



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

**PLANNING COMMISSION MEETING AGENDA
JULY 5, 2022
5:00 PM**

**DATE: JULY 5, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 4:45 PM
REGULAR SESSION: 5:00 PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86070741498](https://us02web.zoom.us/j/86070741498)**

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE - NONE

PLANS & POLICIES - 4:45 PM, COMMUNITY ROOM

1. REZONE/DCP: PLEASANT GROVE POCKET COMMUNITY

**REGULAR SESSION
5:00 PM**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. June 21, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: HBIC

A request by HBIC, LLC to rezone ± 0.45 acres at 300 E. Pine Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Hannah Cicioni*

2. Rezone: Makkar

A request by Makkar Investments to rezone ± 23.61 acres at 2211 S. Rainbow Road from A-1 (Agricultural) to the R-SF (Residential Single Family) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Nate Bachelor*

3. Rezone: Garcia

A request by Matilde Garcia to rezone ± 0.67 acres at 415 N. Dixieland Road from R-O (Residential Office) to the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Justin Couch*
- *REPRESENTED BY: Matilde Garcia*

4. Rezone/DCP: Pleasant Grove Pocket Community

A request by Pleasant Grove Pocket Community to rezone ± 2.06 acres on the northeast corner of S. 43rd Street and W. Pleasant Grove Road from NR (Neighborhood Residential) to the NR (Neighborhood Residential) zoning district with a Density Concept Plan.

- *STAFF: Justin Couch*
- *REPRESENTED BY: Kaitlin Parker*

NEW BUSINESS:

ADJOURN:



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COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
JULY 05, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – HBIC, LLC

STAFF: CHRISTINA MOORE, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	300 E. Pine Street / 02-07171-000
TOTAL AREA TO BE REZONED:	± 0.45 acres
CURRENT ZONING:	R-DP (Residential Duplex and Patio Home)
PROPOSED ZONING:	NBT (Neighborhood Transition Unit)
APPLICANT/REPRESENTATIVE:	Hannah Cicioni
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	HBIC, LLC
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. NBT is an allowed zoning district within the Regional Center Growth Designation.

Community Development recommends **Tabling** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Regional Center.
- b) Growth Designation Character:
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land (CGM Page 1).
- c) Base Density:
N/A
- d) Max Density:
N/A
- e) Allowed Zoning Districts:
COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT.

2. ZONING:

- a) NBT (Neighborhood Transition Unit):
The purpose and intent of the NBT zoning district is "to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown." (Sec. 14-715 (1.1)(a)(iv)).

3. General Findings:

- The subject property is zoned incorrectly as R-DP in the Regional Center Growth Designation.
- The property is bordered by R-DP zoning in all directions except for across the street to the North is zoned COR (Core Mixed Use).
- The property is proposed to stay residential.
- Per the Comprehensive Growth Map, the subject property is intended for NBT zoning.
- Staff finds this to be an appropriate request due to its consistency with the CGM and the current neighborhood characteristics. We are recommending tabling the request because the applicant missed the mailing date due to a federal holiday.

4. RECOMMENDATIONS:

- a) Staff recommends **Tabling** the request.



DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING AS PRESENTED:*
Move to recommend City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to recommend City Council approval subject to [conditions or contingencies].
3. *IF DENYING:*
Move to deny the request.
4. *IF TABLING:*
Move to table the request.

TABS

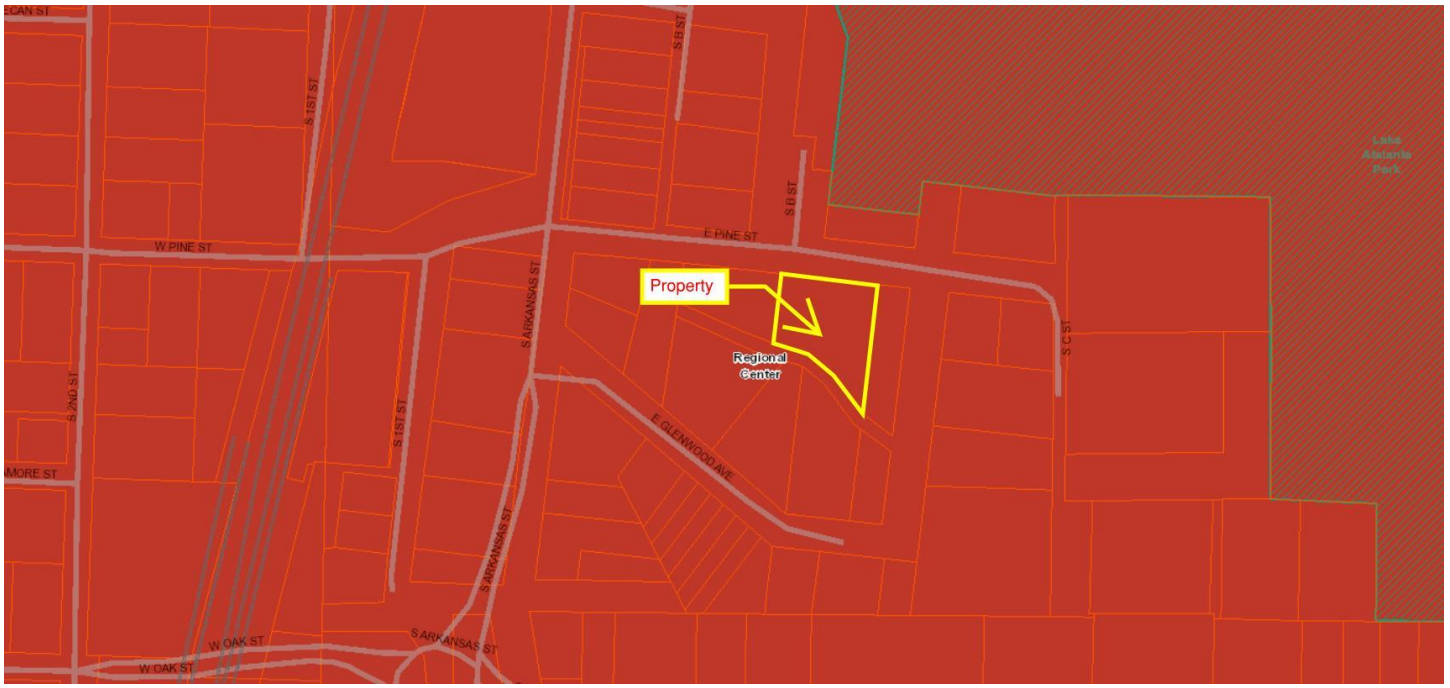
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP



CH 122



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: #200 (\$200)
Zoning: R-DP to NBT
Permit Number: 22-26
CityView Application: PL 202200538
Date: 6/8/2022

REZONE APPLICATION

APPLICANT: HBIC, LLC
ADDRESS: 300 S 1st St, Rogers AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: Downtown Rogers 300 E. Pine Street
PARCEL NUMBER: 02-07171-000
PHONE #: (479) 270-4982 EMAIL: hcacioni@crdred.com
PROPERTY OWNER: HBIC, LLC PHONE #: (479) 270-4982
PRESENT USE: SFR ZONING: R-DP
PROPOSED USE: Residential ZONING: NBT


Applicant Signature

5/26/2022
Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Parcel Number for property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 6/8/2022 PUBLIC HEARING DATE: 7/5/2022 CERTIFIED MAIL DATE: 6/20/2022
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, HBIC, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

Lots 2, 3 and 4, Block 4, Robertson Addition to the City of Rogers, Benton County, Arkansas

LAYMAN'S DESCRIPTION:

300 E Pine St, Rogers, AR 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

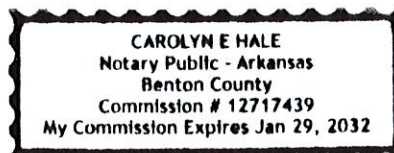
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 4 day of June, 2022.

Carolyn E. Hale
Notary Signature

Carolyn E. Hale
Notary Name Printed

Jan 29, 2032
Commission Expires



CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 26th day of May, 20 22.

Signed

Hannah Cicioni

Name Printed

STATE OF ARKANSAS

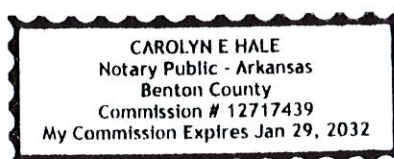
COUNTY OF Benton

Subscribed and sworn before me this the 10 day of June, 20 22.

Carolyn E. Hale
Notary Signature

Carolyn E. Hale
Notary Name Printed

Jan 29, 2032
Commission Expires



BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that HBIC, LLC is applying to the Rogers Planning Commission to rezone certain real property at 300 E Pine St, Rogers, Arkansas 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION: LOTS 2, 3 AND 4, BLOCK 4, ROBERTSON ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS

LAYMAN'S ZONING: 300 E PINE ST, ROGERS, ARKANSAS 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on July 5, 2022 at 5:00pm in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas.

Respectfully submitted,

By: 
Hannah Cicioni

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM **R-DP** TO **NBT**, PROVIDING FOR
THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on **July 19, 2022**, the City Council has found that certain lands hereinafter described are better suited for **NBT** zoning.

NOW, THEREFORE, BE IT ORDAINED, BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as **NBT** and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Lot 2, 3, and 4, Block 4, Robertson Addition to the City of Rogers, Benton County, Arkansas.

LAYMAN'S DESCRIPTION:

300 E Pine Street

SECTION 3: Zoning. That the above described lands are better suited for **NBT** than **R-DP** zoning and same should be and are hereby zoned **NBT**.

SECTION 4: Emergency Clause. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, **2022**.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR



NOTICE OF PUBLIC HEARING
REZONE

PROPOSAL: Rezoning of 455 acres of 300 E. First St. from its current zoning to the R-100 zoning district.

PROPOSER: Planning Commission, LLC

DATE: 8/1/2022 at 5:00 PM

LOCATION: Rogers City Council Chambers, 301 W. Central St.

FOR MORE INFORMATION: planning@rogersar.gov

COMMUNITY DEVELOPMENT
PLANNING DIVISION
479-621-1166
planning@rogersar.gov



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
JULY 5, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – MAKKAR INVESTMENTS

STAFF: ZACHERY BIRDSONG, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	2211 South Rainbow Road/02-01671-640, 02-01671-645
TOTAL AREA TO BE REZONED:	± 23.61 acres
CURRENT ZONING:	A-1 (Agricultural)
PROPOSED ZONING:	R-SF (Residential Single Family)
APPLICANT/REPRESENTATIVE:	Makkar Investments LLC/Nate Bachelor
PROPERTY OWNER:	Makkar Investments, LLC
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. R-SF is an allowed zoning district within the Neighborhood Growth Designation.

Staff recommends **approval** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Neighborhood.
- b) Growth Designation Character:
"Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development." (CGM Page 1).
- c) Base Density:
6 units/acre.
- d) Max Density:
12 units/acre.
- e) Allowed Zoning Districts:
R-SF, N-R, R-DP, R-MF.

2. ZONING:

- a) R-SF (Residential Single Family):
The purpose and intent of the R-SF zoning district is "primarily for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district." Sec. 14-699(a).

3. General Findings:

- The subject property is currently zoned A-1 within a Neighborhood Growth Designation.
- Per the Neighborhood Growth designation, R-SF is an allowed zoning district.
- The property is immediately surrounded by A-1 with some residential and C-3 zoning to the northeast. R-SF would fit well within the current makeup of the area.
- Staff finds this to be an appropriate request and recommends approval.

