



DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
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**PLANNING COMMISSION MEETING AGENDA
MARCH 10, 2025
5:30 PM**

AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

REGULAR AGENDA - OLD BUSINESS:

1. **Review of FLUM Amendment #4** Amend the FLUM to Uptown Regional Center and Urban Neighborhood. *(Tabled at 3/4/25 PC Meeting)*
STAFF: Joe Rexwinkle
2. **HOFCO Rezone** Approving a rezone on ±17 acres located NE of Bellview and Perry Road from the T2 (Rural) zoning district to the T5.2 (City Medium-Intensity) and T5.1 (City Low-Intensity) zoning district. *(Tabled at 3/4/25 PC Meeting)*
STAFF: Nicholas Little
REPRESENTED BY: Taylor Lindley

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



City of Rogers Comprehensive Plan



Adopted July
23, 2024

2025 Comprehensive Plan Review

Section 2.9 of the UDC provides that the Planning Commission shall conduct periodic reviews of the Comprehensive Plan and that such review shall occur at least once annually. The purpose of periodic review is to evaluate whether the plan is achieving its goals and whether it should be amended.

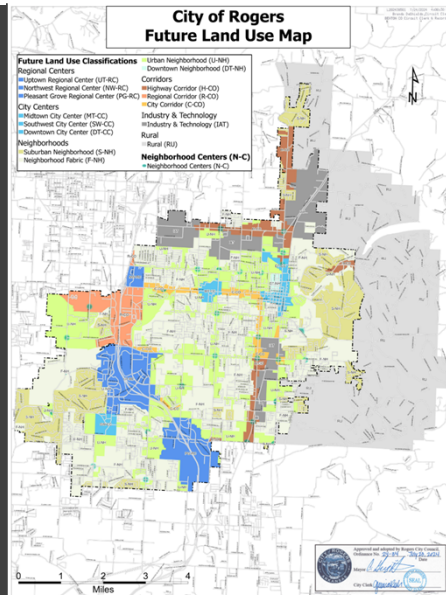
The Comprehensive Plan was adopted last July and consists of the plan narrative, that is the text expressing our goals for how the community's natural and built environment will evolve over time. These goals are an expression of the community's values as it relates to the subject matter falling within the scope of the Commission. In addition to narrative expressing these goals, the plan also includes two appendices: the Future Land Use Map, and the Master Street Plan. Both are spatial representations of goals expressed in the narrative.

References:

"Comprehensive Plan means the currently adopted plan guiding the future development of the city's built environment and future use of its land and resources," UDC Section 8.5.3.

"The Future Land Use Map is an element of the Comprehensive Plan identifying placetypes that the Planning Commission and City Council have carefully considered and determined to be appropriate for the future growth of the City," UDC Section 10.5.6.

"The Rogers Master Street Plan is the City's primary guide for transportation planning. This city-wide policy map depicts the location and classification of existing and future streets and roundabouts," *Rogers Street Classifications*, pg. 1.



Future Land Use Map

- The Future Land Use Map (FLUM) designates all areas of the city by Placetype.
- Placetype is the community's expression of how they want a given area to evolve in terms of its natural and built environment over time.
- There are four categories of placetypes:
 - Centers
 - Corridors
 - Neighborhoods
 - Districts

Centers and Corridors

- Centers are concentrated areas of development.
- Corridors are linear areas of concentrated development connecting centers to each other and to other placetypes.
- The vast majority of the City's growth and change is expected to occur in centers and corridors.
- Centers and corridors contain subcategories based upon scale and sometimes also on location.
 - Regional Centers, City Centers, Neighborhood Centers
 - Examples: Pleasant Grove Regional Center, Downtown City Center
 - Regional Corridor, City Corridor

Neighborhoods

- Neighborhoods consist predominantly of residential uses at a low to medium intensity.
- These are subcategorized based upon location: Suburban Neighborhood, Neighborhood Fabric, Urban Neighborhood, and Downtown Neighborhood.
- Little if any change is expected in these areas.

Districts

- Districts are areas of specialized purpose, thus their use and intensity vary widely.
- In Rogers' case, our only Districts are industrial areas.



Section 2.9 Comprehensive Plan Review

2.9.1 Purpose and Intent

The purpose of this section is to set forth the procedure for reviewing the Comprehensive Plan.

2.9.2 Applicability

An application for Comprehensive Plan Review may only be initiated by the Director, the Planning Commission, the Mayor, or the City Council.

2.9.3 Periodic Review

The Comprehensive Plan must be reviewed at least once annually by the Planning Commission. Upon review, the Planning Commission may recommend amendments to the plan to the City Council.

2.9.4 Public Hearing

The Planning Commission shall hold a public hearing. Notice of the public hearing before the Planning Commission shall be given as required by [2.3.4.1](#). Mailed notice to owners of property filing an eligible zoning map amendment application since the last Comprehensive Plan Amendment hearing shall occur per [2.8.4](#).

2.9.5 Review Criteria

In considering amendments to the Comprehensive Plan, the Planning Commission must consider the following criteria:

- (A) Whether the proposed amendment promotes fiscal and environmental sustainability; and
- (B) Whether the proposed amendment meets the challenge of changing circumstances; and
- (C) Whether the amendment promotes public health, safety, and welfare.

2.9.6 Planning Commission

After holding a public hearing, the Planning Commission will review proposed amendments against the review criteria of [2.9.5](#) and certify the proposed amendment as stated policy, certify as stated policy with revisions, or deny the proposed amendment.

2.9.7 City Council

Any amendment having received a recommendation of approval from the Planning Commission will be placed on the next available City Council agenda. The Council may approve the request as presented, remand the request to the Planning Commission for further study, or deny the application. Any action taken shall be by a majority vote of the quorum present.

Comprehensive Plan Review

- The City Council, Planning Commission, or Director can initiate review of the Comprehensive Plan at any time, but it must occur a minimum of once per year.
- When the Commission considers periodic review it must hold a public hearing.
- If the Planning Commission identifies amendments to the plan, those must be forwarded to Council for adoption.

Periodic Review

- As a matter of practice, the Director will initiate periodic review every year.
- Periodic review occurring annually is desirable:
 - To ensure its being implemented
 - To ensure the outcomes are what was expected
 - To identify whether it should be amended
- This is the first periodic review of the plan since its adoption.
- One method of implementation is the Future Land Use Map (FLUM)
- It is likely the Commission will identify or entertain requests to amend the FLUM during each periodic review due to the nature of the relationship between it and zoning.



Table 2.8.3.A Zoning Districts Allowed in Placetypes

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2
Regional Center														
Uptown Regional Center						ER	SR	SR	SR	SR	ER			
Northwest Regional Center						ER	SR	SR	SR	SR				
Pleasant Grove Regional Center						SR	SR	SR	SR	SR		SR		
City Centers														
Downtown City Center					SR	SR	SR	ER						
Midtown City Center					SR	SR	SR	SR						
Southwest					SR	SR	SR	SR						
Neighborhood Centers														
Neighborhood Center				ER	ER	ER								
Neighborhoods														
Urban Neighborhood			ER	SR	SR	ER								
Fabric			SR	SR	ER									
Downtown			ER	SR	ER									
Suburban Neighborhood	SR	SR	SR											
Corridors														
City					ER	SR	SR	ER						
Regional						SR	SR	SR	ER					
Highway						SR	SR					SR	ER	
Industry and Technology														
Industry and Technology							SR					SR	SR	SR

SR = Districts likely to create the place type and thus subject to Standard Review by the Planning Commission and City Council

ER = Districts that may create the place type and thus subject to both Standard Review and Enhanced Review by the Planning Commission and City Council

Blank = Will not create the place type envisioned by the Plan and thus will not conform to the Future Land Use Map. Such districts will not be considered by the Planning Commission and City Council unless and until the Future Land Use Map and this UDC are amended accordingly.

