



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

PLANNING COMMISSION MEETING AGENDA

OCTOBER 15, 2024

5:30 PM

SPECIAL PRESENTATION: 5:30 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/85234221247](https://us02web.zoom.us/j/85234221247)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/83041522515](https://us02web.zoom.us/j/83041522515)

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.

SPECIAL PRESENTATION

MERVIN JEBARAJ, THE DIRECTOR FOR THE CENTER FOR BUSINESS AND ECONOMIC RESEARCH FOR THE UNIVERSITY OF ARKANSAS' WALTON COLLEGE OF BUSINESS WILL PRESENT A BRIEFING ON ECONOMIC AND POPULATION GROWTH IN NORTHWEST ARKANSAS AND ITS IMPACT ON HOUSING AFFORDABILITY. HE WILL ALSO SHARE HIS THOUGHTS ON THE CITY OF ROGERS' NEWLY ADOPTED UNIFIED DEVELOPMENT CODE AS IT RELATES TO HOUSING DEVELOPMENT.

AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

MINUTES:



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a. October 1, 2024

REPORTS :

- a. Development Working Group
- b. Staff
- c. Commissioners

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time. Public hearing is offered at this time for select consent agenda items noted below:

- a. Variety Insurance: Approving a rezoning subject to standard review at 1203 W. New Hope Road from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.
- b. Nola's Pantry: Approving a rezoning subject to standard review at 321 E. Locust Street from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

CONSENT AGENDA:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

- a. Post 0218 Therapy Parking: Approving a large-scale development located at 1000 W. Poplar Street that includes an additional 24 parking spaces in the T4.2 (formerly Residential Office) zoning district.

STAFF: Zachery Birdsong

REPRESENTED BY: Jason Ingalls

- b. Variety Insurance: Approving a rezoning subject to standard review at 1203 W. New Hope Road from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

STAFF: Nicholas Little

REPRESENTED BY: Vicky Hernandez

- c. Nola's Pantry: Approving a rezoning subject to standard review at 321 E. Locust Street from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

STAFF: Christina Moore

REPRESENTED BY: Alicen Rumsey

REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

REGULAR AGENDA - OLD BUSINESS:

NO ITEMS



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REGULAR AGENDA - NEW BUSINESS:

- a. INFORM Rogers: Q1 Proposed UDC Amendments A public hearing regarding review and adoption of proposed amendments to the Rogers Unified Development Code (UDC).

STAFF: Joe Rexwinkle

CALL FOR RECESS:

If the Planning Commission has referred items 4a, 4b, or 4c to the Zoning Review Committee they will recess at this time and the Zoning Review Committee will convene as noted below. If there are any items on Board of Adjustment's agenda they will convene as noted below.

- a. Zoning Review Committee – HELD IN COMMUNITY ROOM
Item 4a, 4b, or 4c if referred.
- b. Board of Adjustment – HELD IN COUNCIL CHAMBERS
NO ITEMS

CALL TO ORDER:

If recess was taken the Planning Commission will reconvene at this time in the Council Chambers.

- a. Zoning Review Committee Recommendations

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

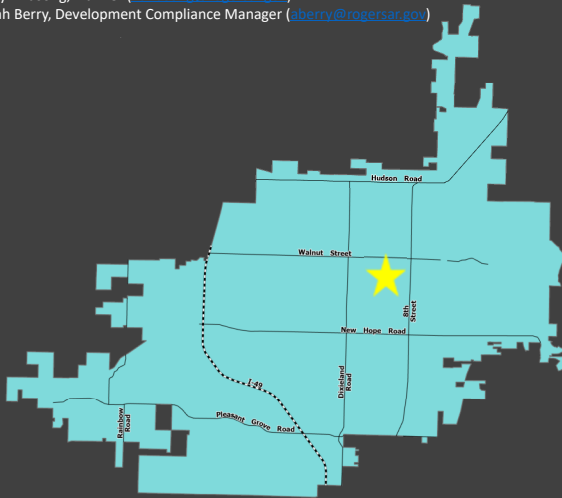
PLANNING

Post Therapy Parking Expansion (Applicable under Ch. 14)

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

1000 West Poplar Street

CGM Designation

Neighborhood

Zoning

R-O (Residential Office)

Proposed Use

Medical, Dental and Health Practitioner Office

Representative

Jason Ingalls, Expedient Civil Engineering

Location:

This property is located in central Rogers at 1000 West Poplar Street.

Planning Review:

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 intensity residential while limiting its proliferation in areas proposed for higher-intensity development. (CGM PAGE 1)

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Post 0218 Therapy Parking Lot Expansion



Geolocation:

The property is located just west of the intersection of West Poplar and South 8th street.

ZONING:

R-O (Residential Office)

Intent. " This district is established to provide for the conversion of existing structures to office use or the construction of offices in areas where the continuation of residential activity is no longer practical or to establish a transition between residential and nonresidential uses. It is further the intent of this district to encourage mixed residential and office uses." Sec. 14-706(a).



LARGE SCALE DEVELOPMENT

PLANNING

Post 0218 Therapy Parking Lot Expansion

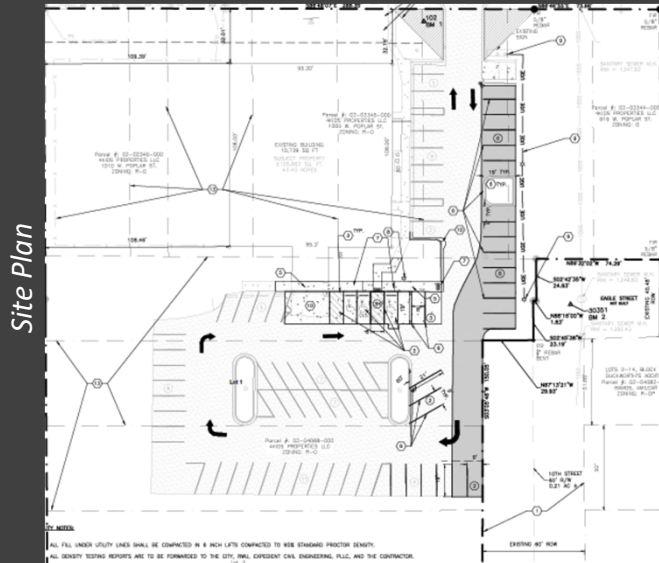




LARGE SCALE DEVELOPMENT

PLANNING

Post 0218 Therapy Parking Lot Expansion



Request

- This development proposal includes an additional 24 parking spaces on site. The project was submitted before the adoption of the UDC and is subject to Chapter 14.

Request:

- This development proposal includes an additional 24 parking spaces on site. The project was submitted before the adoption of the UDC and is subject to Chapter 14.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant received an administrative engineering **waiver** from Section 14-260 to provide a cross access stub-out. All other access management standards are being met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant has proposed to pay a **fee-in-lieu** of detention for the increased impervious area, in the amount of **\$1,076**.

FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

POST 0218 THERAPY PARKING LOT EXPANSION
LARGE SCALE DEVELOPMENT
1000 W. POPLAR STREET ROGERS, ARKANSAS

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.

2. COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.

3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.

4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

5. IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).

6. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

7. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

8. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMIT IS PROHIBITED.

9. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

10. LARGE-SCALE DEVELOPMENT PLANS ARE VALID FOR ONE YEAR FOLLOWING APPROVAL BY THE PLANNING COMMISSION.

11. **PUBLIC CONVENIENCE AND SAFETY:**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- J. IFC 2012 3310.1 --APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

K. IFC 2012 3312.1 --AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

L. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ECT REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

M. IN THE AS-BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCCURING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.

N. SIT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

O. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

P. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
13. **PAVING NOTES:**

A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.

C. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

D. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER MR. KENT WOODSON 4 KIDS PROPERTIES, LLC.	1000 W. POPLAR STREET402 ROGERS, AR 72756	(479) 936-6641
BLACK HILLS ENERGY MR. JOSH KNIGHT JOSHUA.KNIGHT@BLACKHILLSCORP.COM	1301 FEDERAL WAY PO BOX 2129 LOWELL, ARKANSAS 72745	(479) 333-7005
AT&T MR. BRENT BALDWIN BB6585@ATT.COM	1133 E. HAROLD ST FAYETTEVILLE, ARKANSAS 72703	O:(479) 571-6609 C:(479) 200-9022
ROGERS WATER DEPARTMENT MR. STEPHEN PONDER	601 S. 2ND STREET ROGERS, ARKANSAS 72756	(479) 621-1146
CITY OF ROGERS PLANNING MR. JOHN MCCURDY	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS ENGINEERING MR. LANCE JOBE, PE	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (FIRE CHIEF) MR. WILLIAM HYDE	301 CHESTNUT STREET ROGERS, ARKANSAS 72756	(479) 271-1100
AEP/SWEPCO MR. CHRIS ANDREOLLI	101 W. TOWNSHIP STREET FAYETTEVILLE, ARKANSAS 72703	(479) 973-2333
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72762	(479) 365-2402
CITY OF ROGERS (STREET DEPARTMENT) MR. FRANKIE GUYLL	1203 N. 6TH STREET, SUITE A ROGERS, AR 72756	(479) 621-1140
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

16. **BLASTING AND EXPLOSIVE MATERIALS:**

- A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
- B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.



Date	Comments
6/14/2024	PER ADH COMMENTS
7/2/2024	PER CITY COMMENTS
7/16/2024	PER CITY COMMENTS
9/9/2024	PER CITY COMMENTS

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	5	9/9/2024
C2.0	SURVEY	5	9/9/2024
C3.0	DEMOLITION AND STORMWATER POLLUTION PREVENTION PLAN	5	9/9/2024
C4.0	SITE & UTILITY PLAN	5	9/9/2024
C5.0	GRADING PLAN	5	9/9/2024
C6.0	DETAILS	5	9/9/2024
C6.1	DETAILS	5	9/9/2024
L1.0	LANDSCAPE PLAN	5	9/9/2024
WD-1	WATER DETAILS		
WD-2	WATER DETAILS		
SD-1	SANITARY SEWER DETAILS		

ZONING:

R-O MEDICAL, DENTAL AND HEALTH PRACTITIONER OFFICE

BUILDING SETBACKS:

50' FRONT WITH PARKING
25' FRONT NO PARKING
10' SIDE INTERIOR
25' REAR
50% MAX BUILDING COVERAGE

TOTAL LOT COVERAGE: 115,000 SF (TOTAL OF ALL PARCELS + ROW TO BE VACATED FOR 10TH STREET)
DEVELOPMENT AREA: 7,573 SF
PERVIOUS AREA: 70,760 SF
IMPERVIOUS AREA: 44,240 SF
GREENSPACE: 61.5%

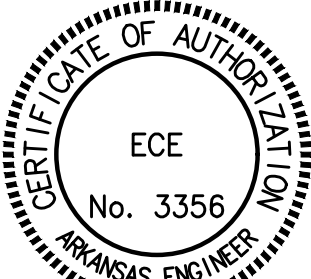
FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

ELEVATIONS ON PROFILES OF SECTIONS OR AS INDICATED ON PLANS SHALL HAVE U.S.C.S. DATA. AT LEAST ONE PERMANENT BENCH MARK IN THE VICINITY OF EACH PROJECT SHALL BE NOTED ON THE FIRST DRAWING OF EACH PROJECT, AND THEIR LOCATION AND ELEVATION SHALL BE CLEARLY DEFINED.

HORIZONTAL AND VERTICAL DATUM:

ALL DRAINAGE CONSTRUCTION SHALL USE THE ABOVE MENTIONED COORDINATE SYSTEM AND SHALL IDENTIFY WITH MONUMENTS THAT WERE USED FOR HORIZONTAL AND VERTICAL CONTROL. ELEVATION OF CONTROLLING POINTS SHALL BE BASED ON USGS NAVD 88 DATUM.



PROJECT# LSD24-0117

Know what's below.
Call before you dig.

NOT FOR CONSTRUCTION

POST 0218 THERAPY PARKING LOT EXPANSION
1000 WEST POPLAR STREET
ROGERS, ARKANSAS
4 KIDS PROPERTIES, LLC
1000 WEST POPLAR STREET ROGERS, AR 72758

800.540.1616
800.540.1616
O: (479) 364-0028
F: (479) 364-0028
E: Jason@ece-engineering.com



DRAWN BY: CJL
CHECKED BY: JEI
DATE 2/23/2024
JOB NUMBER 23-1003
SHEET NAME COVER SHEET
File No. 23-1046.dwg
C1.0

1. UNLESS NOTED OTHERWISE, ALL DIMENSIONS SHALL BE IN FEET AND INCHES.
2. CENTERLINE OF ONE HORIZONTAL
ZONING: R-O

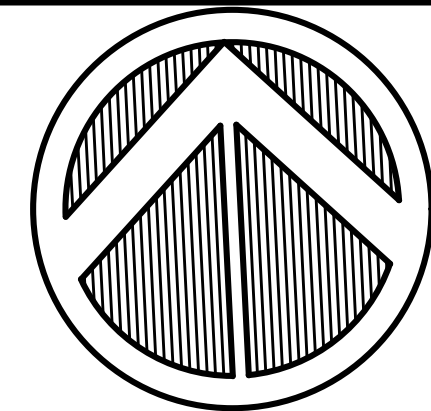
UTILITY NOTES:

- A. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR DENSITY.
- B. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO THE CITY, RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.

Lot 3

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
3. TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.
4. NO LIGHT SHALL TRESPASS ON ADJACENT RESIDENTIAL PROPERTIES.



NORTH

SCALE 1"=20'

LEGEND

FOUND IRON PIN	●
SET IRON PIN	○
PROPERTY LINE	—
EXISTING ASPHALT	▨
EXISTING CENTERLINE OF ROAD	—
EXISTING EASEMENT	- - -
EXISTING RIGHT-OF-WAY	- - -
EXISTING CONCRETE	▨
EXISTING OVERHEAD ELECTRIC	OHE
EXISTING POWER POLE	○
EXISTING 6" WATER MAIN	6W
EXISTING 10" WATER MAIN	10W
EXISTING WATER VALVE	⊕
EXISTING STORM SEWER	⊕
EXISTING STORM MANHOLE	⊕
EXISTING SEWER MANHOLE	⊕
EXISTING GAS METER	⊕
EXISTING GAS LINE	G
EXISTING FENCE	X
PROPOSED ASPHALT	▨
PROPOSED STUB-OUT EASEMENT	- - -
UTILITY EASEMENT	U.E.

