



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

PLANNING COMMISSION MEETING AGENDA
JANUARY 2, 2024
5:30 PM

ONLINE VIEWING:
PLANNING COMMISSION
[HTTPS://US02WEB.ZOOM.US/J/84162055898](https://us02web.zoom.us/j/84162055898)
BOARD OF ADJUSTMENT
[HTTPS://US02WEB.ZOOM.US/J/84162055898](https://us02web.zoom.us/j/84162055898)
ZONING REVIEW COMMITTEE
[HTTPS://US02WEB.ZOOM.US/J/88155763017](https://us02web.zoom.us/j/88155763017)

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. December 19, 2023

PUBLIC FORUM:

REPORTS FROM STAFF AND COMMISSIONERS:



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1. Staff
2. Commissioners:
Announcement of Edwin McClure as Planning Commission Chair and establishment of his replacement on Board of Adjustment.

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

PUBLIC HEARING:

1.
CUP: Hudson Golf Cart Display

A request by Hudson Golf Cart Display to allow the use "Vehicle/Equipment Sales & Rentals" on 1.03 acres south of the junction of N. 4th Street & W. Hudson Road in the C-2 (Highway Commercial) zoning district.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: Jake Chavis*

CALL FOR RECESS:

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

OLD BUSINESS:

1.
RZN: Hannah Cicioni

A request by Hannah Cicioni to rezone 511 W. Pecan Street from the N-R (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district. *(Tabled at 9/19/23)*

– *STAFF: Christina Moore*

– *REPRESENTED BY: Hannah Cicioni*



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NEW BUSINESS:

1. Establishment of 2024 Zoning Review Committee members.
2. Consideration of an amendment to Chapter 14 to establish a Neighborhood Overlay designating setbacks in downtown Rogers and a proposed update to the schedule of uses within the Neighborhood Transition Zoning District (NBT) of the Downtown Rogers Development Code.
– *STAFF: Director, John McCurdy*
3. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:

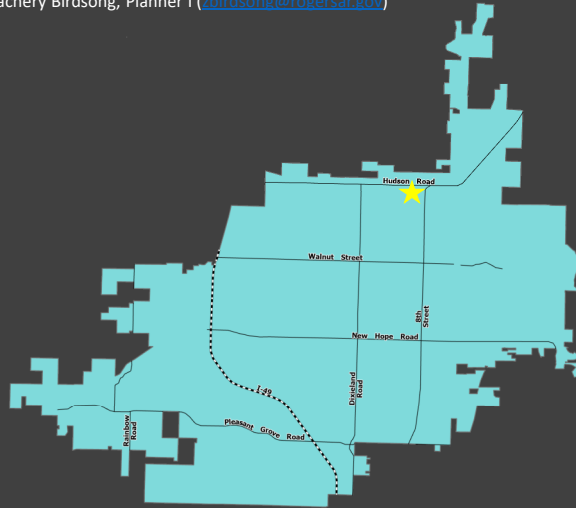


CONDITIONAL USE PERMIT

PLANNING

Hudson Golf Cart Display

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



Vicinity Map

Location:

South of the junction of N 4th and W Hudson

Proposed Use:

Vehicle/Equipment Sales and Rentals

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Access Corridor

Applicant:

Jake Chavis, Bates and Associates

Proposal

This site is located south of the junction of North 4th and West Hudson

Growth Designation:

Access Corridor

Growth Designation Purpose:

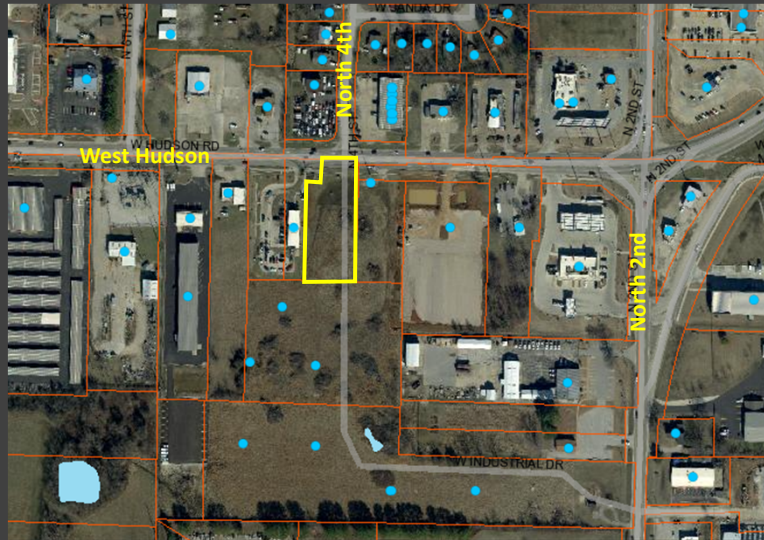
"To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses." CGM Page 1

Allowed Zoning Districts:

R-MF, R-O, C-2



Hudson Golf Cart Display



Geolocation

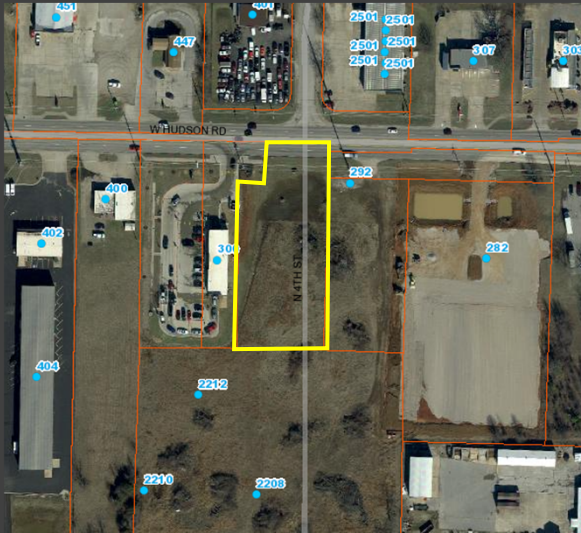
Near the southwest corner of North 2nd and West Hudson Road.



CONDITIONAL USE PERMIT

PLANNING

Hudson Golf Cart Display



Aerial View

Proposal

The applicant is requesting a conditional use permit for Vehicle/Equipment Sales and Rentals

Proposal

The applicant is requesting to have a conditional use permit for vehicle/equipment sales and rentals.

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:

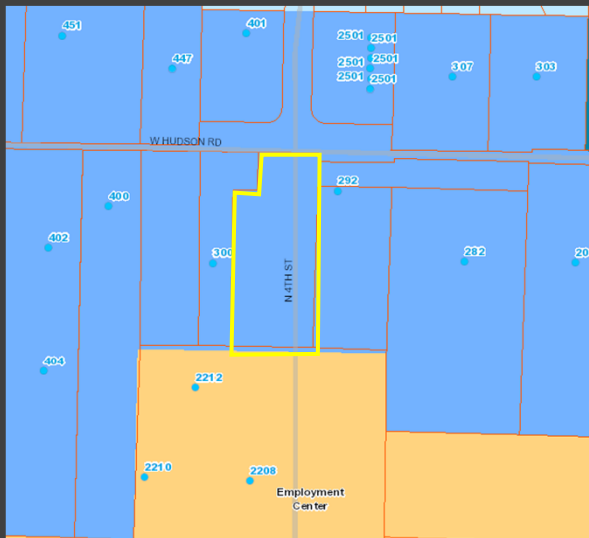
“Vehicle/Equipment Sales and Rentals” is defined as “a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment.” Sec. 14-695(b)(3)(mm)(1).



CONDITIONAL USE PERMIT

PLANNING

Hudson Golf Cart Display



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 Access 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 Access Corridor Growth Designation allows for this zoning.

Growth Designation:

Access Corridor

Growth Designation Purpose:

“To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses.” CGM Page 1

Allowed Zoning Districts:

R-MF, R-O, C-2



CONDITIONAL USE PERMIT

PLANNING

Hudson Golf Cart Display



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 industrial and commercial.
- 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 immediately abutting this property is industrial or commercial. There is an existing auto shop directly northwest of this property.

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:

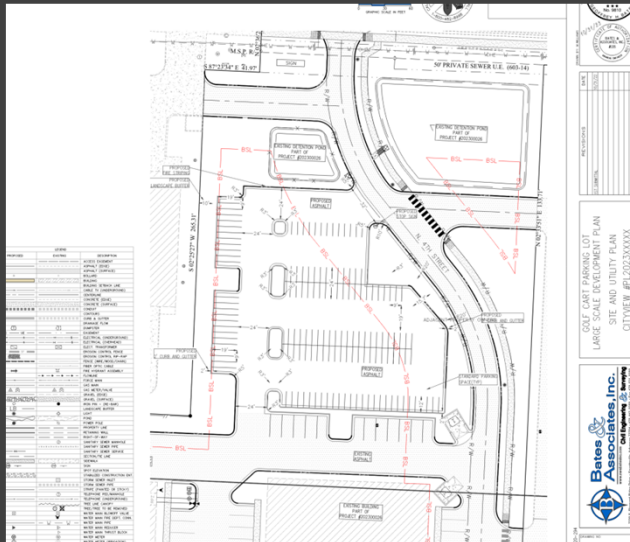
“Vehicle/Equipment Sales and Rentals” is defined as “a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment.” Sec. 14-695(b)(3)(mm)(1).



CONDITIONAL USE PERMIT

PLANNING

Hudson Golf Cart Display



Site Plan

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
- Zoning requirements can be met.

Can all other zoning requirements be met?