Relationship Between the FLUM and Zoning

- The FLUM is policy and zoning is regulatory as it controls how a property can be used or developed.
- In considering amendments to the zoning map (rezonings), cities consult the policy (FLUM) for guidance.
- The Unified Development Code (UDC, Table 2.8.3.A) provides a spectrum of permissible zones for each placetype.
 - Where it has been determined that a zone will create the placetype envisioned on the FLUM, rezoning is subject to standard review.
 - Where it has been determined that a zone *may* create the placetype envisioned on the FLUM, rezoning is subject to enhanced review (i.e. more scrutiny).
 - Where it is been determined that a zone will not create the placetype envisioned on the FLUM, rezoning is impermissible (identified by a blank cell in the table).

**2.8.4 Acceptance and Processing by Director**

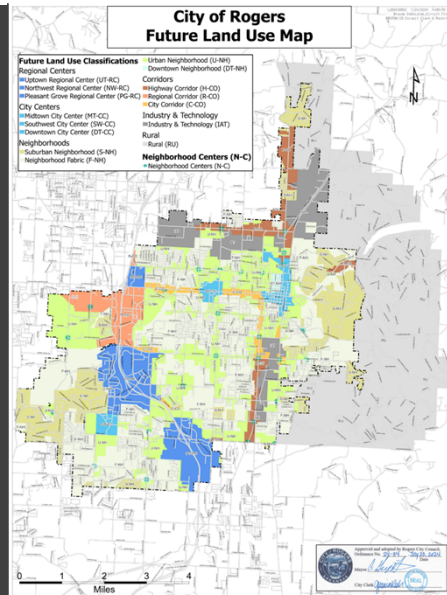
Applications for districts identified by blank cells will be set aside and no further processing will take place unless and until the Future Land Use Map and this UDC are amended to make them allowable for consideration. It is the stated intent of this UDC to ensure due process is provided for all property owners and in furtherance of this, the Director will cause the Future Land Use Map to be reviewed at least once per calendar year to determine if it should be amended. An owner of a property for which a zoning map amendment application was set aside during the preceding year may appear in a public hearing at such time to request an amendment that would allow their application to proceed. The Director will cause mailed notice to be provided to the owners filing such applications at least 15 days before the scheduled public hearing date for the Future Land Use Map review.

2.8.5 Public Hearing

The Planning Commission and City Council shall hold a public hearing. Notice of the hearing before the Planning Commission shall be given per [2.3.4.1 Published Notice](#), [2.3.4.2 Mailed Notice](#), and [2.3.4.3 Posted Notice](#).

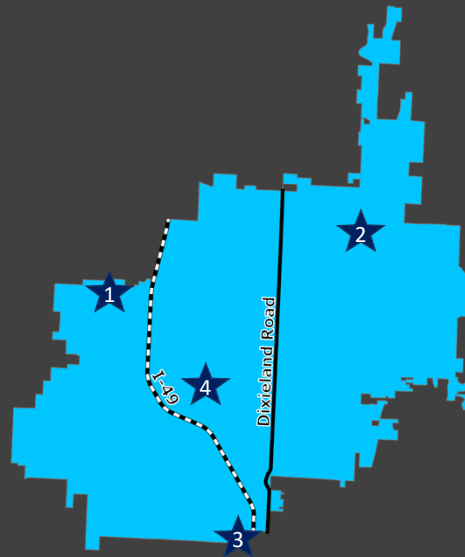
Impermissible Zones

- If the Community Development Director receives a request to rezone a property to an impermissible zone, the UDC provides a remedy for the owner identified above in the red box.
- Since adoption the City has received two rezoning applications for impermissible zones and both properties will be presented in this report for the Commission's consideration.



Future Land Use Map Amendments

- The type of amendments identified for consideration can be divided into three categories:
 - Those initiated by the Director resulting from a rezoning application for an impermissible zone; and
 - Those initiated by the Director for any other reason; and
 - Those identified by the Planning Commission or Council themselves



Amendments to Consider

- In light of this, the Director is presenting five amendments to the Future Land Use Map for the 2025 periodic review.
- The location of the amendments is reflected in the map above.
- Amendments 1-2 are initiated by the Director for varying reasons
- Amendments 3-4 are initiated by the Director in response to rezoning applications filed for impermissible districts
- Each are summarized on the following pages.

Basis for Whether to Amend

- In weighing whether to adopt the proposed amendments, the Commission should consider the decision-making criteria of Section 2.9.5 of the UDC:
 - Whether the amendment promotes fiscal and environmental sustainability
 - Whether the amendment meets the challenge of changing conditions
 - Whether the amendment promotes the public health, safety, and welfare

How should we think about “promoting fiscal and environmental sustainability”?

- Is the amendment likely to result in development or uses that would be fiscally irresponsible?
- Is the amendment likely to result in development that would result in environmental degradation or threaten an important asset?

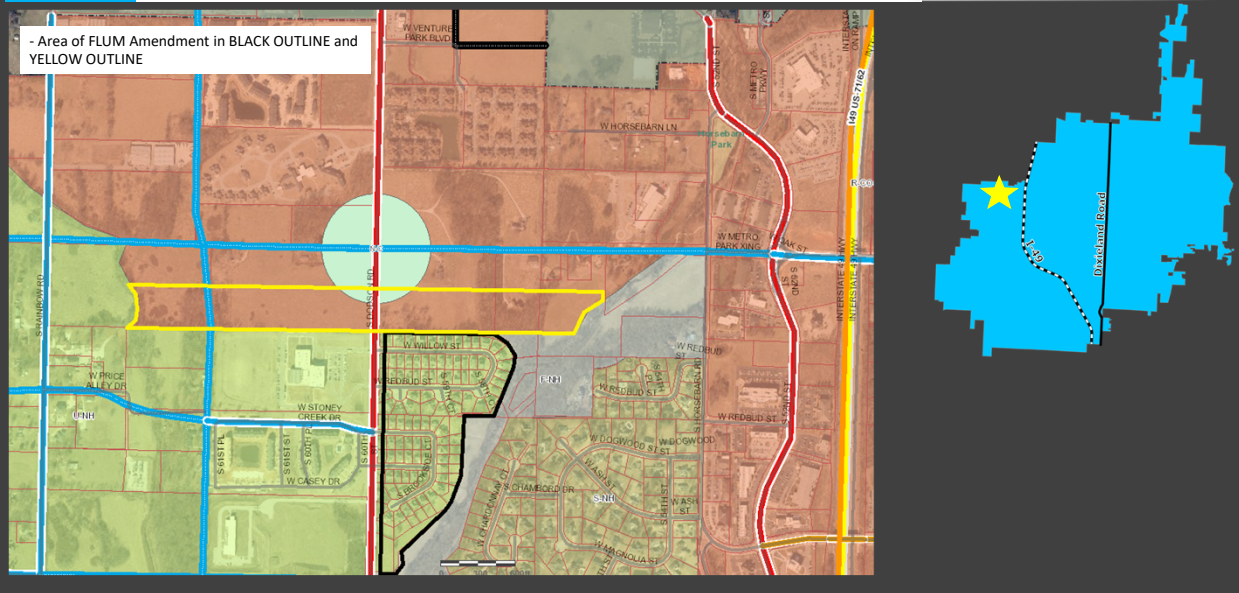
How should we approach “meeting the challenge of a changing condition”?

- Has something changed nationally, at the state level, or regionally that we should respond to in order to promote the public health, safety and welfare or fiscal and environmental sustainability?
- Has the market shifted in a manner we should respond to?
- Have the values of the community changed in a manner we should respond to?

What is public health, safety and welfare?

The public health, safety, and welfare is the bedrock of planning in the United States.

- Will the amendment result in development that could threaten public health, public safety, or public welfare?
- Will the public health, safety or welfare be unaffected by the proposed amendment?



Amendment 1

Question before Commission: Should the placetype be changed for the property in black be changed from urban neighborhood and if so should the property in yellow boundary be changed from regional corridor?