- ① NOT USED. ROW VACATION WAIVER APPLIED FOR.
- ② ACCESSIBLE PARKING STRIPING PER DETAIL 3/C6.0
- ③ ACCESSIBLE PARKING SIGNAGE PER DETAIL 5/C6.0
- ④ STANDARD ASPHALT PAVEMENT PER DETAIL 6/C6.0
- ⑤ THICKENED EDGE CONCRETE SIDEWALK PER DETAIL 9/C6.0
- ⑥ PARKING STRIPING
- ⑦ PROPOSED ACCESSIBLE RAMP PER DETAIL 7/C6.0
- ⑧ RELOCATED STREET LIGHTING
- ⑨ PROPOSED UNDERGROUND ELECTRIC WITH CONNECTION TO POWER SOURCE AT ENTRY SIGNAGE.
- ⑩ STANDARD CONCRETE PAVEMENT SECTION PER DETAIL 8/C6.0
- ⑪ STANDARD BIKE RACK PER DETAIL 12/C6.0
- ⑫ CROSSWALK STRIPING PER CITY STANDARD DETAIL ON SHEET C6.1.
- ⑬ PARCELS THAT ARE TO BE COMBINED WITH LOT COMBINATION PLAT

PARKING REQUIREMENTS:

1. 1 SPACE PER 300 SQUARE FEET OF NET FLOOR AREA. FOR STRUCTURES LARGER THAN 10,000 SQUARE FEET, THE ABOVE PARKING REQUIREMENT SHALL BE PROVIDED AND THE FOLLOWING PERCENT SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA.
10,001—20,000 SQUARE FEET: 95 PERCENT OF REQUIREMENT.
2. NUMBER OF PARKING SPACES REQUIRED — 36 SPACES
3. NUMBER OF STANDARD PARKING SPACES PROVIDED — 51 EXISTING SPACES, 21 NEW SPACES
4. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED — 3 ADA SPACES
5. TOTAL NUMBER OF PARKING SPACES PROVIDED — 75 SPACES

NOTE REGARDING PARCELS:

ALL PARCELS ARE TO BE COMBINED INTO ONE WITH SEPARATE SUBMISSION OF A LOT COMBINATION PLAT.

TOTAL SITE ACREAGE:

2.64 ACRES / 115,000 SF

TOTAL PARKING SPACES:

EXISTING STANDARD PARKING SPACES:	51	SPACES
PROPOSED STANDARD PARKING SPACES:	21	SPACES
ADA PARKING SPACES:	3	SPACES
TOTAL PARKING SPACES:	75	SPACES
1 BIKE RACK PER 20 SPACES:	3	RACKS

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

4 KIDS PROPERTIES, LLC
1000 W. POPLAR STREET, ROGERS, AR 72756
(479) 936-6641

BUILDING SETBACKS:

50' FRONT WITH PARKING
25' FRONT NO PARKING
10' SIDE INTERIOR, 25' SIDE EXTERIOR
25' REAR
50% MAX BUILDING COVERAGE

TOTAL LOT COVERAGE: 115,000 SF (TOTAL OF ALL PARCELS + ROW TO BE VACATED FOR 10TH STREET)
PERVIOUS AREA: 70,760 SF
IMPERVIOUS AREA: 44,240 SF
GREENSPACE: 61.5%

ZONING:

R-O RESIDENTIAL OFFICE; MEDICAL, DENTAL, AND HEALTH PRACTITIONER OFFICE

SITE DEVELOPMENT STANDARDS:

SITE USAGE: THERAPY CLINIC
GROSS FLOOR AREA: 11,326 SF
FRONT—30'
SIDE INTERIOR — 10'
SIDE EXTERIOR — 25'
REAR—25'

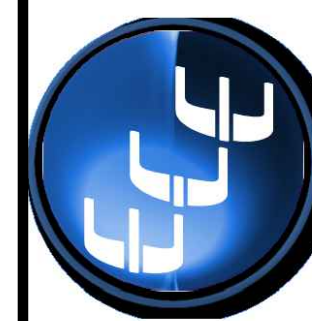
NOT FOR CONSTRUCTION



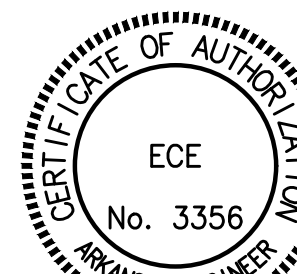
Date	Comments
6/14/2024	PER ADJ COMMENTS
7/2/2024	PER CITY COMMENTS
7/16/2024	PER CITY COMMENTS
9/9/2024	PER CITY COMMENTS

Rev	Comments
2	POST 0218 THERAPY PARKING LOT EXPANSION
3	ROGERS, ARKANSAS
4	1000 WEST POPLAR STREET
5	4 KIDS PROPERTIES, LLC
	1000 WEST POPLAR STREET ROGERS, AR 72756

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O (479) 936-6641
M (479) 936-6641
F (479) 936-6641
EMAIL: jason@ec-engineering.com



DRAWN BY:	CJL
CHECKED BY:	JEI
DATE	2/23/2024
JOB NUMBER	23-1033
SHEET NAME	SITE & UTILITY PLAN
File No.	23-1046.dwg
	C4.0



PROJECT# LSD24-0117

Z:\ECE-Work\Projects\2023 Projects\23-1046 Post 0218 Therapy Rogers\Drawings\23-1046.dwg

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	SUGAR MAPLE	ACER SACCHARUM	5	60-75' TALL	40' MIN.