4. RECOMMENDATIONS:

- a) **Approve** request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:
Move to recommend City Council approval as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:

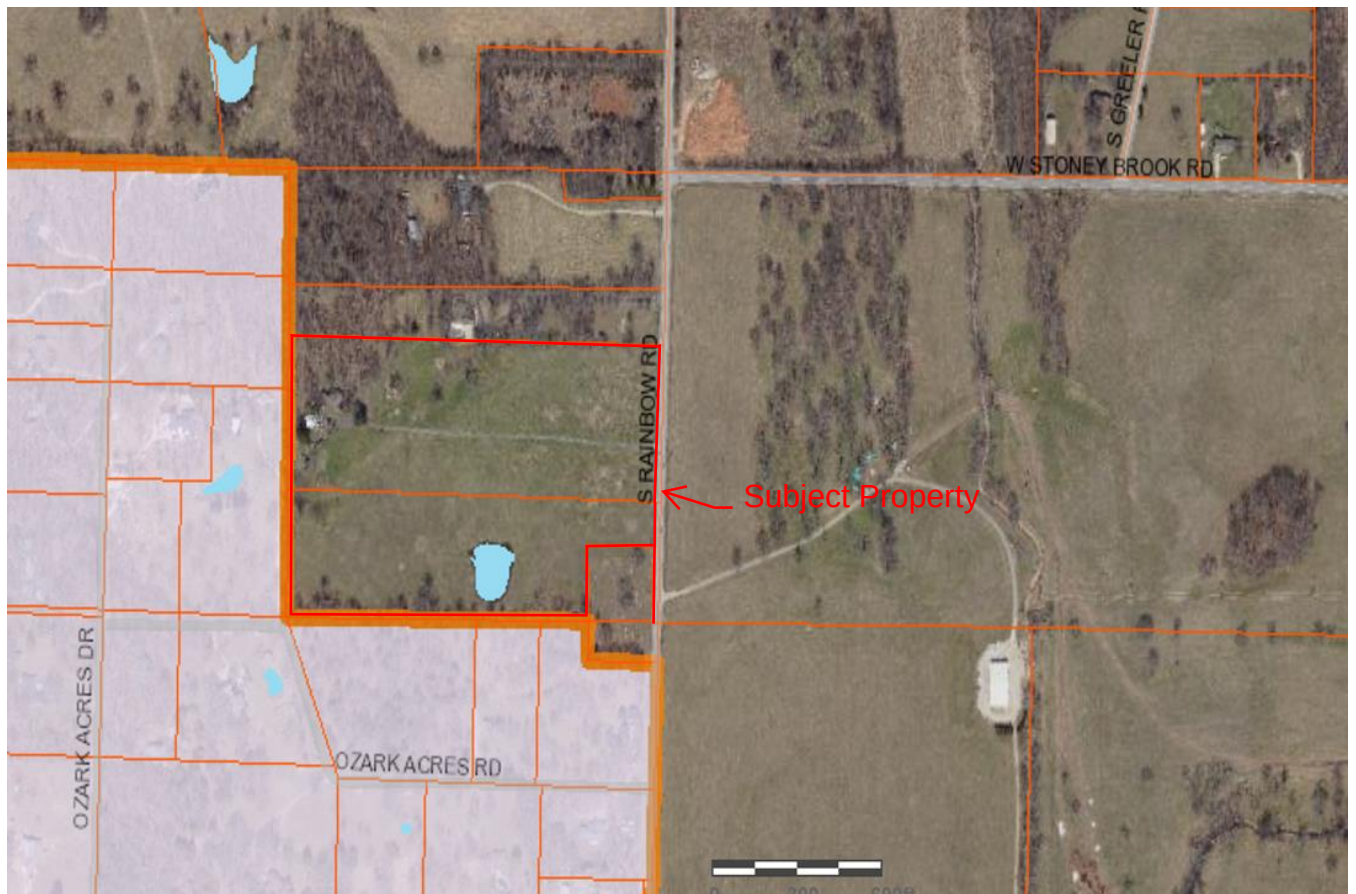
Move to recommend City Council approval subject to [conditions or contingencies].

3. IF DENYING:
Move to deny the request.
4. IF TABLING:
Move to table the request.

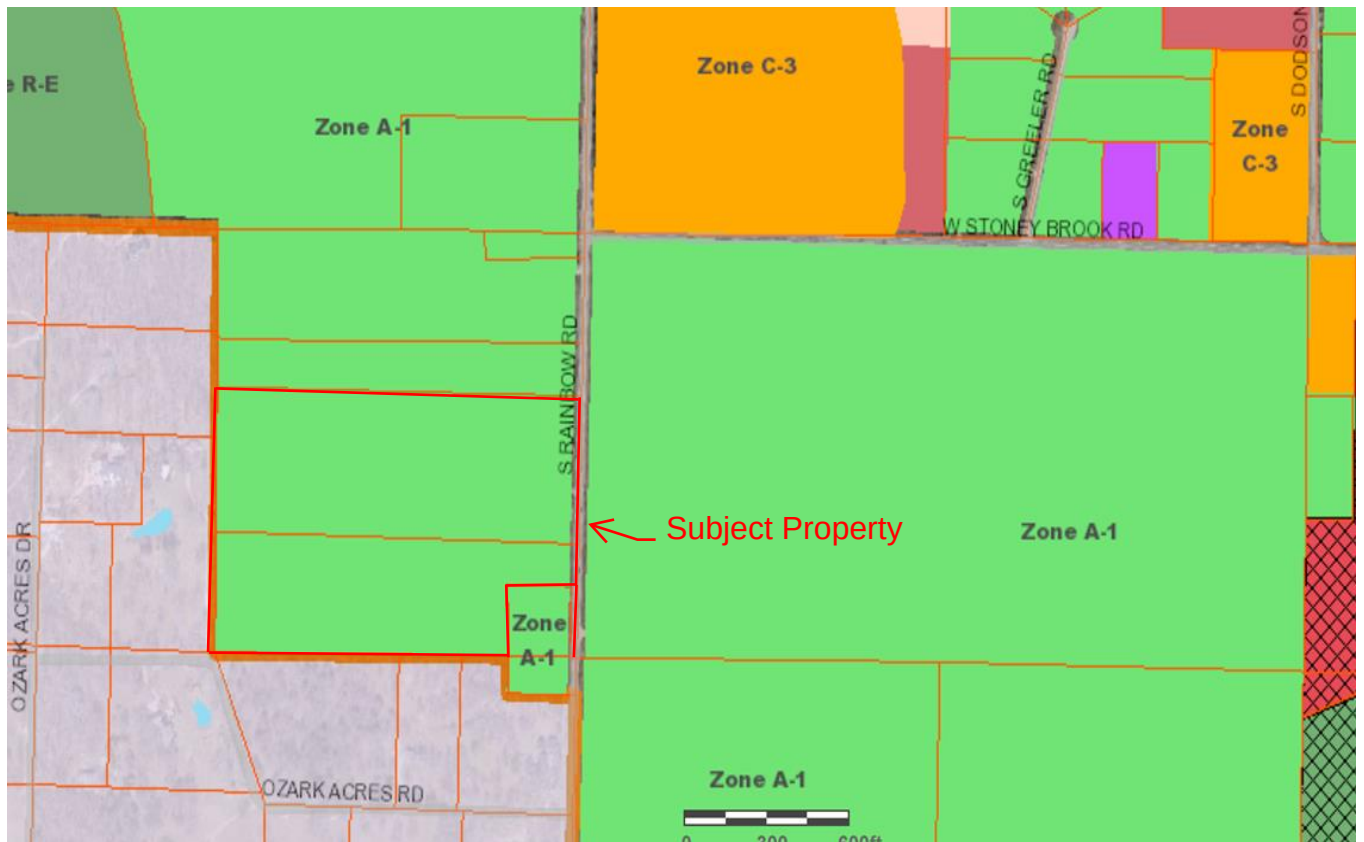
SUPPLEMENTS

- Vicinity maps (aerial, CGM, zoning)
- Rezone application with required documents

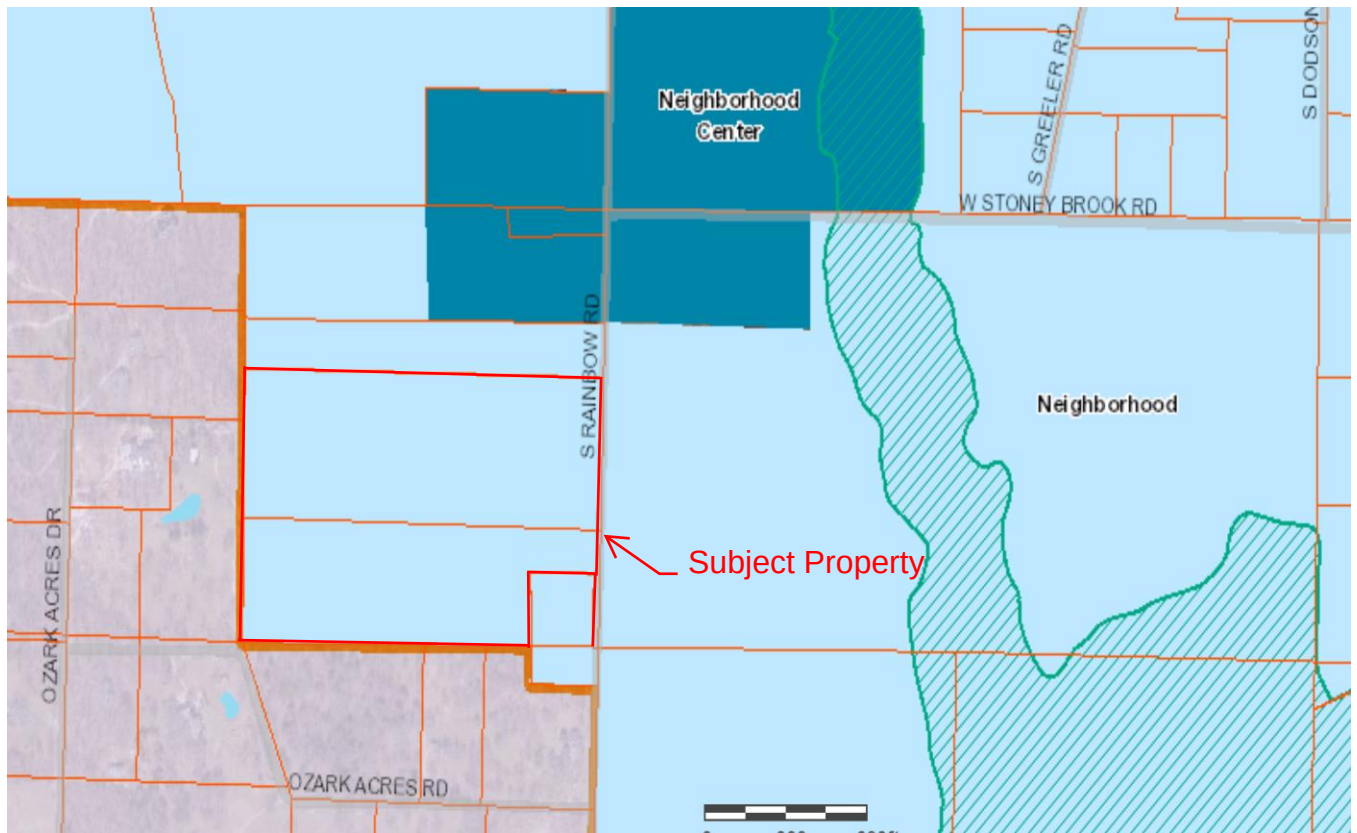
AREIAL VICINITY MAP



ZONING VICINITY MAP



CGM VICINITY MAP





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: A-1 to R-SF
Permit Number: 22-28
CityView Application: PL202200556
Date: 6/14/2022

REZONE APPLICATION

APPLICANT: Makkar Investments LLC (Presented by CEI Engineering - Nate Bachelor)

ADDRESS: 2211 S Rainbow Rd, Rogers AR 72758 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2211 S Rainbow Rd, Rogers AR 72758

PARCEL NUMBER: 02-01671-640 & 02-01671-645

PHONE #: 479-295-0000 EMAIL: jacksingh21@yahoo.com

PROPERTY OWNER: Makkar Investments LLC PHONE #: 479-295-0000

PRESENT USE: Agricultural District ZONING: A-1

PROPOSED USE: Residential Single Family ZONING: R-SF

J. M. S. Makkar 6-13-22
Applicant Signature Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Parcel Number for property
- ☐ Applicant Certification
- ☒ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 6/14/2022 PUBLIC HEARING DATE: 7/5/2022 CERTIFIED MAIL DATE: 6/20/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Makkar Investments LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

See attached Exhibit A for property and rezoning descriptions.