Context of the Area

- Property in Black Boundary: Placetype Urban Neighborhood, Zoning is T3.1, Use is residential neighborhood of detached houses
 - Immediately to the North: Property in Yellow Boundary described below
 - Immediately to the East and South: Placetype: Neighborhood Fabric, stream corridor
 - Immediately to the West: Placetype: Urban Neighborhood; Zoning is T4.2; Use is a school
- Property in Yellow Boundary: Placetype is Regional Corridor; Zoning is T2 but eligible for up to T6.1; Use is undeveloped
 - Immediately to the North: Same
 - Immediately to the East: Placetype: Neighborhood Fabric, stream corridor
 - Immediately to the South: Property in Black Boundary
 - Immediately to the West: Placetype: Urban Neighborhood; Zoning is T2; Use is undeveloped

Staff Analysis

- We believe the area in the black boundary was inadvertently given the designation urban neighborhood and should have been given the designation suburban neighborhood like the neighborhoods on the east side of the stream corridor.

- If the area in the black boundary is changed to suburban neighborhood the Commission should carefully consider whether this would have a ripple effect on the property immediately to the north.
- While the UDC's requirement pertaining to one whole transect can be met if the regional corridor placetype remains within the yellow boundary, the wide variety of zones available in regional center (up to T6.2) suggests that perhaps it should be changed.



2025 COMPREHENSIVE PLAN REVIEW

FLUM Amendment 1

PLANNING

	Regional Corridor (Existing Yellow Area)	Urban Neighborhood (Existing Black Area) (Proposed for Yellow Area)	Suburban Neighborhood (Proposed for Black Area)
Zones	T5.1, T5.2, T5.3, T6.1	T3.2, T4.1, T4.2, T5.1	T3.1, T3.2, T4.1
Height	Max. 6-16 stories	Max. 2.5-6 stories	Max. 2-4 stories
Coverage	Max 100%	Max 50%-100%	Max. 40%-60%
Exterior Yard	Max 0ft – 30ft	Min 0-15 ft	Min 10ft-20ft
Interior Yard	Min 0ft	Min 0ft-5ft	Min 5ft-10ft
Uses	• See following page		

Amendment 1

Question before Commission: Should the placetype be changed for the property in black be changed from urban neighborhood and if so should the property in yellow boundary be changed from regional corridor?

Compatibility

- Given that regional corridor allows up to 16 stories in building height (via a T6.1 zone, which is subject to enhanced review and this not likely), it may not be the most appropriate placetype for the area in yellow boundary.
- Urban neighborhood may be a better fit as no permissible zone in this placetype allows a building height greater than 6 stories (T5.1, which is subject to enhanced review and this not likely). The more likely scenario in an urban neighborhood placetype would be T4.1 which allows a maximum building height of 4 stories.



Table 4.6.A Permitted Principal Uses

Use	Suburban Neighborhood			Urban Neighborhood				Regional Corridor			
	T3.1	T3.2	T4.1	T3.2	T4.1	T4.2	T5.1	T5.1	T5.2	T5.3	T6.1
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P
Detached House	P	P	P	P	P	P	P				
Cottage House	P	P	P	P	P	P					
Attached House	P	P	P	P	P	P					
Duplex	P	P	P	P	P	P					
Multi-Unit House	P	P	P	P	P	P	P	P			
Town House		P	P	P	P	P	P	P	P		P
Apartment House		P		P	P	P	P	P	P		P
Live-Work Building			P		P	P					
Mixed-Use Building							P	P	P	P	P
AGRICULTURE	P	P	P	P	P	P	P	P	P	P	P
CIVIC SPACES	P	P	P	P	P	P	P	P	P	P	P
COMMUNITY SERVICES							P	P	P	P	P
OFFICE							P	P	P	P	P
PROFESSIONAL OR PERSONAL SERVICES							P	P	P	P	P
EATING AND DRINKING							P	P	P	P	P
HEALTHCARE SERVICE							P	P	P	P	P
LODGING						P	P	P	P	P	P
PARKING			P		P	P	P	P	P	P	P
RETAIL						P	P	P	P	P	P
ENTERTAINMENT OR EVENT VENUE							P	P	P	P	P
ARTISANAL INDUSTRY							P	P	P	P	P
TECHNOLOGY INDUSTRY							P	P	P	P	P
AUTO SERVICE							P	P	P	P	P
FREIGHT, LOGISTICS, AND STORAGE											
TRANSPORTATION SERVICES											
GENERAL INDUSTRY											
WASTE TREATMENT, SEPARATION, AND TRANSFER											
HEAVY INDUSTRY											

Amendment 1

Question before Commission: Should the placetype be changed for the property in black be changed from urban neighborhood and if so should the property in yellow boundary be changed from regional corridor?

Evaluation of Placetypes

Regional Centers and Regional Corridors

These placetypes pose compatibility issues with suburban neighborhood placetypes. **If the area in the black boundary is changed to suburban neighborhood these placetypes are not worthy of consideration.**

City Centers and City Corridors

All are located on major arterials. While this site is along a major arterial (Dodson) there is a nearby neighborhood center at Dodson and Oak and the regional corridor placetype is more intense than city scale centers and corridors, making these placetypes impractical. **These are not placetypes worthy of consideration.**

Highway Corridor

These are located along regional highways with frequent access (unlike I-49) and along railroad tracks. **This is not a candidate worthy of consideration for either tract.**

Industry and Technology

These are located along railroad corridors and regional highways with frequent access, similar to highway corridors. **This is not a candidate worthy of consideration for either tract.**

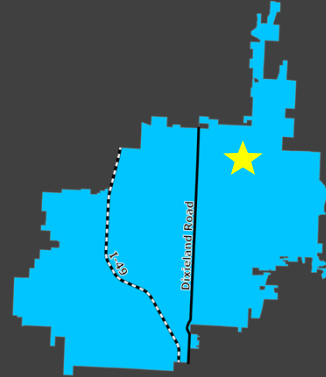
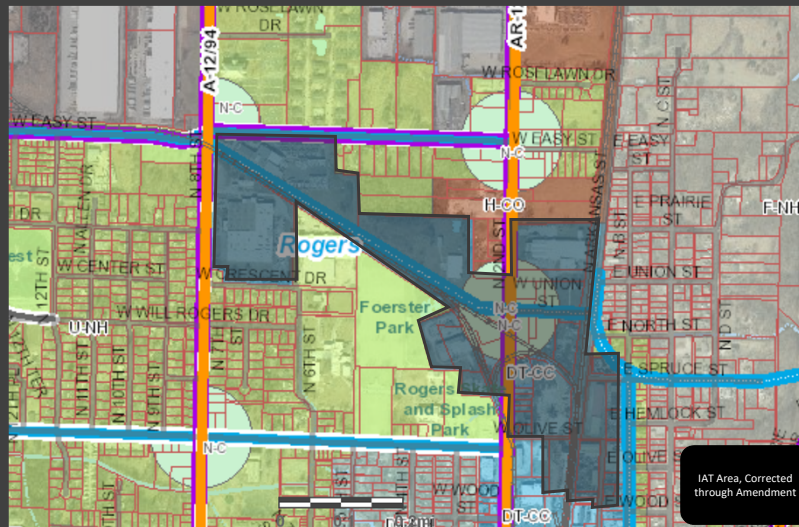
Neighborhoods

- **Suburban neighborhood** placetypes most closely align with the development intensity (detached house residential) and zones (T3.1 and T3.2) of the area bound in black. **This is a candidate worthy of consideration for the area in black.**
- **Urban neighborhood** placetype provides a transition, ensuring compatibility between suburban neighborhoods and regional corridors. **This is a candidate worthy of consideration for the area in yellow.**