SITE LANDSCAPING

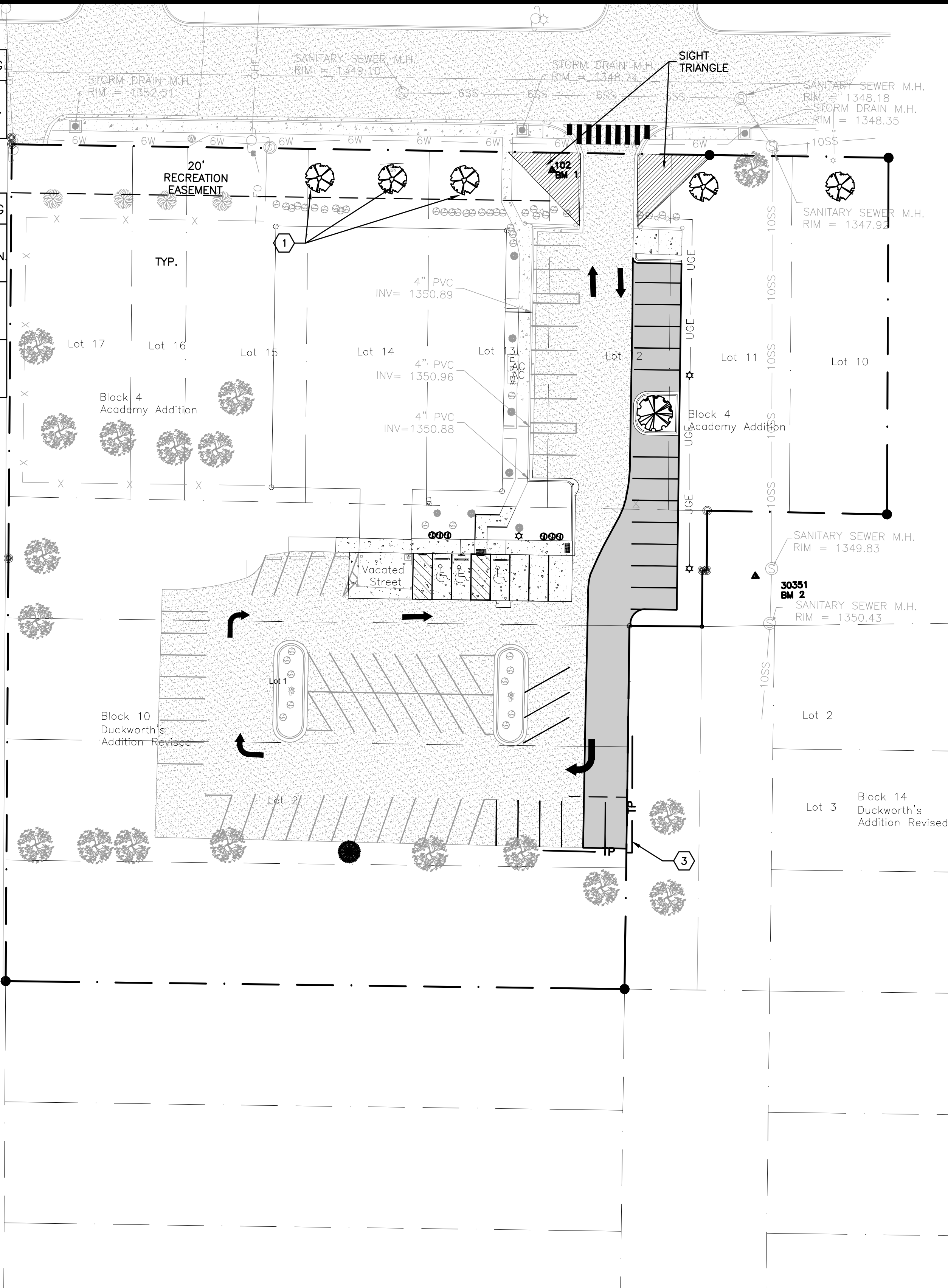
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	SCARLET OAK	QUERCUS COCCINEA	1	2.5" CALIPER B & B MIN. 6'	30' MIN.
	UMBRELLA PINE	SCIADOPITYS	1	2.5" CALIPER B & B MIN. 8'	
	MOSS FALSECYPRESS	MISCANTHUS SINENSIS 'ADAGIO'	6	5 GALLON	

LANDSCAPE CALCULATIONS:

ONE PLANTING REQUIRED EVERY 2,000 SF OF DEVELOPMENT.
DEVELOPMENT AREA: 7,573 SF
NUMBER OF PLANTS REQUIRED: 8 TREES AND SHRUBS, 25% TREES,
10% EVERGREEN, NO MORE THAN 25% DECIDUOUS
14 EXISTING TREES AND 50 SHRUBS
2 NEW TREES
TOTAL TREES AND SHRUBS PROVIDED: 74 TREES AND SHRUBS

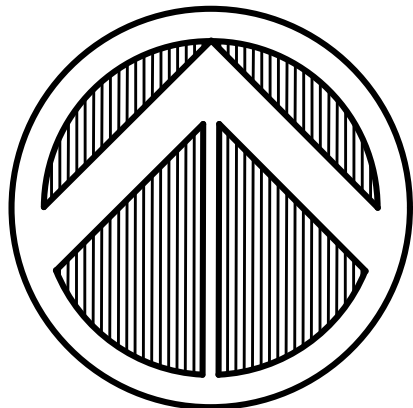
GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE GUARANTEED FOR SURVIVAL FOR A PERIOD OF 3 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF CENTERTON
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
7. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.



LEGEND

EXISTING FOUND IRON PIN	
PROPERTY LINE	
EXISTING CONCRETE	
EXISTING ASPHALT	
EXISTING STORM	
EXISTING POWER POLE	
EXISTING OVERHEAD ELECTRIC	
EXISTING GATE VALVE	
EXISTING EASEMENT	
EXISTING TELEPHONE	
EXISTING FIRE OPTIC	
EXISTING 8" WATER MAIN	
EXISTING 8" SANITARY SEWER	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED DETENTION POND SOD	



NORTH
SCALE 1"=30'

KEYNOTES:

- 1 TREE PLANTING PER DETAIL 10/C6.0
- 2 SOD AREA
- 3 TREE PROTECTION FENCING PER DETAIL 13/C6.1



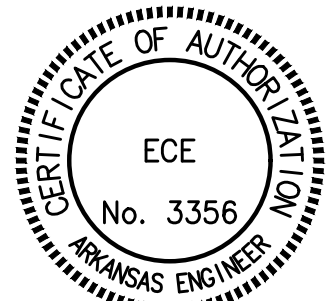
REV	COMMENTS	DATE
2	PER ADH COMMENTS	6/14/2024
3	PER CITY COMMENTS	7/2/2024
4	PER CITY COMMENTS	7/16/2024
5	PER CITY COMMENTS	9/9/2024

POST 0218 THERAPY PARKING
LOT EXPANSION
1000 POPLAR ST
ROGERS, AR
IMA
400 E NEW HOPE ROAD ROGERS, AR 72758

9000 SUITES US DR. STE B
BELLA VISTA, AR 72714
O: (479) 364-0028
M: (501) 756-5300
EMAIL: jason@eece-pllc.com



DRAWN BY:	ATS
CHECKED BY:	JEI
DATE	2/23/2024
JOB NUMBER	23-1002
SHEET NAME	LANDSCAPE PLAN
File No.	23-1046.dwg
	L1.0



PROJECT# LSD24-0117



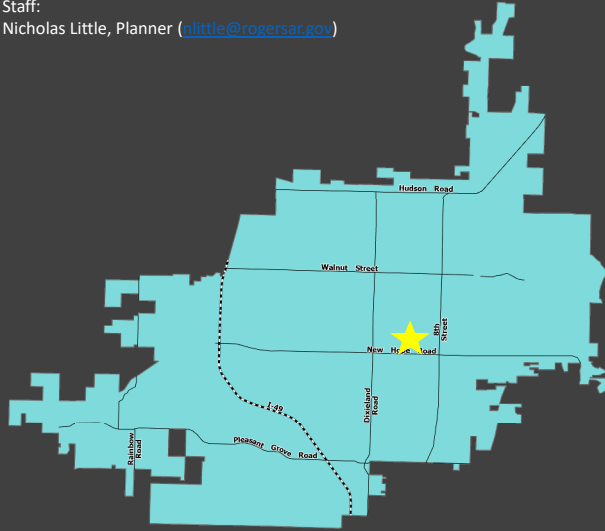
Rezone

PLANNING

Variety Insurance

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

FLUM Place Type

Urban Neighborhood

Zoning

T4.1

Proposed Zoning

T4.2

Location

1203 W New Hope Road

Representative

Vicky Hernandez, Variety Insurance

Location:

The applicant is proposing a rezone from T4.1 to T4.2 at 1203 W New Hope Road



Rezone

Variety Insurance

PLANNING



GEOLOCATION

The property is located just east of the intersection of W New Hope Road and S 13th Street, on the north side of New Hope.



Rezone

Variety Insurance

PLANNING



FLUM Place Type

- Urban Neighborhood

2.8.3 Relationship with Future Land Use Map

- “Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:”
 - (A) “Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.”

Zones allowed by Standard Review on Table 2.8.3.A

- T4.1 & T4.2

Rezone Request:

The applicant is requesting to rezone the subject property from T4.1(Neighborhood Medium-Intensity) to T4.2(Neighborhood High-Intensity).

