



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

PLANNING COMMISSION MEETING AGENDA

NOVEMBER 21, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION : [HTTPS://US02WEB.ZOOM.US/J/89599757285](https://us02web.zoom.us/j/89599757285)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/89599757285](https://us02web.zoom.us/j/89599757285)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/85225622201](https://us02web.zoom.us/j/85225622201)

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. November 7, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
- Overlays
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

PUBLIC HEARINGS:

1.
RZN: Caleb Abbott

A request by Caleb Abbott to rezone 0.18 acres at the intersection of E. Walnut Street & E. Electric Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.
– *STAFF: Christina Moore*
– *REPRESENTED BY: Nathan Crouch*
2.
RZN: Ruth's Chris

A request by Ruth's Chris to rezone 3529 S. Pinnacle Hills Parkway from C2-CU (Highway Commercial, Condominium Use) to the U-COR (Uptown Core Mixed Use) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Libby Topping*
3.
CUP: Pitchmarks Golf Lounge

A request by Pitchmarks Golf Lounge to allow the use "Commercial Assembly, Recreation & Entertainment" at 1904 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district.
(Tabled)
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Tyler Marks*
4.
CUP: InSight Peer Support

A request by Ashley LaHue for InSight Peer Support to allow the use "Group Residential" at 3311 W. Pawnee Road in the R-SF (Residential Single Family) zoning district.
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Ashley LaHue*
5.
CUP: InSight Peer Support

A request by Ashley LaHue for InSight Peer Support to allow the use "Group Residential" at 3302 W. Seneca Road in the R-SF (Residential Single Family) zoning district.
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Ashley LaHue*



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CALL FOR RECESS:

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

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees

COMMISSIONERS' FINAL COMMENTS:

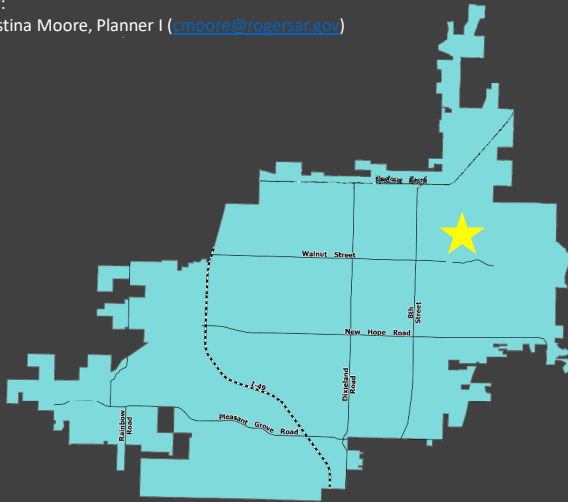
ADJOURN:



Rezone Abbott

PLANNING

Staff:
Christina Moore, Planner I (c.moore@rogersar.gov)



Vicinity Map

Location

509 E Electric Street & the adjacent property to the west

Current Zoning

R-DP (Residential Duplex & Patio Home)

Requested Zoning

NBT (Neighborhood Transition Unit)

Growth Designation

Downtown Regional Center

Representative

Nathan Crouch

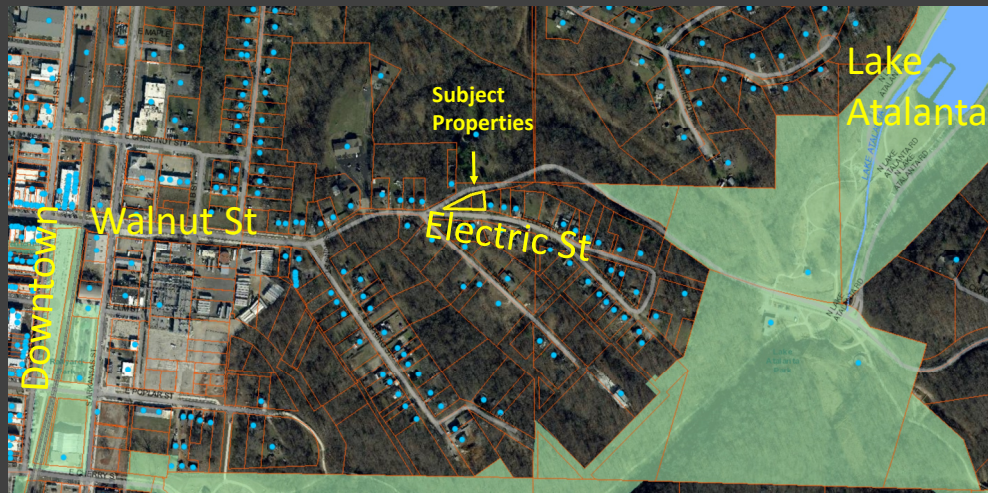
SUMMARY:

Request to rezone subject location from R-DP to NBT



Rezone Abbott

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Geolocation

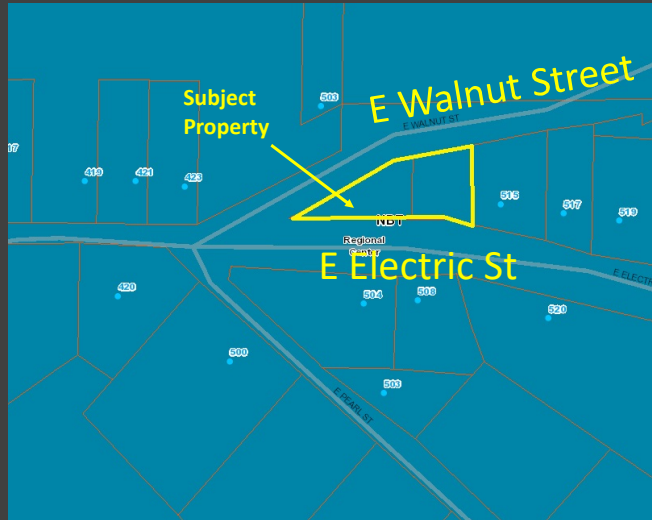
GEOLOCATION:

The properties are located east of the Downtown Rogers on Electric Street



Rezone Abbott

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Downtown Regional Center Zoning Map

FINDINGS:

- Applicant seeks a rezone from R-DP to NBT
- The CGM designates this parcel to be NBT

General Findings:

- The subject property is currently zoned R-DP, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of NBT is an allowed zoning district within the Regional Center (CGM Page 1).
- This property is designated to be NBT per the Downtown Regional Center Zoning Map.

Current Zoning:

- *R-DP (Residential Duplex and Patio Home):* This district is established to provide areas for the development of one- or two-family residential structures. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can also be established. Sec. 14-701(a)

Requested Zoning:

- *NBT (Neighborhood Transition):* The purpose of the 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 downtown. Sec. 14-715(1.1)(a)(iv)

Growth Designation:

Downtown Regional Center.

Growth Designation Purpose:

To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region. (CGM Page 1).

Allowed Zoning Districts:

NBT



Rezone Abbott

PLANNING



Zoning Map

FINDINGS CONTINUED:

- This property is a corner lot and adjacent to R-DP zoning.
- Under the residential transition standards, no new construction or additions could take place within 10ft of the eastern property line.

General Findings:

- The subject property is currently zoned R-DP, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of NBT is an allowed zoning district within the Regional Center (CGM Page 1).
- This property is designated to be NBT per the Downtown Regional Center Zoning Map.

Current Zoning:

- *R-DP (Residential Duplex and Patio Home):* This district is established to provide areas for the development of one- or two-family residential structures. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can also be established. Sec. 14-701(a)

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Allowed Zoning Districts:

NBT



Rezone Abbott

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Aerial Map

Recommendation
REFER TO COMMITTEE
To consider approval

Public Input Received:

- No public input

RECOMMENDATIONS:

Refer to committee

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented
- Move to deny the request as presented

Applicant Submitted Information

Present Use: Undeveloped

Present Zoning: R-DP

Proposed Use: Single Family Residential

Proposed Zoning: NBT

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTIFCE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that (**Nathan Crouch, Blew & Associates**) is applying to the Rogers Planning Commission to rezone certain real property at (**509 E. Electric St.**). The property is more particularly described as follows:

LEGAL DESCRIPTION:

RECORD DESCRIPTION

WARRANTY DEED L202330212:

LOTS 1 AND 2, IN BLOCK 1, REARICK ADDITION, TO THE CITY OF
ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT
RECORD J AT PAGE 436.

SURVEY DESCRIPTION

LOTS 1 AND 2, IN BLOCK 1, REARICK ADDITION, TO THE CITY OF ROGERS,
BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD J AT PAGE 436,
BEING DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1/2" REBAR MARKING THE SOUTHWEST CORNER OF
SAID LOT 1, BLOCK 1, OF REARICK ADDITION, LOCATED AT THE INTERSECTION
OF THE SOUTH RIGHT-OF-WAY LINE OF EAST WALNUT STREET AND THE NORTH
RIGHT-OF-WAY LINE OF EAST ELECTRIC STREET; THENCE ALONG SAID EAST
RIGHT-OF-WAY LINE OF EAST WALNUT STREET THE FOLLOWING COURSES AND



DISTANCES: NORTH 61°05'51" EAST 110.23 FEET TO A SET 5/8" REBAR CAPPED "AR 1659"; THENCE NORTH 78°00'00" EAST 27.14 FEET TO A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 1; THENCE NORTH 78°09'11" EAST 51.21 FEET TO A FOUND 1/2" REBAR MARKING THE NORTHEAST CORNER OF LOT 2, BLOCK 1, REARICK ADDITION; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 01°13'49" WEST 80.77 FEET TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 2, BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF EAST ELECTRIC STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH 85°40'44" WEST 49.89 FEET TO A FOUND 1/2" REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 86°26'43" WEST 121.92 FEET TO THE POINT OF BEGINNING. CONTAINING 0.187 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

LAYMAN'S DESCRIPTION: (509 E. Electric St, APN: 02-07050-000, 02-07051-000)

PRESENT ZONING: (R-DP)

ZONING REQUEST: (NBT)

A public hearing by the Rogers Planning Commission will be held on November 7, 2023 at 5:00 P.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.