2025 COMPREHENSIVE PLAN REVIEW FLUM Amendment 2

PLANNING

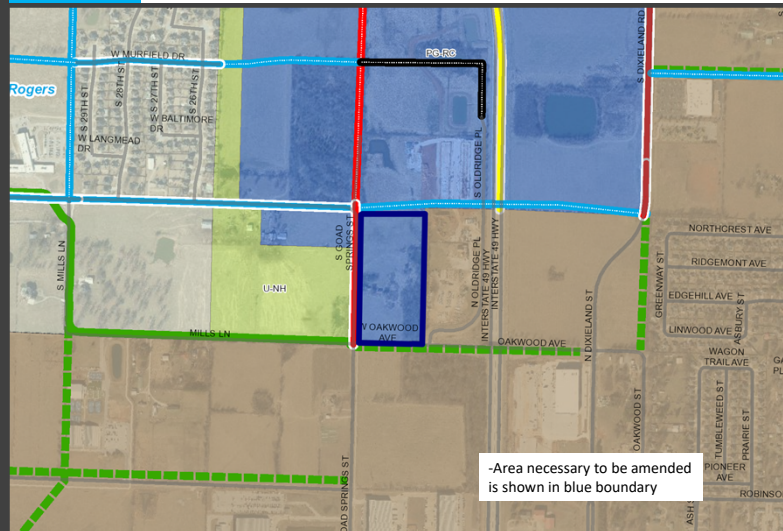


Amendment 2

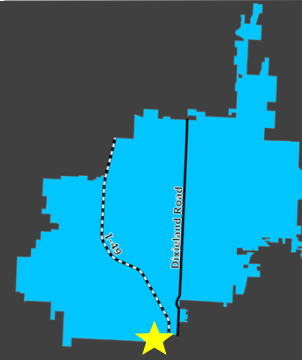
Question before the Commission? *Should this area be mapped as Industry and Technology placetype?*

Staff Analysis

- The map presented to and passed by the Planning Commission and City Council last July depicted this area as Industry and Technology.
- The map printed, signed by the Mayor, and recorded at Benton County incorrectly showed the same area as Downtown City Center.
- Staff is seeking permission to change the official map to reflect what you previously approved which showed the highlighted area as Industry and Technology.



Aerial Map



Amendment 3

- This amendment is presented by the Director in response to the filing of a rezoning application on the property identified by the blue boundary which requests rezoning to I-1, and impermissible zone in the Pleasant Grove Regional Center. As presented earlier in this report, it is the Director's obligation to not process the application unless and until the FLUM is amended to a placetype allowing the zone requested.

Questions before Commission:

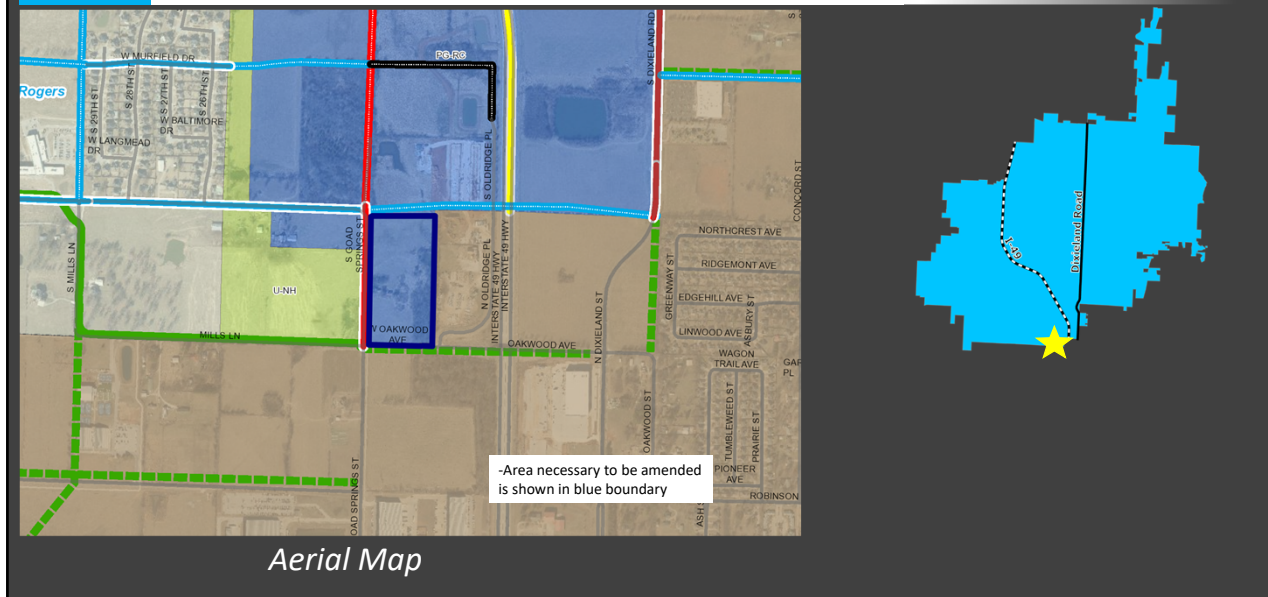
- Should the placetype be changed for the property identified in the blue boundary from its current designation of Pleasant Grove Regional Center to a placetype allowing an I-1 zone?*
- I-1 is allowed in Highway Corridor and Industry and Technology placetypes. If amended to one of these, does that create ripple affects for nearby properties warranting a need to amend those?*

Context of the Area

- Subject Property: Placetype Pleasant Grove Regional Center, Zoning is HC, Use is undeveloped
 - Immediately to the North: Placetype Pleasant Grove Regional Center, Zoning HC, Use is flex building nearing completion
 - Immediately to the East: property in Lowell operating as a wholesale landscape supply, planned for mixed use commercial
 - Immediately to the South: property in Lowell, undeveloped, planned for mixed use commercial
 - Immediately to the West: Placetype Urban Neighborhood and Pleasant Grove Regional Center, Zoning T2, Use is undeveloped

Existing and Planned Transportation Network

- Goad Springs Rd is an arterial in both Lowell and Rogers, but is currently not improved to arterial standards in either city.
 - The Razorback Greenway runs along the west side of Goad Springs Rd in this area.
 - Goad Springs Rd is planned to be extended northward through the Mills farm site and future UAMS site to intersect W Pleasant Grove Rd about ¼ mile west of I-49. All of this land is within the Pleasant Grove Regional Center.
- Mills Ln/Oakwood Ave runs along the south side of the property and crosses I-49 connecting Dixieland to Goad Springs and points west.
- Garrett Rd runs along the north side of the property. It does not currently, but is planned to cross I-49 in the future according to Rogers' adopted MSP.



Amendment 3, continued

Current Conditions in Lowell

- Lowell experiences traffic congestion and conflict at Goad Springs Rd and AR-264 (Monroe St), contributing to congestion and conflict at AR-264 and I-49.
 - According to Lowell staff this is due, in part, to the presence of truck traffic navigating to and from the industrial uses that exist along Goad Springs Rd.
 - The City of Lowell considers the congestion and conflict to pose a pedestrian and cyclist safety hazard along Goad Springs Rd and especially at its intersection with AR-264 (Monroe).

Future Conditions in Lowell

- In response to current conditions, the City of Lowell:
 - Has amended its zoning code to better align with its intent for the area to become mixed use commercial and to prevent future large scale industrial development along Goad Springs Rd.
 - Is beginning work to tunnel the Greenway below AR-264 at Goad Springs Rd to improve safety for Greenway users.
 - Is relocating the Greenway from the east to the west side of Goad Springs Rd to improve safety for Greenway users as there are fewer truck turning movements on the west side.



2025 COMPREHENSIVE PLAN REVIEW

FLUM Amendment 3

PLANNING

	Pleasant Grove Regional Center (Existing)	Highway Corridor	Industry and Technology
Zones	T5.1, T5.2, T5.3, T6.1, T6.2, HC	T5.1, T5.2, HC, I-1	T5.2, HC, I-1, I-2
Height	Max. 6-16 stories	Max. 6-8 stories	Max. 5-8 stories
Coverage	Max. 70%-100%	Max. 80%-100%	Max. 80%-100%
Exterior Yard*	Min 30 ft in HC; Max 0-30 elsewhere	Min 30 ft in HC, I-1, I-2; Max 0-30 in T5.1, 0-10 in T5.2	Min 30 ft in HC, I-1, I-2; Max 0-10 in T5.2
*The UDC allows warehouses in HC but requires they be setback at least 250 ft from an arterial street in this zone. The purpose of this requirement is to ensure our major streets are not lined with long blank walls while still allowing use flexibility within the HC zone. This restriction does not apply in I-1 or I-2 where warehouses can be much closer to such streets.			
Interior Yard	Min. 0	Min 0-20	Min. 0-20
Uses	See following page		

Amendment 3

Questions before Commission:

- *Should the placetype be changed for the property identified in the blue boundary from its current designation of Pleasant Grove Regional Center to a placetype allowing an I-1 zone?*
- *I-1 is allowed in Highway Corridor and Industry and Technology placetypes. If amended to one of these, does that create ripple affects for nearby properties warranting a need to amend those?*



Table 4.6.A Permitted Principal Uses

	Pleasant Grove Regional Center						Highway Corridor			Industry and Technology			
Use	T5.1	T5.2	T5.3	T6.1	T6.2	HC	T5.1	T5.2	HC	I-1	T5.2	HC	I-1
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P	P
Detached House													
Cottage House													
Attached House													
Duplex													
Multi-Unit House	P						P						
Town House	P	P		P		P	P	P		P	P		
Apartment House	P	P		P		P	P	P		P	P		
Live-Work Building													
Mixed-Use Building	P	P	P	P	P	P	P	P		P	P		
AGRICULTURE	P	P	P	P	P	P	P	P		P	P	P	P
CIVIC SPACES	P	P	P	P	P	P	P	P		P	P	P	P
COMMUNITY SERVICES	P	P	P	P	P	P	P	P		P	P	P	P
OFFICE	P	P	P	P	P	P	P	P		P	P	P	P
PROFESSIONAL OR PERSONAL SERVICES	P	P	P	P	P	P	P	P		P	P	P	P
EATING AND DRINKING	P	P	P	P	P	P	P	P		P	P	P	P
HEALTHCARE SERVICE	P	P	P	P	P	P	P	P		P	P	P	P
LODGING	P	P	P	P	P	P	P	P		P	P	P	P
PARKING	P	P	P	P	P	P	P	P		P	P	P	P
RETAIL	P	P	P	P	P	P	P	P		P	P	P	P
ENTERTAINMENT OR EVENT VENUE	P	P	P	P	P	P	P	P		P	P	P	P
ARTISANAL INDUSTRY	P	P	P	P	P	P	P	P		P	P	P	P
TECHNOLOGY INDUSTRY	P	P	P	P	P	P	P	P		P	P	P	P
AUTO SERVICE	P	P	P	P	P	P	P	P		P	P	P	P
FREIGHT, LOGISTICS, AND STORAGE						P			P		P	P	P
TRANSPORTATION SERVICES									P			P	P
GENERAL INDUSTRY													P
WASTE TREATMENT, SEPARATION, AND TRANSFER													P
HEAVY INDUSTRY													P

Amendment 3

Question before Commission: Should the placetype be changed for the property in black be changed from urban neighborhood and if so should the property in yellow boundary be changed from regional corridor?

Evaluation of Placetypes

Neighborhoods

These placetypes are not suggested between an arterial and I-49 generally and they would not result in I-1 being a permissible zone for the subject property. ***These placetypes are not worthy of consideration.***

City Centers and City Corridors

The nearest City Center is Southwest City Center at Pinnacle Hills Pkwy and Pleasant Grove Rd, about two miles northwest of the subject property. There does not appear to be a need for another city center in this area, particularly given its location at the very edge of the City. Without another City Center a corridor isn't warranted. ***These placetypes are not worthy of consideration.***

Regional Corridor

Regional corridors are intended to connect Regional Centers. The subject property is currently within the Pleasant Grove Regional Center, which is the southernmost of our regional centers.

Pleasant Grove Regional Center

This is the current placetype and it supports a mixture of uses and varying intensity levels in an auto-oriented environment. Light industrial uses are permitted but not at the expense of compatibility

with the other uses. ***It is worth considering retaining this placetype designation.***



Table 4.6.A Permitted Principal Uses												
Use	Pleasant Grove Regional Center					Highway Corridor				Industry and Technology		
	T5.1	T5.2	T5.3	T6.1	T6.2	HC	T5.1	T5.2	HC	I-1	T5.2	HC
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P
Detached House												
Cottage House												
Attached House												
Duplex												
Multi-Unit House	P						P					
Town House	P	P		P			P	P			P	P
Apartment House	P	P		P			P	P			P	P
Live-Work Building												
Mixed-Use Building	P	P	P	P	P	P	P	P			P	P
AGRICULTURE	P	P	P	P	P	P	P	P			P	P
CIVIC SPACES	P	P	P	P	P	P	P	P			P	P
COMMUNITY SERVICES	P	P	P	P	P	P	P	P			P	P
OFFICE	P	P	P	P	P	P	P	P			P	P
PROFESSIONAL OR PERSONAL SERVICES	P	P	P	P	P	P	P	P			P	P
EATING AND DRINKING	P	P	P	P	P	P	P	P			P	P
HEALTHCARE SERVICE	P	P	P	P	P	P	P	P			P	P
LODGING	P	P	P	P	P	P	P	P			P	P
PARKING	P	P	P	P	P	P	P	P			P	P
RETAIL	P	P	P	P	P	P	P	P			P	P
ENTERTAINMENT OR EVENT VENUE	P	P	P	P	P	P	P	P			P	P
ARTISANAL INDUSTRY	P	P	P	P	P	P	P	P			P	P
TECHNOLOGY INDUSTRY	P	P	P	P	P	P	P	P			P	P
AUTO SERVICE	P	P	P	P	P	P	P	P			P	P
FREIGHT, LOGISTICS, AND STORAGE											P	P
TRANSPORTATION SERVICES											P	P
GENERAL INDUSTRY												P
WASTE TREATMENT, SEPARATION, AND TRANSFER												P
HEAVY INDUSTRY												P

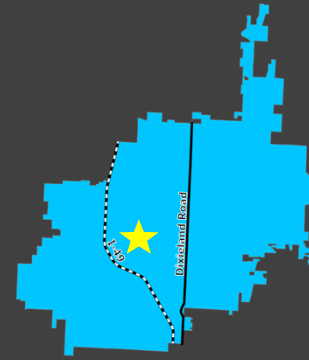
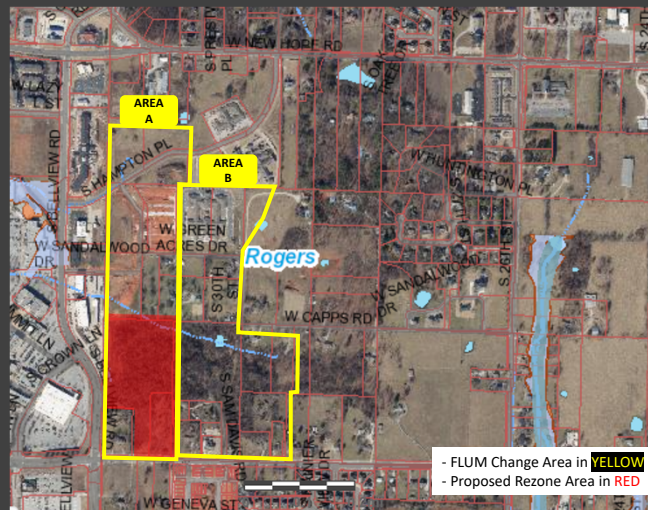
Amendment 3

Highway Corridor

These are located along regional highways with frequent access (unlike I-49) and along railroad tracks. Neither are present at this location, however this placetype is the only one that allows an I-1 zone besides Industry and Technology ***making it worthy of consideration.***

Industry and Technology

These are located along railroad corridors and regional highways with frequent access, similar to highway corridors. For the same reasons as highway corridor this is ***only worthy of consideration in this case given the zone requested.***



Amendment 4

- This amendment is presented by the Director in response to the filing of a rezoning application on the property identified in red which requests rezoning to T5.2, which is impermissible in the current placetype, Urban Neighborhood. As presented earlier in this report, it is the Director's obligation to not process the application unless and until the FLUM is amended to a placetype allowing the zone requested.

