



Office of the City Clerk-Treasurer
301 W. Chestnut
Rogers, Arkansas 72756
479-621-1117
www.rogersar.gov

COMMITTEE SCHEDULE

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.

TO: MAYOR
CITY COUNCIL
DEPARTMENT HEADS
PRESS

FROM: Jessica Rush, CITY CLERK-TREASURER

DATE: November 12, 2024

The following committee meetings will be held on **Tuesday, November 12, 2024** prior to the City Council Meeting:

06:00 p.m. - PUBLIC SAFETY COMMITTEE: (Wolf*, Reithemeyer)

Committee Room #2 OR <https://us02web.zoom.us/j/88526910986> OR (312)626-6799 ID: 885 2691 0986

- To Discuss:
- (a) A Resolution Scheduling A Public Hearing To Determine A Nuisance Structure On Certain Property Located In Rogers, Arkansas (1231 W. Walnut)
 - (b) A Resolution Scheduling A Public Hearing To Determine A Nuisance Structure On Certain Property Located In Rogers, Arkansas (425 W. Walnut)

06:10 p.m. - FINANCE COMMITTEE: (Reithemeyer*, Wolf, Kendall)

Committee Room #2 OR <https://us02web.zoom.us/j/88526910986> OR (312)626-6799 ID: 885 2691 0986

- To Discuss:
- (a) A Resolution Amending The 2024 Budget To Appropriate Eighty Thousand Dollars (\$80,000.00) From Street Fund Reserves Into Account #200-16-84002 Fleet For The Purchase Of Two Used Vehicles For The Street Department

06:10 p.m. - COMMUNITY ENVIRONMENT & WELFARE COMMITTEE: (Townzen, Hayes)

Committee Room #1 OR <https://us02web.zoom.us/j/87146397166> OR (312)626-6799 ID: 871 4639 7166

- To Discuss:
- (a) An Ordinance Amending Article 2, Section 2.6.3 – Final Plats Of The City Of Rogers Unified Development Code
 - (b) An Ordinance Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T2 To T4.2 (Halbert) [Map](#)
 - (c) An Ordinance Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T2 To T4.2 (Jones) [Map](#)
 - (d) An Ordinance Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T5.2 To HC (PWX) [Map](#)



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ROGERS CITY COUNCIL **AGENDA**

NOVEMBER 12, 2024
6:30 PM

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.

In Person Rogers City Council Chambers

OR via [ZOOM LINK](#) OR By Phone (312) 626-6799 ID: 874 1104 8687

PUBLIC FORUM:

PLEDGE OF ALLEGIANCE:

ROLL CALL:

ACTION ON MINUTES:

1. October 22, 2024

REPORTS OF BOARDS AND STANDING COMMITTEES:

- | | | | |
|----|----------|--|-------------------------|
| 1. | RES. Re: | Scheduling A Public Hearing To Determine A Nuisance Structure On Certain Property Located In Rogers, Arkansas (1231 W. Walnut) | PUBLIC SAFETY COMMITTEE |
| 2. | RES. Re: | Scheduling A Public Hearing To Determine A Nuisance Structure On Certain Property Located In Rogers, Arkansas (425 W. Walnut) | PUBLIC SAFETY COMMITTEE |
| 3. | RES. Re: | Amending The 2024 Budget To Appropriate Eighty Thousand Dollars (\$80,000.00) From Street Fund Reserves Into Account #200-16-84002 Fleet For The Purchase Of Two Used Vehicles For The Street Department | FINANCE COMMITTEE |

- | | | | |
|----|----------|---|--|
| 4. | ORD. Re: | Amending Article 2, Section 2.6.3 – Final Plats Of The City Of Rogers Unified Development Code | COMMUNITY
ENVIRONMENT &
WELFARE
COMMITTEE |
| 5. | ORD. Re: | Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T2 To T4.2 (Halbert) | COMMUNITY
ENVIRONMENT &
WELFARE
COMMITTEE |
| 6. | ORD. Re: | Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T2 To T4.2 (Jones)– | COMMUNITY
ENVIRONMENT &
WELFARE
COMMITTEE |
| 7. | ORD. Re: | Amending The City Of Rogers Unified Development Code Section 1.4.3 By Re-Zoning Certain Lands From T5.2 To HC (PWX) | COMMUNITY
ENVIRONMENT &
WELFARE
COMMITTEE |

OLD BUSINESS:

NEW BUSINESS:

APPOINTMENTS:

ANNOUNCEMENTS:

RESOLUTION NO. R24-_____

**A RESOLUTION SCHEDULING A PUBLIC HEARING TO DETERMINE A
NUISANCE STRUCTURE ON CERTAIN PROPERTY LOCATED IN ROGERS,
ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, RPC Land Holdings LLC, is the owner of certain real property situated in Rogers, Benton County, Arkansas, more particularly described as follows:

LEGAL DESCRIPTION: PT SW NW BEG 264' N SW/C THENCE N174'
E308.23' S174' W TO POB (ALSO KNOWN PT OL 111 SW NW)

LAYMAN'S DESCRIPTION: 1231 W. Walnut Street, Rogers, AR 72756

PARCEL NO.: 02-01242-000

WHEREAS, the owners were given proper notice of numerous violations of the standards provided for in the Rogers' Code of Ordinances, including the International Property Maintenance Code ("IPMC") as adopted by reference in Rogers' Code of Ordinances §§ 10-32 and 10-33, which constitute life, health, or safety violations, located on the property described above, and were instructed to abate the nuisance in accordance with § 18-58 of the Code of Ordinances;

WHEREAS, the property owners of record did not abate the dilapidated, unsightly, unsafe, and unsanitary conditions on this property, and as a result, the City of Rogers requests a hearing to seek a finding that the structure is a nuisance structure in accordance with § 18-59 of the Code of Ordinances; and

WHEREAS, to make a finding that the structure is a nuisance, this City Council shall set a date and time for a public hearing before the City Council for consideration of the dilapidated, unsightly, unsafe, and unsanitary conditions on the above described property.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF ROGERS, ARKANSAS:**

Section 1: A hearing to determine if the structure shall be deemed a nuisance is scheduled for and shall be held along with the regularly scheduled City Council meeting on Tuesday, January 14, 2025 at 6:30 p.m.;

Section 2: The City's Legal Department will send a copy of this Resolution and its request for a hearing to the property owner as required under Ark. Code Ann. § 14-54-903;

Section 3: Severability Provision: If any part of this Resolution is held to be invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this ____ day of _____, 2024.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John Vanatta, Deputy Fire Chief - Risk Reduction

Prepared By: John M. Pesek, Senior Staff Attorney

For Consideration By: Public Safety Committee

RESOLUTION NO. R24-_____

**A RESOLUTION SCHEDULING A PUBLIC HEARING TO DETERMINE A
NUISANCE STRUCTURE ON CERTAIN PROPERTY LOCATED IN ROGERS,
ARKANSAS; AND FOR OTHER PURPOSES.**

WHEREAS, RHL Mott Properties LLC, is the owner of certain real property situated in Rogers, Benton County, Arkansas, more particularly described as follows:

LEGAL DESCRIPTION: OUTLOT 145 IN SECTION 12, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 40 FEET NORTH OF THE SW CORNER OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 12, THENCE NORTH 79 DEGREES EAST 72 FEET AND 8 INCHES TO THE SW CORNER OF BLOCK 35 OF B.F. SIKES ADDITION TO ROGERS, THENCE NORTH ON THE BEARING WITH THE TOWN OF ROGERS 150 FEET; THENCE WEST ON BEARING WITH THE ORIGINAL TOWN OF ROGERS, 84 FEET MORE OR LESS TO THE WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SAID SECTION 12, THENCE SOUTH 164 1/2 FEET TO THE POINT BEGINNING. SUBJECT TO COVENANTS, EASEMENTS AND RIGHT OF WAYS, IF ANY.

LAYMAN'S DESCRIPTION: 425 W. Walnut Street, Rogers, AR 72756

PARCEL NO.: 02-01156-000

WHEREAS, the owners were given proper notice of numerous violations of the standards provided for in the Rogers' Code of Ordinances, including the International Property Maintenance Code ("IPMC") as adopted by reference in Rogers' Code of Ordinances §§ 10-32 and 10-33, which constitute life, health, or safety violations, located on the property described above, and were instructed to abate the nuisance in accordance with § 18-58 of the Code of Ordinances;

WHEREAS, the property owners of record did not abate the dilapidated, unsightly, unsafe, and unsanitary conditions on this property, and as a result, the City of Rogers requests a hearing to seek a finding that the structure is a nuisance structure in accordance with § 18-59 of the Code of Ordinances; and

WHEREAS, to make a finding that the structure is a nuisance, this City Council shall set a date and time for a public hearing before the City Council for consideration of the dilapidated, unsightly, unsafe, and unsanitary conditions on the above described property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

Section 1: A hearing to determine if the structure shall be deemed a nuisance is scheduled for and shall be held along with the regularly scheduled City Council meeting on Tuesday, January 14, 2025 at 6:30 p.m.;

Section 2: The City's Legal Department will send a copy of this Resolution and its request for a hearing to the property owner as required under Ark. Code Ann. § 14-54-903;