Respectfully Submitted,

By: _____
(Applicant's Signature)



PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Attached

LAYMAN'S DESCRIPTION: 509 E. Electric St.; Parcel #s 02-07051-000 & 02-07050-000

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

Respectfully Submitted,

By: Heather Mervay Admin Bar
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 20th day of October, 2023.



Whitney B. Throop
Notary Signature

Whitney B. Throop
Notary Name Printed

03/20/2028
Commission Expires

23-6420 Abbott Survey Descriptions

RECORD DESCRIPTION

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RIGHT-OF-WAY LINE SOUTH $01^{\circ}13'49''$ WEST 80.77 FEET TO A FOUND $1/2''$ REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 2, BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF EAST ELECTRIC STREET; THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING COURSES AND DISTANCES: NORTH $85^{\circ}40'44''$ WEST 49.89 FEET TO A FOUND $1/2''$ REBAR MARKING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH $86^{\circ}26'43''$ WEST 121.92 FEET TO THE POINT OF BEGINNING. CONTAINING 0.187 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

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 **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 13 day of November, 2023.

Nathan Crouch

Signed

Nathan Crouch

Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 13th day of November, 2023.



Whitney B. Throop

Notary Signature

Whitney B. Throop

Notary Name Printed

3/20/2028

Commission Expires

23-6420 Abbott Survey Descriptions

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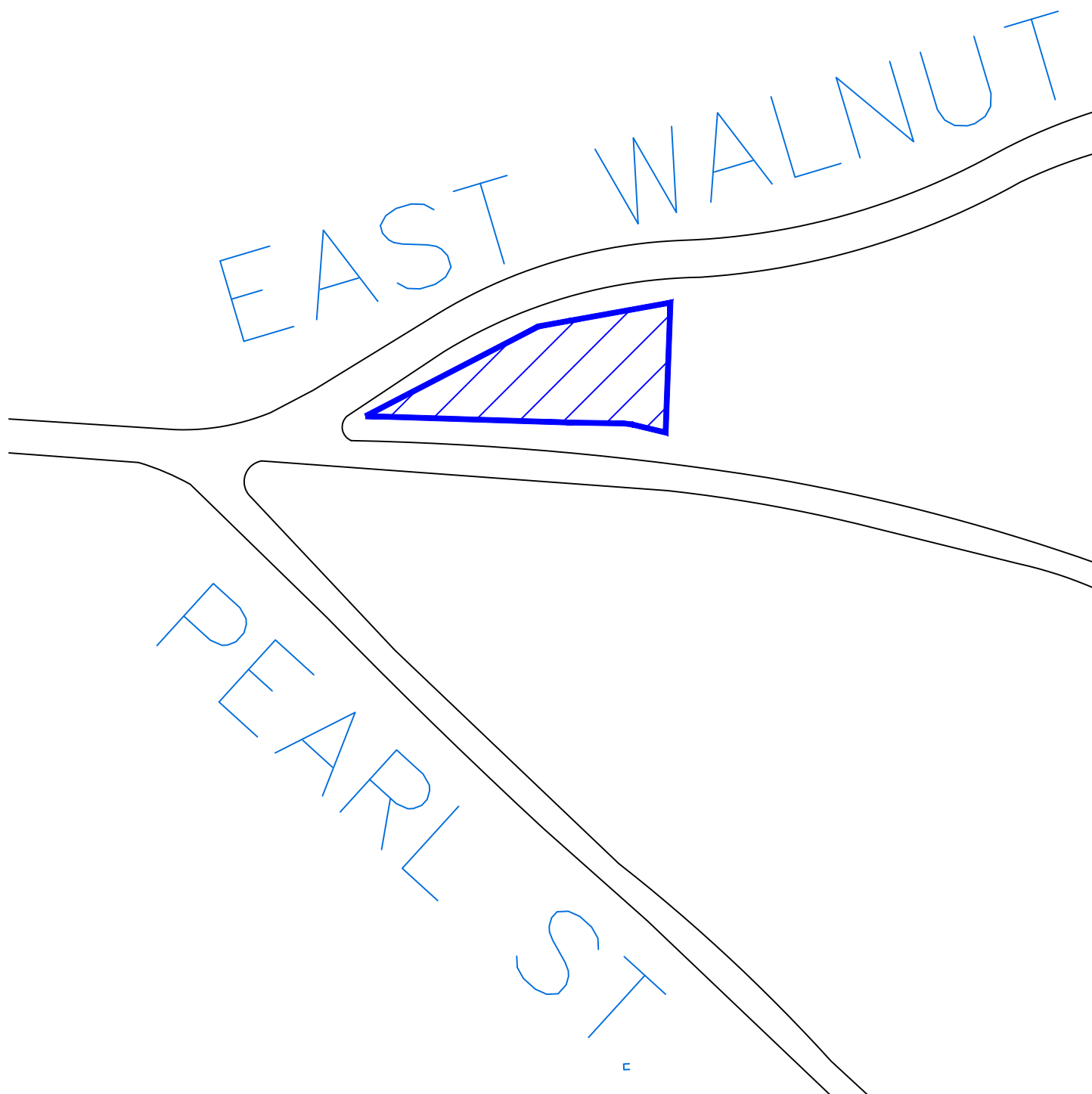


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ObjectID	Owner	Parcel Id	Address	Type	Owner Address	Acres	S-T-R	Subdivision	School Cod	Link
1	VASQUEZ, GERARDO & VASQUEZ, NATALIE	02-00267-000	420 E WALNUT ST	RI	204 W PECAN ST ROGERS AR 72756	0.25	#####	07-19-29-R C30		ARCounty Data
2	HEGWOOD, ALONZO	02-00268-000	E WALNUT ST	RV	4213 N LIONS AVE BROKEN ARROW OK 74012-0429	0.96	#####	07-19-29-R C30		ARCounty Data
3	FIGUEROA, ROMILIA	02-00264-000	508 E ELECTRIC ST	RI	508 E ELECTRIC ST ROGERS AR 72756-3824	0.17	#####	07-19-29-R C30		ARCounty Data
4	GAUCIN, JOSE C	02-00265-000	504 E ELECTRIC ST	RI	504 E ELECTRIC ST ROGERS AR 72756-3824	0.27	#####	07-19-29-R C30		ARCounty Data
5	MUNOZ, JOSE M	02-00319-000	603 E ELECTRIC ST	RI	603 E ELECTRIC ST ROGERS AR 72756-	0.23	#####	07-19-29-R C30		ARCounty Data
6	MURO TRUST, RAMON A & ISABELL J	02-02360-000	504 E PEARL ST	RI	1020 S ARKANSAS ST ROGERS AR 72756	0.44	#####	ALLENS AD C30		ARCounty Data
7	MUNOZ, JOSE & MARIA	02-22105-000	601 E ELECTRIC ST	RV	603 ELECTRIC ST ROGERS AR 72756	0.22	#####	EMILY PLA C30		ARCounty Data
8	WILL, SHARON KAY CLARK	02-00244-000	503 E WALNUT ST	RI	507 E WALNUT ST ROGERS AR 72756-3857	0.15	#####	07-19-29-R C30		ARCounty Data
9	JONES, GARY L & JEAN R	02-02366-000	E PEARL ST	RV	413 E SPRING ST ROGERS AR 72756-3841	0.83	#####	ALLENS AD C30		ARCounty Data
10	URSEY TESTAMENTARY TRUST-EVELYN M	02-00285-000	423 E WALNUT ST	RI	809 N 13TH PL ROGERS AR 72756-2601	0.16	#####	07-19-29-R C30		ARCounty Data
11	PINA, ANA B	02-00263-000	520 E ELECTRIC ST	RI	1009 W BANZ RD ROGERS AR 72758-6515	0.68	#####	07-19-29-R C30		ARCounty Data
12	BAIRES, MIRNA DEL CARMEN CASTRO	02-07052-000	515 E ELECTRIC ST	RI	515 E ELECTRIC ST ROGERS AR 72756	0.15	#####	REARICK A C30		ARCounty Data
13	DURAN, JOSE LUIS & MUNOZ, OLGA	02-02359-000	523 E PEARL ST	RI	1911 W LINDA LN ROGERS AR 72758	0.3	#####	ALLENS AD C30		ARCounty Data
14	MESSICK, KELLY A	02-05112-000	600 E ELECTRIC ST	RI	13104 WILLOW OAK LN ROGERS AR 72756	0.18	#####	IRENE ADD C30		ARCounty Data
15	TILDAN LLC & EVCO LLC	02-22104-000	519 E ELECTRIC ST	RI	526 FARM RD 2295 SELIGMAN MO 65745	0.17	#####	EMILY PLA C30		ARCounty Data
16	DURAN, JOSE LUIS & MUNOZ, OLGA	02-02356-000	E PEARL ST	RV	1911 W LINDA LN ROGERS AR 72758	0.39	#####	ALLENS AD C30		ARCounty Data
17	SHELTON, BENJAMIN TAYLOR & CROW, KRISTEN BAIRD	02-00243-000	421 E WALNUT ST	RI	1102 N RAVEN RD ROGERS AR 72756	0.16	#####	07-19-29-R C30		ARCounty Data
18	CTFL HOLDINGS LLC	02-02358-000	E PEARL ST	RV	PO BOX 148 BENTONVILLE AR 72712	0.43	#####	ALLENS AD C30		ARCounty Data
19	NEVAREZ, HEATHER D & BANKS, ADISON R	02-07050-000	E ELECTRIC ST	RV	11529 BRADSHAW ST OVERLAND PARK KS 66210	0.09	#####	REARICK A C30		ARCounty Data
20	MUNOZ, JOSE & MARIA	02-22106-000	603 E ELECTRIC ST	RV	PO BOX 515 ROGERS AR 72757-0515	0.23	#####	EMILY PLA C30		ARCounty Data
21	GARCIA-CORTEZ LIVING TRUST, GUSTAVO	02-00262-000	417 E WALNUT ST	RI	417 E WALNUT ST ROGERS AR 72756	0.24	#####	07-19-29-R C30		ARCounty Data
22	CTFL HOLDINGS LLC	02-02357-000	500 E PEARL ST	RV	PO BOX 148 BENTONVILLE AR 72712	0.55	#####	ALLENS AD C30		ARCounty Data
23	NEVAREZ, HEATHER D & BANKS, ADISON R	02-07051-000	509 E ELECTRIC ST	RV	11529 BRADSHAW ST OVERLAND PARK KS 66210	0.09	#####	REARICK A C30		ARCounty Data
24	GAVCIN, CONCEPCION & JULIA	02-00266-000	503 E PEARL ST	RI	503 E PEARL ST ROGERS AR 72756-3837	0.07	#####	07-19-29-R C30		ARCounty Data
25	RODRIGUEZ, GERZON & HERNANDEZ, MAURA	02-00245-000	419 E WALNUT ST	RI	419 E WALNUT ST ROGERS AR 72756-3851	1.83	#####	07-19-29-R C30		ARCounty Data
26	REYNOLDS, VINCENT D & REGINA M	02-02362-000	506 E PEARL ST	RI	2380 COUNTY RD 302 EUREKA SPRINGS AR 72632	0.22	#####	ALLENS AD C30		ARCounty Data
27	BOHLEN, CLELL V L/E	02-07053-000	517 E ELECTRIC ST	RI	PO BOX 417 ROGERS AR 72757	0.12	#####	REARICK A C30		ARCounty Data
	HERNANDEZ, EDWARD ANTONIO & KIMBERLY NICOLE	02-00319-001	607 E ELECTRIC ST	RI	905 W ROZELL ST ROGERS AR 72756	0.12	#####	07-19-29-R C30		ARCounty Data
	HERNANDEZ, EDWARD ANTONIO & KIMBERLY NICOLE	02-05090-000	E ELECTRIC ST	RV	905 W ROZELL ST ROGERS AR 72756	0.09	#####	IRENE ADD C30		ARCounty Data

