

## MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on January 15, 2019 at 4:30 P.M. The meeting was called to order by Chairman Kevin Jensen. Those in attendance were led in the Pledge of Allegiance.

### **MEMBERS PRESENT:**

In addition to Chairman Jensen, Commissioners Dennis Ferguson, Rachel McLosky, Tony Noblin, Mandel Samuels, John Schmelzle, Don Spann, and Eriks Zvers. Commissioner Mark Myers was not present.

### **OTHER OFFICIALS PRESENT:**

Community Development Director John McCurdy, Planning Administrator Lori Ericson, Staff Attorney Bonnie Bridges, City Engineer Lance Jobe, Project Engineer Dylan Cobb, City Planners Ethan Hunter and Elizabeth Johnson, Deputy Fire Chief B.J. Hyde, Councilmembers Mandy Brashear, Betsy Reithemeyer, Marge Wolf, Jerry Carmichael, and Mark Kruger.

### **ACTION ON MINUTES:**

Motion by Schmelzle, second by McLosky to approve the minutes of the December 18, 2018.

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

### **REPORTS FROM STAFF:**

None

### **REPORTS OF BOARDS AND STANDING COMMITTEES:**

Commissioner Zvers reported the Large-Scale Development Committee had met and considered two items:

- LSDP Southern Hills Office Building at 3614 W. Southern Hills Blvd, with a recommendation for approval on the Consent Agenda contingent upon on all conditions listed in the engineer's report, and with the following actions on the requested waivers and variances.
  - Approve front yard setback reduction from 65' to 45' around the

proposed dumpster enclosure

- Approve waiver from joint and cross access with dedication of an access easement to the south property line
- LSDP Railyard Park in Downtown Rogers with a recommendation to approve the large-scale development project contingent upon all conditions listed in the staff recommendations.

Motion by Zvers, second by Schmelzle to place the two projects on the Consent Agenda.

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

**Consent Agenda Approved**

Motion by Zvers, second by Schmelzle to approve the Consent Agenda.

Roll call: Unanimous – Yes. ***Motion carried.***

**OLD BUSINESS:**

None

**PUBLIC HEARINGS:**

1. **A request by Daniel Phillips to rezone 4707 W. Oak Street from A-1 (Agriculture) to the R-SF (Residential Single Family) zoning district.**

Daniel Phillips, the property owner, said he should have been part of a recent rezone to R-SF for the Cedar Brooke and Centre Court subdivisions. His property is north of Oak Street, and just north of the two subdivisions and has been used as residential for at least the last 30 years.

Chairman Jensen opened the public hearing:

- Laura Coello, 1210 S. 45<sup>th</sup> Street, who represented the previously approved rezone, spoke in favor of the proposal.
- Dave Stokes, 4603 Centre Court, also spoke in favor of the rezone.

The Public Hearing was declared closed.

**Approved.**

Motion by Ferguson, second by McLosky, to recommend for City Council approval the request by Daniel Phillips to rezone 4707 W. Oak Street from A-1 to R-SF.

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

**2. A request by Dean and Nancy Eisma to rezone 604 N. 3<sup>rd</sup> Street from R-DP (Residential Duplex/Patio) to the NBT (Neighborhood Transition) zoning district.**

**Approved.**

Chairman Jensen opened the public hearing:

- No one spoke on the issue.

The Public Hearing was declared closed.

Motion by Schmelzle, second by McLosky, to recommend for City Council approval the request by Dean and Nancy Eisma to rezone 604 N. 3<sup>rd</sup> Street from R-DP to NBT.

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

**3. A request by Warehouse Properties for a Conditional Use Permit to allow multifamily residential development at 2002 S. Dixieland Road in the C-3 (Neighborhood Commercial) zoning district.**

Attorney Bill Watkins explained the rezone will allow the applicant to develop the property with condominiums similar to what is at The Arbors, just west of the property. He said the density is planned at six units per acre. Watkins pointed to the staff report and stated that the development needs the conditional use permit because it's a condominium development with no planned mixed used. The existing development within the Neighborhood Center provided needed community services and the open property just north of the tract could be developed as commercial to provide additional services in the future.

Chairman Jensen opened the public hearing.

- Janene Morrison, 1941 S. 21<sup>st</sup> Street, spoke in opposition on the following issues:
  - Opposition to the units being rentals.

Advocated for saving as many trees on the wooded property as possible.

- No burning of trees that are removed.
- Concern for the wildlife and their safe transition to another habitat.
- Requested a water retention pond be required to control runoff.
- Concern about noise during construction and later when it's occupied.

The Public Hearing was declared closed.

Watkins stated that most of Morrison's concerns would be addressed during the large-scale development process. He confirmed the individual units will be for sale.

Jensen reviewed the elements of the Neighborhood Center already in place at Dixieland and New Hope roads, which include a church, a convenience store with gas, a public park and the Rogers Police and Court Building. The property being rezoned is adjacent to a large greenfield tract at the southwest corner of the intersection that could develop as commercial to better enhance the amenities within the Neighborhood Center.

**Approved.**

Motion by Schmelzle, second by Noblin, to approve the request by Warehouse Properties, LLC for a CUP to allow "Multifamily Residential" at 2002 S. Dixieland Road.

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

**NEW BUSINESS:**

**1. LSDP, Southern Hills Office Building, a 7,686-sf proposed office building on 1.06 acres at 3614 W. Southern Hills Blvd. in the C-2 (Highway Commercial) zoning district.**

Moved and Approved on the Consent Agenda.

**2. LSDP, Railyard Park, a redevelopment of the existing park area in Downtown Rogers in the COR (Core Mixed Use) zoning district.**

Moved and Approved on the Consent Agenda.

**3. PRELIMINARY PLAT, Crescent View Subdivision, a 101-lot subdivision on 39.52 acres on W. Shores Avenue in the R-SF (Residential Single Family) zoning district.**

Planner Ethan Hunter provided a synopsis of the Subdivision Committee review on Nov. 15, 2018, stating that there were some issues with the water/sewer plan that had to be worked out prior to the project moving on to the Commission for approval.

**Approved.**

Samuels made a motion, second by Noblin, to approve the Crescent View preliminary plat with the following action on the waiver, approve the waiver to Sec. 14-64(c)(2) per the recommendation of the Subdivision Committee for the requirement to provide a local street (stub-out) connections along each boundary that abuts potentially developable or redevelopment land. Voice vote: Unanimous - Yes. ***Motion carried.***

There being no further business, Chairman Jensen adjourned the meeting at 4:41 p.m.

**ATTEST:**

**APPROVED:**

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Mandel Samuels, Secretary

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Kevin Jensen, Chairman