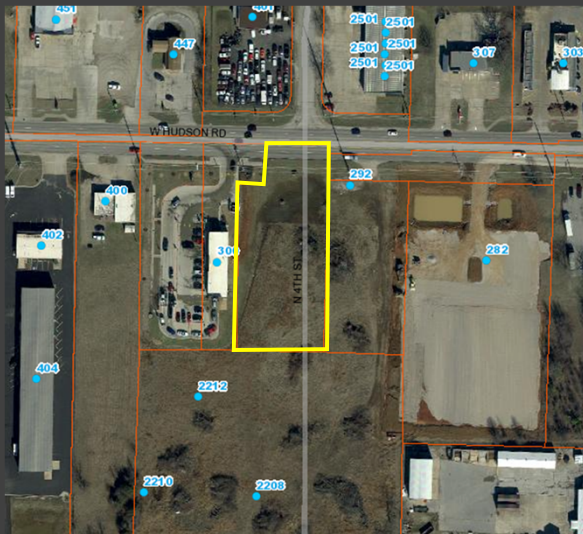
Zoning requirements can be met. The applicant is proposing a parking lot for the display of golf carts to sell that will accompany a pre-approved large-scale to the south.



CONDITIONAL USE PERMIT

PLANNING

Hudson Golf Cart Display



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

Hudson Golf Cart Display

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:

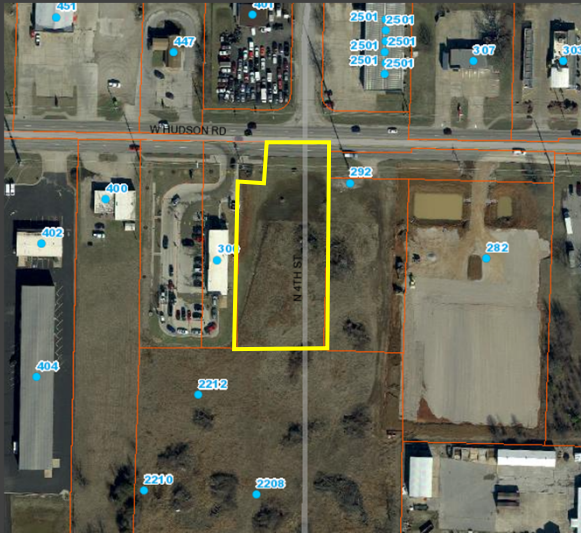
All conditional use permit considerations are met.



CONDITIONAL USE PERMIT

PLANNING

Hudson Golf Cart Display



Aerial Map

Recommendation
Approve

Public Input:

No public input has been received for this request.

RECOMMENDATION:

Approve



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PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
PHONE: (479) 621-1186
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OFFICE USE ONLY

Permit Fee: _____ (\$100)
Zoning: _____
Permit Number: _____
CityView Application: _____
Date: _____

CONDITIONAL USE PERMIT

APPLICANT: Josan Gurmeet/ Jake Chavis W/ Bates and Associates
ADDRESS: w. Hudson Road SUITE #: _____
GENERAL LOCATION OF PROPERTY: at the intersection of Hudson and the new proposed 4th street
PARCEL NUMBER: 02-00737-001
PHONE #: 479-442-9350 EMAIL: jakejchavis@gmail.com
PROPERTY OWNER: Josan Gurmeet PHONE #: 479-442-9350
PRESENT USE: vacant ZONING: C-2
PROPOSED CONDITIONAL USE: Outdoor Display
PARKING SPACES AVAILABLE: parking available HOURS OF OPERATION: none, only for parking lot
at storefront
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

12-8-23

Applicant Signature

Date

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

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
☒ No

Attachment Checklist:

- ☒ Letter explaining request
☒ Parcel Number
☒ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____
PLANNING COMMISSION ACTION: _____
COMMENTS, CONDITIONS, LIMITS: _____



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

December 8, 2023

Kyle Belt

Dept. of Community Development

City of Rogers | www.rogersar.gov

301 W Chestnut St, Rogers, AR 72756

RE: Hudson Golf Cart Display CUP Request – Summary letter

Mr Belt,

Our Client would like to apply for a conditional use permit to allow outdoor display on parcel number 02-00737-001. This area is associated with a previously approved project that has not started construction, project number PL202200469. If approved, the LSD that would follow would only consist of a parking lot, and no physical building will be placed on the parcel as there is already an approved warehouse building that would site on the parcel adjacent. Both parcels are owned by the same landowner.

My client intends to use one of the proposed warehouses previously approved on parcel 02-00737-000 as an assembly location for golfcarts as well as a store front. The CUP we are requesting is only associated with the C-2 zoned portion of the project to use as open display. Since there is no physical building on the parcel in question, there will be no hours of operation. The development will not generate any additional traffic, and it will not require additional parking as all the parking has been accommodated for in the previously approved development.