LAYMAN'S DESCRIPTION:

2211 S Rainbow Rd, Rogers AR 72758

PRESENT ZONING: A-1

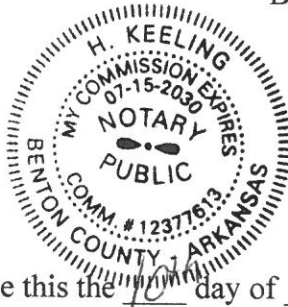
ZONING REQUEST: R-SF

Respectfully Submitted,

By:

J. M. S. Makkar
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton



Subscribed and sworn before me this the 10 day of June, 2022.

H. Keeling
Notary Signature

Heather Keeling
Notary Name Printed

July 15, 2030
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 28 day of June, 2022.

Signed [Signature]

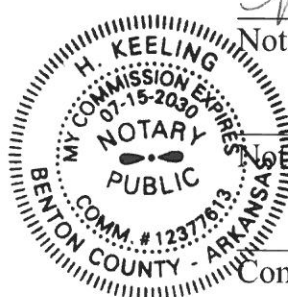
Chad Caletka
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 28 day of June, 2022.

[Signature]
Notary Signature
Heather Keeling
Notary Name Printed
July 15, 2030
Commission Expires





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 5, 2022 at 5:00 p.m.** on the application by **Makkar Investments** to rezone **±23.61 acres at 2211 S. Rainbow Rd.** from the **A-1** (Agricultural) zoning district to the **R-SF** (Residential Single Family) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

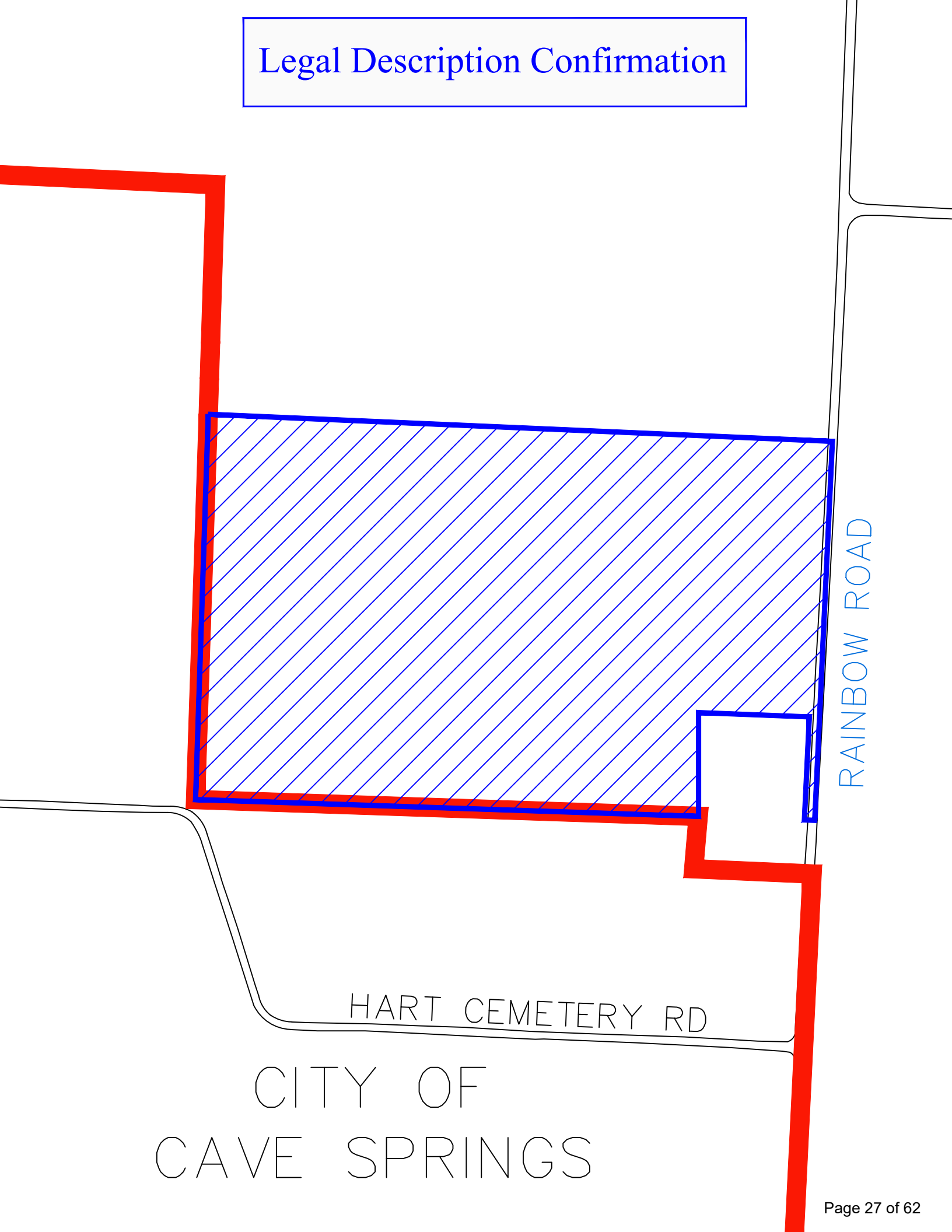
±23.61 acres at 2211 S. Rainbow Rd.

Parcel Number: 02-01671-640; 02-01671-645

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday June 19, 2022**
BILL THE CITY OF ROGERS

Legal Description Confirmation



RAINBOW ROAD

HART CEMETERY RD

CITY OF
CAVE SPRINGS





COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
JULY 5, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – GARCIA

STAFF: JUSTIN COUCH, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	415 N. Dixieland Road / Parcel #: 02-00936-000
TOTAL AREA TO BE REZONED:	0.67 ± acres
CURRENT ZONING:	R-O (Residential Office District)
PROPOSED ZONING:	U-COM (Uptown Commercial Mixed Use)
APPLICANT/REPRESENTATIVE:	Matilde Garcia
PROPERTY OWNER:	Matilde Garcia
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map, although the underlying zoning of the Midtown Regional Center has not yet been determined, the proposed zoning is appropriate for the property. See STAFF REVIEW for additional findings.

Staff recommends **approval** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Midtown Regional Center – (Underlying Zoning to be determined).
- b) Growth Designation Character:
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land. (CGM Page 1).
- c) Base Density:
N/A
- d) Max Density:
N/A
- e) Allowed Zoning Districts:
U-COR, U-COM, U-ENT, U-NBT.

2. ZONING:

- a) U-COM (Uptown Commercial Mixed Use)
The purpose and intent of the U-COM zoning district is to “allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces.” (Sec. 14-732)(1.1)(a)(ii).

3. GENERAL FINDINGS:

- A beauty salon currently operates on the subject property, which the R-O district permits under “personal services”, the applicant is proposing this rezone in order to permit the use of a food truck on the property in addition to the beauty salon. Both personal services food trucks are permitted in the U-COM zoning district.
- The subject property is located adjacent to Oakdale Middle School, (zoned R-DP), to the north, RMF-18B-designated multifamily properties to the east, the C-2-designated shopping centers to the south and southeast, and a R-SF-designated vacant lot to the west.
- As the underlying zoning for the Midtown Regional Center has yet to be determined, the subject property has not been labeled per the Comprehensive Growth Map.
- Although NBT is typical as a transition zone next to Neighborhood, the adjoining property is a school, and leans more to commercial rather than residential use.
- Staff finds the requested rezone to be appropriate due to the proposed zoning’s consistency with the purpose and intent of the U-COM zoning district.

4. RECOMMENDATIONS:

- a) **Approve** request.



DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. *IF APPROVING AS PRESENTED:*
Move to recommend City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to recommend City Council approval subject to [conditions or contingencies].
3. *IF DENYING:*
Move to deny the request as presented.
4. *IF TABLING:*
Move to table the request as presented [indefinite or date certain].

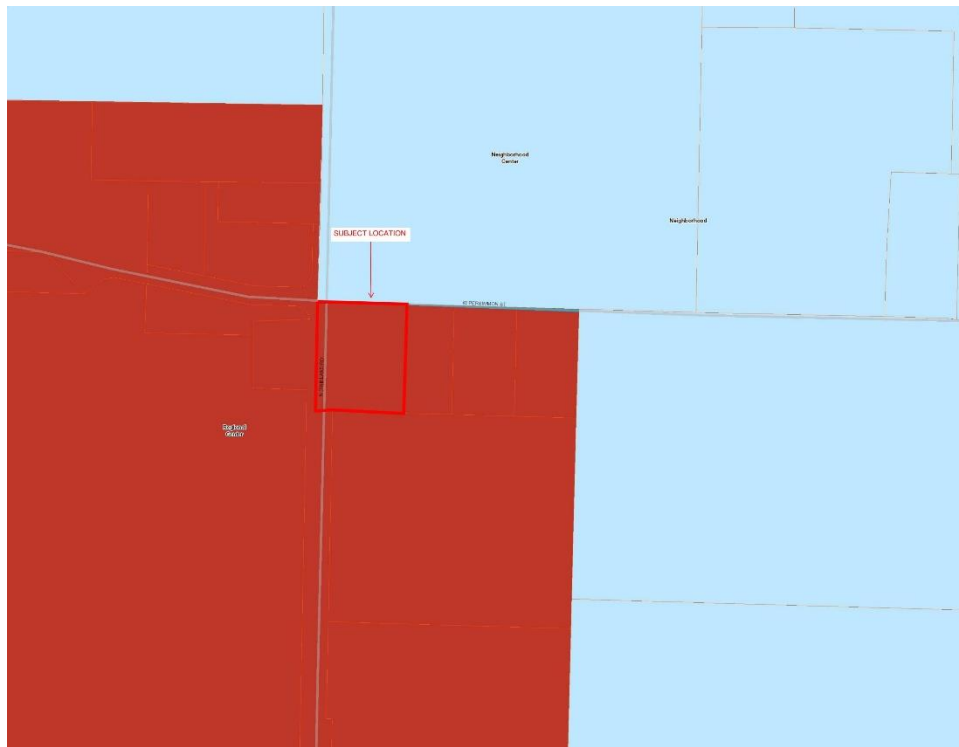
SUPPLEMENTS

- Vicinity maps (aerial, CGM, zoning)
- Rezone application with required documents

