedication for S Pleasant Crossing Blvd and S Dixieland Road
2. A WAIVER from requiring the project to upgrade the sidewalk and greenspace to a 10-ft sidepath and 6-ft greenspace along S Pleasant Crossing Blvd allowing a 5-ft sidewalk with variable width greenspace as proposed.

2. LSDP: Walmart #5837 Building Expansion

This item was recommended for Commission approval with the following actions:

1. Deny WAIVER from Sec. 14-256(16)(a) to waive the requirement to provide 1 bike parking rack per twenty (20) automobile spaces.
2. Approve WAIVER from Sec. 14-256(12)(a) to allow the total site greenspace percentage to fall below 20 percent, without requiring an additional tree or shrub to be planted for every 500 ft. of current development area.

3. LSDP: True-Self Recovery

This item was recommended for Commission approval with the following actions:

1. Approve VARIANCE from Sec. 14-711(i) to allow the site to be developed without a designated loading space.
2. Deny WAIVER from Section 14-46(g) from requiring a 10-ft sidepath and 6-ft of greenspace with street trees and allow the 6-ft sidewalk and variable width greenspace with street trees as proposed.

4. WAIVER: Storage World

This item was recommended for denial of the following waivers:

1. A WAIVER from Section 14-105(3)b.2 to allow the use of HDPE in City Drainage Easements where pipe is to be maintained by the City of Rogers.
2. A WAIVER from Section 14-105(c)b.3 to allow water to convey through a development from properties upstream using HDPE.

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: Hudson Commercial

A request to rezone 3.19 ± acres located south of the intersection of W. Hudson Rd. and N. 4th St. from the C-2 (Highway Commercial) zoning district to the I-2 (Heavy Industrial) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Jake Chavis, was available to introduce the item and explain the request and affirmed that the applicants wished to amend their request to I-1 instead of I-2 per staff's recommendation. He also addressed the issue of the subject location landlocked.

Samuels opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Myers, Second by Schmelzle, to amend the Rezone request to rezone the subject location from C-2 to I-1.

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

Motion by Myers, Second by Jensen to approve as amended.

Roll Call Vote: YES – Unanimous. **Motion carried.**

Recommended for City Council approval.

2. RZN: Hawgeye, LLC

A request to rezone 1.85 ± acres located at 318 S. 52nd St. from the A-1 (Agricultural) zoning district to the R-O (Residential Office) zoning district and amend the Comprehensive Growth Map Designation from the Neighborhood Designation to the Commerce Corridor Designation.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Bill Watkins, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Myers, Second by Zvers, to approve amending the Comprehensive Growth Map Designation of the subject locations from the Neighborhood Designation to the Commerce Corridor Designation.

Roll Call Vote: Andrade, Burnett, Crawford, Jensen, Myers, Samuels, Schmelzle, Zvers; Abstain – Lane

Motion carried.

Recommended for City Council approval.

Motion by Crawford, Second by Myers to approve the Rezone Request as presented.

Roll Call Vote: Andrade, Burnett, Crawford, Jensen, Myers, Samuels, Schmelzle, Zvers; Abstain – Lane.

Motion carried.

Recommended for City Council approval.

3. RZN/DCP: The Grove

A request to rezone 24.78 ± Acres located at S. Dixieland Rd. and W. Broadway Pl. from the R-DP (Residential Duplex and Patio Home) and the RMF 25-B (Residential Multifamily, 25 units per acre) zoning districts to the RMF-9.5B (Residential Multifamily, 9.5 units per acre) zoning district with the acceptance of a Density Concept Plan.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Daniel Ellis, was available to introduce the item and explain the request

Samuels opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Zvers asked for confirmation on a parcel that appeared to be non-congruent with the GIS map and Hunter provided an explanation regarding the discrepancy.

Motion by Myers, Second by Jensen to approve as presented.

Roll Call Vote: YES – Unanimous. ***Motion carried.***

Recommended for City Council approval.