Section 3: Severability Provision: If any part of this Resolution is held to be invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Resolutions: All Ordinances, Resolutions, or Orders of the City Council, or parts of the same, in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this ____ day of _____, 2024.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: John Vanatta, Deputy Fire Chief - Risk Reduction

Prepared By: John M. Pesek, Senior Staff Attorney

For Consideration By: Public Safety Committee

RESOLUTION NO. R24-_____

A RESOLUTION AMENDING THE 2024 BUDGET TO APPROPRIATE EIGHTY THOUSAND DOLLARS (\$80,000.00) FROM STREET FUND RESERVES INTO ACCOUNT #200-16-84002 FLEET FOR THE PURCHASE OF TWO USED VEHICLES FOR THE STREET DEPARTMENT; AND FOR OTHER PURPOSES.

WHEREAS, the City finds it necessary to purchase two used trucks for use by the Street Department after a break-in at the street department building rendered four (4) vehicles unusable; and

WHEREAS, the City estimates that no more than eighty thousand dollars (\$80,000.00) is needed to purchase two used vehicles to ensure efficient continued operations of the Street Department, but the specific vehicles have not been selected.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS THAT:

Section 1: The City of Rogers' 2024 Budget is hereby amended to appropriate eighty thousand dollars (\$80,000.00) from Street Fund Reserves into Account #200-16-84002 Fleet for the purchase of two (2) used vehicles for the Street Department;

Section 2: Severability Provision: If any part of this Resolution is held invalid, the remainder of this Resolution shall continue in effect as if such invalid portion never existed; and

Section 3: Repeal of Conflicting Resolutions: All resolutions or orders of the City Council or parts of resolutions or orders of the City Council that are in conflict with this Resolution are repealed to the extent of such conflict.

RESOLVED this _____ day of _____, 2024.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested By: Frankie Guyll, Street Department Superintendent

Prepared By: John M. Pesek, Senior Staff Attorney

For Consideration By: Finance Committee

ORDINANCE NO. 24-_____

AN ORDINANCE AMENDING ARTICLE 2, SECTION 2.6.3 – FINAL PLATS OF THE CITY OF ROGERS UNIFIED DEVELOPMENT CODE; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, the City of Rogers desires to amend Article 2, § 2.6.3 - Final Plats of the City of Rogers' Unified Development Code to clarify and streamline the approval and filing process associated with final plats.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS, THAT:

Section 1: Section 2.6.3.4 Dedications and Improvements of the City of Rogers Unified Development Code is hereby repealed and Gridics is directed to remove that section;

Section 2: Section 2.6.3.5 Recording of the City of Rogers Unified Development Code is hereby amended to add subsection (C) and Gridics is directed to add this subsection to read as follows:

(C) City Council shall approve all final plats and the Mayor and City Clerk shall sign the final plat prior to its recording.

Section 3: Emergency Clause: The need to amend Sections 2.6.3.4 and 2.6.3.5 of the City of Rogers Unified Development Code as described in this Ordinance is immediate in order to protect the public peace, health, safety, and welfare. An emergency is declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 4: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 5: Repeal of Conflicting Provisions: All ordinances, resolutions, or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2024.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John M. Pesek, Senior Staff Attorney
Prepared by: John M. Pesek, Senior Staff Attorney
For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. 24-__

**AN ORDINANCE AMENDING THE CITY OF ROGERS UNIFIED DEVELOPMENT
CODE SECTION 1.4.3 BY RE-ZONING CERTAIN LANDS FROM T2 TO T4.2;
PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

WHEREAS, pursuant to the provisions of the City of Rogers' Unified Development Code § 2.8, *et seq.*, and upon consideration of the report and recommendations of the City of Rogers Planning Commission, the City Council finds it to be in the best interests of the City that certain lands hereinafter described are better suited for T4.2 zoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF ROGERS, ARKANSAS:**

Section 1: Section 1.4.3 of the City of Rogers Unified Development Code as well as the City of Rogers Official Zoning Map shall be amended as provided herein;

Section 2: The land described herein shall be zoned as T4.2 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST, LESS AND EXCEPT PART OF THE SE 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT: BEGINNING AT A POINT LOCATED 354.00 FEET S01°45'21"E OF THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SW 1/4 OF THE SW 1/4 OF SAID DESCRIBED SECTION 24; THENCE S01°45'21"E 306.00 FEET; THENCE N89°55'54"W 200.00 FEET; THENCE N01°45'21"W 306.00 FEET; THENCE S89°55'54"E 200.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 1.40 ACRES, MORE OR LESS, SUBJECT TO A 20.00 FEET IN WIDTH WATERLINE EASEMENT ALONG THE EAST SIDE THEREOF, SUBJECT TO THE RIGHT-OF-WAY OF PRICE LANE ALONG THE SOUTH SIDE THEREOF, ALSO SUBJECT TO A 15.00 FEET IN WIDTH UTILITY LINE EASEMENT LYING ADJACENT TO THE RIGHT-OF-WAY OF PRICE LANE.