Vicinity Maps (Aerial):



Vicinity Map (CGM):



Vicinity Map (Zoning):



Rezone Application with required supplements:



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: R-0 to U-COM
Permit Number: 22-27
CityView Application: PL 202200544
Date: 6/9/2022

REZONE APPLICATION

APPLICANT: Matilde Garcia

ADDRESS: 415 N. Dixieland Rd. Rogers ARK 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: _____

PHONE #: 479-372-8189 EMAIL: Matidegarcia1070@yahoo.com

PROPERTY OWNER: Matilde Garcia PHONE #: 479-372-8189

PRESENT USE: Beauty Salon ZONING: R-0

PROPOSED USE: Beauty Salon and Food truck ZONING: U-Lom

Matilde Garcia
Applicant Signature

06/09/2022
Date

Attachment Checklist:

- ☒ Legal description of property
- ☐ Applicant Certification
- ☒ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 6/9/2022 PUBLIC HEARING DATE: 7/5/2022 CERTIFIED MAIL DATE: 6/20/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Matilde Garcia, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: 415 N. Dixieland Rd Rogers ARK 72756

PRESENT ZONING: R-O

ZONING REQUEST: V-Lom

Respectfully Submitted,

By: Matilde Garcia
(Property Owner Signature)

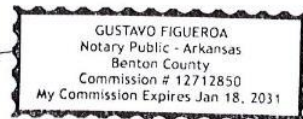
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 9th day of June, 2022.

Gustavo Figueroa
Notary Signature

Gustavo Figueroa
Notary Name Printed

January 18, 2031
Commission Expires



Legal Description

A part of the SW1/4 of the NE1/4 of Section 11, Township 19 North, Range 30 West, located in the City of Rogers, Benton County, Arkansas, and being more particularly described as follows, to-wit:

Beginning at the Northwest corner of the SW1/4 of the NE1/4 of said described Section 11, thence North 89 degrees 51 minutes 11 seconds East 156.00 feet; thence South 00 degrees 20 minutes 59 seconds East 189.00 feet; thence South 89 degrees 51 minutes 11 seconds West 154.67 feet; thence North 00 degrees 00 minutes 50 seconds West 189.00 feet to the point of beginning and containing 0.67 acres, more or less. Subject to easements and right or ways of record.



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 5, 2022 at 5:00 p.m.** on the application by **Matilde Garcia** to rezone **±0.67 acres at 415 N. Dixieland Rd.** from the **R-O** (Residential Office) zoning district to the **U-COM** (Uptown Commercial Mixed Use) zoning district, the property being more particularly described as follows:

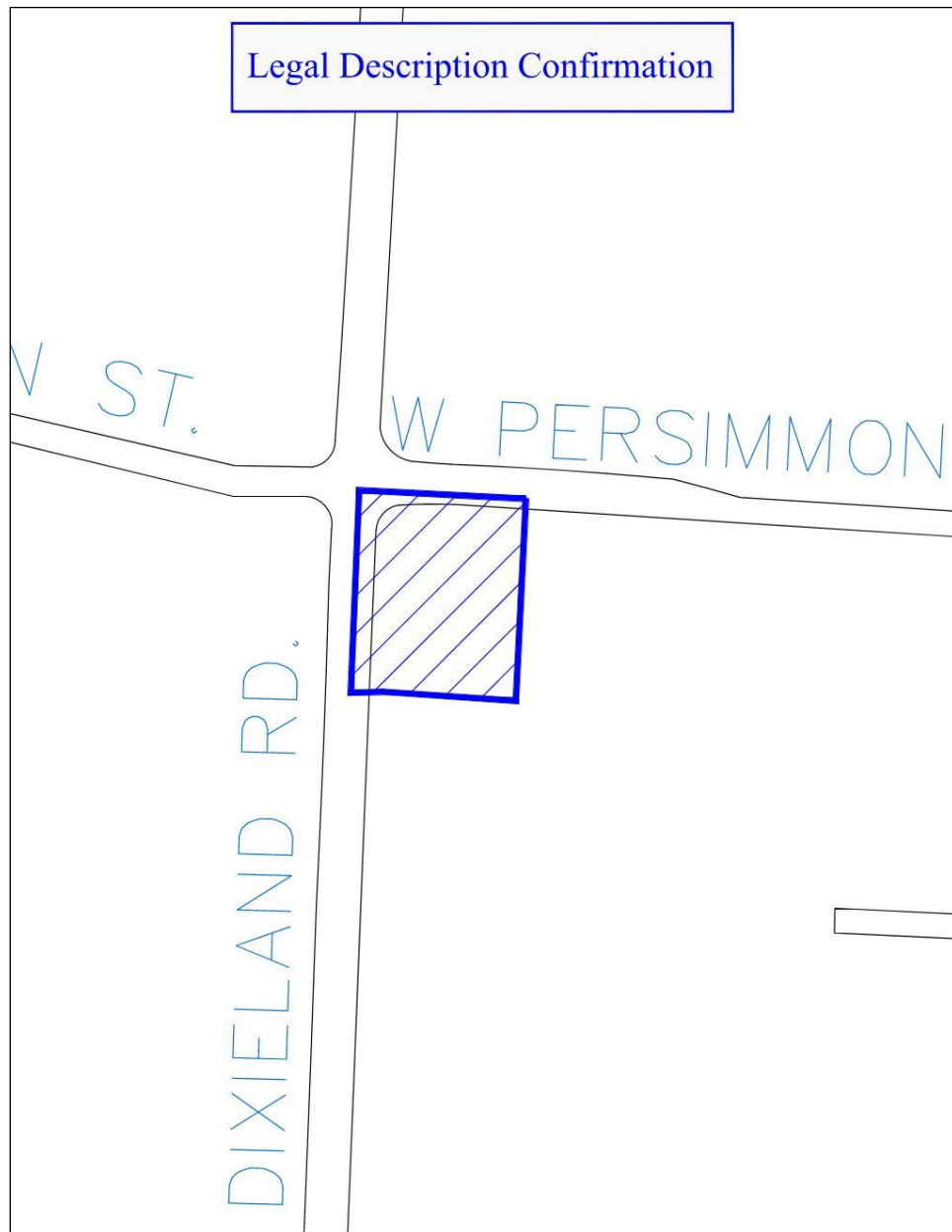
PROPERTY DESCRIPTION:

±0.67 acres at 415 N. Dixieland Rd.

Parcel Number: 02-00936-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday June 19, 2022**
BILL THE CITY OF ROGERS





REZONE –GARCIA– 12



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

MEETING DATE
JULY 5TH, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE WITH DCP – PLEASANT GROVE POCKET COMMUNITY

STAFF: JUSTIN COUCH, PLANNER I
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Pleasant Grove Pocket Community
ADDRESS/LOCATION:	Pleasant Grove Road & South 43 rd Street/Parcel #: 02-02087-561 & 02-02087-575
CURRENT ZONING:	N-R (Neighborhood Residential District)
PROPOSED ZONING/DENSITY:	N-R with DCP/5.1 units per acre
# UNITS/GROSS SITE AREA:	10 units / 1.93± acres
BUILDING TYPE:	Residential Single-Family
APPLICANT/REPRESENTATIVE:	Swope Engineering/Phil Swope
PROJECT OWNER/DEVELOPER:	Pleasant Grove Pocket Community LLC
PROPERTY OWNER:	Kaitlin Parker
NATURE OF REQUEST:	Approval of Rezone with Density Concept Plan
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map and the proposed Density Concept Plan supports the density requested. Overall, the proposed DCP ensures compatibility with the surrounding development context and does not negatively impact the capacity of the surrounding transportation network. See STAFF REVIEW for additional findings.

Community Development recommends approval of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Neighborhood.
- b) Growth Designation Character:
- c) Base Density:
6 units per acre.
- d) Max Density:
12 units per acre.

2. ZONING:

a) N-R with DCP:

The purpose and intent of the N-R zoning district is to “to encourage the continuation and revitalization of low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable housing opportunities within the City, minimize traffic congestion by reducing commuting distances, and relieve some of the pressure from suburban sprawl by promoting new development in more established areas.” (Sec. 14-702)(a).

3. DENSITY CONCEPT PLAN:

a) Compatibility with Surrounding Environment:

i) Site Layout:

The proposed site layout appears to be generally compliant with access management and related development regulations. The site layout appears to balance private and common open space (balconies/porches and central greenspace) and is buffered from the residential neighborhood to the south.

ii) Building Form & Placement:

The project meets the Growth Designation Character and goals in terms of street connectivity, as well as the preservation of low-density residential areas. The proposed development will have smaller lots than is typical of the surrounding subdivisions, however much of the surrounding development is RSF-5 (Residential Single Family, 5 units per acre).

iii) Architectural Design:

The provided building elevations indicate general compatibility with the surrounding development context in terms of overall style, materials, and proportion.

iv) Use Intensity:

The proposed density is in-line with adjacent densities and does not exceed the CGM Growth Designation limits, although the proposed density is slightly less than the base of 6 units/acre. In fact, the proposed density is slightly less than the base density of 6 units per acre in N-R. Staff finds that the overall site activity produced from this development should not negatively impact the surrounding environment.

b) Capacity of Surrounding Infrastructure:

i) Travel Demand Management:

The proposed development enables a potential reduction in Vehicle Miles Traveled due to its close proximity to essential goods, services, and entertainment in the Uptown Regional Center. Nearby access to the trail network provides for non-vehicular transportation and recreation options.

ii) Traffic Characteristics:

The applicant has not provided any traffic count data or ITE trip generation estimates. This request increases the urgency for previously planned improvements along this route as they become more critical with the proposed higher density at this intersection. The City Engineer has been working to develop a planned roundabout at this intersection prior to this higher density consideration, which would require additional need for right-of-way dedication. Tab 3 indicates the planned roundabout at this intersection. To effectively manage existing traffic and increases in traffic flow from this DCP, the City Engineer recommends requiring the right-of-way dedication during the Large-Scale Development phase of this

project. Per Sec. 14-604(c). The City Engineer may require intersection controls to be installed by the developer, to include signalization or other design-based controls (e.g., roundabout), based on the required capacity of the intersection. All intersection controls shall be approved by the City Engineer.

c) Development Waivers and Zoning Variances:

- i) The applicant has requested a variance from Sec. 14-702(c)(2)(d) of the Rogers Municipal Code, requesting a reduction of the 20-foot rear yard setback to zero feet. Staff finds that a reduction of the required 6-foot side setback in N-R should also be varied for this development. The reductions will be considered as a part of the Density Concept Plan, as opposed to variances that need to be considered independently from this specific project.
- ii) DCPs are conceptual in nature and do not undergo complete review for development compliance. Any waivers or variances requested and approved at the DCP stage may be applied to the future development, but all underlying code requirements apply during development if waivers or variances are not approved with the DCP. DCPs are enforceable by rezone ordinance and function like a special zoning district. Once in place, only minor modifications may be approved administratively without having to revise or replace the DCP by rezoning the property.

