



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

PLANNING COMMISSION MEETING AGENDA

JUNE 20, 2023

5:00 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/81979296089](https://us02web.zoom.us/j/81979296089)
BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/81979296089](https://us02web.zoom.us/j/81979296089)
ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/88119230490](https://us02web.zoom.us/j/88119230490)

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. June 6, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Cross Church Pinnacle Hills Addition

A proposal to construct an 8,966-sf building addition, an outdoor amphitheater and pedestrian paths at 2448 S. Champions Parkway in the R-O (Residential Office) and C-2 (Highway Commercial) zoning districts.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

PUBLIC HEARINGS:

1. RZN/DCP: Dixieland Apartments

A request by Dixieland Apartments to rezone 4.2 acres near the SW corner of W. Olrich Street & S. Dixieland Road from the N-R, A-1, RSF-5 (Neighborhood Residential, Agricultural, Residential Single Family, 5 units per acre) zoning districts to the RMF-11.5 (Residential Multifamily, 11.5 gross units per acre) zoning district with a Density Concept plan

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Joanne Johnson*

2. RZN: Cottages at Magnolia Farms West

A request by EF Capital AR, LLC for The Cottages at Magnolia Farms West to rezone 2.89 acres at the NW corner of S. 43rd Street & W Chastain Xing from the C-2, PUD (Highway Commercial, Planned Unit Development) zoning districts to the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ali Karr*

3. RZN: Cottages at Magnolia Farms East

A request by EF Capital AR, LLC for The Cottages at Magnolia Farms East to rezone 4.14 acres near the SE corner of W. Oak Street & S. 43rd Street from the R-O, PUD (Residential Office, Planned Unit Development) zoning districts to the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ali Karr*

CALL FOR RECESS:

1. Board of Adjustment Meeting
2. Zoning Review Committee
 - Any public hearing items referred by Commission



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- RZN/DCP: Dixieland Apartments
- RZN/DCP: Cottages at Magnolia Farms West

CALL TO ORDER:

OLD BUSINESS :

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

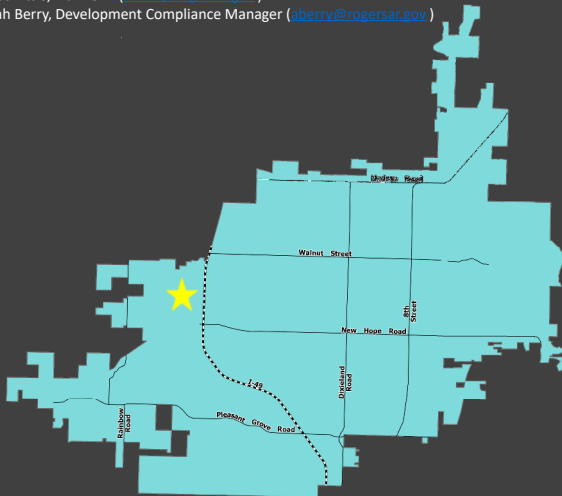
PLANNING

Cross Church Pinnacle Hills Addition

Staff:

Nicholas Little, Planner II (nlittle@rogersar.gov)

Amariah Berry, Development Compliance Manager (aberry@rogersar.gov)



Vicinity Map

Location

2448 S Champions Parkway

CGM Designation

Regional Center (Uptown)

Zoning

R-O (Residential Office),
C-2 (Highway Commercial)

Proposed Use

Religious Assembly

Representative

Taylor Lindley, Crafton Tull

All reviews have passed.

Location:

Located in northwest Rogers, just west of the intersection of W New Hope Road and Interstate 49.

Proposal:

The proposal is for the construction of an 8,966 building addition, an outdoor amphitheater and pedestrian paths, disturbing a total area of 0.94 acres.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

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)

Allowed Zoning Districts:

U-COR, U-COM, U-ENT, U-NBT

ZONING:

This district is established to provide for the conversion of existing structures to office use or the construction of offices in areas where the continuation of residential activity is no longer practical or to establish a transition between residential and nonresidential uses. It is further the intent of this district to encourage mixed residential and office uses.

This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets.

Use Definition:

Religious Assembly is a secondary use classification encompassing facilities for religious worship, incidental religious education, and other religious facility related supportive and social services. Sec. 14-695(b)(2)(s).

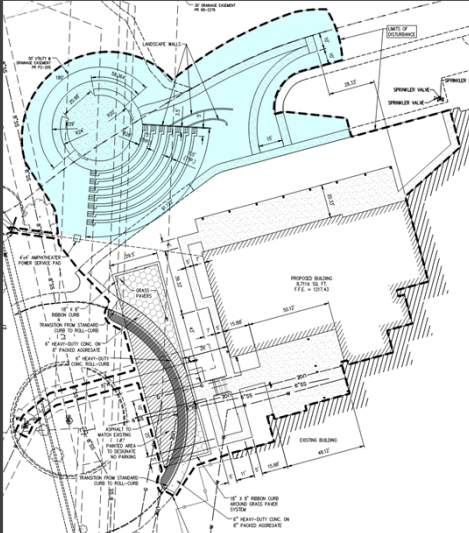




LARGE SCALE DEVELOPMENT

PLANNING

Cross Church Pinnacle Hills Addition

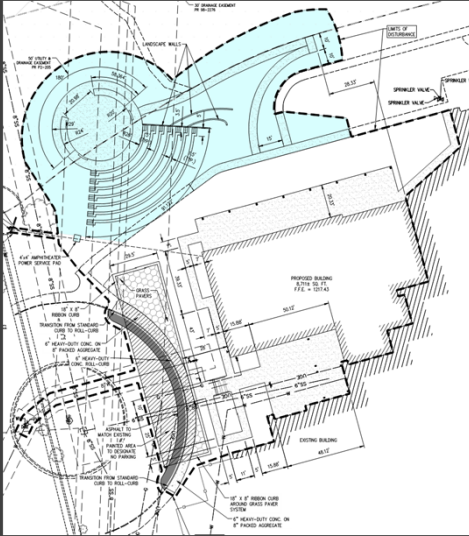


Site Plan

Request

- The proposal is for the construction of an 8,966-sf building addition, an outdoor amphitheater and pedestrian paths, disturbing a total area of 0.94 acres.
- The area shaded in blue denotes what will be omitted from the development in the case that the developer can't afford the proposal. If this omission happens, Staff will require revised plans that accurately depict what is actually being built per this LSDP.

Cross Church Pinnacle Hills Addition



Site Plan



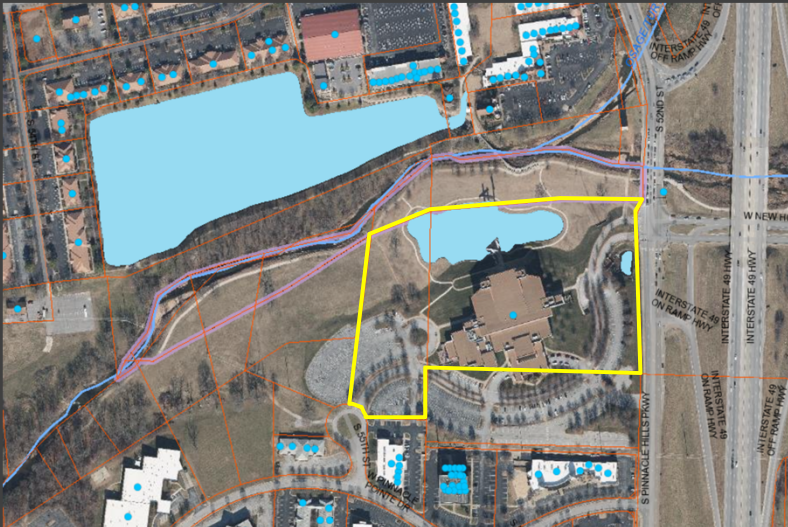
Development Area



LARGE SCALE DEVELOPMENT

PLANNING

Cross Church Pinnacle Hills Addition



Recommendation
APPROVE

Aerial Image

Summary

All city comments have been addressed and RWU conditional approval has been provided.

LSDP Staff Recommendation

APPROVE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
•	EASEMENT
☀	CURB
☐	SANITARY SEWER LINE
☐	GAS LINE
○	WATER LINE
△	UNDERGROUND TELEPHONE
×	UNDERGROUND ELECTRIC
+	OVERHEAD ELECTRIC
+	FIBER OPTIC
+	UNDERGROUND TELEVISION
+	OVERHEAD TELEVISION
+	RIGHT OF WAY
+	PROPERTY LINE
+	ROAD CENTERLINE
+	FIRE LANE STRIPING

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
•	FOUND IRON PIN
☀	LIGHT POLE
☐	POWER POLE
☐	TELEPHONE PEDESTAL
☐	TV PEDESTAL
○	MANHOLE
○	SANITARY SEWER CLEANOUT
△	GAS METER
△	GAS VALVE
×	STORM SEWER PIPE
+	DOWN GUY
+	WATER VALVE
+	FIRE HYDRANT ASSEMBLY
+	WATER METER
+	ELECTRIC PEDESTAL
+	GRATED INLET
+	DROP INLET

FLOOD NOTE:

THIS PROPERTY IS IN FLOOD ZONE "A" OR "AE", AND IS INSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0255 K, EFFECTIVE DATE JUNE 5, 2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Arkansas One Call



Know what's below.
Call before you dig.

PROPOSED BUILDINGS ENCR OACH ON BUILDING SETBACKS PER THE RMF ZONING DESIGNATION, HOWEVER, THE INTENT OF APPROVED DCP HAS BEEN MET AND THE ENCROACHMENTS HAVE BEEN APPROVED.

