



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

BOARD OF ADJUSTMENT MEETING AGENDA

APRIL 4, 2023

5:30 PM

DATE: APRIL 4, 2023

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

REGULAR SESSION: 5:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/87171994091](https://us02web.zoom.us/j/87171994091)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 23-21) A request by Walmart Arkansas Music Pavilion for a variance to allow an off-site freestanding sign north of 5079 W. Northgate Road in the U-ENT (Uptown Entertainment) zoning district

- *STAFF: Gloria Garcia*
- *REPRESENTED BY: Nick Zazal*

ACTION ON MINUTES:

ADJOURN:

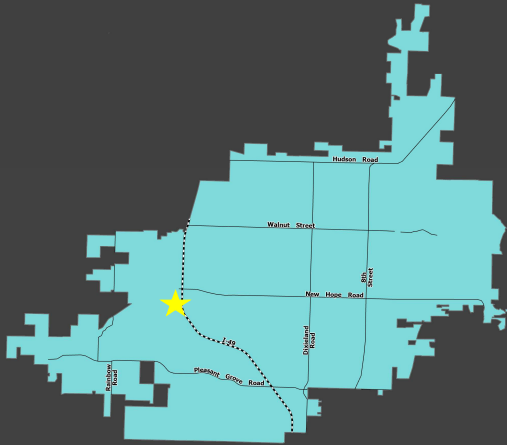


Variance

PLANNING

Walmart AMP

Staff: Gloria Garcia, Planning Technician



Vicinity Map

Summary

Location

North of 5079 W. Northgate Road

Nature of Request

To allow an off-site freestanding sign

Zoning

U-ENT

Current Use

Parking lot for the Walmart AMP

Representative

Nick Zazal, General Manager

Location:

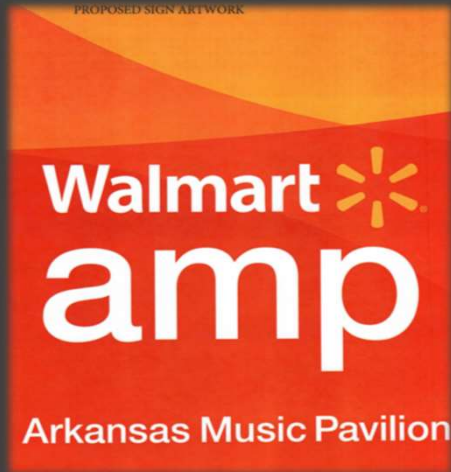
Parking area just north of the Walmart Amp located at 5079 W. Northgate Rd.



Variance

PLANNING

Walmart AMP



Sign Rendering



Variance

PLANNING

Walmart AMP

This Request was Administratively Approved



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OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: V-ENT
App Number: 23-21
CityView Application: PL202300291
Date: 3/13/2023

VARIANCE APPLICATION

APPLICANT: Walmart Arkansas Music Pavilion (Nick Zazal, General Manager)

ADDRESS: 5079 W. Northgate Rd., Rogers, AR 72758 SUITE #: _____

GENERAL LOCATION OF PROPERTY: Sign is located adjacent to I-49 between Embassy Suites and Walmart AMP

PHONE #: 479-571-2760 EMAIL: nzazal@waltonartscenter.org

PROPERTY OWNER: PH Land Lease I, LLC PHONE #: 479-845-3000

REQUEST to ALLOW: Repair of existing illuminated backlit electrical sign and installation of a new faces featuring Walmart AMP logo.

HARDSHIP JUSTIFICATION to VARY FROM CODE: The property owner does not currently have plans for use of the existing sign structure and it has been in disrepair since being damaged by a 2019 tornado.

Walmart AMP asks for this variance in order to eliminate the eyesore created by the broken sign and bring the sign back into City code compliance with an approved variance.

Applicant Signature

Date

3/13/2023

Attachment Checklist:

- ☒ Legal description of property
- ☒ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

DATE FILED: 3/13/2023

PUBLIC HEARING DATE: 4/4/2023

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



5100 W. JB Hunt Drive
Suite 800
Rogers, AR 72758
Office 479 845 3000
sagepartners.com

March 09, 2023

Mr. Nick Zazal, CVP
General Manager
Walmart AMP
Walton Arts Center & Walmart AMP
P.O. Box 3547
Fayetteville, AR 72702

Dear Nick:

Please accept this letter as your official, legal permission from PH Land Lease I, LLC (Owner) to utilize the existing sign on its property for your use. This includes permission to alter, maintain and/or reconstruct the sign if needed. Owner is in full support of the needed and requested code variance.

I, Tom Allen, will be the contact person for the property. My contact information is as follows:

Tom Allen, President
Cushman & Wakefield | Sage Partners
5100 J.B. Hunt Drive, Suite 800
Rogers, AR 72758
tallen@sagepartners.com
479-845-3000 Office | 479-903-6331 Cell

For purposes of your official application to the City of Rogers for the code variance, the legal description of the property is:

Parcel #: 02-22637-000
PLAT 12/31/2012 2012/514-519, REPLAT 9/30/2013 2013-563(ESMT VACA) &
REPLAT 9/30/2013 2013-564
Sec 21 Twp 19 Rng 30 Lot/Block: 5A/
Subdivision: Pinnacle Heights-Rogers

Tom Allen with Cushman & Wakefield | Sage Partners is an authorized agent for the Owner to sign or conduct business on behalf of Owner. Should you or the City of Rogers have any questions, comments, or concerns, please contact me.

Sincerely,

DocuSigned by:

Tom Allen

Tom Allen, Principal & President
Cushman & Wakefield | Sage Partners
Authorized Agent for PH Land Lease I, LLC

PROPOSED SIGN ARTWORK



Arkansas Music Pavilion

These are photos of the sign in its current condition:

CLOSEUP



FULL SIGN



FACING NORTH (SHOWING PROXIMITY TO EMBASSY SUITES)



FACING SOUTH (SHOWING PROXIMITY TO WALMART AMP)





NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION:	A variance to allow an off-site freestanding sign north of 5079 W. Northgate Road in the U-ENT (Uptown Entertainment) zoning district.
APPLICANT:	Walmart Arkansas Music Pavilion
BOARD/COMMISSION:	Board of Adjustment
MEETING DATE/TIME:	April 4, 2023 at 5:30 PM
MEETING LOCATION:	Rogers City Hall 301 W. Chestnut Street
PUBLIC COMMENTS:	boardofadjustment@rogersar.gov www.rogersar.gov/11911-Public-Hearing-Signs



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