Legal Description Confirmation



7022 2410 0002 3459 0528

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CLARK WILL, SHARON KAY
 507 E WALNUT ST
 ROGERS AR 72756-3857

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Postage \$0.66

DURAN, JOSE LUIS; MUNOZ, OLGA
 1911 W LINDA LN
 ROGERS AR 72758

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

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7022 2410 0002 3459 0504

7022 2410 0002 3459 0542

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BOHLEN, CLELL V L/E
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Postage \$0.66

BAIRES, MIRNA DEL CARMEN CASTRO
 515 E ELECTRIC ST
 ROGERS AR 72756

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

OTFL HOLDINGS LLC
 PO BOX 148
 BENTONVILLE AR 72712

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7022 2410 0002 3459 0597

7022 2410 0002 3459 0610

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

To: FIGUEROA, ROMILIA
 508 E ELECTRIC ST
 ROGERS AR 72756-3824

Postmark Here
 NOV - 3 2023
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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

To: SAUCIN, CONCEPCION; JULIA
 503 E PEARL ST
 ROGERS AR 72756-3837

Postmark Here
 NOV - 3 2023
 11/03/2023
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Extra Services & Fees (check box, add fee as appropriate)	\$3.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

To: MUNOZ, JOSE; MARIA
 601 E ELECTRIC ST
 ROGERS AR 72756

Postmark Here
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 FAYETTEVILLE, AR 72703 USPS

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7022 2410 0002 3459 0566

7022 2410 0002 3459 0580

7022 2410 0002 3459 0603

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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

To: DURAN, JOSE LUIS; MUNOZ, OLGA
 523 E PEARL ST
 ROGERS AR 72756

Postmark Here
 NOV - 3 2023
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 FAYETTEVILLE, AR 72703 USPS

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total	\$8.56

To: GAUCIN, JOSE C
 504 E ELECTRIC ST
 ROGERS AR 72756-3824

Postmark Here
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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	\$0.66
Total	\$8.56

To: MUNOZ, JOSE; MARIA
 603 ELECTRIC ST
 ROGERS AR 72756

Postmark Here
 NOV - 3 2023
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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56
Sent
Street
City

MURO TRUST, RAMON A; ISABELLA
504 E PEARL ST
ROGERS AR 72756

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7022 2410 0002 3459 0627

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Rogers, AR 72757

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56
Sent
Street
City

MUNOZ, JOSE; MARIA
PO BOX 515
ROGERS AR 72757-0515

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Rogers, AR 72756

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Extra Services & Fees (check box, add fee as appropriate)	\$3.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56
Sent
Street
City

PINA, ANA B
520 E ELECTRIC ST
ROGERS AR 72756

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Overland Park, KS 66210

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☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
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☐ Adult Signature Required	\$0.00
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Postage \$0.66

Total \$8.56
Sent
Street
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NEVAREZ, HEATHER D; BANKS, ADISON R
11529 BRADSHAW ST
OVERLAND PARK KS 66210

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Rogers, AR 72756

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

Postage \$0.66

Total \$8.56
Sent
Street
City

MURO TRUST, RAMON A; ISABELLA
1020 S ARKANSAS ST
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 \$0.66

Total \$8.56
Sent
Street
City

REYNOLDS, VINCENT D; REGINA M
2380 COUNTY RD 302
EUREKA SPRINGS AR 72632

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Seligman, MO 65745

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

Postage \$0.66

Total \$5.01

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NOV - 3 2023
FAYETTEVILLE, AR 72703 USPS

TILDAN LLC; EVCO LLC
526 FARM RD 2295
SELIGMAN MO 65745

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Little River, SC 29566

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

Postage \$0.66

Total \$5.01

Sent 11/03/2023

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CLARENCE B CRAFT STA
NOV - 3 2023
FAYETTEVILLE, AR 72703 USPS

W-2 INVESTMENTS LLC
C/O BLANCHE WELBORN
4832 WILLIAMS ISLAND DR
LITTLE RIVER NC 29566

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☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
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Postage \$0.66

Total \$5.01

Sent 11/03/2023

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CLARENCE B CRAFT STA
NOV - 3 2023
FAYETTEVILLE, AR 72703 USPS

VASQUEZ, GERARDO; VASQUEZ, NATALIE
204 W PECAN ST
ROGERS AR 72756

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Rogers, AR 72758

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

Postage \$0.66

Total \$5.01

Sent 11/03/2023

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CLARENCE B CRAFT STA
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FAYETTEVILLE, AR 72703 USPS

PINA, ANA B
1009 W BANZ RD
ROGERS AR 72758-6515

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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 \$0.66

Total \$5.01

Sent 11/03/2023

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NOV - 3 2023
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URSEY TESTAMENTARY TRUST-EVELYN M
423 E WALNUT ST
ROGERS AR 72756

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

Postage \$0.66

Total \$5.01

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VASQUEZ, GERARDO; VASQUEZ, NATALIE
420 E WALNUT ST
ROGERS AR 72756

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

Postage \$0.66

Total \$8.56

Will, Sharon Kay Clark
503 E WALNUT ST
ROGERS AR 72756

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

Postage \$0.66

Total \$8.56

TILDAN LLC; EVCO LLC
519 E ELECTRIC ST
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 \$0.66

Total \$8.56

SHELTON, BENJAMIN TAYLOR; CROW, KRISTEN BAIRD
1102 N RAVEN RD
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 \$0.66

Total \$8.56

Will, Sharon Kay Clark
507 E WALNUT ST
ROGERS AR 72756-3857

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

Postage \$0.66

Total \$8.56

URSEY TESTAMENTARY TRUST-EVELYN M
809 N 13TH PL
ROGERS AR 72756-2601

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

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Extra Services & Fees (check box, add fee as appropriate)	\$3.55
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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 \$0.66

Total \$8.56

SHELTON, BENJAMIN TAYLOR; CROW, KRISTEN BAIRD
421 E WALNUT ST
ROGERS AR 72756

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Extra Services & Fees (check box, add fee as appropriate)	\$3.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To REYNOLDS, VINCENT D; REGINA M
506 E PEARL ST
ROGERS AR 72756

Street
City, St.

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



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Extra Services & Fees (check box, add fee as appropriate)	\$3.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To RODRIGUEZ, GERZON; HERNANDEZ, MAURA
419 E WALNUT ST
ROGERS AR 72756-3851

Street
City

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



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Rogers, AR 72756

OFFICIAL USE

Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total \$8.56

Sent To W 2 INVESTMENTS LLC
668 E WALNUT ST
ROGERS AR 72756

Street
City

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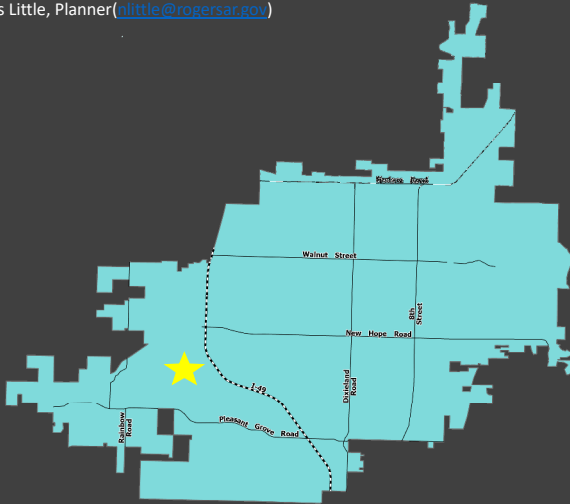
Rezone

Ruth's Chris

PLANNING

Staff:

Nicholas Little, Planner(nlittle@rogersar.gov)



Vicinity Map

CGM Designation

Regional Center - Uptown

Zoning

C2-CU (Highway Commercial, Condominium Unit)

Proposed Zoning

U-COR (Uptown Core Mixed Use)

Location

3529 S Pinnacle Hills Parkway

Representative

Libby Topping, Crafton Tull

Location:

This is located in west Rogers, just south of the intersection of W Northgate Road and S Pinnacle Hills Parkway.