SITE STABILIZATION AND CERTIFICATION

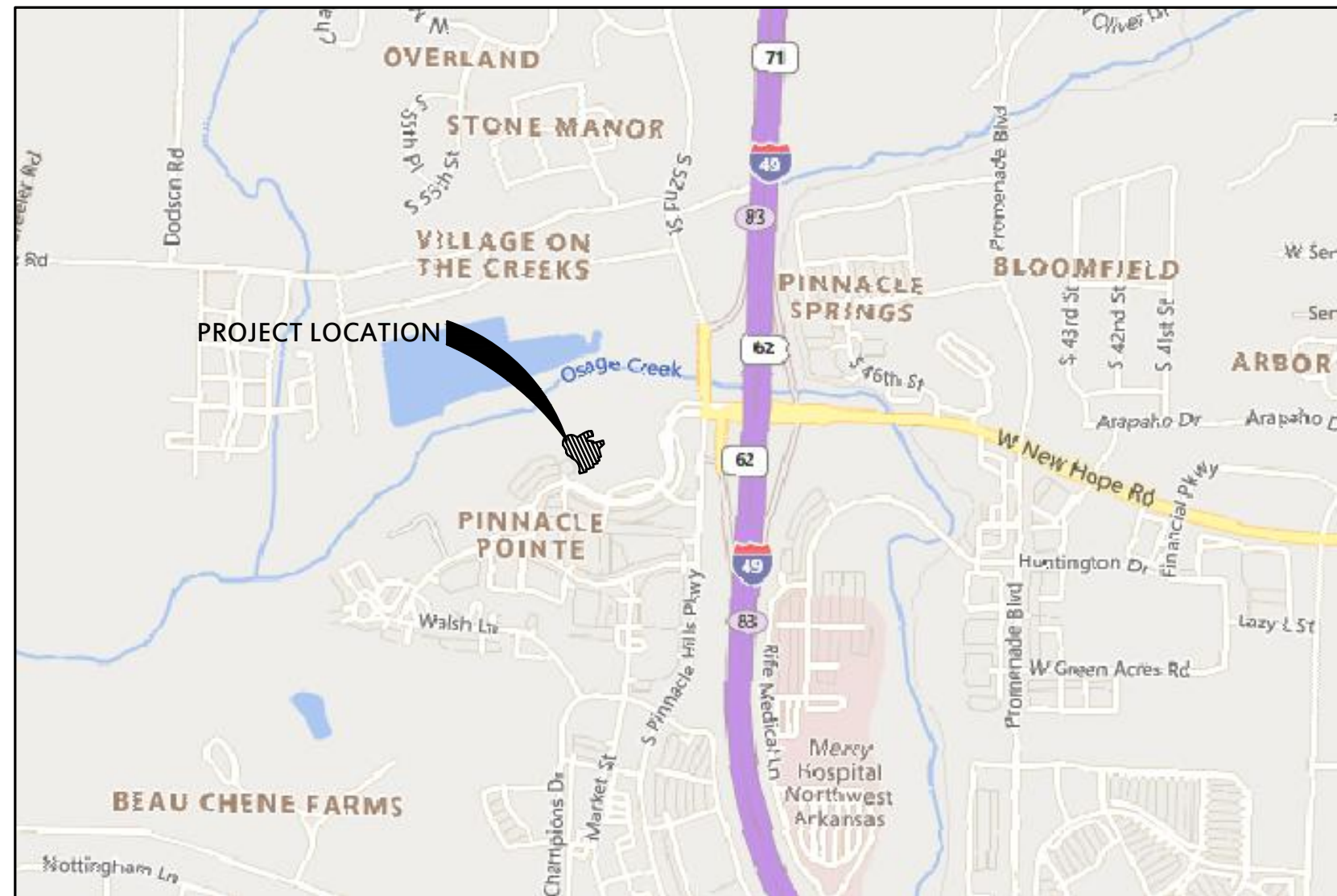
CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

CC PINNACLE HILLS

2448 S PINNACLE HILLS PKWY

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT
CITY VIEW PROJECT #202300397



VICINITY MAP
NTS



THIS PROJECT WITHIN
THE URDC ZONE

CONTACT INFORMATION:

WATER & SANITARY SEWER:
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: 479-621-1142

SITE ENGINEER:
CRAFTON TULL
TAYLOR LINDLEY P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4836
TAYLOR.LINDLEY@CRAFTONTULL.COM

PROJECT OWNER:
CROSS CHURCH INC.
2448 S PINNACLE HILLS PKWY
ROGERS, AR 72758
479-271-7799

PROJECT INFORMATION

ZONING:
C-2

BUILDING SETBACK:
FRONT 65 FT
INTERIOR SIDE 15 FT
EXTERIOR SIDE 45 FT
REAR 15 FT
MAX STRUCTURE HEIGHT 150 FT
MAX. BUILDING COVERAGE 60%
MIN. OPEN SPACE NOT LESS THAN 20% OF GROSS SITE
MAX. IMPERVIOUS AREA NOT EXCEED 80% OF TOTAL AREA

TOTAL CAMPUS SITE AREA:
36.109± ACRES (1,572,927.8108± SQ.FT.)

BUILDING AREA:
EXISTING: 102,024± SQ.FT.
PROPOSED: 8,966± SQ.FT.

IMPERVIOUS AREA (W/O BUILDING FOOTPRINT):
EXISTING: 8.827± ACRES (384,517.9122± SQ.FT.)
PROPOSED: 0.268± ACRES (11,683.2762± SQ.FT.)

TOTAL IMPERVIOUS INCLUDING BUILDING:
11.644± ACRES (507,191.1884± SQ.FT.)
32.25%

GREENSPACE:
PROPOSED: 24.466± ACRES (1,065,736.6224± SQ.FT.)
67.75%

DISTURBED AREA:
0.940± ACRES (40,955.9489± SQ.FT.)

PROPERTY USAGE:
OFFICE AND INSTITUTIONAL USE

BUILDING USAGE:
PUBLIC ASSEMBLY

PROPOSED BUILDING ADDITION AREA: ±8966 SQ.FT.

BUILDING HEIGHT (EAVE):
PROPOSED ADDITION ± 42 FT

BUILDING CONSTRUCTION TYPE:
TYPE I-B

BIKE RACK PARKING
2 BIKE RACKS

PROPERTY DESCRIPTION

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 16, PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17, PART OF THE N 1/2 OF THE NE 1/4 OF SECTION 20, AND PART OF THE NW 1/4 OF THE NW 1/4 OF SECTION 21, ALL IN TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 16;

THENCE S02°29'41"W 174.06 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 21 OF PINNACLE POINTE, PHASE II AS PER PLAT RECORD 2003-453, A 5/8" IRON PIN EMBOSSED WITH PS 1460;

THENCE ALONG THE SOUTH LINE THEREOF N86°50'44"W 218.36 FEET TO THE RIGHT-OF-WAY OF S 55TH STREET AS DEDICATED BY PLAT RECORD P2-205;

THENCE ALONG SAID RIGHT-OF-WAY 255.61 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 75.00 FEET AND A LONG CHORD OF S63°08'02"W 148.67 FEET TO THE SOUTHEAST CORNER OF LOT 19 OF PINNACLE POINTE, PHASE II AS PER PLAT RECORD P2-205, A 5/8" IRON PIN EMBOSSED WITH PS 1460;

THENCE ALONG THE SOUTH LINE THEREOF N86°29'27"W 205.88 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19, A 5/8" IRON PIN EMBOSSED WITH PS 1460;

THENCE ALONG THE WEST LINE THEREOF N00°41'23"E 189.07 FEET TO THE NORTHWEST CORNER OF SAID LOT 19, A 5/8" IRON PIN EMBOSSED WITH PS 1227, SAID POINT BEING ON THE SOUTHWESTERLY LINE OF LOT 20 OF SAID PINNACLE POINTE, PHASE II;

THENCE ALONG SAID SOUTHWESTERLY LINE N66°25'31"W 110.64 FEET TO THE SOUTHEAST CORNER OF LOT 17A OF SAID PINNACLE POINTE, PHASE II, A 5/8" IRON PIN;

THENCE ALONG THE SOUTHEASTERLY LINE OF LOTS 11A THROUGH 17A OF SAID PINNACLE POINTE, PHASE II S57°58'30"W 1120.92 FEET TO THE SOUTHWEST CORNER OF LOT 11A OF SAID PINNACLE POINTE, PHASE II, A 5/8" IRON PIN;

THENCE ALONG THE WEST LINE THEREOF N04°02'32"W 112.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 11A;

THENCE ALONG THE NORTHWESTERLY LINE OF LOTS OF LOTS 11A THROUGH 21A OF SAID PINNACLE POINTE, PHASE II THE FOLLOWING NINE COURSES:

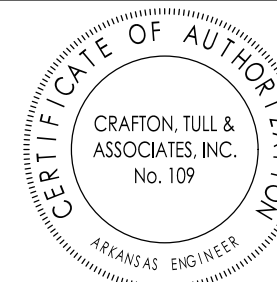
SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- ALL CURB DIMENSIONS AND RADI ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCK PILES, MUST BE REMOVED FROM SITE PRIOR TO COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6).
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE ROW.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURBA ND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDE OF ASPHALT.
- ALL HVAC AND OTHER EQUIPMENT SHOULD BE SCREENED FROM PUBLIC VIEW.

Sheet List Table

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET (C)
C-002	PROJECT CONTROL SHEET
C-003	GENERAL NOTES
C-004	DEMO PLAN
C-101	SITE PLAN (C)
C-102	UTILITY PLAN (C)
C-103	GRADING PLAN
C-104	EROSION CONTROL PLAN - PHASE 1
C-105	EROSION CONTROL PLAN - PHASE 2
C-201	WATERLINE P&P
C-501	AMPHITHEATER SECTION
C-502	EROSION CONTROL DETAILS
C-503	STANDARD DETAILS
C-504	MUNICIPAL DETAILS
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A3.1	BUILDING ELEVATIONS
A-1	BUILDING RENDERING

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP

CROSS CHURCH
PINNACLE HILLS
2448 S PINNACLE HILLS PKWY
ROGERS, AR

Key Plan

No.	Description	Date
1	CITY COMMENTS	04/27/2023

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PROJECT NO: 23101300
ISSUE DATE: 04/07/2023
CONTACT: T. LINDLEY
DATE: 04/07/2023
DATE: 04/07/2023

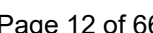
PRELIMINARY PLANS

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

COVER SHEET (C)

C-001

THIS AREA TO BE CONSIDERED AS FIRST DEDUCTIVE ALTERNATE TO FULL PROJECT.





April 21, 2023

Mr. Taylor Lindley, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

RE: Technical Advisory Committee Review and Approval
Cross Church Pinnacle Hills

Dear Mr. Lindley:

We have reviewed the Large Scale Development Plans for Cross Church Pinnacle Hills. We have no comments currently.

Sincerely,

Stephen Ponder, PE

SP:DG



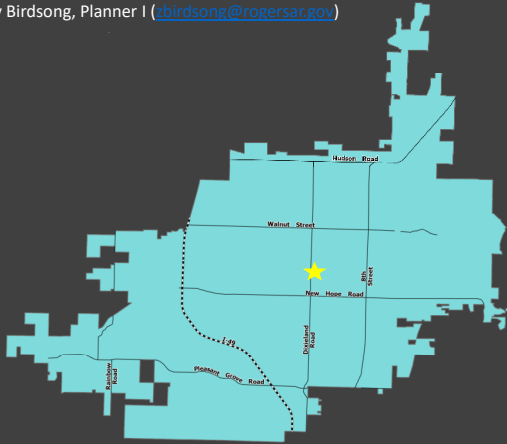
Rezone/DCP

PLANNING

Dixieland Townhomes

Staff:

Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood

Zoning

N-R (Neighborhood Residential), R-SF (Residential Single-Family), A-1 (Agricultural)

Proposed Zoning

RMF-11.5B (Residential Multi-Family, 11.5 units per acre gross density, for rent) with a Density Concept Plan

Location

Near the southwest corner of S Dixieland and W Olrich

Representative

Joanne Johnson, Halff

Location:

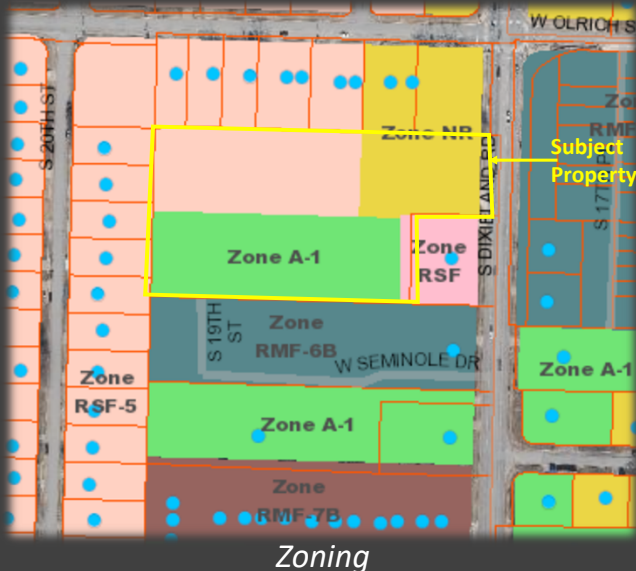
This site is located in central Rogers, near the southwest corner of S. Dixieland and W. Olrich.