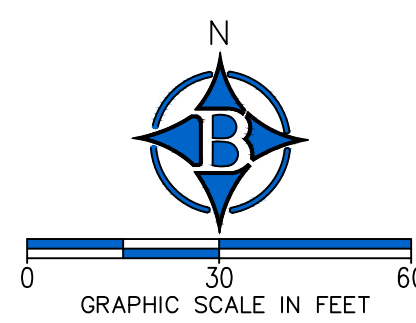
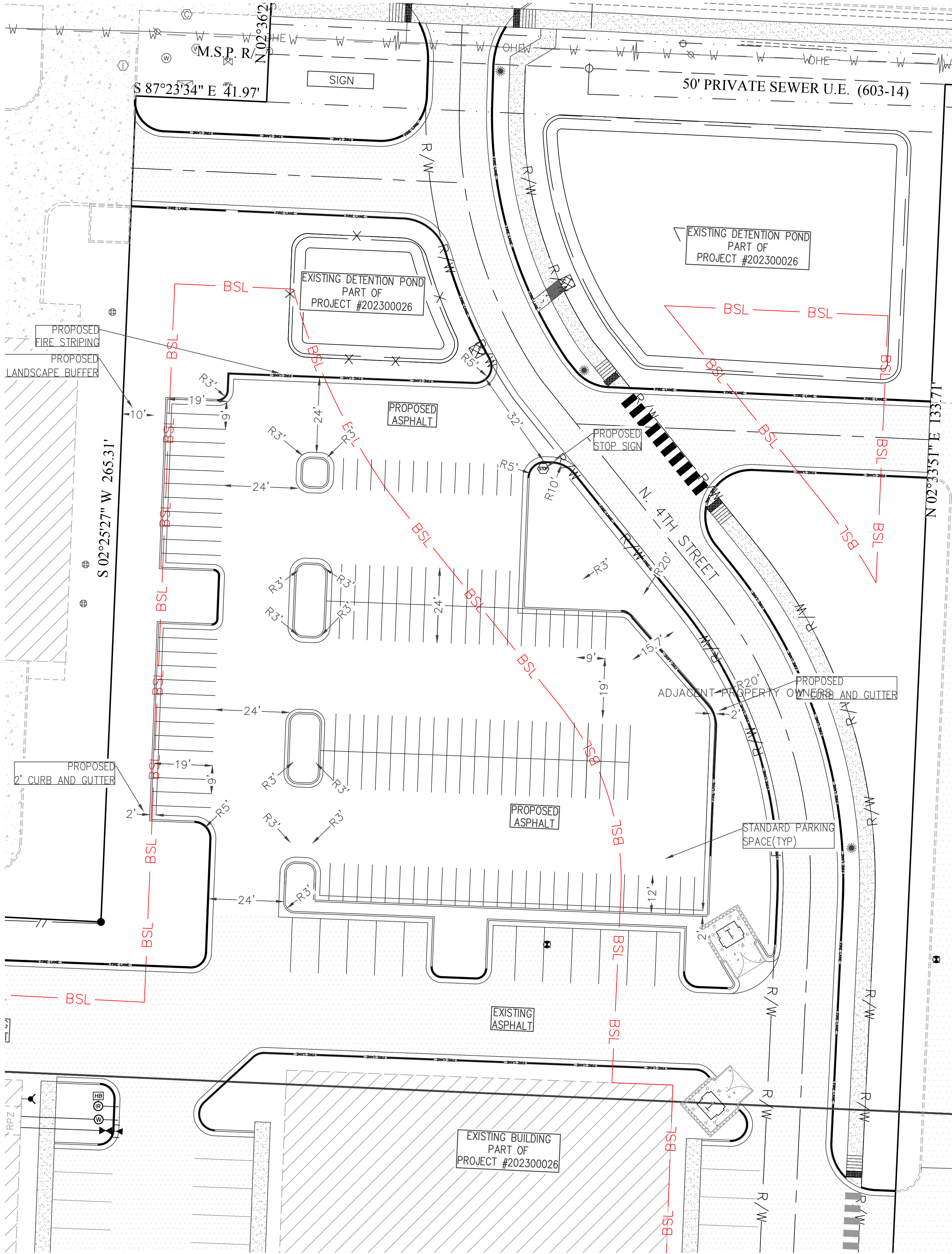
My client does not intend to store any hazardous or flammable materials on this parcel, but does intend to erect a standard sized monument sign, and does intend to add lighting to the parking lot.

There are no adjacent residential homes, in fact, my client owns the two large parcels to the west and two even larger parcels to the south. The parcels to the east are commercial (storage and a car wash.) the parcels across Hudson are also all commercial (plumbing shop, car rental service, and a Valvoline.) the closest resident to this parcel is roughly 400' away.

Pease let me know if you have any questions.