4. RZN/DCP: Fenwick Properties

A request to rezone 0.59 ± Acres located on North 8th St between W. Persimmon St. and Rozell St. from the C-2 (Highway Commercial) zoning district to the RMF-20B (Residential Multifamily, 20 units per acre) zoning district with the acceptance of a Density Concept Plan.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Applicant representative, Adam Osweiler, was available to introduce the item and explain the request.

Samuels opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Crawford, Second by Myers to approve as presented.

Roll Call Vote: YES – Andrade, Burnett, Crawford, Jensen, Lane, Myers, Samuels, Zvers; Abstain – Schmelzle. ***Motion carried.***

Recommended for City Council approval.

NEW BUSINESS

1. LSDP: JP&O Development

A request to allow the construction of a 3,984-SF medical office building and an 8,881-SF medical office building on 2.00± acres at 4500 & 5402 S. Dixieland Rd. in the C2-CU (Highway Commercial, Condominium Unit) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Samuels noted that this item came out of committee with a unanimous approval.

Motion by Zvers, second by Schmelzle, to approve the request as recommended by committee.

Roll Call Vote: YES – Unanimous. ***Motion carried.***

Approved.

2. LSDP: Walmart #5837 Building Expansion

A request to allow the construction of a 7,000-SF addition, 14 new parking stalls, and a 10-ft pedestrian and bike trail to an existing grocery store development on 6.06± acres at 5000 W. Pauline Whitaker Parkway in the C2-PUD (Highway Commercial, Planned Unit Development) zoning district.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions.

Jobe clarified that the “verbal agreement” regarding the sidepath along the West side that was acknowledged on the staff report during the Development Review Committee was intended to be a condition of approval. Staff asked the commission to specifically include that requirement in their approval action.

Motion by Crawford, second by Schmelzle, to approve the request subject to the following conditions:

1. Deny WAIVER from Sec. 14-256(16)(a) to waive the requirement to provide 1 bike parking rack per twenty (20) automobile spaces.
2. Approve WAIVER from Sec. 14-256(12)(a) to allow the total site greenspace percentage to fall below 20 percent, without requiring an additional tree or shrub to be planted for every 500 ft. of current development area.
3. The Large-Scale Development plans must include construction of a side-path along the street on the west side of the project.

Roll Call Vote: YES – Unanimous. ***Motion carried.***
Approved.

3. LSDP: True-Self Recovery

A request to allow the construction of a 2,537-SF building and paved parking on 2.08± acres at 1106 N. 2ND Street in the C-4 (Open Display Commercial) / I-1 (Light Industrial) zoning districts.

Samuels introduced the item and requested a staff report.

Hunter provided a staff report with recommended actions and noted that the project includes a fee-in-lieu of detention in the amount of \$3,213.

Samuels noted that this item came out of committee with a unanimous approval.

Motion by Crawford, second by Myers, to approve the request as recommended by committee.

Roll Call Vote: YES – Unanimous. ***Motion carried.***
Approved.

4. WAIVER: Storage World

A request to waive certain stormwater management requirements related to an ongoing Large-Scale Development project.

Samuels introduced the item and requested a staff report.

Jobe provided a staff report with recommended actions.

Samuels asked if there were further comments from commissioners or the applicant.

Applicant representative, Ryan Evitts, was available to introduce the item and explain the request.

Motion by Myers, second by Schmelzle, to deny the request as recommended by committee.
Roll Call Vote: YES – Unanimous. **Motion carried.**
Denied.

5. Committee Assignments for New Planning Commissioners

The committee assignments for new Planning Commissioners were announced as follows:

PLANS & POLICIES COMMITTEE

Mandel Samuels
Derek Burnett
Steve Lane
John Schmelzle
Eriks Zvers

DEVELOPMENT REVIEW COMMITTEE

Rachel Crawford
Jorge Andrade
Kevin Jensen
Mark Myers

Motion by Myers, second by Crawford, to accept the committee assignments as presented.
Roll Call Vote: YES – Unanimous. **Motion carried.**
Approved.

There being no further business, Samuels adjourned the meeting at 5:47 p.m.

ATTEST:

APPROVED:

John Schmelzle, Secretary

Mandel Samuels, Chairman