Rezone

Ruth's Chris

PLANNING





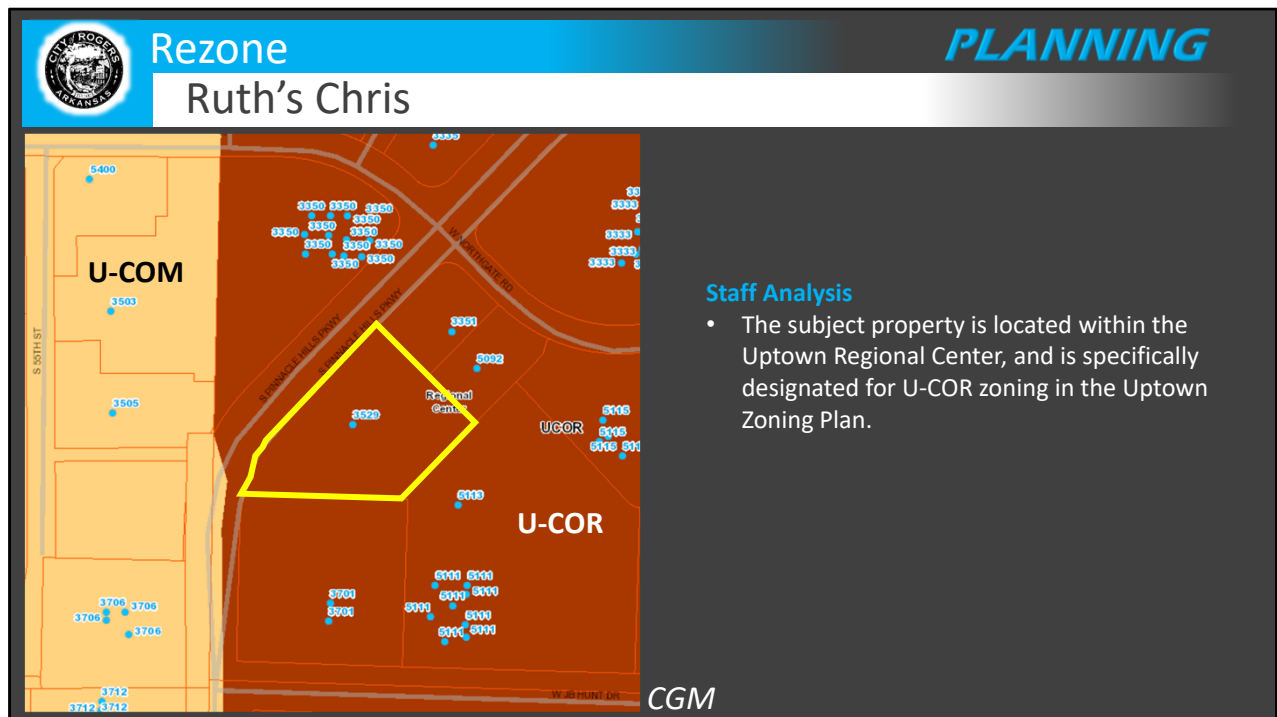
Rezone Request:

The applicant is requesting to rezone the subject property from C-2 CU (Highway Commercial, Condominium Unit) to U-COR (Uptown Core Mixed Use).

ZONING:

U-COR(Uptown Core Mixed Use):

The purpose of the Uptown Core Mixed Use zone is to allow high-intensity, high-density urban mixed-use development characterized by pedestrian-priority streetscapes, inviting storefront, ground level retail and other commercial services, and upper floor office and residential uses. City blocks shall incorporate on-street parking, parking garages that are located so that they are internalized and do not dominate the development context, and public spaces that are connected by a walkable street network. Thereby, U-COR allows for all essential elements of live-work-play within walking distance, provides the most efficient use of land, and is designed to accommodate multi-modal transportation including car, pedestrian, bicycle, and public transit. Sec. 14-732(1.1)(a)(i).



COMPREHENSIVE GROWTH MAP:

- The subject property is located within the Access Corridor growth designation, which allows C-2 zoning, per the CGM Guide.
- Common zoning designation along W Hudson.

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).

Base Density:

-

Max Density:

-

Allowed Zoning Districts

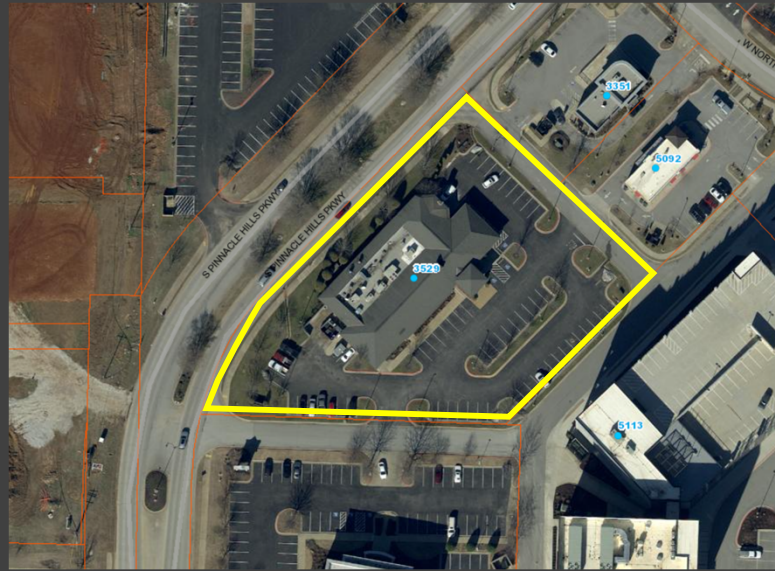
U-COR, U-COM, U-ENT, U-NBT



Rezone

Ruth's Chris

PLANNING



Site Aerial

Recommendation
APPROVE

Public Input Received:

No Public Input Received

RECOMMENDATIONS:

APPROVE

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented
- Move to deny the request as presented



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 - Libby Topping
ADDRESS: 901 N. 47th Street SUITE #: 400
GENERAL LOCATION OF PROPERTY: South the intersection of Northgate Rd & Pinnacle Hills Pkwy
PARCEL NUMBER: 02-15427-005
PHONE #: 479-636-4838 EMAIL: Libby.Topping@craftontull.com
PROPERTY OWNER: CHOPS PROPERTIES LLC PHONE #: _____
PRESENT USE: Restaurant ZONING: C2-CU
PROPOSED USE: Mixed Use ZONING: U-COR

Elizabeth Topping 10.25.2023
Applicant Signature Date

Attachment Checklist:

- ☒ Legal description of property EXHIBIT A
- ☒ Parcel Number for property
- ☒ ~~Applicant Certification~~ IN PROGRESS
- ☒ Property Owner Affidavit
- ☒ ~~Site plan as needed~~ N/A

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, CHOPS PROPERTIES 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"

LAYMAN'S DESCRIPTION:
South the intersection of Northgate Rd & Pinnacle Hills Pkwy (Parcel #02-15427-005)

PRESENT ZONING: C2-CU

ZONING REQUEST: U-COR

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

Tennessee
STATE OF ~~ARKANSAS~~
COUNTY OF Shelby

Subscribed and sworn before me this the 27th day of October, 20 23.

[Signature]
Notary Signature

Adam Slovis
Notary Name Printed

Commission Expires

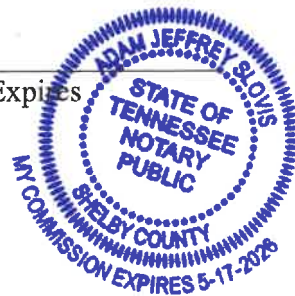


EXHIBIT A

TRACT J-6 OF THE OF PINNACLE HILLS, PHASE I IN THE CITY OF ROGERS, AS SHOWN ON A TRACT SPLIT RECORDED IN PLAT BOOK 2005 AT PAGE 957, BEING A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL FOUND AT THE SOUTHWEST CORNER OF SAID TRACT J-6, BEING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PINNACLE HILLS PARKWAY (90'R/W); THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 30°12'49", A RADIUS OF 275.00 FEET, A LONG CHORD THAT BEARS N30°25'32"E, 143.34 FEET, AN ARC DISTANCE OF 145.01 FEET, AN IRON PIN FOUND BEARS S26°18'54"E, 0.47 FEET; THENCE N45°31'44"E 235.97 FEET TO A FOUND CHISELED "X" IN CONCRETE; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE S44°05'06"E 242.63 FEET TO A FOUND PK NAIL; THENCE S45°54'54"W 186.73 FEET TO A FOUND PK NAIL; THENCE N86°49'30"W 276.08 FEET TO THE POINT OF BEGINNING, CONTAINING 1.60 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

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 6th day of November, 2023.

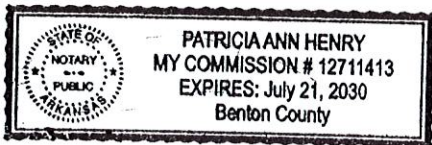
[Signature]
Signed

Elizabeth Topping
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 6th day of November, 2023.



Patricia Ann Henry
Notary Signature

Patricia Ann Henry
Notary Name Printed

7/21/30
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 **November 21, 2023** at **5:30 p.m.** on the application by **Ruth's Chris** to rezone **3529 S. Pinnacle Hills Parkway** from the **C2-CU** (Highway Commercial, Condominium Use) zoning district to the **U-COR** (Uptown Core Mixed Use) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

3529 S. Pinnacle Hills Parkway

Parcel Number: 02-15427-005

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday November 5, 2023**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
REZONE

Item	Location	Area	Map
1	10000 S. 100th St. to 10000 S. 110th St.	10000 S. 100th St. to 10000 S. 110th St.	10000 S. 100th St. to 10000 S. 110th St.
2	10000 S. 110th St. to 10000 S. 120th St.	10000 S. 110th St. to 10000 S. 120th St.	10000 S. 110th St. to 10000 S. 120th St.
3	10000 S. 120th St. to 10000 S. 130th St.	10000 S. 120th St. to 10000 S. 130th St.	10000 S. 120th St. to 10000 S. 130th St.
4	10000 S. 130th St. to 10000 S. 140th St.	10000 S. 130th St. to 10000 S. 140th St.	10000 S. 130th St. to 10000 S. 140th St.
5	10000 S. 140th St. to 10000 S. 150th St.	10000 S. 140th St. to 10000 S. 150th St.	10000 S. 140th St. to 10000 S. 150th St.
6	10000 S. 150th St. to 10000 S. 160th St.	10000 S. 150th St. to 10000 S. 160th St.	10000 S. 150th St. to 10000 S. 160th St.
7	10000 S. 160th St. to 10000 S. 170th St.	10000 S. 160th St. to 10000 S. 170th St.	10000 S. 160th St. to 10000 S. 170th St.
8	10000 S. 170th St. to 10000 S. 180th St.	10000 S. 170th St. to 10000 S. 180th St.	10000 S. 170th St. to 10000 S. 180th St.
9	10000 S. 180th St. to 10000 S. 190th St.	10000 S. 180th St. to 10000 S. 190th St.	10000 S. 180th St. to 10000 S. 190th St.
10	10000 S. 190th St. to 10000 S. 200th St.	10000 S. 190th St. to 10000 S. 200th St.	10000 S. 190th St. to 10000 S. 200th St.