4. GENERAL FINDINGS:

The proposed rezone is consistent with the CGM. N-R is an allowed zoning district within the Neighborhood Growth Designation, and 5.1 units/acre is within the allowed density range.

5. PUBLIC INPUT RECEIVED:

Staff has not received any comments from the public regarding this request.

6. RECOMMENDATIONS:

Approve request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. PLANNING COMMISSION:

a) IF APPROVING AS PRESENTED:

Move to accept DCP and recommend City Council approval as presented.

b) IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to accept DCP and recommend City Council approval subject to [conditions, contingencies, waivers/variances].

c) IF DENYING:

Move to deny the request as presented.

d) IF TABLING:

Move to table [indefinite or date certain].

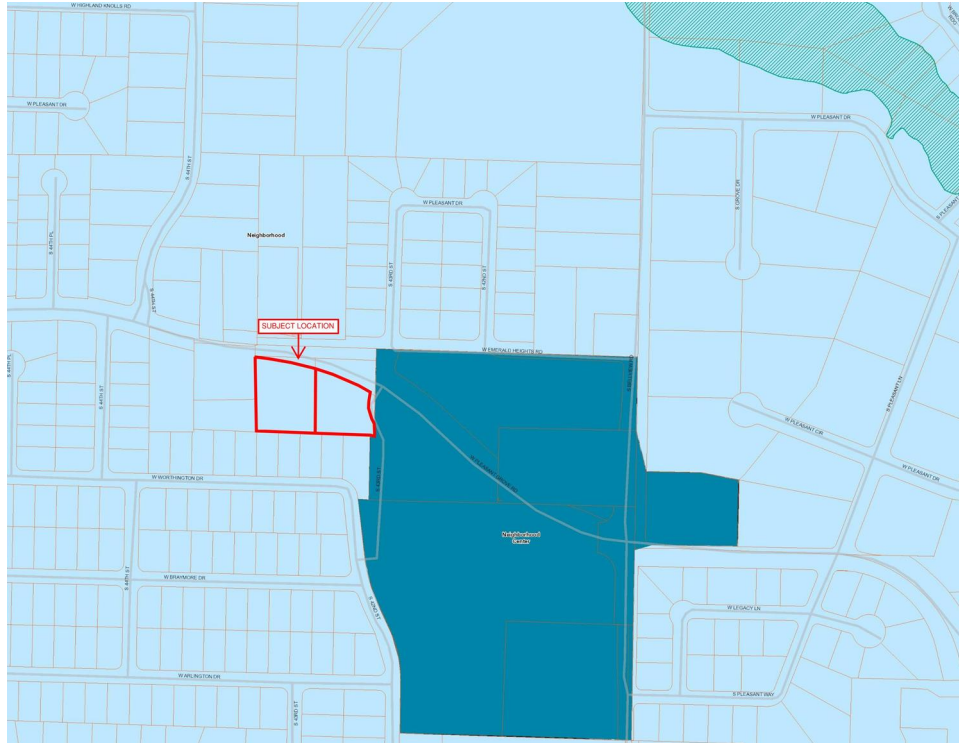
SUPPLEMENTS

1. Vicinity maps (aerial, CGM, zoning)
2. Rezone/DCP application with required supplements

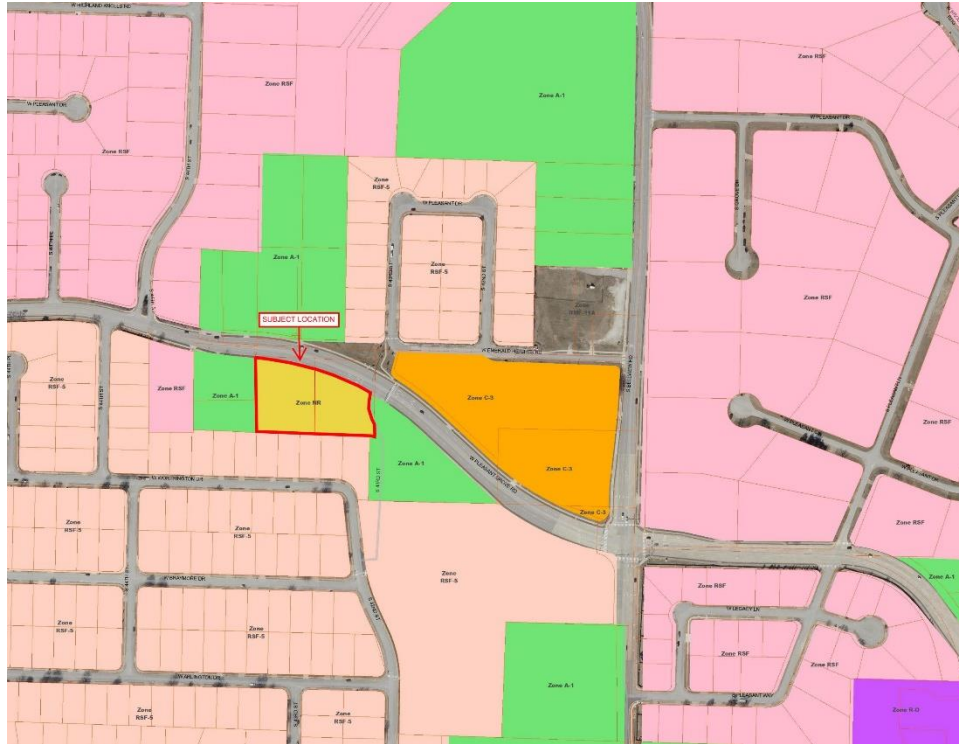
Vicinity Map (Aerial):



Vicinity Map (CGM):



Vicinity Map (Zoning):





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: NR to NRW/DCP
Permit Number: 22-29
CityView Application: PL202200558
Date: 6/14/2022

REZONE APPLICATION

APPLICANT: Kaitlin Parker - W. Pleasant Grove Pocket Community
ADDRESS: 3301 Breckenridge, Little Rock, AR 72227 SUITE #: ---
GENERAL LOCATION OF PROPERTY: 2 lots west of 43rd on W. Pleasant Grove Rd.
PHONE #: (479) 4166-6126 EMAIL: RexitalizeHDC@gmail.com
PROPERTY OWNER: W. Pleasant Grove Pocket Community PHONE #: (479) 4166-6126
PRESENT USE: vacant land ZONING: N-R
PROPOSED USE: Small Subdivision ZONING: N-R (W/DCP)

Kaitlin Parker
Applicant Signature

5.19.22
Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Property Owner Affidavit
- ☒ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 6/14/2022 PUBLIC HEARING DATE: 7/5/2022 CERTIFIED MAIL DATE: 6/20/2022
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: PL202200558

Date Approved: _____

DENSITY CONCEPT PLAN

To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Revitalized Small Homes
ADDRESS/LOCATION:	Pleasant Grove Rd and So 43rd St parcel#'s 02-02087-561 and 02-02087-575
PROPOSED ZONING:	N-R
PROPOSED DENSITY:	5.1 units per acre
GROSS SITE AREA:	1.97
DWELLING UNITS:	10
BUILDING TYPE:	single family

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Swope Engineering - Phil Swope	PHONE:	479-877-7388
		EMAIL:	audrey@civillfirst.com; phil@civillfirst.com
PROJECT OWNER/DEVELOPER:	Pleasant Grove Pocket Community LLC	PHONE:	479-466-6126
		EMAIL:	revitalizehdc@gmail.com
PROPERTY OWNER:	Kaitlin Parker	PHONE:	479-466-6126
		EMAIL:	revitalizehdc@gmail.com
REQUEST:			

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
BASE DENSITY:	6 units per acre.
MAX DENSITY:	12 units per acre.
CURRENT ZONING:	N-R (Neighborhood Residential).

APPLICANT SIGNATURE: Phil Swope

SUBMITTAL DATE: 6.13.2022

DCP APPLICATION - 1

Property Owner Affidavit

The petitioners, Brett and Kaitlin Parker, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: TRACT 5: TRACT 3 OF A REPLAT OF TRACTS 1 AND 2 FOR PAMELA MARCHANT FILED IN PLAT RECORD BOOK "P4" AT PAGE 747 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: A PART OF TRACT 1 OF A TRACT SPLIT FOR PAMELA MARCHANT FILED IN BOOK "PI" AT PAGE 78 ON JUNE 11, 1998 IN BENTON COUNTY RECORDS, BEING LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT A FOUND 5/8" REBAR FOR THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTHEAST QUARTER; THENCE N 89° 25' 12" W, 1131.78 FEET TO A POINT LYING IN PLEASANT GROVE ROAD FOR THE POINT OF BEGINNING; THENCE S 01° 20' 14" E, 299.72 FEET TO A SET 5/8" REBAR; THENCE N 89° 03' 51" W, 200.00 FEET TO A SET 5/8" REBAR; THENCE N 01° 20' 45" W, 298.48 FEET TO A POINT LYING IN PLEASANT GROVE ROAD; THENCE S 89° 25' 12" E, 200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 1.37 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND OR RIGHTS-OF-WAY OF RECORD OR FACT. SUBJECT TO PROTECTIVE COVENANTS AND EASEMENTS, IF ANY. LESS AND EXCEPT: COMMENCING AT THE NW CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 28, T-1 9-N, R-30-W, THENCE SOUTH 86°32'55" EAST - 193.42 FEET TO THE NE CORNER OF SAID TRACT 3 SOUTH 1°32'03" WEST -40.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF PLEASANT GROVE ROAD AS DEDICATED BY NAT P4-747 FOR THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE EAST LINE OF SAID TRACT 3 SOUTH 1°32'03" WEST -40.72 FEET; THENCE LEAVING SAID EAST LINE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SW A DISTANCE OF 202.73 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET AND WHOSE CHORD BEARS NORTH 77°50'24" WEST -203.37 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 3; THENCE ALONG WEST LINE OF SAID TRACT 3 NORTH 1°31'32" EAST - 9.91 FEET TO A POINT ON SAID EXISTING SOUTH RIGHT OF WAY LINE; THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE SOUTH 86°32'55" EAST -200.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,348 SQUARE FEET OR 0.10 ACRES, MORE OR LESS.