Rezone/DCP

PLANNING

Dixieland Townhomes



Rezone Request

N-R, R-SF and A-1 to RMF-11.5B with a Density Concept Plan.

Rezone Request:

The applicant is requesting to rezone the subject property from N-R (Neighborhood Residential), R-SF (Residential Single Family) and A-1 (Agricultural) to RMF-11.5B (Residential Multi-Family, 11.5 units/acre, for rent).

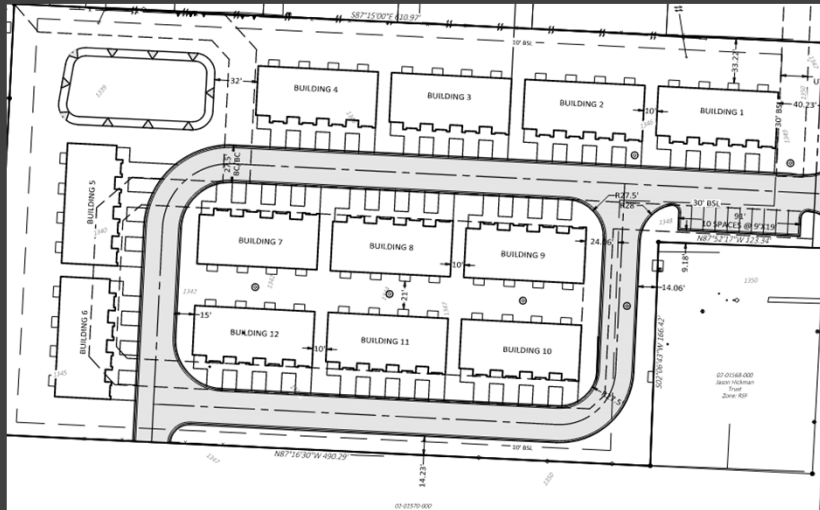
ZONING:

RMF with DCP:

The purpose and intent of the RMF zoning district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot- line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district.” Sec. 14-703(a).



Dixieland Townhomes



Site Plan

Density Concept Plan Request

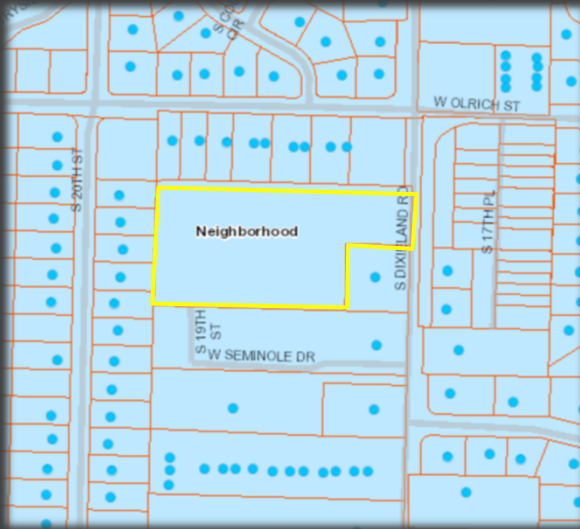
A proposal to develop 12 four-plex townhomes totaling 48 units on 4.2 acres at a gross density of 11.5 units per acre.

Density Concept Plan Request:

The applicant is also proposing 12 four-plex townhomes totaling 48 units on 4.2 acres resulting in a gross density of 11.5 units per acre.



Dixieland Townhomes



Comprehensive Growth Map

Comprehensive Growth Map

- A rezone to RMF-11.5 is allowed by the comprehensive growth map.
- The proposed development is located along a major arterial and is near the intersection of S. Dixieland and W. Olrich.
- This site is located less than half a mile north from a Neighborhood Center.

COMPREHENSIVE GROWTH MAP:

- A rezone to RMF-11.5 is allowed in the Neighborhood Growth Designation. The development is located along South Dixieland, a major arterial road, and is nearby the South Dixieland and West Olrich intersection, supporting the proposed density.
- This site is also less than half a mile north of and is connected by sidewalk to the West New Hope and South Dixieland Neighborhood Center containing nearby goods and services.

Growth Designation:

Neighborhood

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).

Base Density:

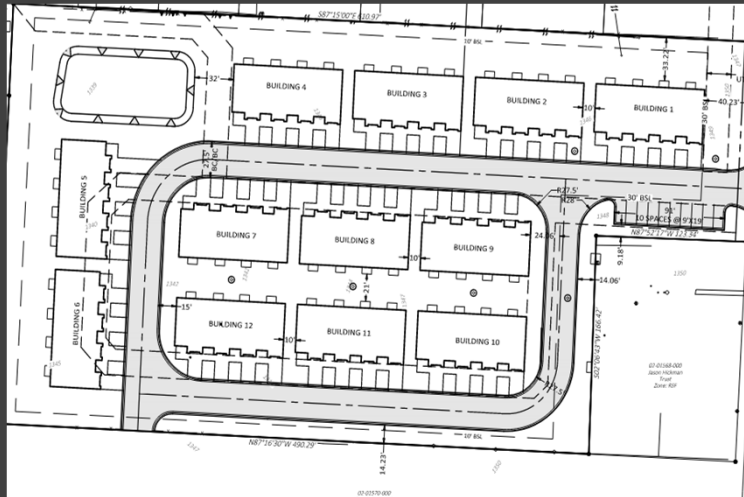
6 units/acre

Max Density:

12 units/acre



Dixieland Townhomes



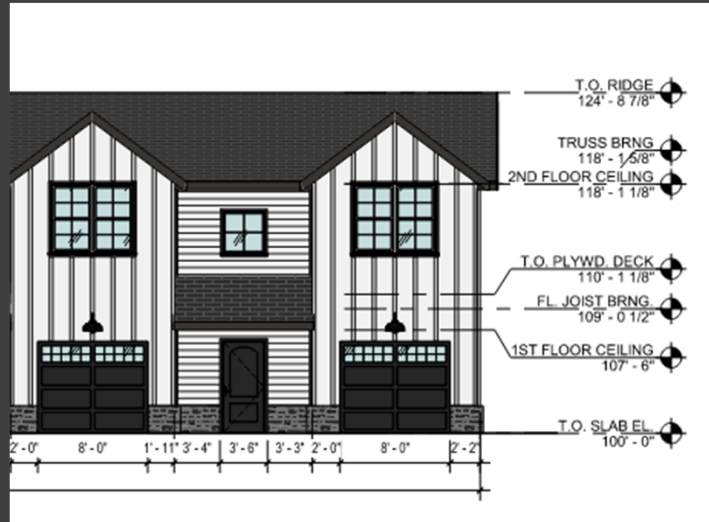
Site Plan

Staff Analysis:

- The proposed use is allowed within the requested zoning designation.
- All townhomes meet setback requirements from adjacent lots.

Staff Analysis

- Residential multi-family use is allowed within the requested rezone.
- All setback requirements along adjacent properties are being met.



Elevation

Staff Analysis:

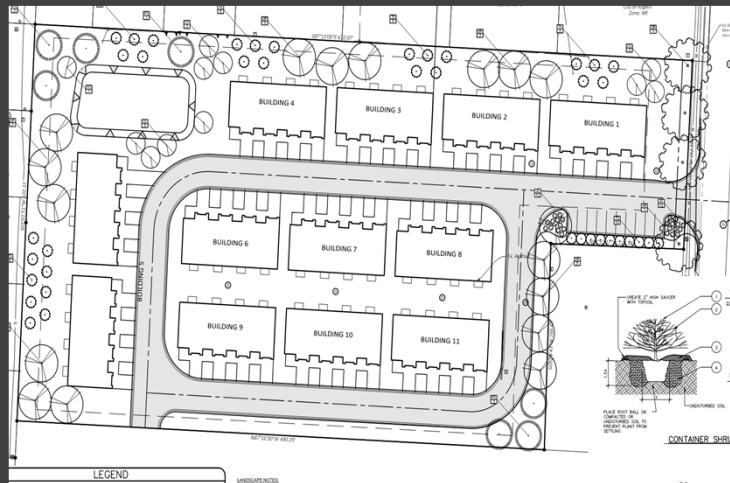
- The proposed height of about 24' is under the 35' max allowed within R-MF zoning.

Staff Analysis

- The proposed height of about 24 feet is allowed under the 35-foot maximum within Residential Multi-Family zoning.



Dixieland Townhomes



Draft Landscape Plan

Staff Analysis:

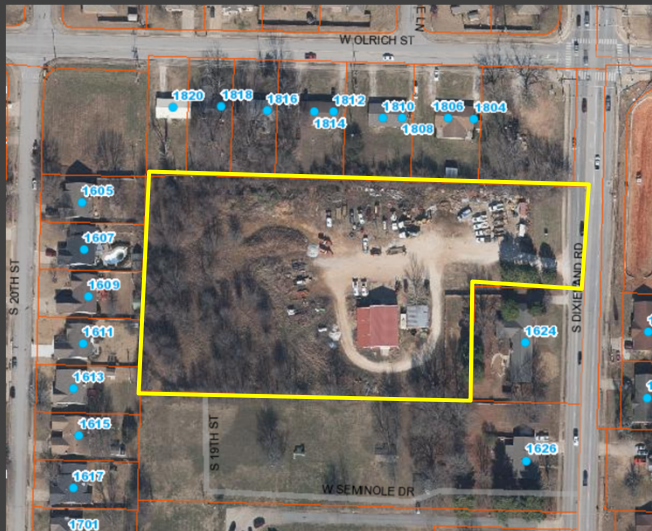
- A draft landscaping plan was submitted with this proposal. Screening and bufferyard will be required along adjacent single-family property lines during the large-scale process.

Staff Analysis

- The applicant submitted a draft landscaping plan. During the large-scale process full screening from adjacent residential single-family properties will be required.