ZONING:

T4.1

“A medium intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.” Section 4.2

T4.2

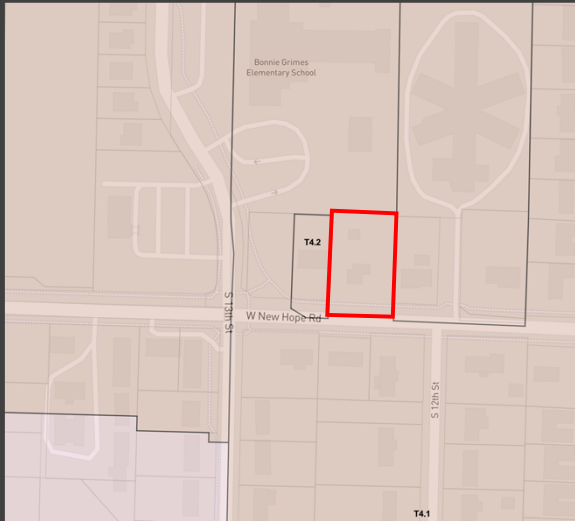
“A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.”



Rezone

PLANNING

Variety Insurance



Zoning Map

Rezone Request

- Currently zoned T4.1. Proposed rezone to T4.2
- This proposal is subject to standard review.



Rezone

PLANNING

Variety Insurance



FLUM

UDC

2.8.6 Standard Review Criteria

- Rezoning to transects labeled "SR" on the zoning amendment table are subject to the following decision making factors:
 - 2.8.6.1 Planning Commission "Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC."

Staff Analysis

- Table 2.8.3.A labels rezoning to T4.2 as Standard Review

Staff Analysis:

- The rezone request is subject to standard review.



Rezone

PLANNING

Variety Insurance



Staff Analysis

- The Rogers Comprehensive Plan states Urban Neighborhoods contribute a blend of housing and neighborhood-scale services, while acting as a harmonious transition between higher-intensity centers and lower-intensity neighborhoods.
- The property fronts a major arterial street, which is preferable for a higher-intensity zoning designation.
- The adjacent property to the west is zoned T4.2 and is currently being used commercially.
- Staff finds that rezoning to T4.2 in the Urban Neighborhood place type conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

- T4.2 is appropriate at this location, given the property's placetype and its location along a major arterial and proximity to an intersection.
- Neighbor to the west is zoned T4.2 and uses the property commercially.

Rogers Future Land Use Placetypes

Neighborhoods

Placetype Character:

Residential Areas outside of designated corridors and centers. These areas comprise residential developments of varying sizes, scales, and building typologies. They may include neighborhood-scale services and commercial spaces, institutional uses, and places of worship.(FLUM Placetypes Page 6).



Rezone

Variety Insurance

PLANNING



Street View

Recommendation:
Approval

RECOMMENDATIONS:

- *Approval*

2.8.8.1 Standard Review Districts

“Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.”

Possible Planning Commission Motions for Standard Review:

- “Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or”
- “Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.”



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: _____
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: Variety Insurance Agency
ADDRESS: 1203 W New Hope Rd Rogers AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: PART OF THE SW 1/4 OF SW 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, ROGERS, BENTON
PARCEL NUMBER(S) OF PROPERTY: 02-01484-000
PARCEL NUMBER: 02-01484-000
PHONE #: 479-278-7355 EMAIL: vlorenzana@varietyins.com
PROPERTY OWNER: Vicky Hernandez & Alma Garcia PHONE #: 479-372-0541
PRESENT USE: unoccupied ZONING: T4.1
PROPOSED USE: insurance office ZONING: T4.2

Applicant Signature _____

Date _____

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: PART OF THE SW 1/4 OF SW 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, ROGERS, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT SOUTH 89°08'32" EAST 228.22 FEET EAST OF THE SW CORNER OF THE SW 1/4 OF THE SW 1/4, THENCE NORTH 00°48'36" EAST 221.86 FEET, THENCE NORTH 01°08'13"

LAYMAN'S DESCRIPTION:

PRESENT ZONING: T.41

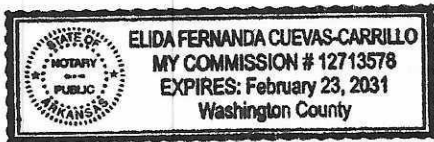
ZONING REQUEST: T .24

Respectfully Submitted,

By: Vicky Hernandez
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 6th day of September, 2024.



Elida Cuevas Carrillo
Notary Signature

Elida F. Cuevas-Carrillo
Notary Name Printed

2/23/31
Commission Expires

CERTIFICATION

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

Dated this the 1st day of Sept, 2024

Vicky Hernandez
Signed

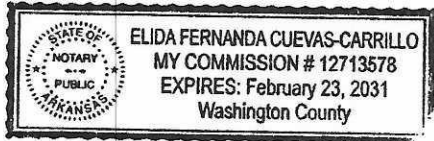
Vicky Hernandez
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 1st day of Sept, 2024.

elida Cuevas Carrillo
Notary Signature



Elida F. Cuevas -Carrillo
Notary Name Printed

2/23/31
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 2.8 of the Rogers Unified Development Code that Vicky Hernandez is applying to the Rogers Planning Commission to rezone certain real property at 1203 W New Hope Rd Rogers AR 72758. The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER 02-01484-000