TRACT 8: TRACT 1A OF A REPJAT OF TRACTS 1 AND 2 FOR PAMELA MARCHANT FILED IN PLAT RECORD BOOK P4 AT PAGE 747 OF THE RECORDS OF BENTON COUNTY, ARKANSAS, DESCRIBED AS A PART OF TRACT 1 OF A TRACT SPLIT FOR PAMELA MARCHANT FILED IN BOOK PI AT PAGE 78, PLAT RECORDS OF BENTON COUNTY, ARKANSAS, BEING LOCATED IN THE S 1/2 OF THE SE 1/4 OF SECTION 28, T-19-N, R-30-W, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A FOUND 5/8" REBAR FOR THE NE CORNER OF SAID S 1/2 OF THE SE 1/4; THENCE N 89° 25' 12" W, 916.98 FEET TO THE POINT OF BEGINNING; THENCE S 00° 17' 47" E, 300.89 FEET TO A FOUND 5/8" REBAR; THENCE N 89° 03' 51" W, 209.38 FEET TO A SET 5/8" REBAR; THENCE N 01°20' 14" W, 299.72 FEET TO A POINT LYING IN PLEASANT GROVE ROAD; THENCE S 89° 25' 12" E, 214.80 FEET, TO THE POINT OF BEGINNING, CONTAINING 1.46 ACRES, MORE OR LESS AND SUBJECT TO ANY EASEMENTS AND OR RIGHTS-OF-WAY OF RECORD OR FACT. SUBJECT TO PROTECTIVE COVENANTS AND EASEMENTS, IF ANY. LESS AND EXCEPT: COMMENCING AT THE NW CORNER OF THE SE ¼ OF THE SE ¼ OF SECTION 28, T-19-N, R-30-W, THENCE SOUTH 86°32'55" EAST - 193.42 FEET TO THE NW CORNER OF SAID TRACT 1A, THENCE ALONG THE WEST LINE OF SAID TRACT 1A SOUTH 1°32'03" WEST - 40.00 FEET TO A POINT ON THE EXISTING SOUTH RIGHT OF WAY LINE OF PLEASANT GROVE ROAD AS DEDICATED BY PLAT P4-747 FOR THE POINT OF BEGINNING, THENCE ALONG SAID EXISTING SOUTH RIGHT OF WAY LINE SOUTH 86°32'55" EAST -214.07 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 1A; THENCE ALONG SAID EAST LINE SOUTH 2°34'30" WEST - 124.37 FEET; THENCE LEAVING SAID EAST LINE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE SW A DISTANCE OF 230.87 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET AND WHOSE CHORD BEARS NORTH 65°15'05" WEST- 230.34 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 1A; THENCE ALONG SAID WEST LINE NORTH 1°32'03" EAST -40.72 FEET TO THE POINT OF BEGINNING, CONTAINING 16,587 SQUARE FEET OR 0.38 ACRES, MORE OR LESS. LESS

Property Owner Affidavit

AND EXCEPT: A PART OF TRACT 1A OF A REPLAT OF TRACTS 1 AND 2 FOR PAMELA MARCHANT AS SHOWN ON PLAT RECORD P4-747, BENTON COUNTY, ARKANSAS AND BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED RECORD 201065951-56 OF THE RECORDS OF THE CIRCUIT CLERK AND RECORDER OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE NW CORNER OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 28, THENCE SOUTH 86°32'55" EAST - 408.22 FEET, THENCE SOUTH 2°34'30" WEST - 164.37 FEET TO THE POINT OF BEGINNING, THENCE SOUTH 2°34'30" WEST - 108.06 FEET; THENCE NORTH 25°03'09" WEST - 25.98 FEET; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE TO THE NE A DISTANCE OF 84.91 FEET, SAID CURVE HAVING A RADIUS OF 118.50 FEET AND WHOSE CHORD BEARS NORTH 4°31'32" WEST - 83.11 FEET; THENCE NORTHEASTERLY ALONG A SECOND CURVE CONCAVE TO THE NW A DISTANCE 14.19 FEET, SAID CURVE HAVING A RADIUS OF 40.00 FEET AND WHOSE CHORD BEARS NORTH 5°50'30" EAST - 14.11 FEET; THENCE SOUTHEASTERLY ALONG A THIRD CURVE CONCAVE TO THE SW A DISTANCE OF 24.41 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET AND WHOSE CHORD BEARS SOUTH 59°16'15" EAST - 24.41 FEET TO THE POINT OF BEGINNING, CONTAINING 2,155 SQUARE FEET (0.05 ACRES), MORE OR LESS, BENTON COUNTY, ARKANSAS.

LAYMAN'S DESCRIPTION: Lots 1 and 2 on W. Pleasant Grove Road, on the southwest corner of the intersection at W. Pleasant Grove Road and 43rd.

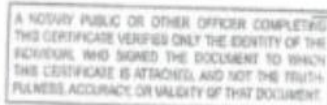
PRESENT ZONING: A-1. Agricultural

ZONING REQUEST: N-R. Neighborhood Residential

Respectfully Submitted,

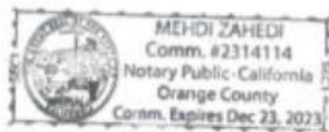
By:

State of:
CALIFORNIA:
County of: ORANGE



CALIFORNIA
STATE OF ARKANSAS COUNTY OF ORANGE

Subscribed and sworn before me this the 9th day of DEC- 20 21.



Notary Signature

Notary Name Printed

DEC. 23, 2023
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 24 day of May, 2022.

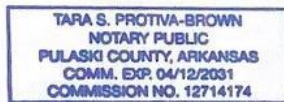
Signed

Kaitlin Parker
Name Printed

STATE OF ARKANSAS

COUNTY OF Pulaski

Subscribed and sworn before me this the 24 day of May, 2022.

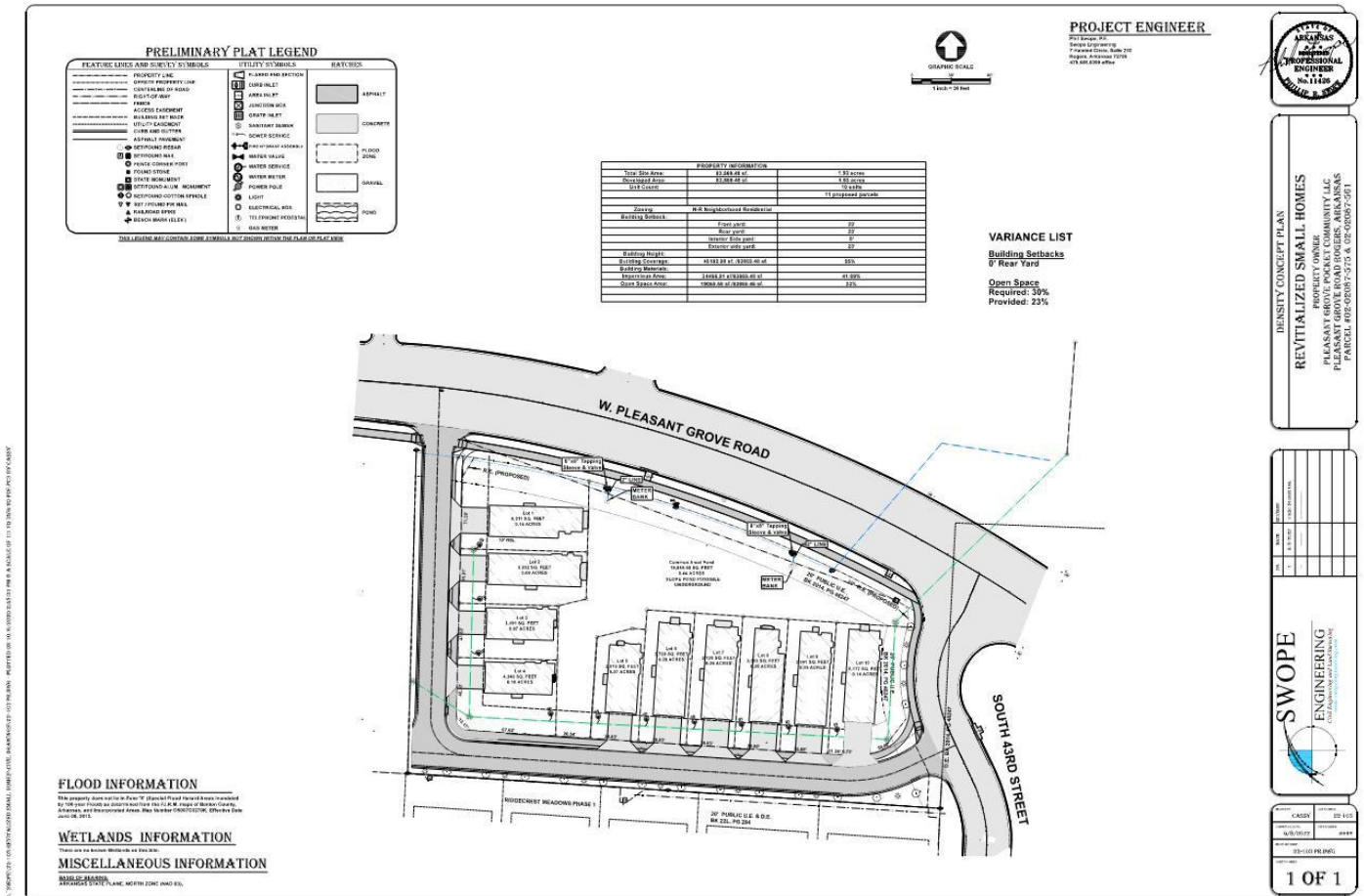


Tara S. Protiva-Brown
Notary Signature

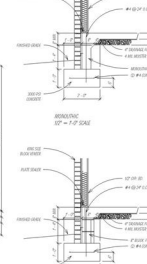
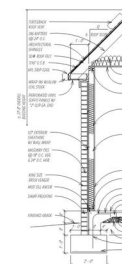
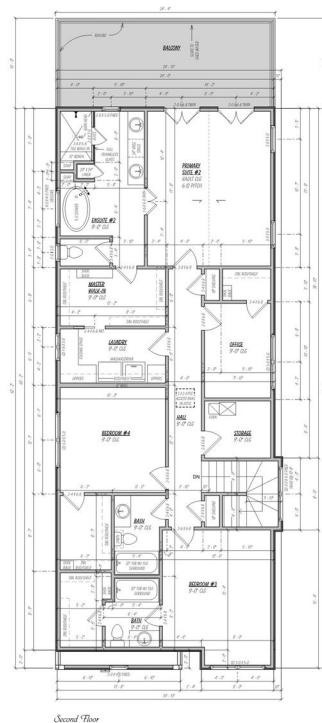
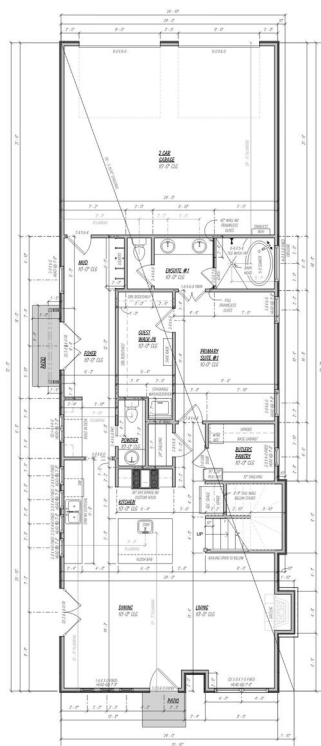
Tara S. Protiva-Brown
Notary Name Printed

4/12/2031
Commission Expires

Site Plan:







FOOTAGE TABULATION	
1ST FLOOR HEATED OVER FRAME	1127 SF
2ND FLOOR HEATED OVER FRAME	1485 SF
COVERED PORCHES	0 SF
GARAGE SPACE	510 SF
TOTAL UNDER ROOF	3122 SF
TOTAL HEATED OVER BRCK	2612 SF