Dixieland Townhomes



Aerial Map

Recommendation:
Refer to Committee

Drainage and other engineering items will be reviewed with the submission of the Large-Scale Plans.

Public Input Received:

No input from the public has been received.

Engineering:

Drainage and other engineering items will be reviewed with the submission of the Large-Scale Plans.

RECOMMENDATIONS:

Refer to Committee.



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

OFFICE USE ONLY

Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Dixieland Apartments
ADDRESS/LOCATION:	S Dixieland Rd (Parcel 02-01569-000)
PROPOSED ZONING:	RMF-12
PROPOSED DENSITY:	12 units/ac
GROSS SITE AREA:	4.2 ac
DWELLING UNITS:	48
BUILDING TYPE:	Townhomes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Half Associates, Inc.	PHONE:	479-579-3993
		EMAIL:	joanne.johnson@half.com
PROJECT OWNER/DEVELOPER:	Devon Ross/ Red Stone Properties of NWA, LLC	PHONE:	479-372-2633
		EMAIL:	devon.ross@icloud.com
PROPERTY OWNER:	Red Stone Properties of NWA, LLC	PHONE:	479-372-2633
		EMAIL:	devon.ross@icloud.com
REQUEST:			

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Purpose: To protect and maintain existing residential areas in between other Growth Designations nodes while encouraging low-density infill 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/acre
MAX DENSITY:	12 units/acre
CURRENT ZONING:	RSF-5, NR, and A-1

APPLICANT SIGNATURE: Joanne Johnson

SUBMITTAL DATE: 5/19/2023



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, NR, RSF-5 to RMF-11.5
Permit Number: 23-14
CityView Application: PL202300537
Date: 5/30/2023

REZONE APPLICATION

APPLICANT: Halff Associates, Inc (Joanne Johnson) Dixieland Apartments

ADDRESS: 2407 SE Cottonwood Street, Bentonville, AR 72712 SUITE #: _____

GENERAL LOCATION OF PROPERTY: SW Corner of Olrich and Dixieland

PARCEL NUMBER: 02-01569-000

PHONE #: 479-579-3993 EMAIL: joanne.johnson@halff.com

PROPERTY OWNER: Devon Ross/Red Stone Properties of NWA, LLC PHONE #: 479-372-2633

PRESENT USE: Neighborhood Residential (single family) ZONING: RSF-5, NR, A-1

PROPOSED USE: Multi-family Residential ZONING: RMF-12

Applicant Signature Joanne Johnson Date 5/19/2023

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 5/31/2023 PUBLIC HEARING DATE: 6/20/2023 CERTIFIED MAIL DATE: 6/14/2023

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____



May 19, 2023

Planning Department
City of Rogers
301 W. Chestnut
Rogers, AR 72756

**Re: Dixieland Apartments
Project Narrative
Rogers, AR 72758**

We are presenting a density concept plan (DCP) and a rezone of parcel 02-01569-000, which is situated near the southwest corner of the intersection of S. Dixieland Road and W Olrich Street. Currently the property is zoned RSF-5, NR, and A-1. The proposed rezoning is RMF-12. The proposed development would include the construction of townhomes, in the configuration of 12 fourplexes, resulting in 48 units. This property currently has one single family home on the property. This would be demolished prior to the construction of the proposed townhomes.

1. The proposed zoning will allow for the development of townhomes.
2. The proposed development would yield ~11.4 units/acre, which fits the proposed zoning's density.
3. Signage is not proposed at the drive connection for the development at this time.
4. The developer shall show a connection to the development to the south. Per the concept meeting with the City, this roadway section, if public, is something the City will work with Halff on.
5. The appearance of the development is included in this document for reference.
6. There is an existing waterline on the west side of S Dixieland Road that the developer will connect to. The proposed water shall connect to the existing waterline to the west per the concept meeting with the City on March 16, 2023. The developer will also stub water to the south to connect to the proposed development to the south. There is an 8" sewer line located beneath S. Dixieland Road. Per the concept meeting with the City, it is preferred that the developer not tie into this line, and to instead connect to sewer to the north along Olrich.
7. Stormwater will be detained on site and released just before the existing detention basin that is northwest of the site on City property.

Sincerely,
Halff Associates

A handwritten signature in blue ink, appearing to read "Joanne Johnson", written over a horizontal line.

Joanne Johnson
Project Manager
Land Development

HALFF ASSOCIATES, INC.

2407 SE COTTONWOOD ST., SUITE 1
BENTONVILLE, AR 72712

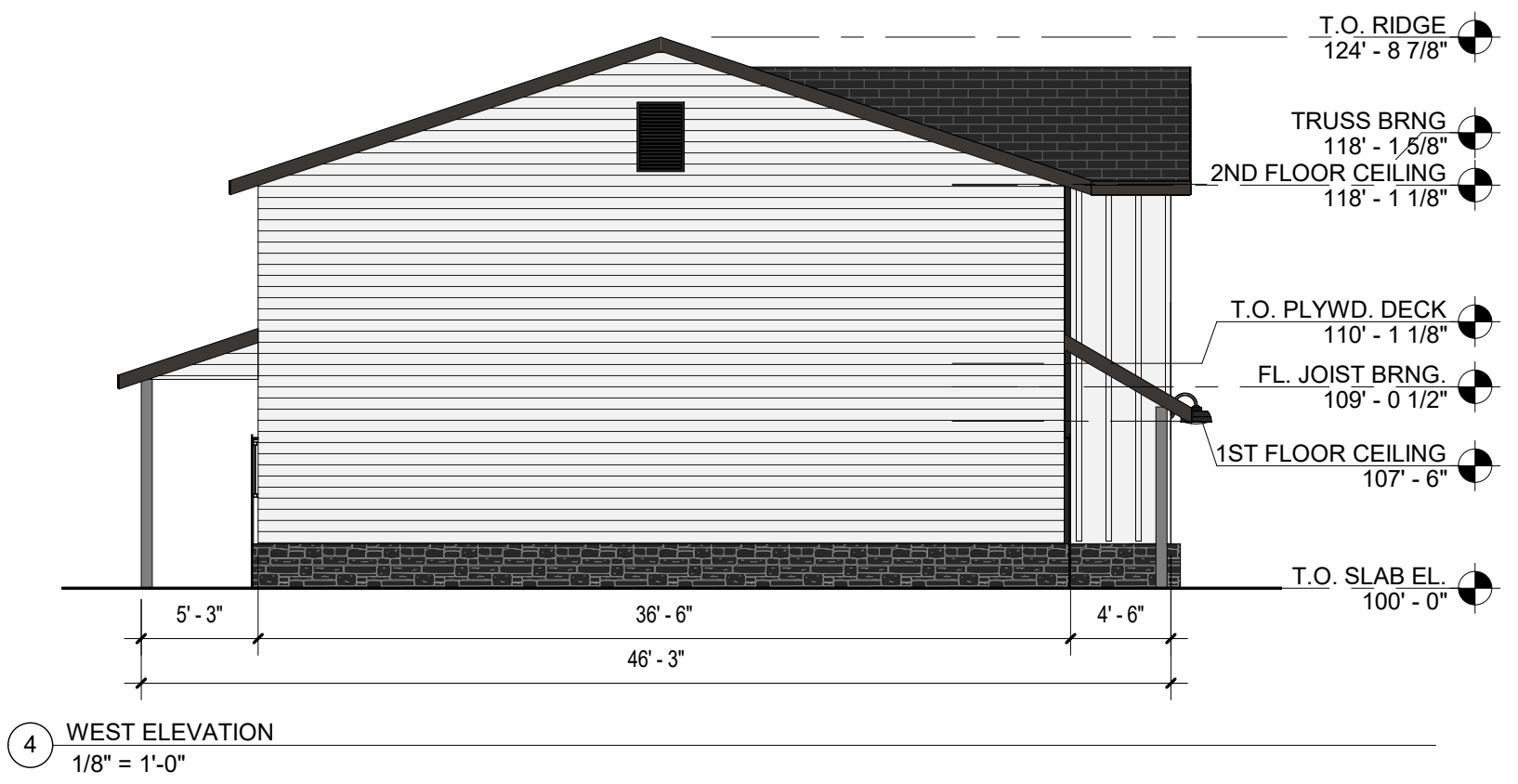
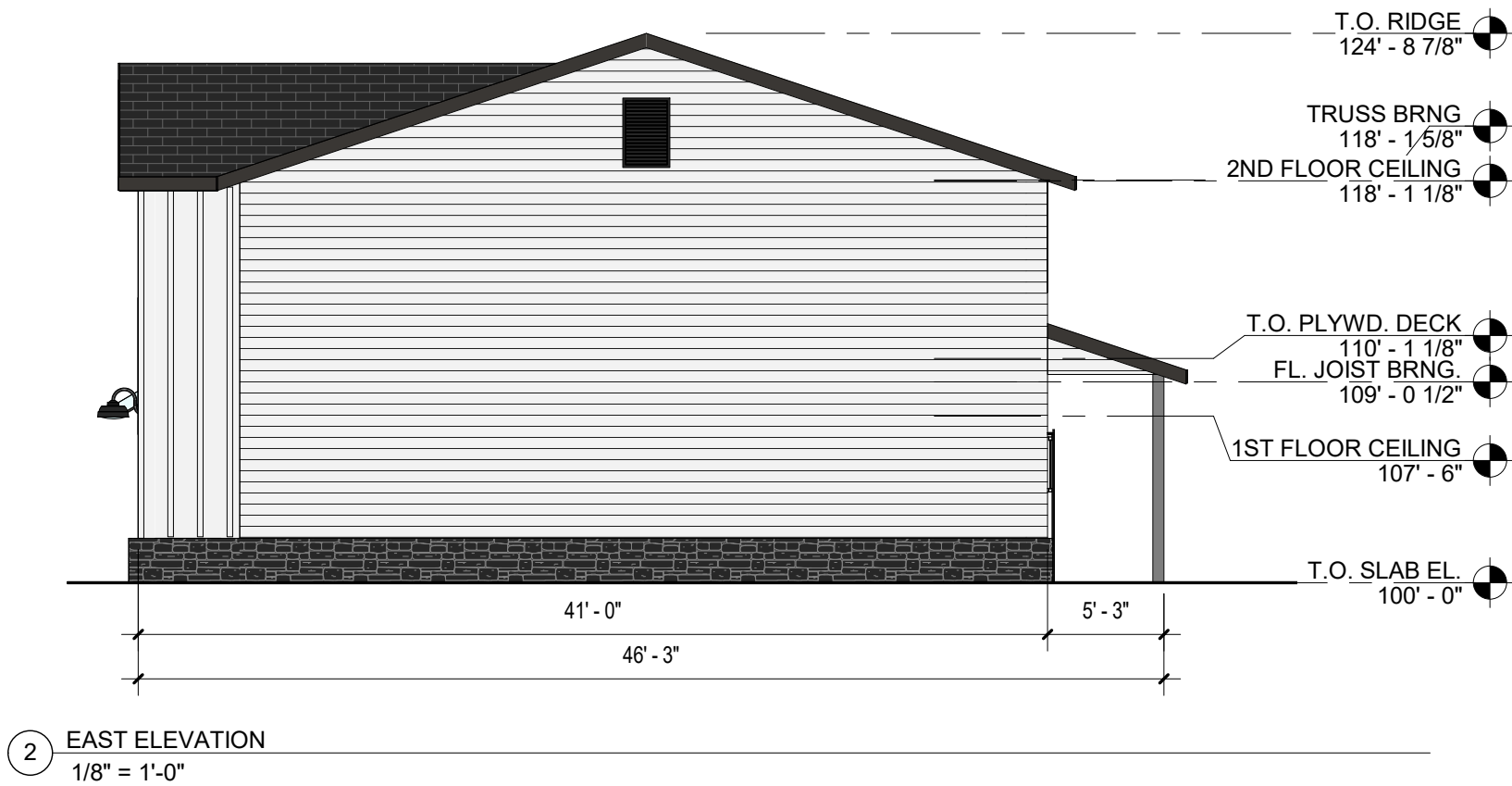
TEL (479) 273-2209

WWW.HALFF.COM



SITE INFORMATION	
SITE COMPONENT	AREA (ACRE)
TOTAL SITE	4.20
LOT COVERAGE	2.55
OPEN SPACE	1.65
IMPERVIOUS AREA	2.37

SHEET 2 of X



PROPERTY OWNER AFFIDAVIT

The petitioner, RED STONE PROPERTIES OF NWA, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

See attached.