Questions before Commission:

- Should the placetype be changed for the property identified in red from its current designation of Urban Neighborhood to a placetype allowing T5.2?*
- T5.2 is allowed in center and corridor placetypes. If amended to one of these, does that create ripple affects for nearby properties warranting a need to amend those?*

Context of the Area

- Subject Property: Placetype Urban Neighborhood, Zoning is T2, Use is undeveloped
 - Immediately to the North: Placetype Urban Neighborhood, Zoning T5.2, Use is undeveloped
 - Immediately to the East: Placetype Neighborhood Fabric, Zoned T3.2 and T2, undeveloped with large acreage residential
 - Immediately to the South: Placetype Uptown Regional Center, Zoned T2, large acreage residential
 - Immediately to the West: Placetype Uptown Regional Center, Zoned T5.2, Pinnacle Hills Promenade



	Uptown Regional Center	Urban Neighborhood	Neighborhood Fabric
Zones	T5.1, T5.2, T5.3, T6.1, T6.2, T6.3	T3.2, T4.1, T4.2, T5.1	T3.1, T3.2, T4.1, T4.2
Height	Max 6-48 stories*	Max 2.5-6 stories	Max 2.5-4 stories
Coverage	Max. 90%-100%	Max. 60%-100%	Max. 40%-70%
Exterior Yard	Min. 0; Max 30	Max. 30 in T5.2; Min 5-15 elsewhere	Min 5-20
Interior Yard	Min 0	Min 0 in T5.1; Min 5 elsewhere	Min 5-10
Uses	• See following page		

Amendment 4

Questions before Commission:

- *Should the placetype be changed for the property identified in red from its current designation of Urban Neighborhood to a placetype allowing T5.2?*
- *T5.2 is allowed in center and corridor placetypes. If amended to one of these, does that create ripple affects for nearby properties warranting a need to amend those?*

Evaluation of Placetypes

Highway Corridor

These are located along regional highways with frequent access (unlike I-49) and along railroad tracks. ***This is not a candidate worthy of consideration for either tract.***

Industry and Technology

These are located along railroad corridors and regional highways with frequent access, similar to highway corridors. ***This is not a candidate worthy of consideration for either tract.***

Neighborhoods

- There are four neighborhood placetypes distinguished by their intensity, from least intense to most:
 - Suburban
 - Fabric
 - Downtown (place-specific)
 - Urban
- Of these, only ***Urban Neighborhood is a candidate worthy of consideration*** for the subject property; however, this is the current designation and zone T5.2 is impermissible.

Centers and Corridors

City Centers, like regional centers, are characterized by their location and thus are intended to be distinct from one another (i.e. Downtown City Center is fundamentally different than Southwest City Center). Their commonality is their scale. Regional Centers, like city centers, are characterized by their location and thus are also distinct from one another (i.e. Pleasant Grove is fundamentally different from Uptown). Their commonality is their scale. The intent of both city and regional corridors is to link city and regional centers in a linear pattern.

The subject property lies immediately east of the **Uptown Regional Center** which makes this *placetype worthy of consideration*.



2025 COMPREHENSIVE PLAN REVIEW

FLUM Amendment 4

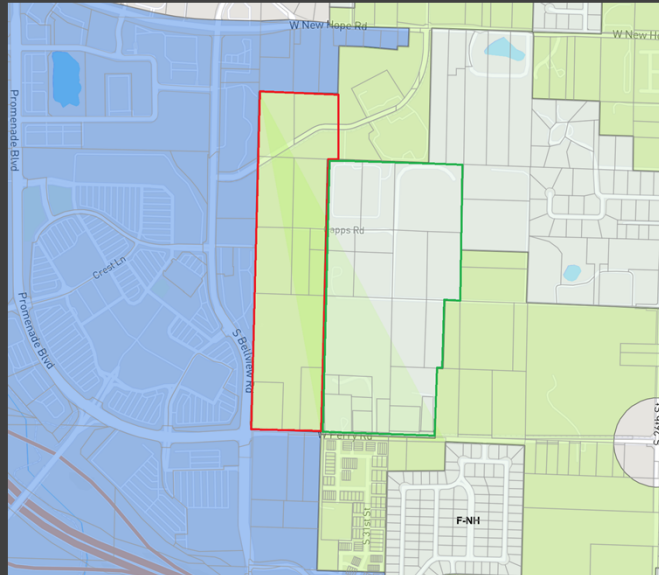
PLANNING

Table 4.6.A Permitted Principal Uses														
Use	Neighborhood Fabric				Urban Neighborhood				Uptown Regional Center					
	T3.1	T3.2	T4.1	T4.2	T3.2	T4.1	T4.2	T5.1	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3
LIVING, in a	P	P	P	P	P	P	P	P						
Detached House	P	P	P	P	P	P	P		P	P	P	P	P	P
Cottage House	P	P	P	P	P	P	P							
Attached House	P	P	P	P	P	P	P							
Duplex	P	P	P	P	P	P	P							
Multi-Unit House	P	P	P	P	P	P	P	P	P					
Town House		P	P	P	P	P	P	P	P	P		P		
Apartment House			P	P	P	P	P	P	P					
Live-Work Building			P	P		P	P							
Mixed-Use Building				P		P	P		P	P	P	P	P	P
AGRICULTURE	P	P	P	P	P	P	P	P	P	P	P	P	P	P
CIVIC SPACES	P	P	P	P	P	P	P	P	P	P	P	P	P	P
COMMUNITY SERVICES				P			P	P	P	P	P	P	P	P
OFFICE				P			P	P	P	P	P	P	P	P
PROFESSIONAL OR PERSONAL SERVICES				P			P	P	P	P	P	P	P	P
EATING AND DRINKING				P			P	P	P	P	P	P	P	P
HEALTHCARE SERVICE								P	P	P	P	P	P	P
LODGING				P			P	P	P	P	P	P	P	P
PARKING			P	P		P	P	P	P	P	P	P	P	P
RETAIL				P			P	P	P	P	P	P	P	P
ENTERTAINMENT OR EVENT VENUE								P	P	P	P	P	P	P
ARTISANAL INDUSTRY								P	P	P	P	P	P	P
TECHNOLOGY INDUSTRY								P	P	P	P	P	P	P
AUTO SERVICE								P	P	P	P	P	P	P
FREIGHT, LOGISTICS, AND STORAGE														
TRANSPORTATION SERVICES														
GENERAL INDUSTRY														
WASTE TREATMENT, SEPARATION, AND TRANSFER														
HEAVY INDUSTRY														

Amendment 4

Questions before Commission:

- Should the placetype be changed for the property identified in red from its current designation of Urban Neighborhood to a placetype allowing T5.2?
- T5.2 is allowed in center and corridor placetypes. If amended to one of these, does that create ripple affects for nearby properties warranting a need to amend those?



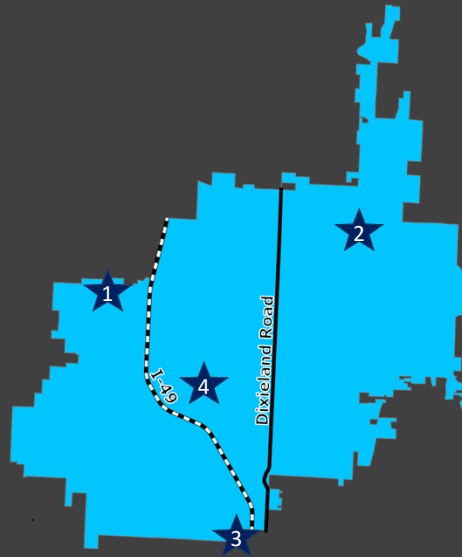
Amendment 4

Question before Commission: Should the placetype be changed for the property in black be changed from urban neighborhood and if so should the property in yellow boundary be changed from regional corridor?

Evaluation of Placetypes

Argument for amending to Uptown Regional Center

- The property lies immediately south of property already zoned T5.2 which itself is immediately south of Uptown Regional Center
- The property lies immediately north of property already within the Uptown Regional Center
- The property lies immediately east of the Uptown Regional Center and one of the more intense portions of that center, Pinnacle Hills Promenade
- For these reasons staff recommends the placetype of the property within the red boundary be amended to Uptown Regional Center, and to provide appropriate transect/transition, staff recommends the adjacent property immediately to the east identified in the green boundary be changed from Neighborhood Fabric to Urban Neighborhood.