KCP
Residential Design
Phone: (479) 431-6182

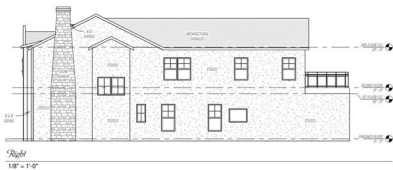


DESIGNER: KATHY A. KIPP
www.KCPNH.net

Case B
Revitalize
Home Design, LLC

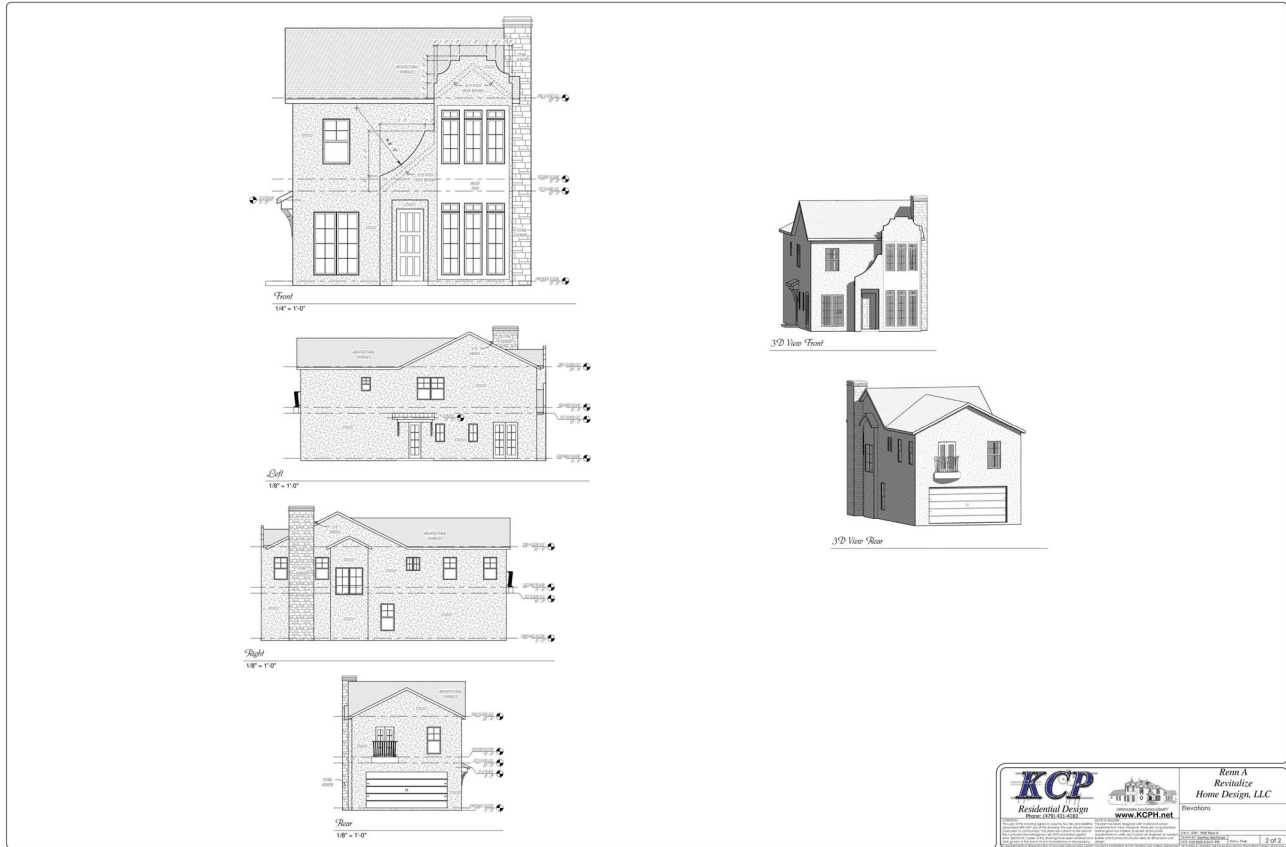
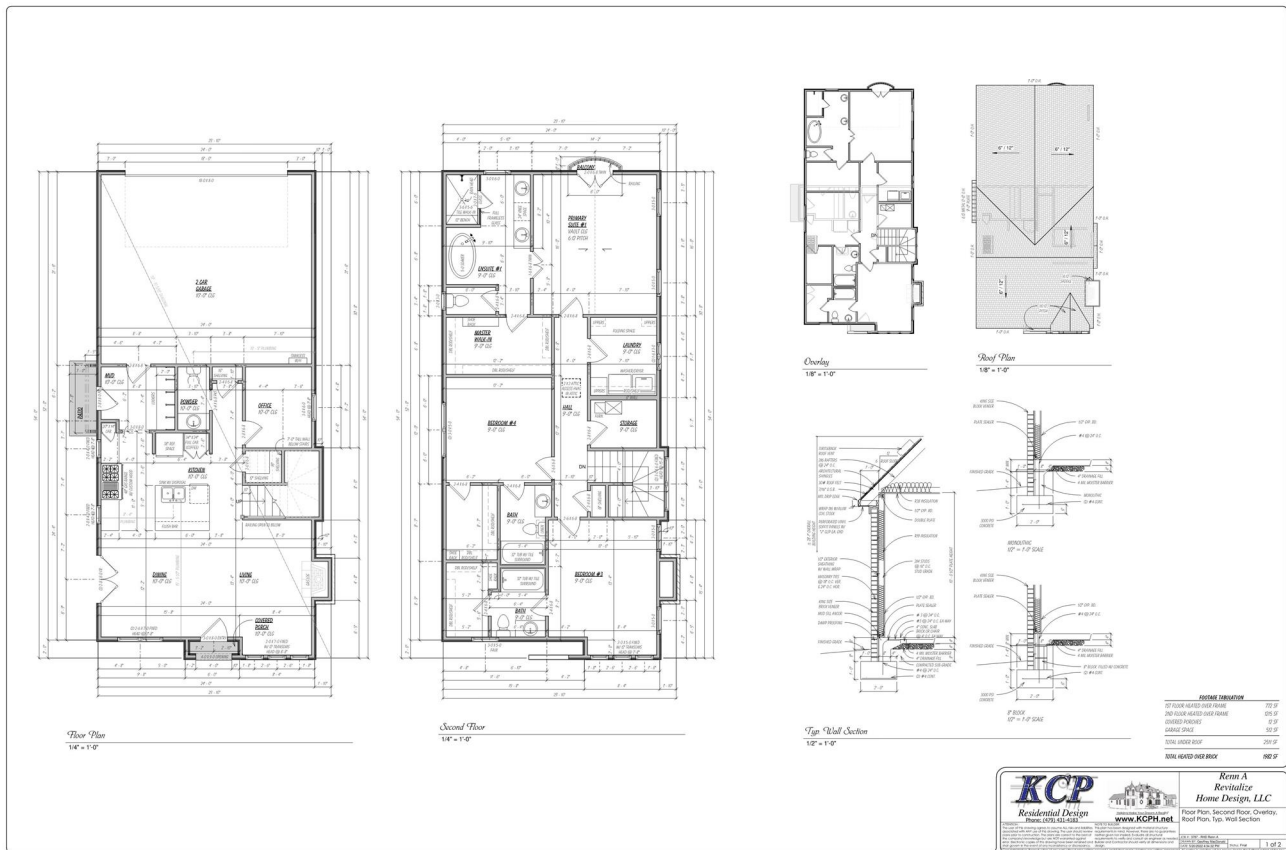
Floor Plan, Second Floor, Overlay,
Roof Plan, Typ., Wall Section

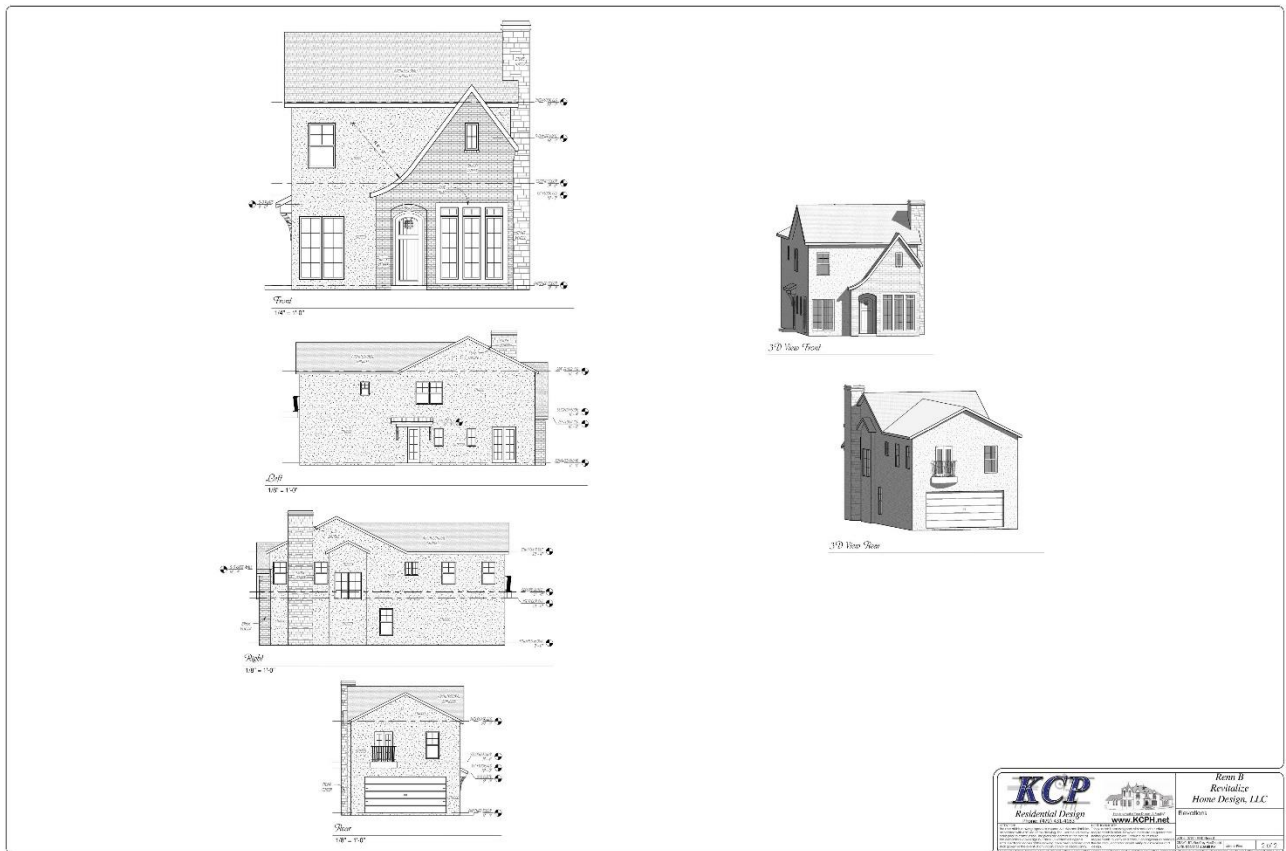
Project Name: _____ Client Name: _____ Project Address: _____	Project Number: _____ Project Date: _____ Project Status: _____	Project Budget: _____ Project Cost: _____ Project Profit: _____
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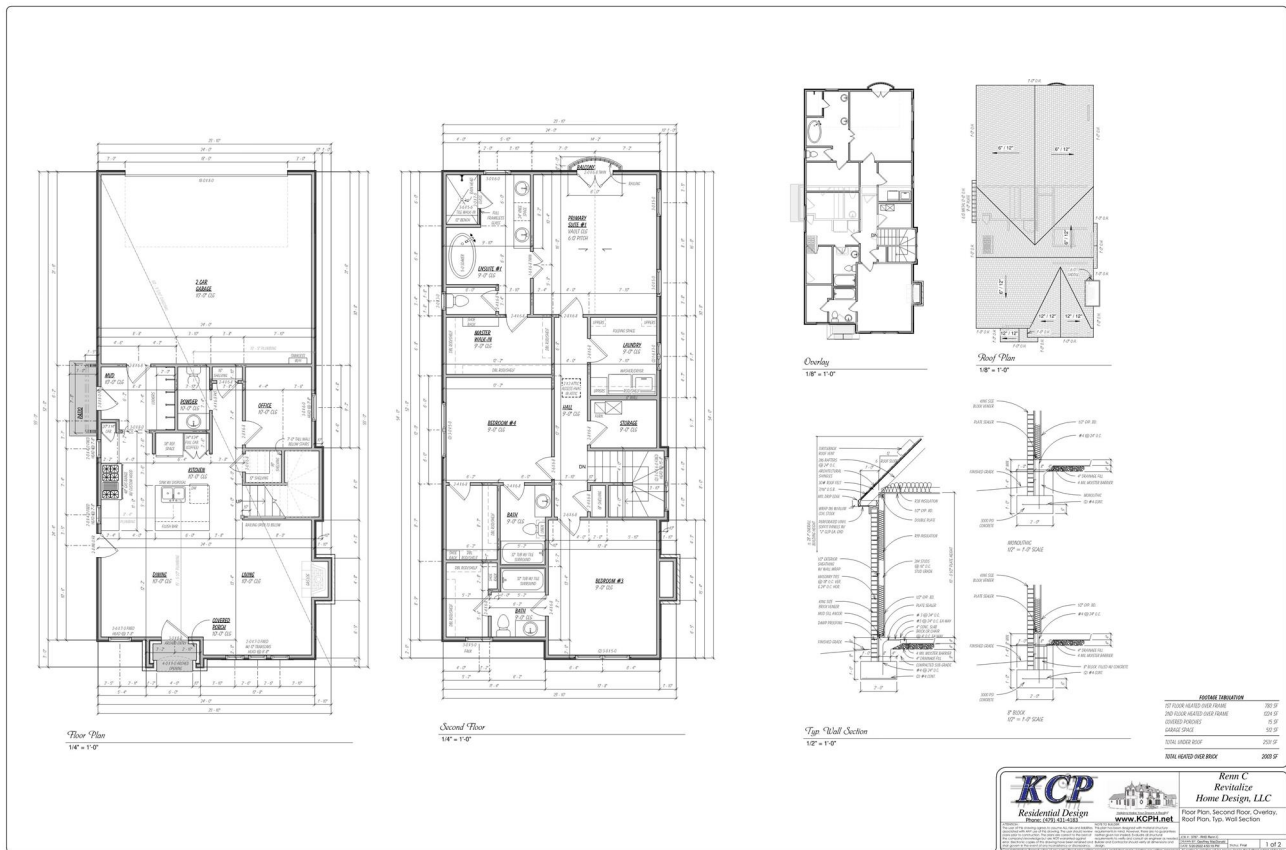