LAYMAN'S DESCRIPTION:

PRESENT ZONING: RSF-5, NR, and A-1

ZONING REQUEST: RMF-12

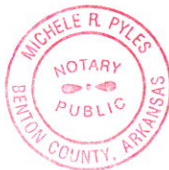
Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 18th day of May, 2023



Michele R. Pyles
NOTARY PUBLIC
Benton County, Arkansas
Commission # 12401822
My Commission Expires
October 23, 2024

Michele R. Pyles
Notary Signature

Michele Pyles
Notary Name Printed

10/23/2024
Commission Expires



SITE GENERAL NOTES:

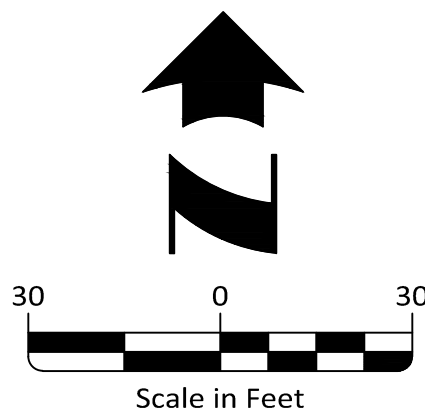
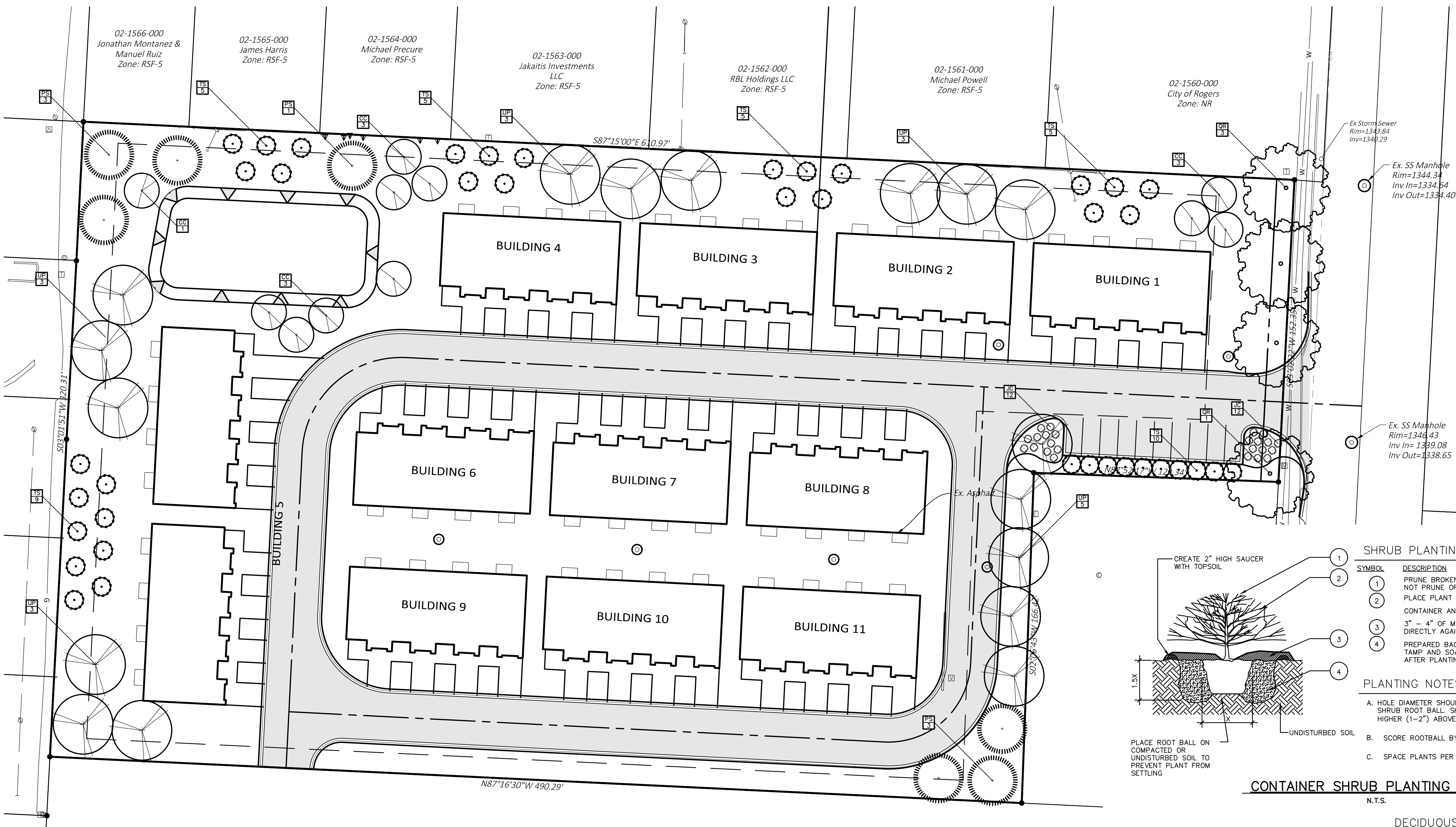
1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.

7. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
8. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF THE PROPOSED ENTRANCE SIGN.
9. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
10. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
11. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
12. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY REQUIREMENTS.
13. THERE IS CURRENTLY NO PARKING LOT LIGHT POLES PROPOSED FOR THIS SITE.
14. THE PROPOSED COMMUNITY DESIGN FEATURES FOR THIS PROJECT ARE A DERO SWERVE BIKE RACK AND TWO PATIO BENCHES (VICTOR STANLEY, INC. CLASSIC SERIES CR-138 6' BENCH (COLOR-BLACK) OR APPROVED EQUAL.

SITE INFORMATION	
SITE COMPONENT	AREA (ACRE)
TOTAL SITE	4.20
LOT COVERAGE	2.55
OPEN SPACE	1.65
IMPERVIOUS AREA	2.37

SHEET 2 of X

Drawing Name: I:\2006\52860\DRAWING\L-PLAN-LAND.dwg Last Modified: Jun 09, 2023 - 3:28pm by ah4629



SHRUB PLANTING LEGEND

SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.
2	PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.
4	PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS.

PLANTING NOTES

- HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1-2") ABOVE THAN SURROUNDING FINISHED GRADE.
- SCORE ROOTBALL BY CUTTING $\frac{1}{8}$ - $\frac{1}{4}$ " VERTICAL GROVES 3" APART
- SPACE PLANTS PER PLANTING PLAN

CONTAINER SHRUB PLANTING DETAIL

N.T.S.

LD
02

DECIDUOUS TREE PLANTING LEGEND

SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOSE OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP $\frac{1}{3}$ OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

PLANTING NOTES

- RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- PRUNE ALL DAMAGED TWIGS AFTER PLANTING
- WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
- PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- IF POSSIBLE MARK TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
- TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.

TREE PLANTING DETAIL

N.T.S.

LD
01

LANDSCAPE NOTES:

- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
- CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
- NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
- ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
- 2-INCH BROWN RIVER ROCK MULCH, A MINIMUM OF 2" DEEP INSTALLED OVER LANDSCAPE WEED BARRIER FABRIC, SHALL BE APPLIED TO ALL PLANTING BEDS SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
- THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
- IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LANDSCAPE REQUIREMENTS:

STREET TREES:
REQUIRED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
PROVIDED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
153 LF / 40 = 4 STREET TREES REQUIRED
4 PROVIDED

STREET TREES ARE NOT COUNTED TOWARDS DEVELOPED AREA PLANT REQUIREMENTS.

DEVELOPED AREA:
1 PLANT UNIT PER 2000 SF DEVELOPED AREA
REQUIRED: 182,952 / 2000 = 91 PLANT UNITS
PROVIDED: 91 PLANT UNITS
25% PLANT UNITS MUST BE TREES
25% (23) TREES PROVIDED (98 X 0.25 = 25)
10% EVERGREEN TREES MINIMUM
10% (3) EVERGREEN TREES PROVIDED (23 X 0.10 = 3)
25% ORNAMENTAL TREES MAX
25% (0) ORNAMENTAL TREES PROVIDED