Jake Chavis

PROPOSED	LEGEND	EXISTING	DESCRIPTION
			ACCESS EASEMENT
			ASPHALT (EDGE)
			ASPHALT (SURFACE)
			BOLLARD
			BUILDING
			BUILDING SETBACK LINE
			CABLE TV (UNDERGROUND)
			CENTERLINE
			CONCRETE (EDGE)
			CONCRETE (SURFACE)
			CONDUIT
			CONTOURS
			CURB & GUTTER
			DRAINAGE FLOW
			DUMPSTER
			EASEMENT
			ELECTRICAL (UNDERGROUND)
			ELECTRICAL (OVERHEAD)
			ELECT. TRANSFORMER
			EROSION CONTROL FENCE
			EROSION CONTROL RIP-RAP
			FENCE (WIRE/WOOD/CHAIN)
			FIBER OPTIC CABLE
			FIRE HYDRANT ASSEMBLY
			FLOWLINE
			FORCE MAIN
			GAS MAIN
			GAS METER/VALVE
			GRAVEL (EDGE)
			GRAVEL (SURFACE)
			IRON PIN - (RE-BAR)
			LANDSCAPE BUFFER
			LIGHT
			POND
			POWER POLE
			PROPERTY LINE
			RETAINING WALL
			RIGHT-OF-WAY
			SANITARY SEWER MANHOLE
			SANITARY SEWER PIPE
			SANITARY SEWER SERVICE
			SECTION/TIE LINE
			SIDEWALK
			SIGN
			SPOT ELEVATION
			STABILIZED CONSTRUCTION ENT.
			STORM SEWER INLET
			STORM SEWER PIPE
			STRIPES (PAINTED OR STICKY)
			TELEPHONE PED/MANHOLE
			TELEPHONE (UNDERGROUND)
			TREE LINE CANOPY
			TREE/TREE TO BE REMOVED
			WATER MAIN BLOWOFF VALVE
			WATER MAIN FIRE DEPT. CONN.
			WATER MAIN PIPE
			WATER MAIN REDUCER
			WATER MAIN THRUST BLOCK
			WATER METER
			WATER METER (IRRIGATION)
			WATER VALVE



REVISIONS	DATE
1ST SUBMITTAL	10/31/22

GOLF CART PARKING LOT
LARGE SCALE DEVELOPMENT PLAN
SITE AND UTILITY PLAN
CITYVIEW #PL2023XXXXX
ROGERS, ARKANSAS

Bates & Associates, Inc.
www.batesandassociates.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

PROJECT NO 20-294
DRAWING NO 02.0

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
10/31/22
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER
Copyright © 2021 Bates & Associates, Inc.

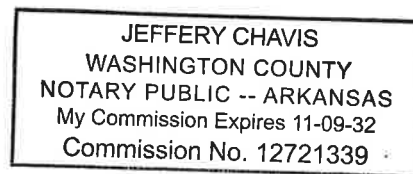
PROPERTY OWNER PERMISSION

I, Rurmeet Josan, hereby permit the use of Hudson Golf cart display
(name) (use)
on my property at 02-00737-001 Rogers, Arkansas.
(address)

Dated this the 08th day of December, 2023.

RURMEET JOSAN
Signed

RURMEET JOSAN
Name Printed



STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 8 day of Dec, 2023.


Notary Signature

Jeffery Chavis
Notary Name Printed

11-09-32
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 27th day of December, 2023.

Adison Manzi

Signed

Addison Manzi

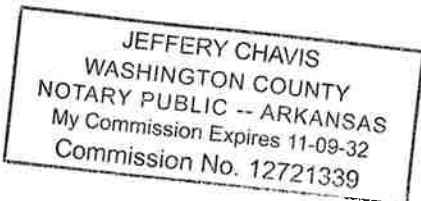
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 27 day of Dec, 2023.

[Signature]
Notary Signature



JEFFERY CHAVIS
Notary Name Printed

11-09-32
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 **January 2, 2024 at 5:30 p.m.** on the application by **Jake Chavis for Hudson Golf Cart Display** for a **Conditional Use Permit** to allow the use “**Vehicle/Equipment Sales & Rentals**” on **1.03 acres south of the junction of N. 4th Street & W. Hudson Road** in the **C-2 (Highway Commercial)** zoning district the following described location:

PROPERTY DESCRIPTION:

1.03 acres south of the junction of N. 4th Street & W. Hudson Road
Parcel Number: 02-00737-001