10000 S. 100th St. to 10000 S. 200th St.

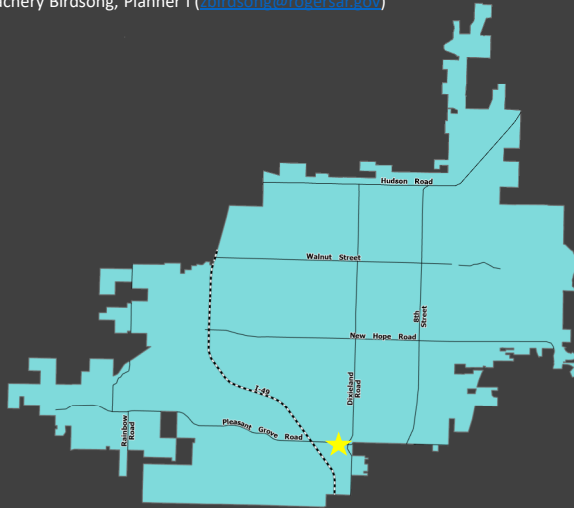


CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge

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



Vicinity Map

Location:

1904 W Pleasant Grove Road

Proposed Use:

Commercial Assembly, Recreation and Entertainment

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Commerce Corridor

Applicant:

Tyler Marks

Proposal

This site is located at 1904 W Pleasant Grove Road.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

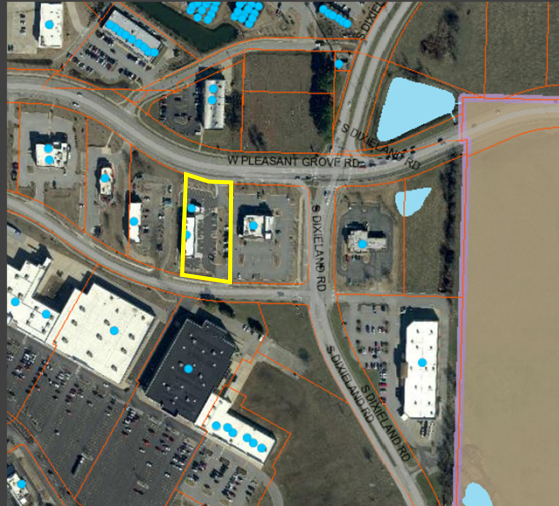
"Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include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

Allowed Zoning Districts:

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



Pitchmarks Golf Lounge



Geolocation

It is located near the southwest corner of W Pleasant Grove Road and S Dixieland Road. Just west of Old Chicago Pizza and Taproom.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Aerial View

Proposal

The applicant is requesting a conditional use permit for commercial assembly, recreation and entertainment.

Proposal

The applicant is requesting to have a conditional use permit for commercial assembly, recreation and entertainment.

ZONING:

C-2 (Highway Commercial):

The purpose and intent of the C-2 zoning 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 the district be located along or at the intersections of arterial classification streets or along frontage roads adjacent o the interstate or other limited-access streets.” Sec. 14-709(a).

Use Definition:

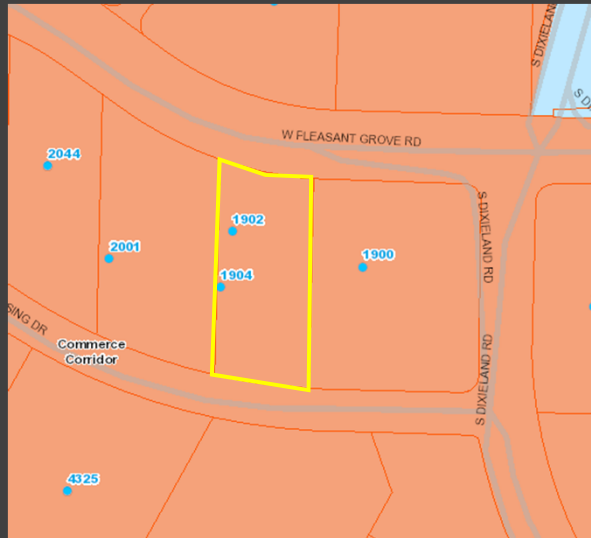
“Commercial Assembly, Recreation, and Entertainment” is defined as “a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment.” Sec. 14-695(b)(3)(p)(1).



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in C-2.
- C-2 is an allowed zone per the Commerce Corridor Growth Designation.

Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?

The proposed use is conditional in C-2. The Commerce Corridor Growth Designation allows for this zoning.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Downtown 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.

Allowed Zoning Districts:

IA



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - The proposed use is compatible with the surrounding context. Much of this area is zoned C-2 and primarily contains a mix of restaurants and retail stores.
- This use would not set a precedent contrary to the city land use plan.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The proposed use is compatible with adjacent properties. Much of the area is zoned C-2 and consists primarily of restaurants and retail stores. This use would not set a precedent contrary to the city land use plan.

ZONING:

C-2 (Highway Commercial):

The purpose and intent of the C-2 zoning 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 the 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." Sec. 14-709(a).

Use Definition:

"Commercial Assembly, Recreation, and Entertainment" is defined as "a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment." Sec. 14-695(b)(3)(p)(1).



Pitchmarks Golf Lounge



Aerial Map

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Zoning requirements can be met. The applicant does not currently plan on adding to the existing structure.

Can all other zoning requirements be met?

Zoning requirements can be met. The applicant plans on using the existing structure.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Aerial Map

CONSIDERATIONS & FINDINGS

- Will ingress and egress for the proposed use create a traffic hazard?
 - No

Will ingress and egress for the proposed use create a traffic hazard?

Ingress and egress here would not create any traffic hazards.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge

SUMMARY

- ☒ Is the proposed use conditional?
- ☒ Is the property zoned correctly per the CGM?
- ☒ Is the proposed use compatible with surroundings?
- ☒ Would the proposed use set a precedent contrary to the City land use plan?
- ☒ Can zoning requirements be met?
- ☒ Will ingress and egress for the proposed use create a traffic hazard?

CONSIDERATIONS & FINDINGS PER SEC. 14-723(a)(3):

In Summary:

All conditional use permit considerations are met.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Aerial Map

Recommendation
Approve

Public Input:

No public input has been received for this request.

RECOMMENDATION:

Approve

Applicant Request Submitted Information

Present Use

- Shell building (Commercial)

Proposed Conditional Use

- Sports recreation/entertainment building (specifically golf related)

Parking Spaces Available

- 39.00

Hours of Operation

- 11AM-10PM

Would allowance of this CUP require new construction?

- No

Considering neighboring properties, are there conditions that should be placed on this property if the CUP is approved for the use proposed?

- No

Is the property switching from a residential to non-residential use?

- No

PROPERTY OWNER PERMISSION

I, QAG QAG LUO, hereby permit the use of Sports Recreation and Entertainment
(name) (use)
on my property at 1904W Peasant Grove Road Rogers, Arkansas.
(address)

Dated this the 11 day of October, 2023.

LS
Signed

QAG QAG LUO
Name Printed

STATE OF ARKANSAS

COUNTY OF WASHINGTON

Subscribed and sworn before me this the 11th day of OCTOBER, 2023.



Halsey Taylor Richardson
Notary Signature

Halsey Taylor Richardson
Notary Name Printed

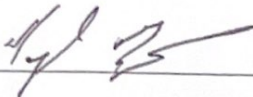
9/20/2026
Commission Expires

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.

Dated this the 6 day of November, 2023.

Signed



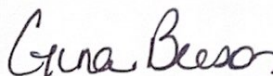
Name Printed

Tyler Moris

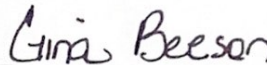
STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 17 day of November, 2023.