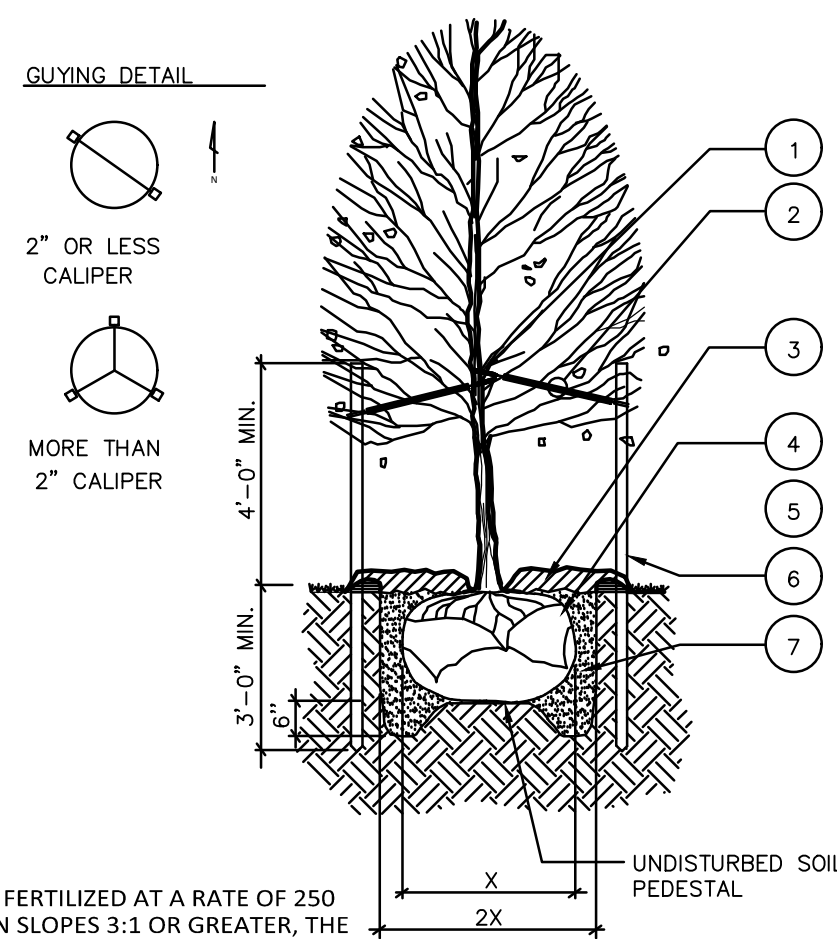
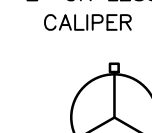
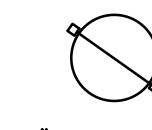
SITE SODDING NOTE:

ALL AREAS TO BE SODDED SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE, AND SODDED WITH TIF BERMUDA GRASS. IF LOCATED ON SLOPES 3:1 OR GREATER, THE CORNERS OF THE SOD MUST BE PINNED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

SITE SEEDING NOTE:

ALL DISTURBED AREAS NOT TO BE PAVED, LANDSCAPE BEDS, OR SODDED SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE, AND SEEDDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 S.F. AND TURF-TYPE PESCUE AT A RATE OF 8 POUNDS PER 1000 S.F. THE AREA MUST ALSO BE MULCHED. IF THE SEEDER AREAS ARE 20% OR GREATER SLOPE, EROSION CONTROL MAT SHALL BE INSTALLED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

GUYING DETAIL



LEGEND

PLANT SCHEDULE (98 UNITS REQUIRED + 4 STREET TREES)

	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY.
NO PERENNIALS						
SHRUBS (69 UNITS MINIMUM)						
	JC	BLUE SARGENT JUNIPER	JUNIPERUS CHINENSIS SARGENTII 'GLAUCA'	5 GALLON	5' O.C.	24
EVERGREEN TREES (3 UNITS MINIMUM)						
	PS	WHITE PINE	PINUS STROBUS	6'-8" B&B	AS SHOWN	7
	TS	GREEN GIANT ARBORVITAE	THUJA STANDISHII X PULCATA 'GREEN GIANT'	6'-8" B&B	AS SHOWN	39
SHADE TREES (16 UNITS MINIMUM)						
	UP	LACEBARK ELM	ULMUS PARVIFOLIA	2.5" CAL. B&B	AS SHOWN	17
	CC	OKLAHOMA REDBUD	CERCIS CANADENSIS 'OKLAHOMA'	2" CAL. B&B	AS SHOWN	11
SHADE STREET TREES (4 UNITS MINIMUM)						
	QR	ENGLISH OAK	QUERCUS ROBUR	2.5" CAL. B&B	AS SHOWN	4

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 5th day of June, 2023.

Signed

Joanne Johnson

Joanne Johnson

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 5th day of June, 2023.



Tamara Losh

Notary Signature

Tamara Losh

Notary Name Printed

7-9-2032

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 **June 20, 2023** at **5:30 p.m.** on the application by **Dixieland Apartments** to rezone **4.2 acres near the SW corner of W. Olrich Street & S. Dixieland Road** from the **N-R, A-1, RSF-5** (Neighborhood Residential, Agricultural, Residential Single Family, 5 units per acre) zoning districts to the **RMF-11.5** (Residential Multifamily, 11.5 gross units per acre) zoning district with a Density Concept plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

4.2 acres at the SW corner of W. Olrich Street & S. Dixieland Road

Parcel Numbers: 02-01569-000

Jorge Andrade, Secretary
Planning Commission

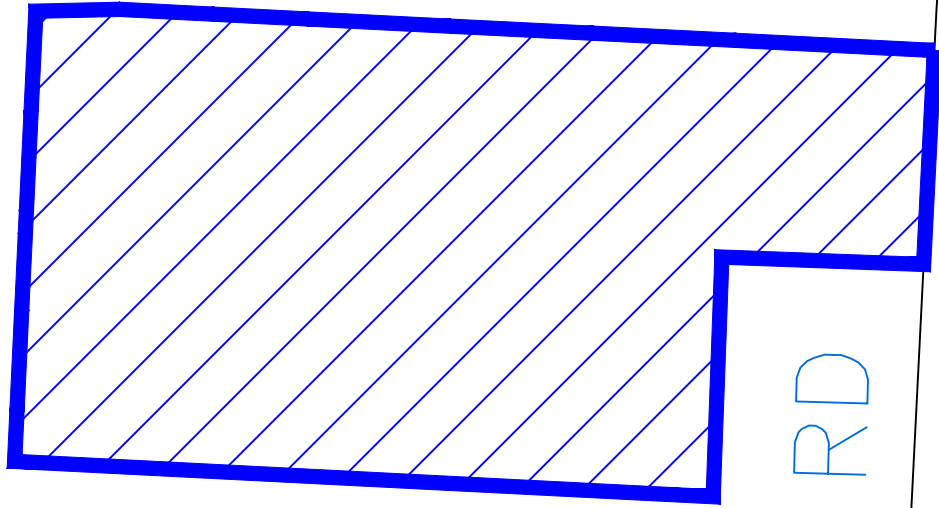
PUBLISH ONE TIME ONLY: **Sunday June 4, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation

LANE

WEST OLRICH ST

S. 20th ST.



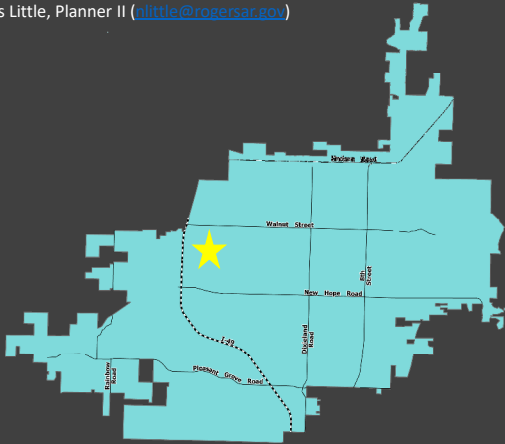
S DIXIELAND RD





Staff:

Nicholas Little, Planner II (nlittle@rogersar.gov)



Commerce Corridor

C-2 (Highway Commercial) with PUD

U-NBT (Neighborhood Transition - Uptown)

NE of the intersection of S Promenade
Boulevard and W Chastain Crossing

Ali Karr, Crafton Tull

Location:

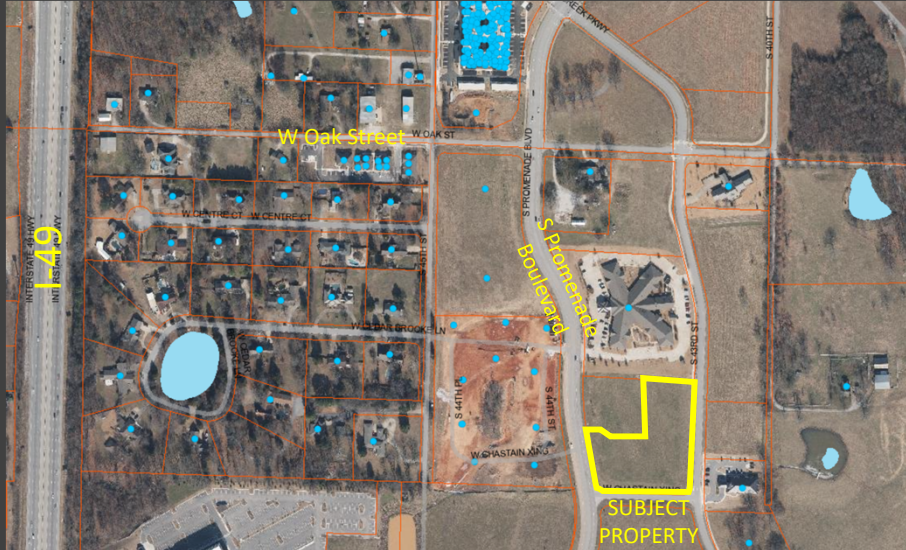
This Is located in west Rogers, at the intersection of S Promenade and W Chastain Crossing



Rezone

PLANNING

Cottages at Magnolia Farms West



Geolocation

GEOLOCATION

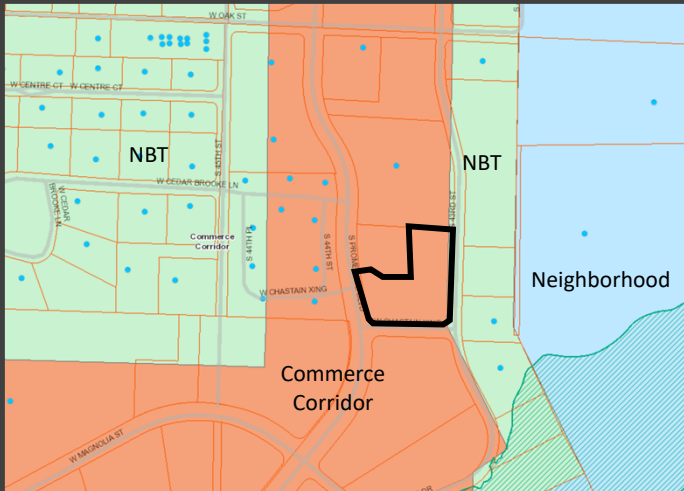
Located along S Promenade Blvd, about 0.7 miles north of New Hope, and about 0.7 miles south of Walnut



Rezone

PLANNING

Cottages at Magnolia Farms West



Comprehensive Growth Map

- U-NBT is an allowed zoning designation in the Commerce Corridor.

Comprehensive Growth Map

Growth Designation:

Commerce Corridor

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM Page 1).

Base Density:

Determined by Density Concept Plan

Max Density:

Determined by Density Concept Plan

Allowed Zoning Districts

R-MF, **U-NBT**, R-O, C-2, C-4



Rezone

PLANNING

Cottages at Magnolia Farms West



Aerial Map

Recommendation:
Refer to Committee

Public Input Received:

No comments have been received from the public regarding this project.

RECOMMENDATIONS:

Refer to Committee.