Jorge Andrade, Secretary
Planning Commission

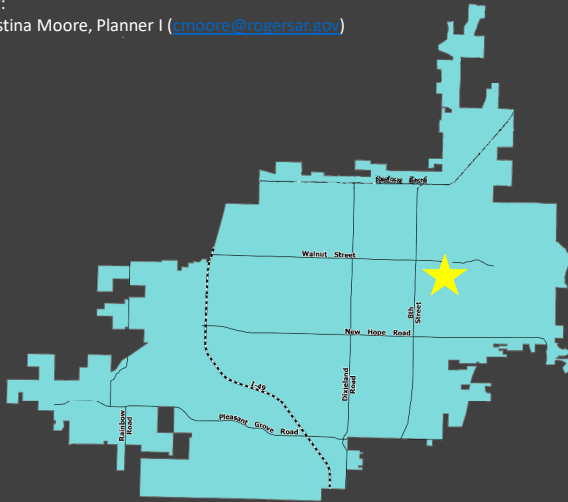
PUBLISH ONE TIME ONLY: **Sunday December 17, 2023**
BILL THE CITY OF ROGERS



Rezone Cicioni

PLANNING

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



Vicinity Map

Location

511 W Pecan Street

Current Zoning

N-R (Neighborhood Residential)

Requested Zoning

NBT (Neighborhood Transition Unit)

Growth Designation

Downtown Regional Center

Representative

Hannah Cicioni

SUMMARY:

Request to rezone subject location from N-R to NBT



Geolocation

GEOLOCATION:

The property is located south of the Arkansas Arts Academy and on Pecan Street in between S 5th St and S 6th St.



Rezone Cicioni

PLANNING



Downtown Regional Center Zoning Map

FINDINGS:

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

General Findings:

- The subject property is currently zoned N-R, 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:

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

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 Cicioni

PLANNING



Aerial Map

FINDINGS CONTINUED:

- Current Use under NBT Zoning
 - The current use of single-family residential is permitted.
- Other potential commercial uses: galleries, finance, insurance, and real estate office, professional office, mixed-use with commercial and residential on top floor, and townhomes.

General Findings:

- The subject property is currently zoned N-R, 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.



Rezone Cicioni

PLANNING



Aerial Map

Recommendation
REFER TO COMMITTEE
ALONG WITH SCHEDULE OF
USES

Public Input Received:

- Yes, we have received public feedback in opposition of the rezone.

RECOMMENDATIONS:

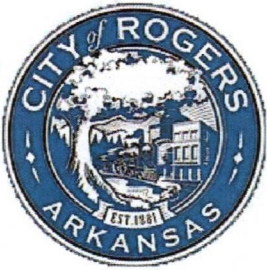
Refer to committee along with the schedule of uses amendment

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



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OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: NR to NBT
Permit Number: 23-23
CityView Application: R202300815
Date: 8/10/2023

REZONE APPLICATION

APPLICANT: Hannah Cicroni
ADDRESS: 511 W Pecan St, Rogers, AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: Pantheon Rogers
PARCEL NUMBER: 02-05980-000
PHONE #: (479) 270-4982 EMAIL: hcicroni@crdred.com
PROPERTY OWNER: Hannah Cicroni PHONE #: (479) 270-4982
PRESENT USE: Single Family Home ZONING: NR
PROPOSED USE: _____ ZONING: NBT

[Signature]
Applicant Signature

August 9th, 2023
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: 8/10/23 PUBLIC HEARING DATE: 9/5/23 CERTIFIED MAIL DATE: 8/21/23
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Replat 12/14/2015 2015-749 (STBK-RDT)

Lot 14, Block w/2 15/1, Miller Addition to the City of Rogers, Benton County, Arkansas

LAYMAN'S DESCRIPTION: 511 W Pecan St, Rogers, AR 72756

PRESENT ZONING: NR

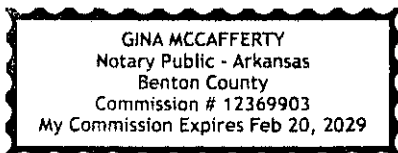
ZONING REQUEST: NBT

Respectfully Submitted,

By: Pamela D. Rhoads
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 1st day of September, 2023



Gina McCafferty
Notary Signature

Gina McCafferty
Notary Name Printed

02.20.2029
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 Hannah Cicioni is applying to the Rogers Planning Commission to rezone certain real property at 511 W Pecan St, Rogers, Arkansas 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION: REPLAT 12/14/2015 2015-749(STBK RDT)
LOT 14, BLOCK W/2 15/1, MILLER ADDITION TO THE CITY OF
ROGERS, BENTON COUNTY, ARKANSAS

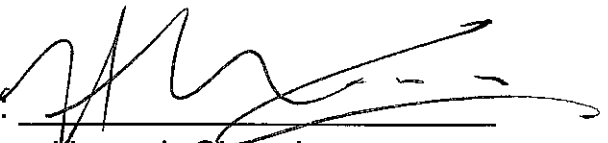
LAYMAN'S ZONING: 511 W Pecan ST, ROGERS, ARKANSAS 72756

PRESENT ZONING: NR

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on
9/19, 2023 at 5:30pm in the City Council Chambers of the City
Hall Building located at 301 W Chestnut St, Rogers, Arkansas.

Respectfully submitted,

By: 
Hannah Cicioni
(479)270-4982

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 1st day of September, 2023.