Amendment 1

Question before the Commission: *Should the placetype be amended to suburban neighborhood and urban neighborhood.*

Staff Recommendation: *Amend the FLUM to suburban neighborhood and urban neighborhood.*

Amendment 2

Question before the Commission: *Should the placetype be amended to Industrial and Technology?*

Staff Recommendation: *Amend the FLUM to Industry and Technology.*

Amendment 3

Question before the Commission: *Should the placetype be amended to Industry and Technology?*

Staff Recommendation: *No. Retain the current designation of Pleasant Grove Regional Center.*

Amendment 4

Question before the Commission: *Should the placetype be amended to Uptown Regional Center and Urban Neighborhood?*

Staff Recommendation: *Amend the FLUM to Uptown Regional Center and Urban Neighborhood.*



Rezone HOFCO

PLANNING

Staff: Nicholas Little, Planner (nlittle@rogersar.gov)



FLUM Place Type

Regional Center - Uptown

Zoning

T2

Proposed Zoning

T5.1, T5.2

Location

NE of intersection of S Bellview Road and W Perry Road
Parcels 02-01694-145, 02-01694-175

Representative

Taylor Lindley, Crafton Tull

Nature of the Request:

The following request is for an amendment to the City of Rogers Unified Development Code Zoning Map, in accordance with Section 2.8 of the Rogers Unified Development Code.

Request Details:

- Proposal: The applicant is proposing to rezone 17.14 acres to T5.1(City Low-Intensity) and T5.2(City Medium-Intensity) as presented in the Regional Center Placetype.
- Review Type: Standard



Geolocation

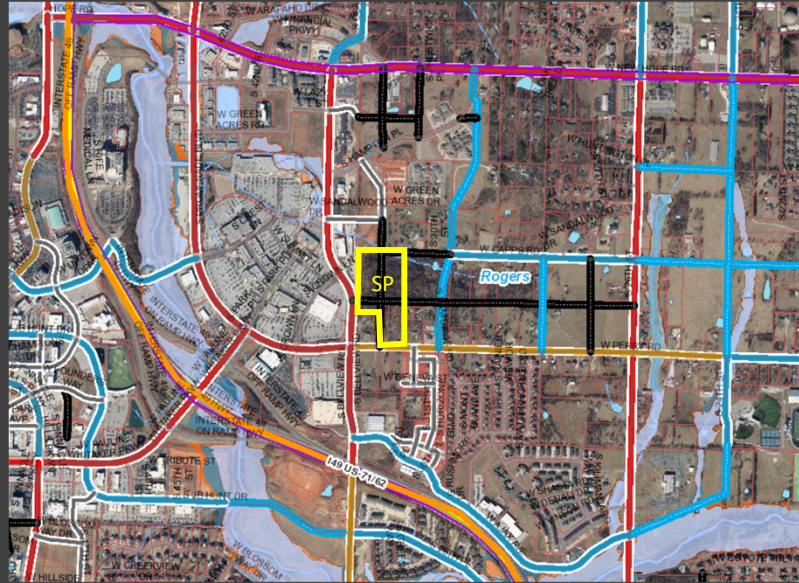
Location Description

Central Rogers; 17 undeveloped acres at the NE corner of S Bellview and W Perry Roads.
Parcel 02-01694-165, 02-01694-175



Rezone HOFCO

PLANNING



Neighborhood Context

- Subject property is surrounded by high traffic commercial uses to the west, undeveloped and residential lands to the east and north, and medium/low density residential to the south
- Perry and Bellview are both arterial roads. Property is relatively close to I-49 entrance.
- Limited connectivity/utilities available in the big block bound by New Hope/26th/Perry/Bellview

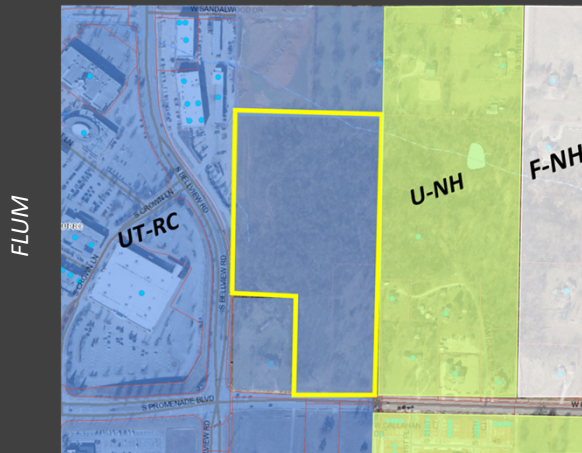
Neighborhood Context

- Subject property is surrounded by high traffic commercial uses to the west, undeveloped and residential lands to the east and north, and medium/low density residential to the south
- Perry and Bellview are both arterial roads. Property is relatively close to I-49 entrance.
- Limited connectivity/utilities available in the big block bound by New Hope/26th/Perry/Bellview



Current Zoning

T2 – Rural - A very low-intensity district intended for agricultural uses and as a temporary holding zone pending development.



Zoning's Relationship to the FLUM

Table 2.8.3.A Zoning Districts Allowed in Placetypes established two types of zoning map amendment requests:

- Standard Review (SR) requests are for zones that are likely to create the envisioned placetype.
- Enhanced Review (ER) requests are for zones that may create the envisioned placetype.

Permitted Zones by Placetype Per Table 2.8.3.A

PLACETYPE	SR	ER
Uptown Regional Center	T5.2, 5.3, 6.1, 6.2	T5.1, 6.3

About the Future Land Use Map (FLUM)

The Future Land Use Map is an element of the Comprehensive Plan identifying placetypes that the Planning Commission and City Council have carefully considered and determined to be appropriate for the future growth of the City.

2.8.3 Relationship with Future Land Use Map

"Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:"

- 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.
- May create the placetype envisioned by the Plan and thus may conform to the Future Land Use Map. Such districts are subject to Standard Review and Enhanced Review.
- Will not create the placetype envisioned by the Plan and thus will not conform to the Future Land Use Map. Such districts will not be considered by the Planning Commission and City Council unless and until the Future Land Use Map and this UDC are amended accordingly," (UDC 2.8.3).



Rezone HOFCO

PLANNING

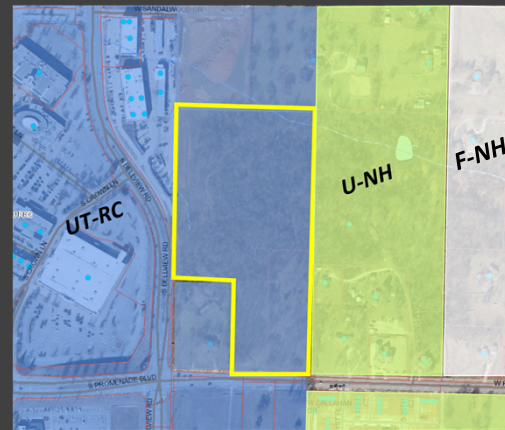
Requested Rezone



Proposed Zoning Plan

Permitted Zones by Placetype Per Table 2.8.3.A

PLACETYPE	SR	ER
Uptown Regional Center	T5.2 , 5.3, 6.1, 6.2	T5.1 , 6.3



FLUM

Summary of Request:

The applicant is requesting a rezone of this property to include **T5.1 and T5.2** zonings as presented in their zoning plan. The subject area was redesignated as Uptown Regional Center placetype (Formerly Urban Neighborhood) at the 2/18/2025 Planning Commission. Uptown Regional Center allows T5.2 as a standard review zone, a zoning district whose form ultimately achieves the urban landscape intended within Regional Centers. T5.1 is considered an Enhanced Review zone in the Uptown Regional Center. In this instance, the zoning plan shows T5.1 along the east side of the subject area, which is adjacent to the Urban Neighborhood placetype, in an attempt to make development along the west side less intense as to be more compatible with existing residential and future developments in the Urban Neighborhood portion.