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)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Crafton Tull, Ali Karr

ADDRESS: 901 N 47th St, Suite 400, Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: North of W Chastain Crossing

PARCEL NUMBER: 02-22387-001

PHONE #: 479-878-2468 EMAIL: ali.karr@craftontull.com

PROPERTY OWNER: EF Capital AR, LLC PHONE #: 501-690-4782

PRESENT USE: Undeveloped ZONING: C-2 (PUD)

PROPOSED USE: Multifamily Development ZONING: RMF (DCP)

Ali Karr

05.23.2023

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: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LOT 20, THE FARMS COMMERCIAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED AS DOCUMENT NO. L202240279.

LAYMAN'S DESCRIPTION:

North of W Chastain Crossing

PRESENT ZONING: C-2 (PUD)

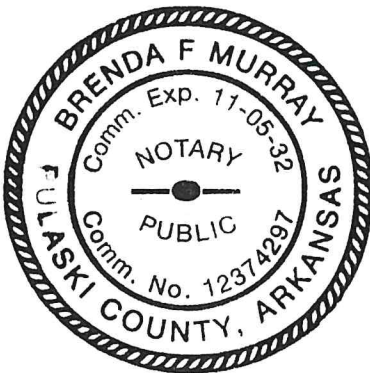
ZONING REQUEST: RMF (DCP)

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Fulaski

Subscribed and sworn before me this the 25th day of May, 2023.



Brenda F. Murray

Notary Signature

Brenda F. Murray

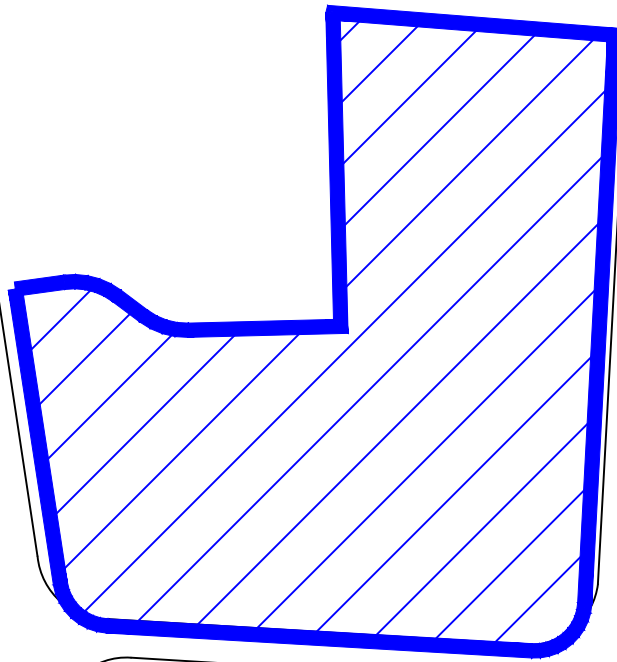
Notary Name Printed

11-5-32
Commission Expires

LOT 20, THE FARMS COMMERCIAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON
PLAT RECORDED AS DOCUMENT NO. L202240279.

Legal Description Confirmation

PROMENADE BOULEVARD



S. 43rd STREET

CHASTAIN
CROSSING

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 5 day of June, 2023.

Ali Kaur
Signed

Ali Kaur
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 5 day of June, 2023.

Kerri Pingel
Notary Signature

Kerri Pingel
Notary Name Printed

8/2/26
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 EF Capital AR, LLC is applying to the Rogers Planning Commission to rezone certain real property north of W Chastain Crossing. The property is more particularly described as follows:

LEGAL DESCRIPTION:

LOT 20, THE FARMS COMMERCIAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORDED AS DOCUMENT NO. L202240279.

LAYMAN DESCRIPTION: North of W Chastain Crossing

PRESENT ZONING: PUD C-2

ZONING REQUEST: RMF with Density Concept Plan, Gross Density 18 units/ac

A public hearing by the Rogers Planning Commission will be held on June 20, 2023 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully submitted,

By: 

7022 1670 0002 1277 7760

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☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total	\$8.13	
Sent To	Hounds Properties Rogers, LLC	
Street	1818 N Taylor Unit 337	
City, St	Little Rock, AR 72207	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0002 1277 7753

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☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total	\$8.13	
Sent To	Magnolia Farms Leasing, LLC	
Street	205 S 20 th Street	
City, St	Rogers, AR 72758	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0002 1277 7746

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total	\$8.13	
Sent To	Promenade Housing Partners LLC	
Street	2659 E Normandy St Ste 104	
City, St	Springfield, AR 65804	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0002 1277 7791

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total	\$8.13	
Sent To	SRN Properties 2 LLC	
Street	8520 S 36 th Terrace	
City, St	Ft Smith, AR 72908	

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total	\$8.13	
Sent To	The R Steven Chastain Rev Trust	
Street	R Steven & Jo Harris Chastain Trustees	
City, St	901 S 40 th Street Rogers, AR 72758	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0002 1277 7784

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☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.63	
Total	\$8.13	
Sent To	C/O EF Capital Management	
Street	1425 Lake From Cir	
City, St	The Woodlands, TX 77380	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 1670 0002 1277 7722

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☐ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	

Postage	\$0.63	Postmark Here
	\$8.13	7/06/2023

WHA Properties LLC
224 S 2nd Street
Rogers, AR 72756

Birdsong, Zachery

From: Ali Karr <Ali.Karr@craftontull.com>
Sent: Friday, June 16, 2023 11:14 AM
To: Birdsong, Zachery; McCurdy, John
Cc: Libby Topping
Subject: Cottages at Magnolia East and West Rezones

CAUTION: This email originated from outside of the City of Rogers and attachments were detected. Do not open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the City of Rogers and URL's were detected. Do not click links unless you recognize the sender and know the content is safe.

Zachery/John,

After our discussion yesterday and further discussions this morning with our developer, we would request that both rezones for Cottages at Magnolia East and West be changed to NBT. Please let me know if any further information is needed for this change.

Thanks,
Ali

Ali Karr, P.E., CFM
Civil Project Manager Team Lead | Infrastructure



Crafton Tull



Office: 479-636-4838 | Direct: 479-878-2468
901 N. 47th Street, Suite 400
Rogers, AR 72756
www.craftontull.com

Disclaimer

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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 **June 20, 2023** at **5:30 p.m.** on the application by **EF Capital AR, LLC for The Cottages at Magnolia Farms West** to rezone **2.89 acres at the NW corner of S. 43rd Street & W Chastain Xing** from the **C-2, PUD** (Highway Commercial, Planned Unit Development) zoning districts to the **RMF-18** (Residential Multifamily, 18 gross units per acre) zoning district with a Density Concept plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

2.89 acres at the NW corner of S. 43rd Street & W Chastain Xing

Parcel Numbers: 02-22387-001

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday June 4, 2023**
BILL THE CITY OF ROGERS



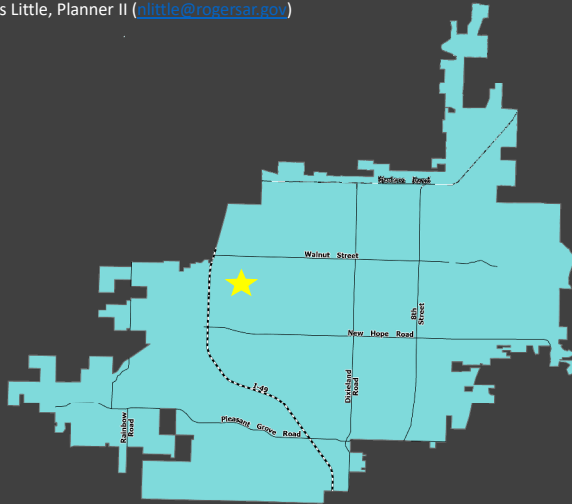
Rezone

PLANNING

Cottages at Magnolia Farms East

Staff:

Nicholas Little, Planner II (nlittle@rogersar.gov)



Vicinity Map

CGM Designation

Commerce Corridor (U-NBT Buffer)

Zoning

R-O (Residential Office), PUD

Proposed Zoning

U-NBT (Neighborhood Transition - Uptown)

Location

East of S 43rd Street, just south of W Oak Street

Representative

Ali Karr, Crafton Tull

Location:

This is located in west Rogers, south of the intersection of W Oak Street and S 43rd Street.



Rezone

PLANNING

Cottages at Magnolia Farms East



Geolocation

GEOLOCATION

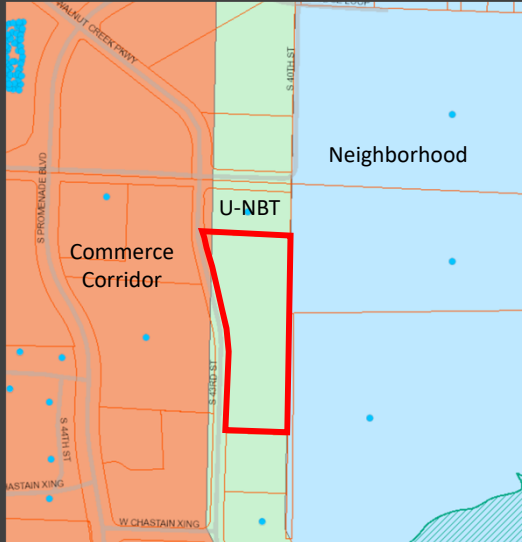
The subject property is generally located between W Walnut Street and W New Hope Road, a block east of S Promenade Blvd. More specifically, the property is located along S 43rd Street, one parcel removed south of W Oak Street. The subject property sits directly across S 43rd Street from the Promenade Health and Rehabilitation Center.



Rezone

PLANNING

Cottages at Magnolia Farms East



Comprehensive Growth Map

Comprehensive Growth Map

- The subject property is located within the Commerce Corridor. Additionally, Commerce Corridor's underlying zoning plan calls for U-NBT zoning along the edges of the designation area.
- This particular parcel is completely within this designated U-NBT buffer.
- The purpose of Neighborhood Transition here is to serve as a buffer between the more intense Commerce Corridor Growth Designation and less intense growth designations and uses surrounding it.

COMPREHENSIVE GROWTH MAP:

This parcel is located within the Commerce Corridor growth designation, but is specifically shown to be zoned U-NBT, being that it falls within the 300' U-NBT buffer border along the east side of the Commerce Corridor.

The intent of this border is to buffer the potentially high-intensity and high-density developments that are allowed in the Commerce Corridor from the lower-intensity and density neighborhoods surrounding the Commerce Corridor. The land to the east of this development in particular is mostly agricultural, with some single-family uses.

Growth Designation:

Commerce Corridor

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM Page 1).