Notary Signature



Notary Name Printed

4-20-2026

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 **November 7, 2023** at **5:30 p.m.** on the application by **Tyler Marks for Pitchmarks Golf Lounge** for a **Conditional Use Permit** to allow the uses “**Commercial Assembly, Recreation & Entertainment**” at **1904 W. Pleasant Grove Rd.** in the **C-2** (Highway Commercial) zoning district at the following described location:

PROPERTY DESCRIPTION:

1904 W. Pleasant Grove Rd.

Parcel Numbers: 02-16158-005

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 22, 2023**
BILL THE CITY OF ROGERS



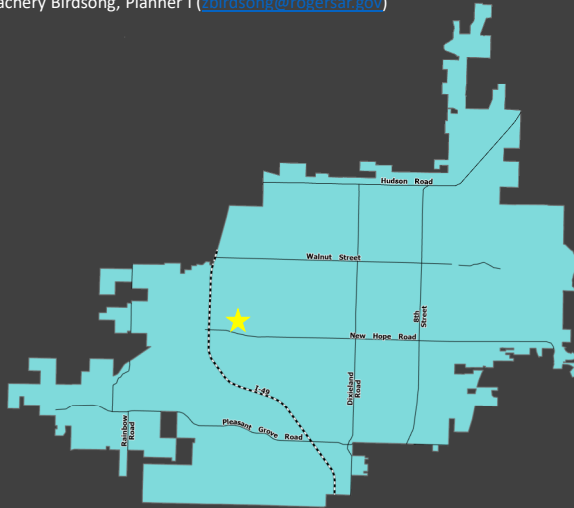


CONDITIONAL USE PERMIT

PLANNING

InSight Peer Support - Pawnee

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



Vicinity Map

Location:

3311 W. Pawnee Road

Proposed Use:

Group Residential

Zoning:

R-SF (Residential Single-Family)

Growth Designation:

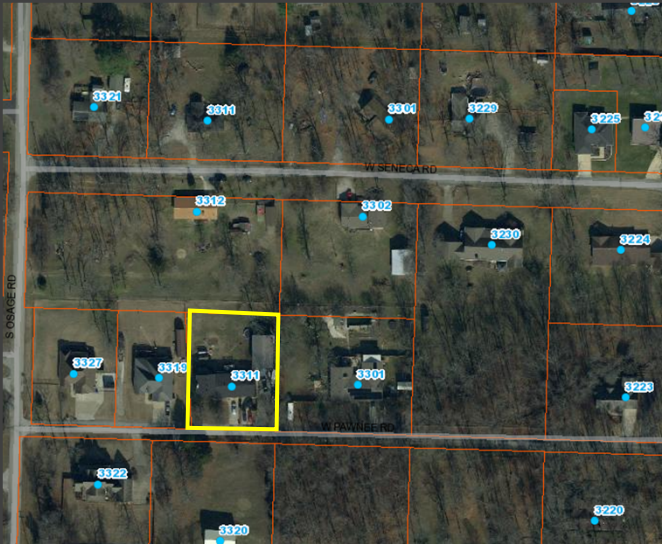
Neighborhood

Applicant:

Ashley LaHue

Proposal

The site in question is located in west Rogers at 3311 West Pawnee Road.



Proposal

Proposal



InSight Peer Support - Pawnee



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in R-SF. The property is zoned in accordance with the Comprehensive Growth Map.

Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?

The proposed use is conditional in R-SF zoning and this zone is allowed within the Neighborhood Growth Designation.

COMPREHENSIVE GROWTH MAP:

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.

Allowed Zoning Districts:

R-SF, N-R, R-DP, R-MF



InSight Peer Support - Pawnee



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
- Per Sec. 14-695(b)(1)(c)(3), the definition of group residential states that it is generally appropriate in locations that are:
 - Suitable for multi-family residential
 - Connected by streets classified as collector or above
 - Accessible to public or commercial services
 - Or in higher intensity Growth Designations

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The definition of group residential provides criteria for evaluating the appropriateness of the proposed location. Per section 14-695(b)(1)(c)(3), group residential is generally appropriate in locations that are: suitable for multi-family residential, connected by streets classified as collector or above, accessible to public or commercial services, or in higher intensity growth designations.

ZONING:**R-SF (Residential Single-Family):**

The purpose and intent of the R-SF zoning district is "intended 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).

Use Definition:

"Group Residential" is defined as

- (1) "a secondary use classification encompassing shared living quarters, for four or more unrelated persons, without separate kitchen or bathroom facilities."
- (2)(i) "Group Residential does not include residential hotels; and"
- (2)(ii) "Group Residential allows for associated support services."
- (3) "Group Residential is generally appropriate in locations that are suitable for multifamily residential, connected by streets classified as collector or above, accessible to public or commercial services, or in higher-intensity Growth Designations such as Neighborhood Center or Regional Center." Sec. 14-695(b)(1)(c).



InSight Peer Support - Pawnee



Zoning Map

USE DEFINITION CONSIDERATIONS & FINDINGS

- **Suitable for multi-family residential?**
 - This location would not generally be deemed as suitable for residential multi-family use. It's immediately surrounded by single-family residential uses and is located in the middle of a suburban local street.
- **Connected by streets classified as a collector or above?**
 - West Pawnee Road is a minor street, which is classified lower than a collector. Not only is West Pawnee Road classified as a minor street, it is also a dead end.

Suitable for multi-family residential?

This location would not typically be suitable for residential multi-family use. It's located in the middle of a suburban neighborhood along a local street.

Connected by streets classified as a collector or above?

West Pawnee Road is a minor street, which is the a lower classification than a collector. In addition, it is a dead end road.



InSight Peer Support - Pawnee



Zoning Map

USE DEFINITION CONSIDERATIONS & FINDINGS

- Accessible to public or commercial services?
 - The site is nearly half a mile north of a nearby Neighborhood Center. There are no sidewalk connections, nearby trails or consistent public transit options allowing for multi-modal accessibility to those services and is not immediately adjacent to any existing services.
- In higher intensity growth designations?
 - The proposed use is located within the lowest intensity growth designation.

Accessible to public or commercial services?

The site is nearly half a mile north of a Neighborhood Center. There are not many multi-modal options for transportation to those services and there are not any services adjacent to the property.

In a higher intensity growth designation?

The proposed location is within the Neighborhood Growth Designation, which is the lowest intensity growth designation.



InSight Peer Support - Pawnee



Zoning Map

CONSIDERATIONS & FINDINGS

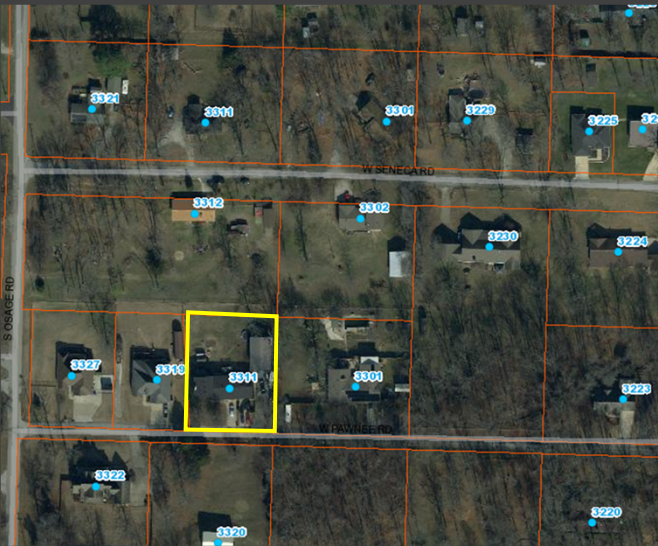
- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - For the reasons stated previously, this site does not meet the published guidelines for group residential. Therefore, approval of this request would set a precedent that is contrary to the land use plan.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

This location is not compatible with surroundings for group residential use. Approval of this request would set a precedent that is contrary to the land use plan.



InSight Peer Support - Pawnee



Aerial Map

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - This request is for a use within an existing structure. There are no proposed additions to the building. However, it is required that one parking space be provided for each sleeping accommodation.
- The proposed max accommodation by the applicant is 10. There would need to be at least 10 available parking spaces provided for this use.
- If approved, staff recommends that the approval is contingent upon the applicant providing a parking plan subject to approval by the City Engineer.

Can all other zoning requirements be met?

This request concerns a use within an existing structure. However, there would be a parking requirement that one space for every sleeping accommodation be provided.

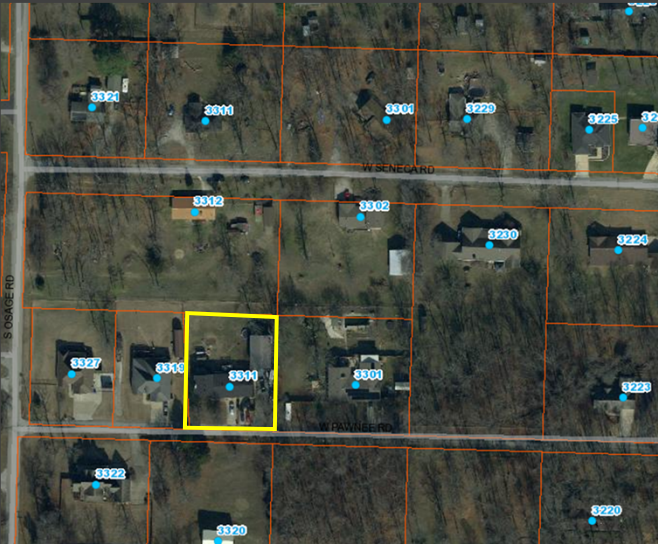
If approved, staff recommends that the approval is contingent upon the applicant providing a parking plan subject to approval by the City Engineer.



CONDITIONAL USE PERMIT

PLANNING

InSight Peer Support - Pawnee



Aerial Map

CONSIDERATIONS & FINDINGS

- Will ingress and egress for the proposed use create a traffic hazard?
 - There are no identified ingress/egress traffic hazards at this location.

Will ingress and egress for the proposed use create a traffic hazard?

Ingress and egress here would not create any traffic hazards.



InSight Peer Support - Pawnee

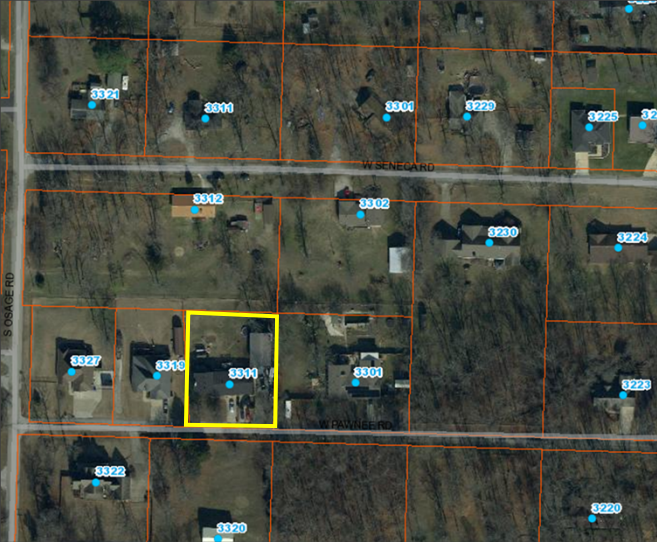
SUMMARY

- ✓ Is the proposed use conditional?
- ✓ Is the property zoned correctly per the CGM?
- ✗ Is the proposed use compatible with surroundings?
- ✗ Would the proposed use set a precedent contrary to the City land use plan?
- 🔍 Can zoning requirements be met?
- ✓ Will ingress and egress for the proposed use create a traffic hazard?