LAYMAN'S DESCRIPTION:

1101 West Price Lane; Parcel 02-01999-000

Section 3: Zoning: The above described lands are better suited for T4.2 (Neighborhood High-Intensity) than T2 (Rural) zoning and same should be and are hereby zoned T4.2;

Section 4: Emergency Clause: The need to bring the proposed use of the property into conformance with the Rogers City Zoning Ordinances is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2024.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Zachery Birdsong, Planner

For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. 24-__

**AN ORDINANCE AMENDING THE CITY OF ROGERS UNIFIED DEVELOPMENT
CODE SECTION 1.4.3 BY RE-ZONING CERTAIN LANDS FROM T2 TO T4.2;
PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

WHEREAS, pursuant to the provisions of the City of Rogers' Unified Development Code § 2.8, *et seq.*, and upon consideration of the report and recommendations of the City of Rogers Planning Commission, the City Council finds it to be in the best interests of the City that certain lands hereinafter described are better suited for T4.2 zoning.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF ROGERS, ARKANSAS:**

Section 1: Section 1.4.3 of the City of Rogers Unified Development Code as well as the City of Rogers Official Zoning Map shall be amended as provided herein;

Section 2: The land described herein shall be zoned as T4.2 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 9; THENCE N 02°43'44" E A DISTANCE OF 485.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE ROADWAY OF S. PROMENADE BOULEVARD; THENCE ALONG SAID ROADWAY N 01°28'16" E A DISTANCE OF 181.34 FEET; THENCE LEAVING SAID ROADWAYS 88°33'50" E A DISTANCE OF 299.93 FEET; THENCE S 01°58'19" W A DISTANCE OF 87.91 FEET; THENCE N 87°20'54" W A DISTANCE OF 93.05 FEET; THENCE S 02°36'55" W A DISTANCE OF 96.93 FEET; THENCE N 87°59'22" W A DISTANCE OF 39.20 FEET; THENCE N 88°10'51" W A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 45,550.65 SQUARE FEET, OR 1.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT. AS SHOWN ON BOUNDARY SURVEY DATED 07/07/2023 AS JOB 23-184 BY CASTER & ASSOCIATES LAND SURVEYING, INC. SURVEYS: 9/12/2023 L202347245

LAYMAN'S DESCRIPTION:

303 South Promenade Boulevard; Parcel 02-00861-087

Section 3: Zoning: The above described lands are better suited for T4.2 (Neighborhood High-Intensity) than T2 (Rural) zoning and same should be and are hereby zoned T4.2;

Section 4: Emergency Clause: The need to bring the proposed use of the property into conformance with the Rogers City Zoning Ordinances is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this _____ day of _____, 2024.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Zachery Birdsong, Planner

For Consideration By: Community Environment & Welfare Committee

ORDINANCE NO. 24-____

AN ORDINANCE AMENDING THE CITY OF ROGERS UNIFIED DEVELOPMENT CODE SECTION 1.4.3 BY RE-ZONING CERTAIN LANDS FROM T5.2 TO HC; PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.

WHEREAS, pursuant to the provisions of the City of Rogers' Unified Development Code § 2.8, *et seq.*, and upon consideration of the report and recommendations of the City of Rogers Planning Commission, the City Council finds it to be in the best interests of the City that certain lands hereinafter described are better suited for HC zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROGERS, ARKANSAS:

Section 1: Section 1.4.3 of the City of Rogers Unified Development Code as well as the City of Rogers Official Zoning Map shall be amended as provided herein;

Section 2: The land described herein shall be zoned as HC and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Lot 5, Grove Phase 1, Rogers AR

LAYMAN'S DESCRIPTION:

171 W Pleasant Grove Road; Parcel 02-21543-000

Section 3: Zoning: The above described lands are better suited for HC (Highway Commercial) than T5.2 (City Medium-Intensity) zoning and same should be and are hereby zoned HC;

Section 4: Emergency Clause: The need to bring the proposed use of the property into conformance with the Rogers City Zoning Ordinances is immediate in order to protect the public peace, health, safety, and welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 5: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 6: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this ____ day of _____, 2024.

APPROVED:

C. GREG HINES, Mayor

Attest:

JESSICA RUSH, City Clerk

Requested by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Nicholas Little, Planner

For Consideration By: Community Environment & Welfare Committee