Signed

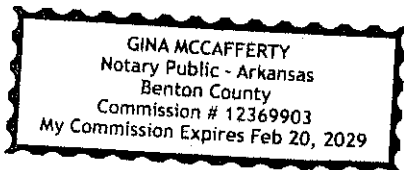
Hannah Cicconi

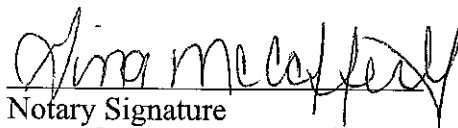
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 1st day of September, 2023





Notary Signature

Gina McCafferty

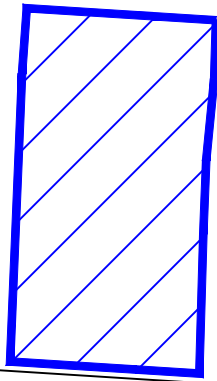
Notary Name Printed

02-20-2029

Commission Expires

Legal Description Confirmation

CYPRESS



ST.

ST.

PECAN ST.

5th

S.

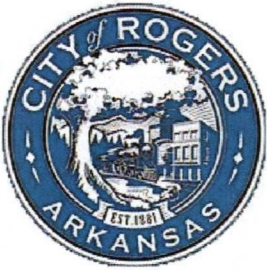
NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE

DESCRIPTION	To rezone 511 W. Pecan St. from LDR (Neighborhood Residential) to the NBR (Neighborhood Residential) zoning district.
APPLICANT	Hannah Cline
BOARD/COMMISSION	Planning Commission
MEETING DATE/TIME	September 5, 2023 at 5:30 PM
MEETING LOCATION	Rogers City Council Chamber 301 W. Chestnut St.
PUBLIC COMMENTS	PlanningCommission@rogers.gov www.rogersar.gov/Planning/Meeting-Sites



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(621) 621-1186
planning@rogersar.gov



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: NR to NBT
Permit Number: 23-23
CityView Application: R202300815
Date: 8/10/2023

REZONE APPLICATION

APPLICANT: Hannah Cicroni
ADDRESS: 511 W Pecan St, Rogers, AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: Pantheon Rogers
PARCEL NUMBER: 02-05980-000
PHONE #: (479) 270-4982 EMAIL: hcicroni@crdred.com
PROPERTY OWNER: Hannah Cicroni PHONE #: (479) 270-4982
PRESENT USE: Single Family Home ZONING: NR
PROPOSED USE: _____ ZONING: NBT

[Signature]
Applicant Signature

August 9th, 2023
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: 8/10/23 PUBLIC HEARING DATE: 9/15/23 CERTIFIED MAIL DATE: 8/21/23
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Replat 12/14/2015 2015-749 (STBK-RDT)

Lot 14, Block w/2 15/1, Miller Addition to the City of Rogers, Benton County, Arkansas

LAYMAN'S DESCRIPTION: 511 W Pecan St, Rogers, AR 72756

PRESENT ZONING: NR

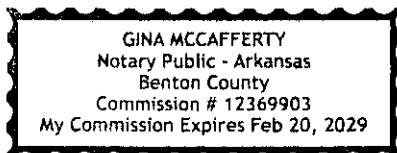
ZONING REQUEST: NBT

Respectfully Submitted,

By: Pamela D. Rhoads
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 1st day of September, 2023



Gina McCafferty
Notary Signature

Gina McCafferty
Notary Name Printed

02.20.2029
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 Hannah Cicioni is applying to the Rogers Planning Commission to rezone certain real property at 511 W Pecan St, Rogers, Arkansas 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION: REPLAT 12/14/2015 2015-749(STBK RDT)
LOT 14, BLOCK W/2 15/1, MILLER ADDITION TO THE CITY OF
ROGERS, BENTON COUNTY, ARKANSAS

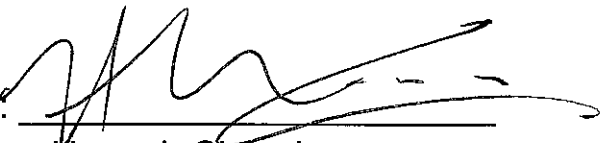
LAYMAN'S ZONING: 511 W Pecan ST, ROGERS, ARKANSAS 72756

PRESENT ZONING: NR

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on
9/19, 2023 at 5:30pm in the City Council Chambers of the City
Hall Building located at 301 W Chestnut St, Rogers, Arkansas.

Respectfully submitted,

By: 
Hannah Cicioni
(479)270-4982

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 1st day of September, 2023.