LAYMAN'S DESCRIPTION: 1203 W New Hope Rd Rogers AR 72758

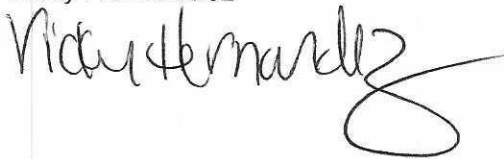
PRESENT ZONING: T4.1

Zoning Request: T4.2

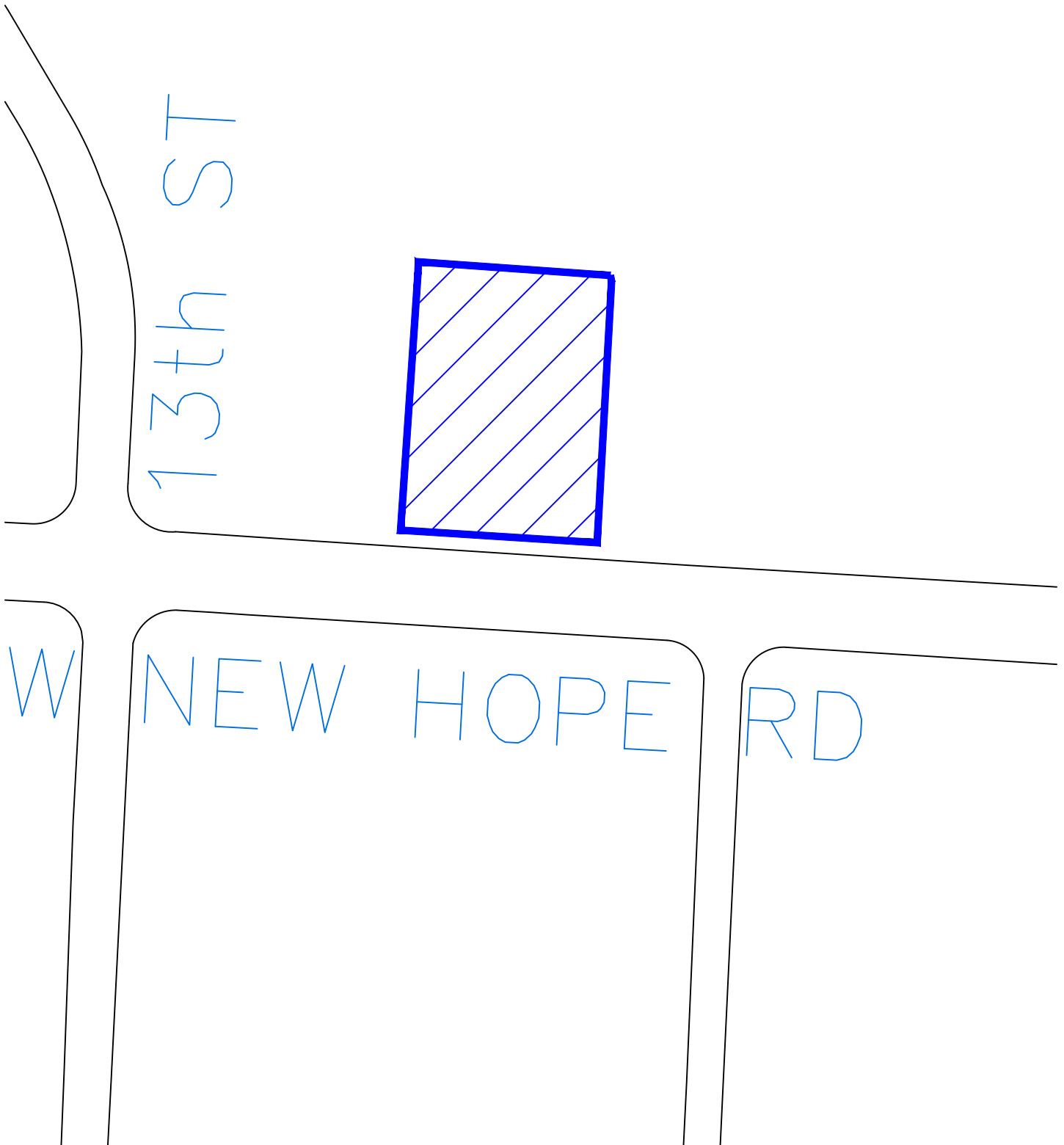
A public hearing by the Rogers Planning Commission will be held on October 15, 2024 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: Vicky Hernandez

A handwritten signature in black ink, appearing to read "Vicky Hernandez", with a large, stylized loop at the end of the signature.

Legal Description Confirmation





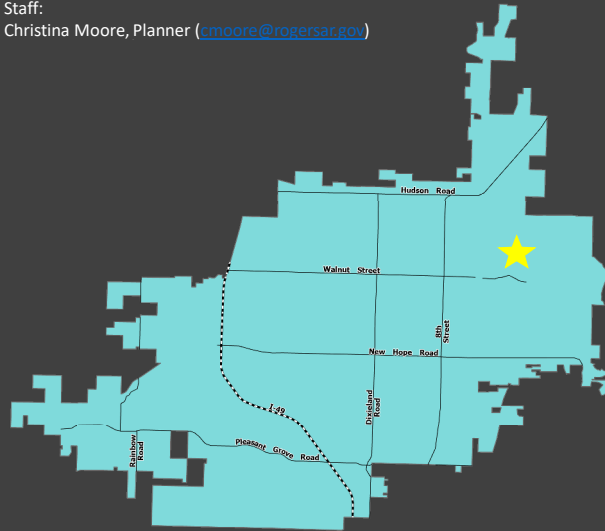
Rezone

PLANNING

Nola's Pantry

Staff:

Christina Moore, Planner (c-moore@rogersar.gov)



Vicinity Map

FLUM Place Type

Urban Neighborhood

Zoning

T4.1

Proposed Zoning

T4.2

Location

321 East Locust Street

Representative

Alicen Rumsey, Nola's Pantry

Location:

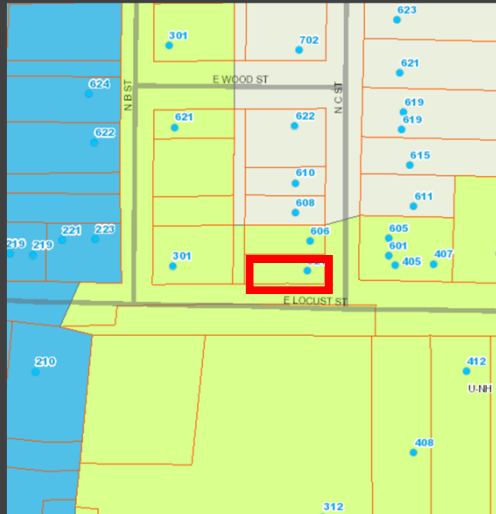
The applicant is proposing a rezone located near downtown Rogers at 321 E Locust Street.



Rezone

Nola's Pantry

PLANNING



FLUM

FLUM Place Type

- Urban Neighborhood

2.8.3 Relationship with Future Land Use Map

- “Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:”
 - (A) “Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.”

Zones allowed by Standard Review on Table 2.8.3.A

- T4.1 & T4.2

Rezone Request:

The applicant is requesting to rezone the subject property currently zoned T4.1 (Neighborhood Medium-Intensity) to T4.2(Neighborhood High-Intensity).

ZONING:

T4.1

“A medium intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.” Section 4.2

T4.2

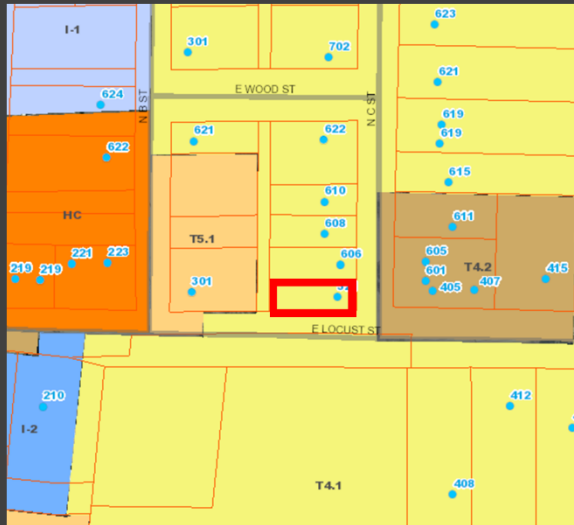
“A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of home are encouraged.” Section 4.2



Rezone

PLANNING

Nola's Pantry



Zoning Map

Rezone Request

- Currently zoned T4.1. Proposed rezone to T4.2
- This proposal is subject to standard review.

The property is currently zoned T4.1

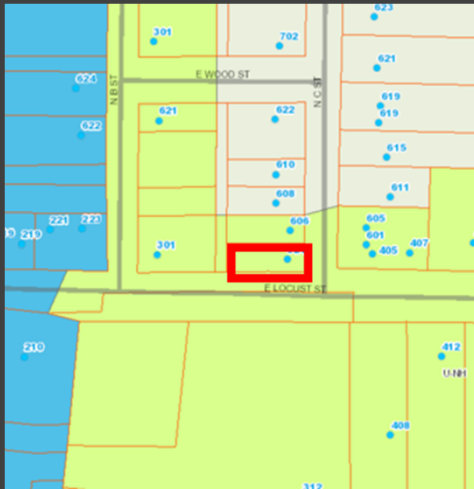
The requested rezone to T4.2 is subject to standard review.



