

MINUTES

The **Rogers Planning Commission** met for an online public meeting following on September 1, 2020 at 5:00 P.M. The meeting was called to order by Chairman Eriks Zvers.

MEMBERS PRESENT:

Chairman Eriks Zvers, and Commissioners Rachel Crawford, Dennis Ferguson, Kevin Jensen, Mark Myers, Mandel Samuels, John Schmelzle, and Don Spann. Tony Noblin was also in attendance, but was not audible when roll was called, but announced his presence later.

OTHER OFFICIALS PRESENT:

Community Development Director John McCurdy, City Engineer Lance Jobe, City Planner Ethan Hunter, Planner III Beth Johnson, Planner II Kyle Belt, Planning Administrator Lori Ericson, Staff Attorney John Pesek, and other city staff and officials.

ACTION ON MINUTES:

Motion by Schmelzle, second by Crawford to approve the minutes of the August 18, 2020 as presented. Voice Vote: Unanimous - Yes. ***Motion carried.***

APPROVED

REPORTS FROM STAFF:

City Planner Ethan Hunter explained the Zoom online meeting process, noting that only the Commissioners and needed staff are shown on the screen, attendees are not shown and are muted until recognized by staff. He explained the “raise hand” option for attendees online and by phone.

REPORTS OF BOARDS AND STANDING COMMITTEES:

PLANS & POLICIES COMMITTEE —

None

DEVELOPMENT REVIEW COMMITTEE —

None

CONSENT AGENDA:

None

OLD BUSINESS:

None

PUBLIC HEARINGS:

Zvers explained the Public Hearing process and asked those commenting to limit their time and try not to repeat concerns.

1. RZN: A request by First National Bank of Rogers to rezone property at 3706 S. Pinnacle Hills Parkway from C-2 (Highway Commercial) to the U-COR (Uptown Core Mixed Use) zoning district.

Zvers introduced the item and called for a staff report.

Hunter said the request is inconsistent with the Comprehensive Growth Map as U-COM is the appropriate zoning district for this property based on the Uptown Regional Center Zoning Plan. Staff believes it is the applicant's intent to request U-COM, rather than U-COR. If the request is modified to U-COM, it would align with the CGM and Uptown Regional Center Zoning Plan. Staff is recommending denial as presented, but recommend approval for U-COM.

Engineer Daniel Ellis, Crafton Tull, said he would like to modify the request to U-COM, noting it was simply a typo on the rezone application.

Chairman Zvers opened the public hearing and asked if anyone in attendance wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

John Schmelzle said the request is consistent with the surrounding property and seemed like a no-brainer.

Motion by Schmelzle, second by Jensen to recommend the rezone of the property to U-COM to the City Council for approval.

Roll Call: (YES-Unanimous) *Motion carried*

APPROVED

2. RZN: A request by The Potato Chip Factory LLC to rezone 0.38± acres at the southwest corner of S. 2nd and Sycamore streets from N-R (Neighborhood Residential) to the NBT (Neighborhood Transition) zoning district.

Zvers introduced the item and called for a staff report.

Hunter said the request is consistent with the Comprehensive Growth Map. NBT is the appropriate zoning district for this property based on the Downtown Regional Center Zoning Plan. Staff recommended approval, he said, noting the staff had received one email in opposition to the change in zone.

Steve Strasters, developer, said the planned building for the rezoning location would be a mixed-use facility.

Chairman Zvers opened the public hearing and asked if anyone in attendance wanted to speak in favor or opposed to the request.

Kelly Kennedy, adjacent landowner – questioned what would be developed

The public hearing was declared closed.

Zvers asked if Strasters would like to respond. Strasters said the plan is for a mix of office on the first floor and residential upstairs. He said the name Potato Chip Factory refers to the history of the structure not any planned business.

Tony Noblin noted that he would like his presence known, adding that he'd had technical difficulties.

Myers said the rezone fits the CGM and the downtown zoning.

Motion by Myers, second by Jensen to recommend the rezone to the City Council for approval as submitted.

Roll Call: (YES-Unanimous) *Motion carried*

APPROVED

3. RZN: A request by Storage World to rezone 2.26± acres at east end of W. Industrial Drive between the railroad tracks and N. 2nd Street from C-2 (Highway Commercial) to the I-1 (Light Industrial) zoning district.

Zvers introduced the item and called for a staff report.

Hunter said the request is consistent with the Comprehensive Growth Map and I-1 is an allowed zoning district in the Employment Center Growth Designation and appropriate in this location. Staff recommends approval, he added.

Engineer Geoff Bates, Bates & Associates, said the plan is to extend Storage World onto this property. He said access to the new storage area would be through the first phase now under development.

Chairman Zvers opened the public hearing and asked if anyone in attendance wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Jensen said the project makes sense and made to recommend the rezone to the City Council for approval. .

Roll Call: (YES-Unanimous) *Motion carried*

APPROVED

4. RZN: A request by Hutton Multifamily to rezone 14± acres at 2724 S. Champions Drive and 2920 S. Champions Drive from A-1 (Agricultural) to a mix of the U-NBT (Uptown Neighborhood Transition) and U-COM (Uptown Commercial Mixed Use) zoning districts.

Zvers introduced the item and called for a staff report.

Hunter said this request is also consistent with the Comprehensive Growth Map, with the zoning requested is allowable in the Uptown Regional Center Growth Designation. Staff recommends approval of the request. He also noted that the split zoning as shown on the CGM is what is being requested, providing the appropriate Neighborhood Transition.

Engineer Daniel Ellis represented the item, noting that he had nothing to add prior to the public hearing.

Chairman Zvers opened the public hearing and asked if anyone in attendance wanted to speak in favor or opposed to the request.

There were none.

The public hearing was declared closed.

Commissioner John Schmelzle stated that he'd spoken with some of the neighbors and there was obviously some concern because it butts up the Beau Chene homes. He said he lives adjacent to the site, but personally thinks this is a good use for the site. He reminded the developers about the need for a masonry wall and that there is a large stand of mature trees. Neighbors would like the trees to stay and would like the masonry wall as well. He encouraged the developers to talk with neighbors about any

Jensen asked what the maximum density limit would be. Ethan Hunter said there is no specific limit, but height restrictions, buffer areas and setbacks restrictions would determine maximum number of units. He noted appreciation for the request following the city's zoning plan.

Motion by Jensen, second by Crawford to recommend the rezone to the City Council for approval as presented

Roll Call: (YES-Unanimous) *Motion carried*

APPROVED

NEW BUSINESS:

None

There being no further business, Chairman Zvers adjourned the meeting at 5:19 p.m.

ATTEST:

APPROVED:

Rachel Crawford, Secretary

Eriks Zvers, Chairman