CONSIDERATIONS & FINDINGS PER SEC. 14-723(a)(3):

In Summary:

The proposed use is conditional and zoned correctly per the CGM. It is not compatible with surroundings and would set a precedent contrary to the City land use plan. Zoning requirements would require a parking plan showing how the parking requirements could be met. Ingress and egress would not create a traffic hazard.



Recommendation
DENY OR REFER TO COMMITTEE

Public Input:

Staff has received multiple e-mails and phone calls from nearby residents voicing their opposition to this request.

RECOMMENDATION:
DENY OR REFER TO COMMITTEE



October 13, 2023

Planning and Zoning Commission
301 West Chestnut
Rogers, AR 72756

Dear Planning Commissioners,

My name is Ashley LaHue. I am the co-founder and CEO of InSight Peer Support. InSight Peer Support was founded in early 2023. We are seeking a conditional use permit to develop and implement a robust transitional living program in Rogers, AR. Our mission is to ignite a spark of hope in the hopeless through authentic peer support and transitional living.

The home is located at 3311 West Pawnee Road in Rogers, AR. This 4-bedroom, 4 bath 2,839 sq/ft. home is on a .65 acre lot with easy access to community-based organizations, support groups, and employment opportunities. The house has enough living space, according to the National Agency for Recovery Residences' standards, to comfortably accommodate 10 individuals. The agency will have two Peer Support Specialist on staff to assist individuals with gaining recovery capital. The staff will be available from 9:00am-5:00pm. We will also have a live-in house manager. There should be very little additional traffic generated. Most individuals that enter transitional living do not have driver's licenses or vehicles. Acquiring those things takes time and support. However, there is enough parking on the property to accommodate 10 vehicles. There will not be any signage erected, nor will there be any flammable or hazardous materials. There will be NO additional noise or lights.

InSight Peer Support is an ethical company that strives to save lives and reduce crime. We are fully vetted by the State of Arkansas DHS Recovery Unit as well as the Arkansas Opioid Recovery Partnership. The home will be certified by the National Agency on Recovery Residences (NARR) within 6 months of opening to make sure we are operating according to national best practices. We also have a "Good Neighbor" policy that will be fully enforced.

I am a person in long-term recovery from opioid use disorder. I am a DHS State certified Peer Recovery Supervisor with extensive experience in the development and implementation of transitional living homes, peer support programs and recovery community organizations. I sit on the Arkansas DHS Peer Advisory Committee as well as the Arkansas DHS Peer Ethics Review Committee. I am also the Vice Chair of the Northwest Arkansas Continuum of Care. InSight Peer Support has the full support of Benton County treatment Court Judge, Tom Smith, as well as many other community-based organizations. I have deep roots in the Rogers community, and I know firsthand how vital it is to secure more housing options for those individuals in early recovery from substance use disorders.

Sincerely,

Ashley LaHue, BS, PRPS
Co-Founder/CEO
InSight Peer Support

I, Rachel Danti Szabo, hereby permit the use of transitional living
(name) (use)
on my property at 3311 W. Pawnee Rd. Rogers, AR 72758 Rogers, Arkansas.
(address)

Dated this the 25 day of OCTOBER, 2023.

Rachel Danti Szabo
Signed

Luke Szabo

Rachel Danti Szabo
Name Printed

Luke Szabo

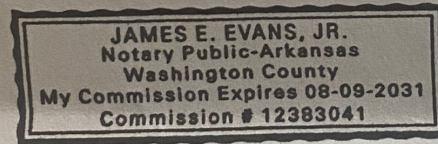
STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 25TH day of OCTOBER, 2023.

James E. Evans, Jr.
Notary Signature

JAMES E. EVANS, JR
Notary Name Printed



Commission Expires _____

Pawnee

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.

Dated this the 4 day of November, 2023

Ashley Lahue
Signed

Ashley Lahue
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 4th day of November, 2023

Angie
Notary Signature

Angie Torres
Notary Name Printed

03/01/2032
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 **November 21, 2023** at **5:30 p.m.** on the application by **Ashley LaHue for InSight Peer Support** for a **Conditional Use Permit** to allow the uses **“Group Residential”** at **3311 W. Pawnee Rd.** in the **R-SF** (Residential Single Family) zoning district at the following described location:

PROPERTY DESCRIPTION:

3311 W. Pawnee Rd

Parcel Number: 02-06811-000

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday November 5, 2023**
BILL THE CITY OF ROGERS



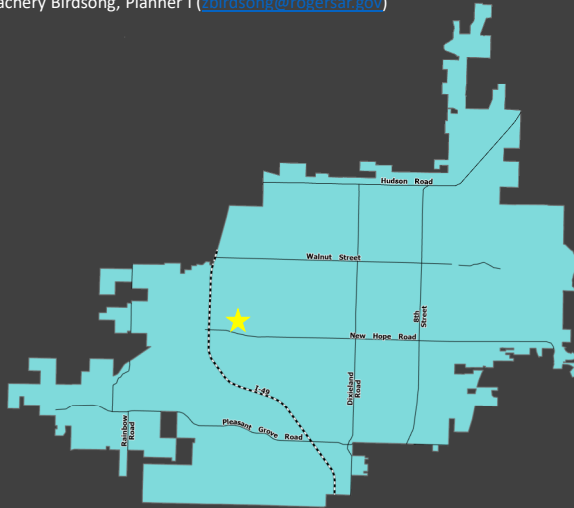


CONDITIONAL USE PERMIT

PLANNING

InSight Peer Support - Seneca

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



Vicinity Map

Location:

3302 W. Seneca Road

Proposed Use:

Group Residential

Zoning:

R-SF (Residential Single-Family)

Growth Designation:

Neighborhood

Applicant:

Ashley LaHue

Proposal

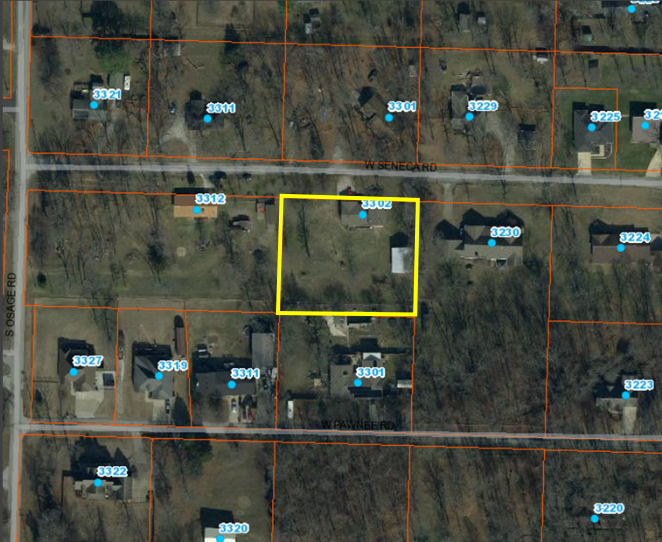
The site in question is located in west Rogers at 3302 West Seneca Road.



CONDITIONAL USE PERMIT

PLANNING

InSight Peer Support - Seneca



Aerial View

Proposal

- The applicant is requesting a conditional use permit for group residential at this location.

Proposal

The applicant is requesting to have a conditional use permit for group residential at this location.



InSight Peer Support - Seneca



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in R-SF. The property is zoned in accordance with the Comprehensive Growth Map.

Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?

The proposed use is conditional in R-SF zoning and this zone is allowed within the Neighborhood Growth Designation.

COMPREHENSIVE GROWTH MAP:

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.

Allowed Zoning Districts:

R-SF, N-R, R-DP, R-MF



InSight Peer Support - Seneca



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - Per Sec. 14-695(b)(1)(c)(3), the definition of group residential states that it is generally appropriate in locations that are:
 - Suitable for multi-family residential
 - Connected by streets classified as collector or above
 - Accessible to public or commercial services
 - Or in higher intensity Growth Designations

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The definition of group residential provides criteria for evaluating the appropriateness of the proposed location. Per section 14-695(b)(1)(c)(3), group residential is generally appropriate in locations that are: suitable for multi-family residential, connected by streets classified as collector or above, accessible to public or commercial services, or in higher intensity growth designations.

ZONING:**R-SF (Residential Single-Family):**

The purpose and intent of the R-SF zoning district is "intended 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).

Use Definition:

"Group Residential" is defined as

- (1) "a secondary use classification encompassing shared living quarters, for four or more unrelated persons, without separate kitchen or bathroom facilities."
- (2)(i) "Group Residential does not include residential hotels; and"
- (2)(ii) "Group Residential allows for associated support services."
- (3) "Group Residential is generally appropriate in locations that are suitable for multifamily residential, connected by streets classified as collector or above, accessible to public or commercial services, or in higher-intensity Growth Designations such as Neighborhood Center or Regional Center." Sec. 14-695(b)(1)(c).



InSight Peer Support - Seneca



Zoning Map

USE DEFINITION CONSIDERATIONS & FINDINGS

- **Suitable for multi-family residential?**
 - This location would not generally be deemed as suitable for residential multi-family use. It's immediately surrounded by single-family residential uses and is located in the middle of a suburban local street.
- **Connected by streets classified as a collector or above?**
 - West Seneca Road is a minor street, which is classified lower than a collector. Not only is West Seneca Road a minor street, it is also a dead end.

Suitable for multi-family residential?

This location would not typically be suitable for residential multi-family use. It's located in the middle of a suburban neighborhood along a local street.

Connected by streets classified as a collector or above?

West Seneca Road is a minor street, which is a lower classification than a collector. In addition, it is a dead end road.



InSight Peer Support - Seneca



Zoning Map

USE DEFINITION CONSIDERATIONS & FINDINGS

- Accessible to public or commercial services?
 - The site is nearly half a mile north of a nearby Neighborhood Center. There are no sidewalk connections, nearby trails or consistent public transit options allowing for multi-modal accessibility to those services and is not immediately adjacent to any existing services.
- In higher intensity growth designations?
 - The proposed use is located within the lowest intensity growth designation.