Rezone

Nola's Pantry

PLANNING



FLUM

UDC

2.8.6 Standard Review Criteria

- Rezoning to transects labeled "SR" on the zoning amendment table are subject to the following decision making factors:
 - 2.8.6.1 Planning Commission "Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC."

Staff Analysis

- Table 2.8.3.A labels rezoning to T4.1 or T4.2 as Standard Review

Staff Analysis:

- When a rezone falls under the standard review criteria, the planning commission "shall recommend approval of the proposed districts where they conform to this applicable requirements of this UDC".
- The UDC rezoning table classifies the proposed rezoning to T4.2 as standard review within the Urban Neighborhood placetype.



Rezone

PLANNING

Nola's Pantry

Standard	T4.1	T4.2
Max Building coverage %	60	70
Max Impervious coverage %	70	80
Min Exterior Yard	10	5
Min Interior Yard	5	5
Min Interior yard alleyside	0	0
Max building height (stories)	3	4

Staff Analysis:

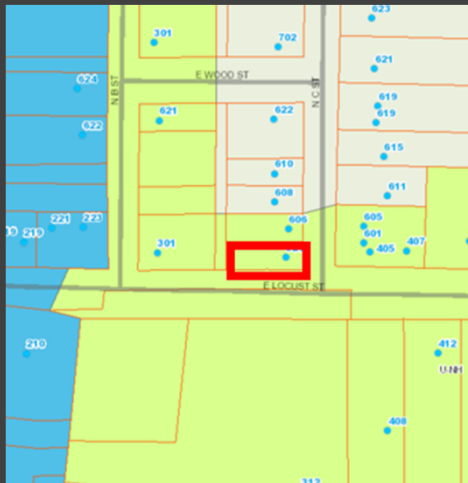
- This chart shows the differences between T4.1 and T4.2 zoning standards.



Rezone

PLANNING

Nola's Pantry



FLUM

Staff Analysis

- The Rogers Future Land Use Placetypes document states that "Urban Neighborhoods should contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods."
- T4.2 allows for different housing types as well as low impact commercial that surrounding residents can visit. The parcel is located on Highway 12 and is a high traffic roadway.
- Staff finds that rezoning to T4.2 in the Urban Neighborhood place type conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

- The Urban Neighborhood placetype should contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods.
- The requested zoning of T4.2 allows varying housing types and commercial uses that provide services that surrounding residences can visit.
- The parcel is located on a Highway 12 and is a high traffic roadway.
- Staff finds this rezoning to be appropriate for this parcel.

Rogers Future Land Use Placetypes

Neighborhoods

Placetype Character:

Residential Areas outside of designated corridors and centers. These areas comprise residential developments of varying sizes, scales, and building typologies. They may include neighborhood-scale services and commercial spaces, institutional uses, and places of worship.(FLUM Placetypes Page 6).



Rezone

Nola's Pantry

PLANNING



Street View

Recommendation:
Approval

RECOMMENDATIONS:

- *Approval*

2.8.8.1 Standard Review Districts

“Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.”

Possible Planning Commission Motions for Standard Review:

- “Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or”
- “Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.”



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: Alicen Rumsey
ADDRESS: 9319 Grimes Drive, Rogers 72756 SUITE #: —
GENERAL LOCATION OF PROPERTY: 321 E. LOCUST, Rogers 72756
PARCEL NUMBER: 02-08483-000
PHONE #: 479-685-5522 EMAIL: nolaspantrydtr@gmail.com
PROPERTY OWNER: Alicen & William Rumsey PHONE #: 479-685-5522
PRESENT USE: Residential ZONING: T4.1
PROPOSED USE: Commercial/Restaurant ZONING: T4.2

Alicen Rumsey Date 9/17/24
Applicant Signature

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Lot 12, Block 1, Wallace Addition to the City of Rogers, Benton County, Arkansas, as shown on plat record 28 at page 322., parcel No. 02-08483-000

LAYMAN'S DESCRIPTION: 321 East Locust Street, Rogers, AR 72756

PRESENT ZONING: T4.1

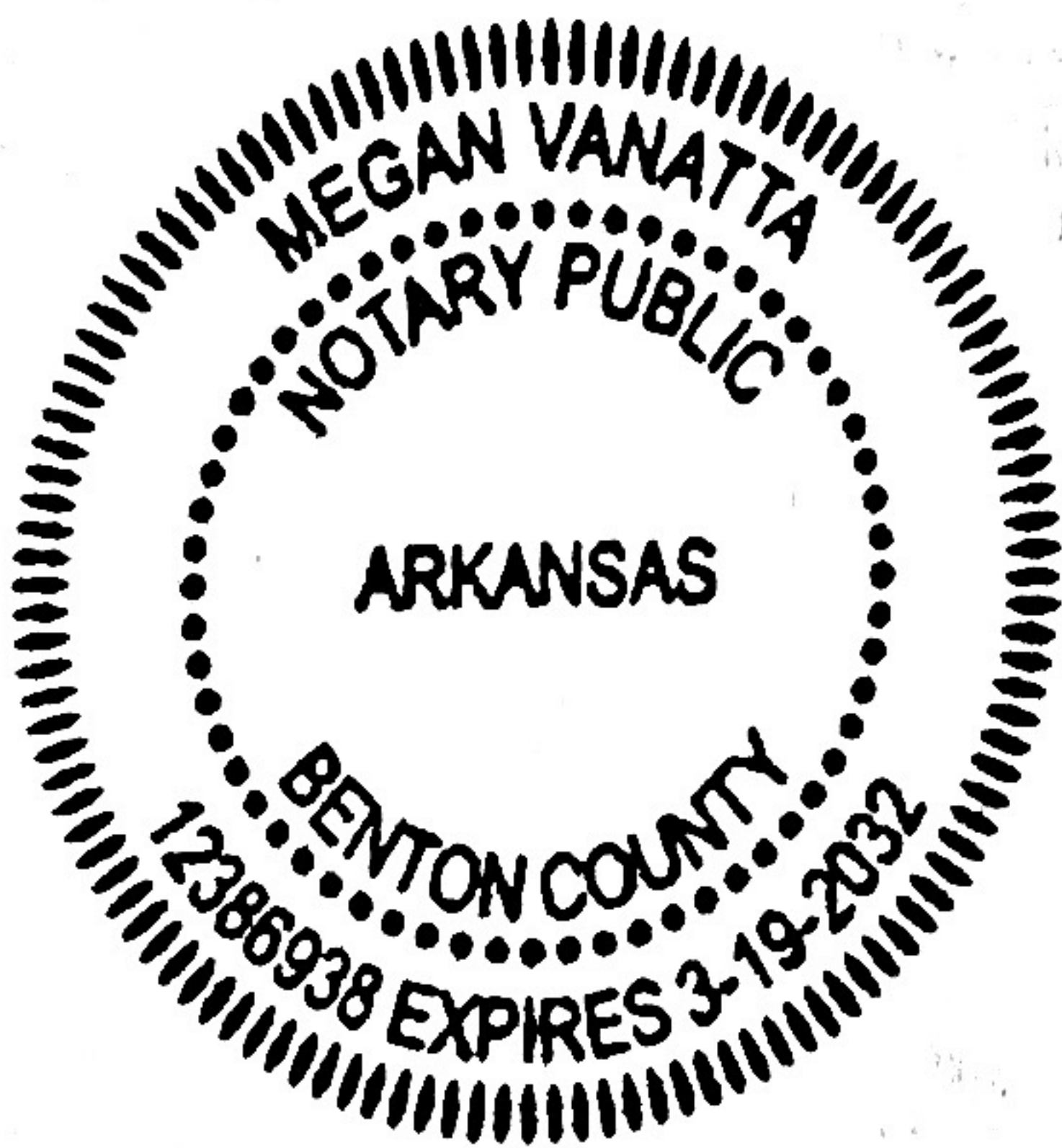
ZONING REQUEST: T4.2

Respectfully Submitted,

By: Alicen Rumsey
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 13 day of September, 2024.