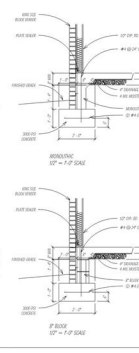
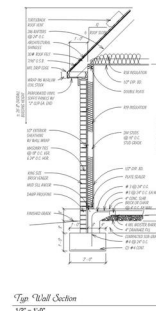
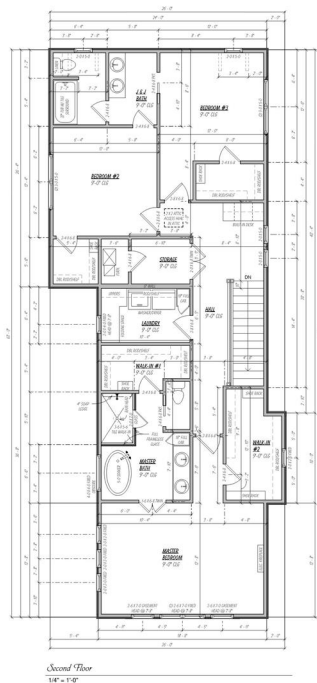
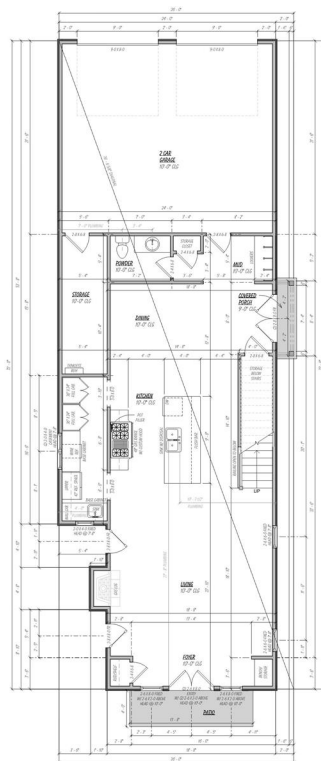
 KCP Residential Design Phone: (678) 511-6181	 www.KCP.net	Case B Revitalize Home Design, LLC Elevators
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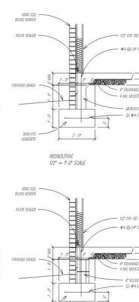
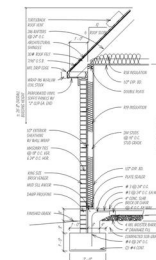
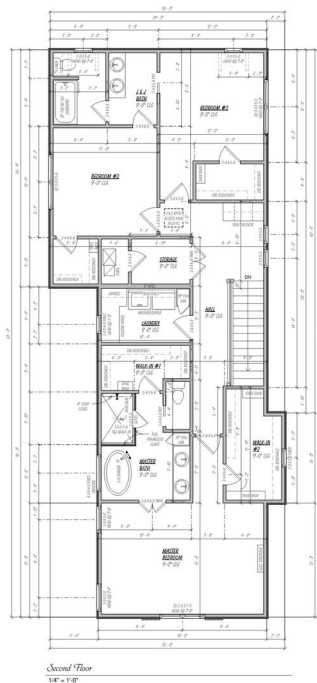
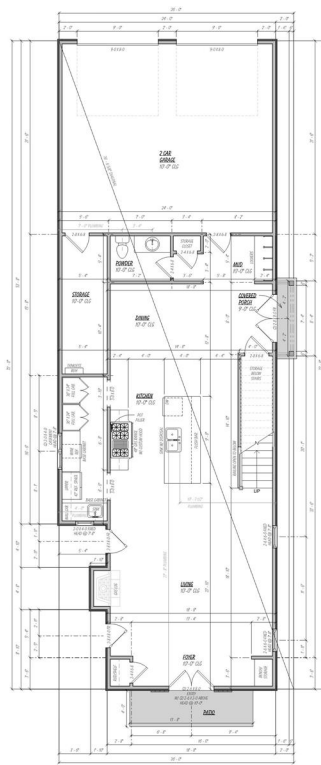




FOOTAGE TABULATION	
1ST FLOOR HEATED OVER FRAME	1043 SQ
2ND FLOOR HEATED OVER FRAME	5291 SQ
COVERED PORCHES	17 SQ
GARAGE SPACE	516 SQ
TOTAL UNDER ROOF	2094 SQ
TOTAL HEATED OVER BRICK	2033 SQ

[illegible]

 KCP Residential Design Phone: (571) 431-4383	 <i>Johnston Architects & Associates</i> www.KCPH.net	<i>Ryder A</i> Revitalize <i>Home Design, LLC</i> Elevations
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1ST FLOOR HEATED OVER FRAME	1045 SF
2ND FLOOR HEATED OVER FRAME	1290 SF
COVERED PORCHES	17 SF
GARAGE SPACE	596 SF
TOTAL UNDER ROOF	2948 SF
TOTAL HEATED OVER BRICK	2335 SF



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Floor Plan, Second Roof, Overlay,
Roof Plan, Typ., Wall Section

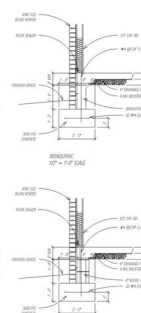
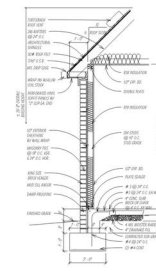
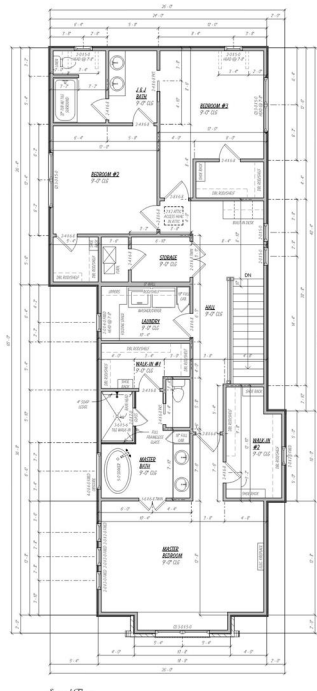
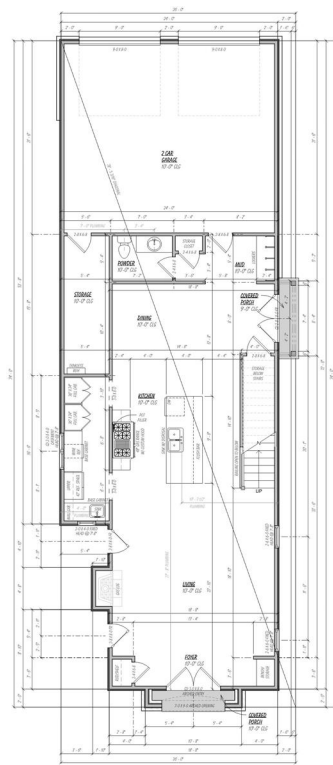
DISCLAIMER: The information appearing on this page is for informational purposes only. It is not intended to constitute an offer of any financial product or service. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision. The information is not intended to be used as a basis for any investment decision.

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FOOTAGE TABULATION	
1ST FLOOR HEATED OVER FRAME	1043
2ND FLOOR HEATED OVER FRAME	537
COVERED PORCHES	38
GARAGE SPACE	595
TOTAL UNDER ROOF	2213
ANAL HEATED OVER ROCK	239



KCP
Residential Design
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www.KCP.net

Ryder C
Revitalize
Home Design, LLC

Whether you are seeking advice on repairs, the structural stability of your home, or a complete renovation, KCP is the company to call. We have over 20 years of experience in the industry and are committed to providing the highest quality service to our clients. We are the only company in the area that offers a free initial consultation. We can help you with everything from a simple roof inspection to a full-scale renovation. We are the only company in the area that offers a free initial consultation. We can help you with everything from a simple roof inspection to a full-scale renovation.

We have been designed and built with KCP in mind. We are the only company in the area that offers a free initial consultation. We can help you with everything from a simple roof inspection to a full-scale renovation. We are the only company in the area that offers a free initial consultation. We can help you with everything from a simple roof inspection to a full-scale renovation.

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DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 5, 2022 at 5:00 p.m.** on the application by **Pleasant Grove Pocket Community** to rezone **±2.06 acres on the NE corner of S. 43rd St. & W. Pleasant Grove Rd.** from the **NR** (Neighborhood Residential) zoning district to the **NR** (Neighborhood Residential) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±2.06 acres on the NE corner of S. 43rd St. & W. Pleasant Grove Rd.
Parcel Number: 02-02087-561; 02-02087-575

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday June 19, 2022**
BILL THE CITY OF ROGERS