Accessible to public or commercial services?

The site is nearly half a mile north of a Neighborhood Center. There are not many multi-modal options for transportation to those services and there are not any services adjacent to the property.

In a higher intensity growth designation?

The proposed location is within the Neighborhood Growth Designation, which is the lowest intensity growth designation.



InSight Peer Support - Seneca



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - For the reasons stated previously, this site does not meet the published guidelines for group residential. Therefore, approval of this request would set a precedent that is contrary to the land use plan.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

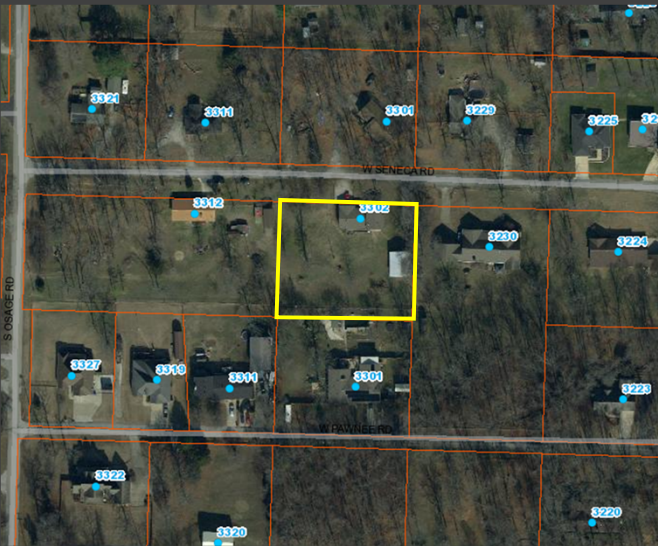
This location is not compatible with surroundings for group residential use. Approval of this request would set a precedent that is contrary to the land use plan.



CONDITIONAL USE PERMIT

PLANNING

InSight Peer Support - Seneca



Aerial Map

CONSIDERATIONS & FINDINGS

- **Can zoning requirements be met?**
 - This request is for a use within an existing structure. There are no proposed additions to the building. However, it is required that one parking space be provided for each sleeping accommodation.
- The proposed max accommodation by the applicant is 10. There would need to be at least 10 available parking spaces provided for this use.
- If approved, staff recommends that the approval is contingent upon the applicant providing a parking plan subject to approval by the City Engineer.

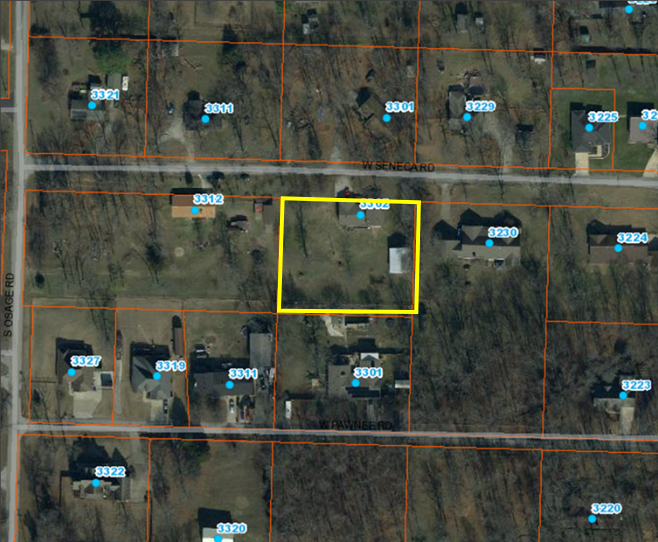
Can all other zoning requirements be met?

This request concerns a use within an existing structure. However, there would be a parking requirement that one space for every sleeping accommodation be provided.

If approved, staff recommends that the approval is contingent upon the applicant providing a parking plan subject to approval by the City Engineer.



InSight Peer Support - Seneca



Aerial Map

CONSIDERATIONS & FINDINGS

- Will ingress and egress for the proposed use create a traffic hazard?
 - There are no identified ingress/egress traffic hazards at this location.

Will ingress and egress for the proposed use create a traffic hazard?

Ingress and egress here would not create any traffic hazards.



InSight Peer Support - Seneca

SUMMARY

- ✓ Is the proposed use conditional?
- ✓ Is the property zoned correctly per the CGM?
- ✗ Is the proposed use compatible with surroundings?
- ✗ Would the proposed use set a precedent contrary to the City land use plan?
- 🔍 Can zoning requirements be met?
- ✓ Will ingress and egress for the proposed use create a traffic hazard?

CONSIDERATIONS & FINDINGS PER SEC. 14-723(a)(3):

In Summary:

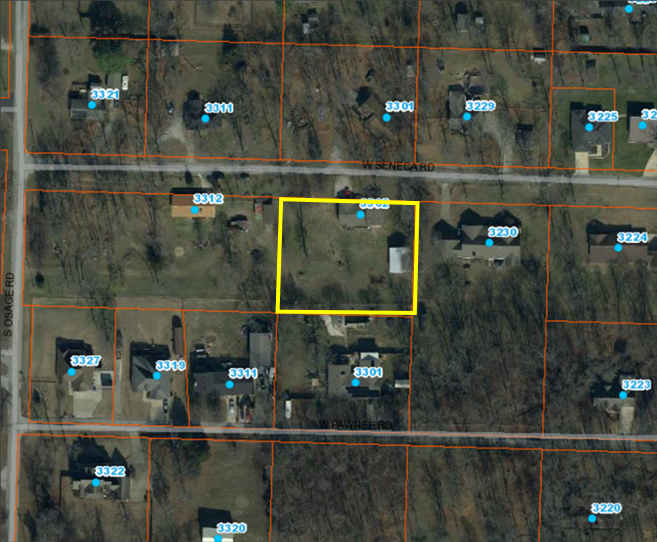
The proposed use is conditional and zoned correctly per the CGM. It is not compatible with surroundings and would set a precedent contrary to the City land use plan. Zoning requirements would require a parking plan showing how the parking requirements could be met. Ingress and egress would not create a traffic hazard.



CONDITIONAL USE PERMIT

PLANNING

InSight Peer Support - Seneca



Recommendation
DENY OR REFER TO COMMITTEE

Public Input:

Staff has received multiple e-mails and phone calls from nearby residents voicing their opposition to this request.

RECOMMENDATION:
DENY OR REFER TO COMMITTEE



October 13, 2023

Planning and Zoning Commission
301 West Chestnut
Rogers, AR 72756

Dear Planning Commissioners,

My name is Ashley LaHue. I am the co-founder and CEO of InSight Peer Support. InSight Peer Support was founded in early 2023. We are seeking a conditional use permit to develop and implement a robust transitional living program in Rogers, AR. Our mission is to ignite a spark of hope in the hopeless through authentic peer support and transitional living.

The home is located at 3302 West Seneca in Rogers, AR. This 4-bedroom, 3 bath 2,640 sq/ft. home is on a 1-acre lot with easy access to community-based organizations, support groups, and employment opportunities. The house has enough living space, according to the National Agency for Recovery Residences' standards, to comfortably accommodate 10 individuals. The agency will have two Peer Support Specialist on staff to assist individuals with gaining recovery capital. The staff will be available from 9:00am-5:00pm. We will also have a live-in house manager. There should be very little additional traffic generated. Most individuals that enter transitional living do not have driver's licenses or vehicles. Acquiring those things takes time and support. However, there is enough parking on the property to accommodate 10 vehicles. There will not be any signage erected, nor will there be any flammable or hazardous materials. There will be NO additional noise or lights.

InSight Peer Support is an ethical company that strives to save lives and reduce crime. We are fully vetted by the State of Arkansas DHS Recovery Unit as well as the Arkansas Opioid Recovery Partnership. The home will be certified by the National Agency on Recovery Residences (NARR) within 6 months of opening to make sure we are operating according to national best practices. We also have a "Good Neighbor" policy that will be fully enforced.

I am a person in long-term recovery from opioid use disorder. I am a DHS State certified Peer Recovery Supervisor with extensive experience in the development and implementation of transitional living homes, peer support programs and recovery community organizations. I sit on the Arkansas DHS Peer Advisory Committee as well as the Arkansas DHS Peer Ethics Review Committee. I am also the Vice Chair of the Northwest Arkansas Continuum of Care. InSight Peer Support has the full support of Benton County treatment Court Judge, Tom Smith, as well as many other community-based organizations. I have deep roots in the Rogers community, and I know firsthand how vital it is to secure more housing options for those individuals in early recovery from substance use disorders.

Sincerely,

Ashley LaHue, BS, PRPS
Co-Founder/CEO
InSight Peer Support

PROPERTY OWNER PERMISSION

I, Kristie Gregory, hereby permit the use of transitional living
(name) (use)
on my property at 3302 West Seneca Road Rogers, Arkansas.
(address)

Dated this the 24th day of October, 20 23

Kristie Gregory
Signed

Kristie Gregory
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24 day of Oct., 20 23

Michael Gates
Notary Signature

Michael Gates
Notary Name Printed

9-20-2025
Commission Expires



PROPERTY OWNER PERMISSION

I, Rob Gregory, hereby permit the use of Transitional Living
(name) (use)
on my property at 3302 W. Seneca Rd Rogers, Arkansas.
(address)

Dated this the 24 day of October, 2023.

Rob Gregory
Signed

Rob Gregory
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24 day of Oct., 2023

Michael Gates
Notary Signature

Michael Gates
Notary Name Printed

9-20-2025
Commission Expires



Seneca

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.

Dated this the 4 day of November, 2023

Ashley Zahue
Signed

Ashley Zahue
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 4th day of November, 2023.

Angie Torres
Notary Signature

Angie Torres
Notary Name Printed

03/01/2032
Commission Expires





DEPT. OF COMMUNITY DEVELOPMENT
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3302 W. Seneca Rd

Parcel Number: 02-06808-000

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday November 5, 2023**
BILL THE CITY OF ROGERS