Megan Vanatta
Notary Signature

Megan Vanatta
Notary Name Printed

3/19/32
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 for my rezone request.

Dated this the 2nd day of October, 2024.

Alicen Rumsey
Signed

Alicen Rumsey
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 2nd day of October, 2024.



Cindy Hall
Notary Signature

Cindy Hall
Notary Name Printed

3/10/2031
Commission Expires

Nola's Pantry
103 West Chestnut, #100
Rogers, AR 72756

Before the Planning Commission of the City of Rogers, Arkansas

Notice of Public Hearing for a Rezone Request

Legal Description/Parcel Number: Lot 12, Block 1, Wallace Addition to the City of Rogers, Benton County, Arkansas, as shown on plat record 28 at page 322., Parcel No. 02-08483-000

Layman's Description: 321 East Locust Street, Rogers, AR 72756

Present Zoning: T4.1

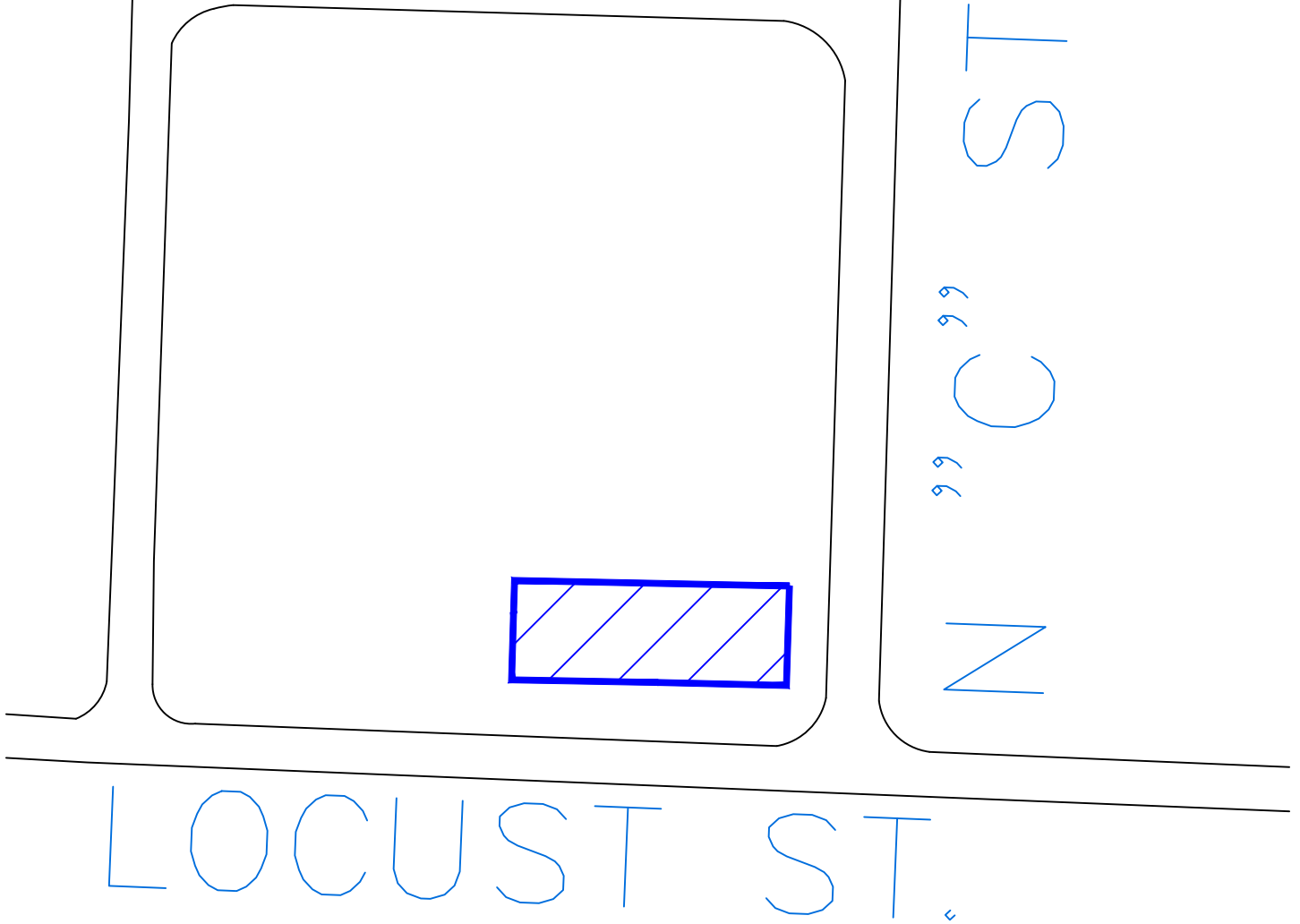
Zoning Request: T4.2

A public hearing by the Rogers Planning Commission will be held ,
2024 at 5:30 pm in the City Council Chambers of the City Hall Building
located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____

Legal Description Confirmation





4.5.3.1 Exterior Yards

4.5.3.1.1 Contextual Standard for Downtown Neighborhood Placetype

In T2, T3, and T4 the yard depth provided may not be less than 75% nor more than 125% of the average provided by the two nearest homes sharing the same blockface when the subject property is located in the Downtown Neighborhood Placetype.

4.5.3.1.2 Contextual Standard Along Boulevards

The minimum and maximum exterior yard depth for lots abutting boulevards shall be the sum of the [easement depth](#) and [right-of-way from centerline](#) columns for the appropriate [boulevard typology subtype](#) in Table 3.4.5.1.B Street Typologies.

4.5.3.1.3 Exemptions

The maximum exterior yard does not apply where any natural feature preserved under Section 3.3 prevents compliance. **In HC, the minimum exterior yard does not apply where abutting a street with on-street parking.**

4.5.3.2 Interior Yards

4.5.3.2.1 Contextual Standard for Downtown Neighborhood Placetypes

In T2, T3, and T4 the yard depth provided may not exceed 125% of the average provided by the two nearest homes sharing the same block face when the subject property is located in the Downtown Neighborhood Place Type.

4.5.3.2.2 Reduction for Industrial Zones

In I zones, the minimum setback in interior yards shall be 5 feet when abutting another property zoned I.

2.15.76 Floodplain Development Permit

~~All rules governing the issuance~~ The Floodplain Development Permit is issued as part of the Land Disturbance permit and shall ~~apply with~~ also meet the following regulations and requirements:

2.15.76.1 Applicability

A Floodplain Development permit is required for all structural development, placement of manufactured structures, clearing, grading, mining, drilling, dredging, placement of fill, excavating, watercourse alteration, drainage improvements, roadway or bridge construction, individual water or sewer installations or any other development in or adjacent to a special flood hazard area or other high-risk areas.