Signed

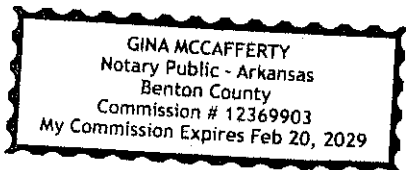
Hannah Cicioni

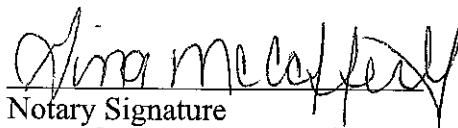
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 1st day of September, 2023





Notary Signature

Gina McCafferty

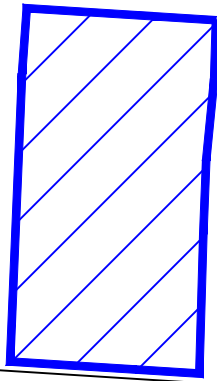
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MEETING LOCATION	Rogers City Council Chamber 301 W. Chestnut St.
PUBLIC COMMENTS	PlanningCommission@rogers.gov 505.538.0000 or 505.538.0001



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(505) 621-1186
planning@rogersar.gov

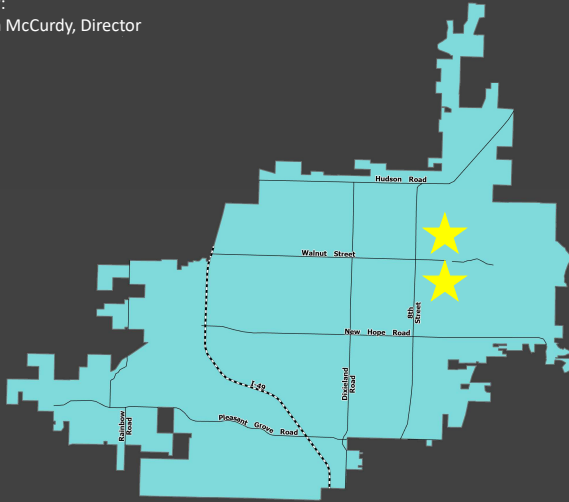


Staff Proposal

PLANNING

Downtown Rogers Development Code NBT Proposal

Staff:
John McCurdy, Director



Vicinity Map

Location

Downtown Rogers

Proposal

Amend Section 14-715, Downtown Rogers Development Code (DRDC), Table 3-1: Schedule of Uses as follows:
For the Neighborhood Transition (NBT) District, all Permitted (P) Commercial uses are changed to Conditional (C).



Staff Proposal

PLANNING

Downtown Rogers Development Code NBT Proposal

Table 3-1: Schedule of Uses	
P = Permitted — = Not Permitted P/C = Permitted with criteria A = Accessory Use	
DRDC Zone	Neighborhood Transition (NBT)
Land Use	
Commercial Uses (Office, Retail, Sales and Service Uses)	
Art, antique, museum, furniture or galleries (retail, repair or fabrication; excludes auto or electronics sales or service)	P
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P
Educational, Public Administration, Health Care and Other Institutional Uses	
Business associations and professional membership organizations	P
Child day care and preschools	P
Public administration uses (including local, state, and federal government uses, public safety, health and human services)	P
Schools, libraries, community/civic facilities and religious institutions	P
Residential and Lodging Uses	
Accessory building residential unit (garage apt.)	P
Bed and breakfast (10 or fewer rooms and owner managed)	P
Multi-family residential ground floor	P
*See Subsection 5.4 - Commercial Ready Standards	
Multi-family residential upper floors	P
Multi-unit home	P
Single-family residential, attached dwelling unit (townhomes)/patio home, duplex	P
Single-family residential, detached	P
Manufacturing, Transportation, Communication, and Utility Uses	
Electrical substations	C
Utilities and utility services (electric, natural gas, alternative)	P/C
Other Uses	
Home occupations	A
Temporary use, other	P/C

Location

Downtown Rogers

Proposal

Amend Section 14-715, Downtown Rogers Development Code (DRDC), Table 3-1: Schedule of Uses as follows: For the Neighborhood Transition (NBT) District, all Permitted (P) Commercial uses are changed to Conditional (C).

Current Downtown Use Table



Staff Proposal

PLANNING

Downtown Rogers Development Code NBT Proposal



Proposed North Overlay

Proposal Cont.

Amend Section 4.5 Neighborhood Transition (NBT) as follows: Add the following note before section 4.5 a):

In the area between West Poplar Street to the north, South 7th Street to the west, West Oak Street to the South, and South 2nd Street to the East; and a second area between West Chestnut to the south, North 3rd Street to the east, West Persimmon Street to the north, and North 5th Street to the west; an overlay district is established. Within this overlay the front and side street setbacks must match or be between the front setback of existing buildings on the same side of the block. The side setback shall be 5-feet minimum; and the rear setback in the absence of an alley shall be 12-feet minimum.



Staff Proposal

PLANNING

Downtown Rogers Development Code NBT Proposal



Proposed South Overlay

Recommendation

**APPROVE SCHEDULE OF USE
CHANGE**

**RECOMMEND OVERLAY TO
CITY COUNCIL FOR
APPROVAL**