Base Density:

Determined by Density Concept Plan

Max Density:

Determined by Density Concept Plan

Allowed Zoning Districts

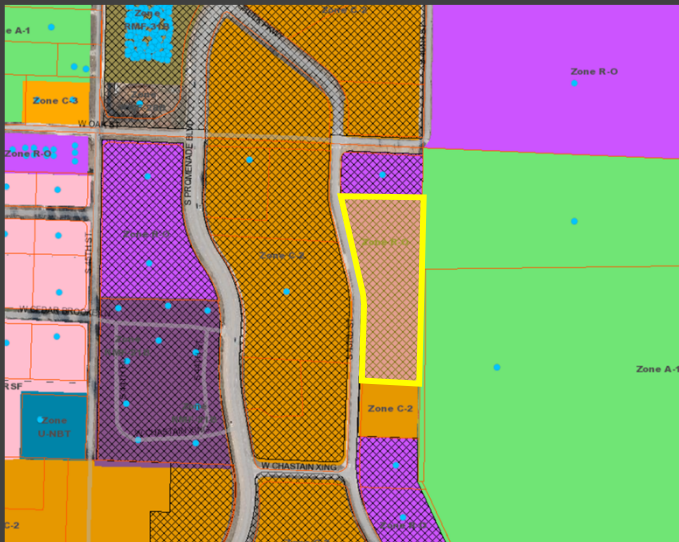
R-MF, **U-NBT**, R-O, C-2, C-4



Rezone

PLANNING

Cottages at Magnolia Farms East



Rezone Request
R-O with PUD to U-NBT

Zoning

Rezone Request:

The applicant is requesting to rezone the subject property from R-O (Residential Office) and PUD to U-NBT.

ZONING:

U-NBT:

The purpose of the Uptown Neighborhood Transition zone 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 Uptown.

Development Standards within this URDC zone specifically address the unique aspects of development in this area by respecting the existing development pattern while allowing high-density, pedestrian-oriented development to occur.

Sec. 14-732(4.5)(a).



Rezone

PLANNING

Cottages at Magnolia Farms East



Aerial Map

Recommendation:
APPROVE

Public Input Received:

Staff hasn't received any comments from the public regarding this request.

RECOMMENDATIONS:

APPROVE

Rezone Request Application Requirements and Information

1. Complete application and submit a two hundred dollar (\$200) filing fee made payable to the City of Rogers with the completed application.
2. Provide a full legal description and the parcel number. Legal description must not be abbreviated. Subdivision lot/block description is sufficient. This is used by Planning Staff to publish a legal notice for the public hearing. Visit with Planning Staff prior to completing the following step; the content of the legal notice can be used for the Notice of Public Hearing letter. Planning Staff will verify the accuracy of all information prior to applicant sending Certified Mail.
3. Applicant must notify all property owners within a 300-foot radius of the property of the public hearing via Certified Mail with return receipt requested (see attached sample letter for Notice of Public Hearing for a Rezone Request). The list of property owners can be obtained through a title or abstract company or the Benton County Assessor's Office. The title or abstract company is likely to charge for this service and will need a legal description. Certified Mail must be sent at least 15 days prior to the public hearing date. Bring the receipt cards and any returned mail, along with a list of all recipients, to the public hearing and remit items to Planning Staff.
4. Attach a signed and notarized copy of the Property Owner Affidavit (see attached). May be submitted with application.
5. Attach a signed and notarized copy of the Certification that covenants have been checked and proper steps taken to notify surrounding property owners (see attached). Provide at time of public hearing.
6. If approved by Planning Commission, the rezone will be forwarded to the City Council for final approval. An applicant must be in attendance to represent their item. Please provide the name and contact number of the representative to attend the City Council meeting by noon the day following Planning Commission.
 - Questions regarding this should be directed to the City Clerk's office; City Hall; (479) 621-1117

NOTES:

- The public hearing will be held during a regularly scheduled Planning Commission meeting. The Planning Commission meets on the first and the third Tuesday of each month. A representative must attend the public hearing to answer any questions from the Planning Commission.
- There is a 10-day appeal period following any Planning Commission decision.
- If the property to be rezoned is located within a PUD, the PUD must be revised prior to rezone.

FINDINGS

The Planning Commission may vote to recommend approval to the City Council, approval with revisions, or to deny the application. A denied application may be appealed to the City Council by filing a letter of appeal with the City Clerk within 15 days of denial: State the reason for deeming error on part of the Planning Commission. If the application is further denied by City Council, an appeal may be brought to a court of record having jurisdiction.

Any or all of the property involved in the application which was denied or withdrawn after public hearing shall not be re-submitted for a period of one year from the date of the last action taken for the same change in zoning, unless the Planning Commission finds a substantial change in conditions from the previous application.



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)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Crafton Tull, Ali Karr

ADDRESS: 901 N 47th St, Suite 400, Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: East of S 43rd St, South of Oak Street

PARCEL NUMBER: 02-22388-000

PHONE #: 479-878-2468 EMAIL: ali.karr@craftontull.com

PROPERTY OWNER: EF Capital AR, LLC PHONE #: 501-690-4782

PRESENT USE: Undeveloped ZONING: R-O (PUD)

PROPOSED USE: Multifamily Development ZONING: RMF (DCP)

Ali Karr

05.23.2023

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: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LOT 13, THE FARMS COMMERCIAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT RECORD 2008, PAGES 58 THROUGH 60.

LAYMAN'S DESCRIPTION:

East of S 43rd St, South of Oak Street

PRESENT ZONING: R-O (PUD)

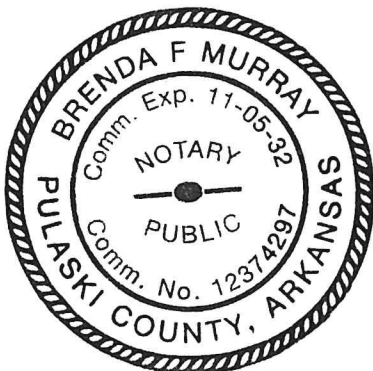
ZONING REQUEST: RMF (DCP)

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Pulaski

Subscribed and sworn before me this the 25th day of May, 2023.



Brenda F. Murray

Notary Signature

Brenda F. Murray

Notary Name Printed

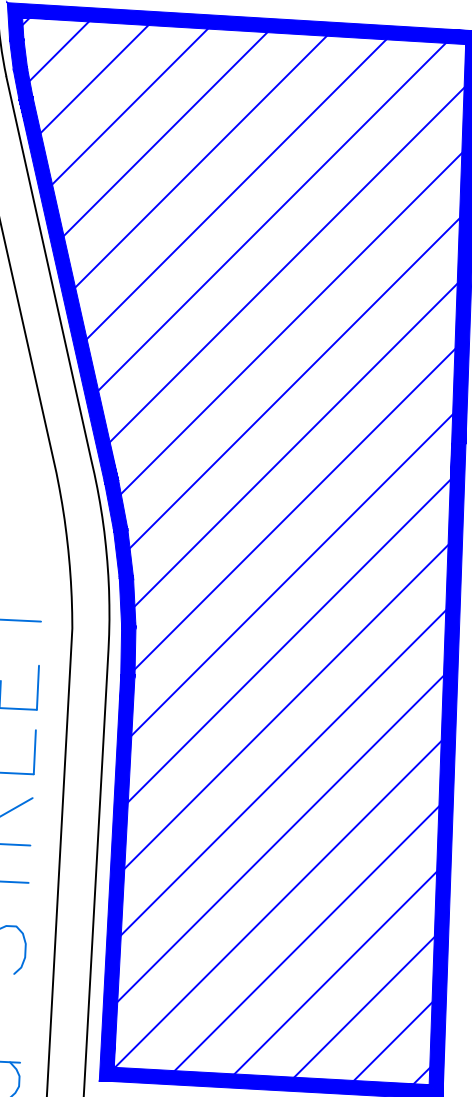
11-5-32
Commission Expires

LOT 13, THE FARMS COMMERCIAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON
FINAL PLAT RECORD 2008, PAGES 58 THROUGH 60.

Legal Description Confirmation

OAK ST.

43rd STREET



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 5 day of June, 2023.

Ali Kaur
Signed

Ali Kaur
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 5 day of June, 2023.

Kerri Pingel
Notary Signature

Kerri Pingel
Notary Name Printed

8/2/26
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 EF Capital AR, LLC is applying to the Rogers Planning Commission to rezone certain real property East of S 43rd St and south of Oak St. The property is more particularly described as follows:

LEGAL DESCRIPTION:

LOT 13, THE FARMS COMMERCIAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON FINAL PLAT RECORD 2008, PAGES 58 THROUGH 60.

LAYMAN DESCRIPTION: East of S 43rd St and south of Oak St

PRESENT ZONING: PUD R-O

ZONING REQUEST: RMF with Density Concept Plan, Gross Density 21 units/ac

A public hearing by the Rogers Planning Commission will be held on June 20, 2023 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully submitted,

By: 

7022 1670 0002 1277 7692

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0712
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Postage \$0.63

\$
Total P

\$8.15 The R Steven Chastain Rev Trust

R Steven & Jo Harris Chastain Trustees

901 S 40th Street

Rogers, AR 72758

PS Form 3800, April 2015 PSN 7530-02-000-9047

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0712
08

Postage \$0.63

\$
Total Post

\$8.13 Hounds Properties Rogers LLC

1818 N Taylor Unit 337

Little Rock, AR 72207

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Postage \$0.63

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Total Por

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Magnolia Farms Leasing, LLC

205 S 2nd Street

Rogers, AR 72758

PS Form

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Spring, TX 77380

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☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

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Postage \$0.63

\$
Total

\$8.15 C/O EF Capital AR LLC

C/O EF Capital Management

1425 Lake From Cir

The woodlands, TX 77380-3610

PS Form 3800, April 2015 PSN 7530-02-000-9047

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Springdale, AR 72766

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0712
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Postage \$0.63

\$
Total F

\$8.13 Ozark Guidance Center Foundation

Po Box 6430

Springdale, AR 72766-6430

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7022 1670 0002 1277 7685

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

0712
08

Postage \$0.63

\$
Total

\$8.13

Steve Chastain

901 S 40th Street

Rogers, AR 72758

PS Form

See Reverse for Instructions

7022 1670 0002 1279 5030

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Rogers, AR 72756

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☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.63

Total Postage \$8.13

Sent To

Street

City, State

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Prime Medical Investment NWA, LLC
6959 Lebanon Rd Ste 212
Frisco, TX 75034

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
REZONE & DENSITY CONCEPT PLAN**

DESCRIPTION: To rezone a 14-acre parcel (the "Site") located at the intersection of Highway 100 and Highway 101, from its current zoning of R-1 (Residential Single-Family) to R-2 (Residential Medium-Density). The Site is currently zoned R-1 and is located in the unincorporated area of Rogers, Arkansas.

APPLICANT: Magruder Farms, Inc.

BOARD/COMMISSION: Planning Commission

MEETING DATE/TIME: June 20, 2023 at 5:30 PM

MEETING LOCATION: Rogers City Council Chambers, 201 W. Chestnut St.

PUBLIC COMMENT: planning@rogersar.gov

FOR MORE INFORMATION: www.rogersar.gov/133/Public-Hearing-Info

 **COMMUNITY DEVELOPMENT
PLANNING DIVISION**
479-621-1158
planning@rogersar.gov