Placetypes

Uptown Regional Center (UT-RC)

Placetype Description

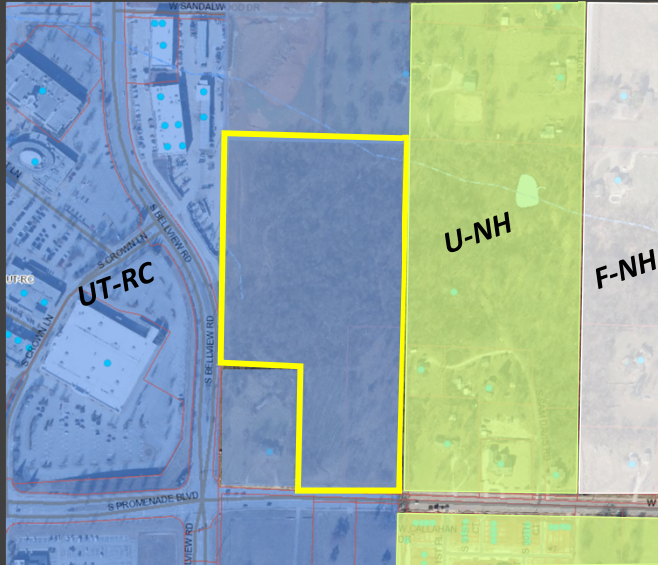
“Uptown Regional Center is one of the region’s most productive hubs for dining, shopping, entertainment, employment, healthcare services and urban housing. It will continue to develop with new streets, parking structures, civic spaces, dedicated transportation facilities for non-drivers, and intensive buildings with activity along their ground floors. “

Rogers Future Land Use Placetypes, pg. 6.



Rezone HOFCO

PLANNING



Rezone Request

1. T5.2 in Uptown Regional Center is subject to Standard Review

2.8.6 Standard Review Criteria

When reviewing and making decisions on zoning map amendments labeled “SR” in Table 2.8.3.A, the Planning Commission:

- Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.

Placetype

Uptown Regional Center (UT-RC)

Placetype Description

“Uptown Regional Center is one of the region’s most productive hubs for dining, shopping, entertainment, employment, healthcare services and urban housing. It will continue to develop with new streets, parking structures, civic spaces, dedicated transportation facilities for non-drivers, and intensive buildings with activity along their ground floors.”

Rogers Future Land Use Placetypes, pg. 6.



Rezone HOFCO

PLANNING

Rezone Request

✖ Not Met ✖ Not Applicable ● Met

T5.1 in UT-RC is subject to Enhanced Review.

Staff Analysis - Enhanced Review Criteria (2.8.7)

- When reviewing and making decisions on zoning map amendments labeled “ER” in [Table 2.8.3.A](#), the Planning Commission may recommend approval where the Commission finds:
 - ✔ The proposed district(s) conform to the applicable requirements of this UDC.
 - ✔ The proposed district(s) are likely to implement the placetype envisioned by the Future Land Use Map.
 - ✔ The proposed district(s) contribute to establishing an orderly transition of intensity within the broader place type by:
 - ✔ Where the subject property is within a center and corridor placetype ensuring higher intensity zones are generally interior to the placetype to provide an orderly transition between the center and edge of the placetype; or
 - ✖ Where the subject property is within a neighborhood placetype ensuring higher intensity zones are generally located at the edges of the placetype when the neighborhood lies adjacent to a center or corridor placetype to provide an orderly transition between the edge of the neighborhood and the adjacent placetype; and
 - ✔ The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties, except when:
 - ✖ Significant natural barriers separate the two properties; or
 - ✖ Roadways of three or more lanes separate the two properties; or
 - ✖ The subject property is less than 600 feet in depth, abuts a street classified as an arterial according to the Master Street Plan, and the proposed rezoning is to District T5.1 or T5.2.
 - ✖ If applicable, the proposed district(s) conform to the zone mix requirements specified in [Table 2.4.3.C Zoning Mix for Sites Over 40 Acres](#).

Enhanced Review Criteria Analysis:

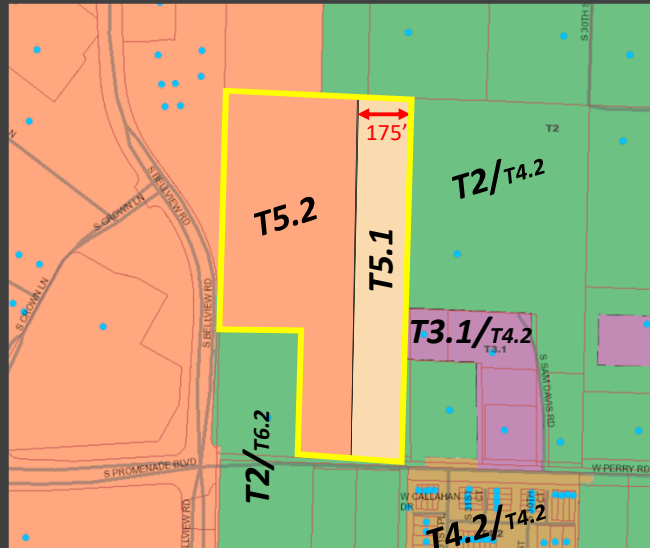
Zoning map amendment requests subject to Enhanced Review are evaluated according to their conformance with the requirements of the UDC and four considerations related to the proposed zone’s relationship to the surrounding placetype(s), zoning, and development context. The proposed rezone to T5.1 in the Uptown Regional Center (UT-RC) meets all four applicable requirements. The zoning mix requirement for sites greater than 40 acres does apply in this instance, and does meet the maximum percentages placed by Table 2.8.3.B

The placement of T5.1 per the proposed zoning plan submitted by the applicant effectively steps down the intensity as you move east, closer to more residential uses and away from the commercial intensity to the west. T5.1 zoning here would still allow the applicant to develop to a more urban form, which is what is desired in the Regional Centers, while also limiting height to something that is more compatible with what’s allowed in the adjacent Urban Neighborhood.



Rezone HOFCO

PLANNING



Zoning Proposal; Adjacent properties' current zoning/highest allowed zone by SR

Staff Analysis

- All requested zones are either permissible by Standard or Enhanced Review, per Table 2.8.3.A
- The zoning plan shows an extension of T5.2 zoning from the north, and a more appropriate buffer of T5.1 along the east side, in an attempt to step down the zoning as you get closer to the adjacent Urban Neighborhood lands.
- The T2 zoned parcel at the NE corner of Perry and Bellview is designated for Regional Center growth and is expected to eventually rezone to a higher intensity zone.
- The zoning plan successfully includes a mix of zones on the site that adheres to Table 2.8.3.B.
- The highest proposed zoning, T5.1, is within one full transect of the adjacent placetype to the east (Urban Neighborhood allows T5.1 by Enhanced Review)
- Staff feels that the intent of the Future Land Use Map and the Unified Development Code is being achieved with this proposal.

Staff Analysis

- All requested zones are either permissible by Standard or Enhanced Review, per Table 2.8.3.A
- The zoning plan shows an extension of T5.2 zoning from the north, and a more appropriate buffer of T5.1 along the east side, in an attempt to step down the zoning as you get closer to the adjacent Urban Neighborhood lands.
- The T2 zoned parcel at the NE corner of Perry and Bellview is designated for Regional Center growth and is expected to eventually rezone to a higher intensity zone.
- The zoning plan successfully includes a mix of zones on the site that adheres to Table 2.8.3.B.
- The highest proposed zoning, T5.1, is within one full transect of the adjacent placetype to the east (Urban Neighborhood allows T5.1 by Enhanced Review)
- Staff feels that the intent of the Future Land Use Map and the Unified Development Code is being achieved with this proposal.



Rezone HOFCO

PLANNING

Table 4.5.A. Zone Standards

Standard	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I1	I2		
Area Standards																
Max Building Coverage (% of lot)	30	40	50	60	70	90	100	100	100	100	100	70	80	80		
Max. Impervious Surface (% of lot)	30	50	60	70	80	100	100	100	100	100	100	80	80	80		
Principal Buildings																
Min. Exterior Yard (ft)	30	20	15	10	5	0	0	0	0	0	0	30	30	30		
Max. Exterior Yard (ft)	See 4.5.3.1					30	10	0	15	10	0	None				
Min. Building Occupancy	None					70	80	100	90	100	100					
Min. Interior Yard (ft)	30	10	5	5	5	0	0	0	0	0	0	20	20	20		
Min. Interior Yard, Alleyside	10	5	5	0	0	0	0	0	0	0	0	0	0	0		
Max Building Height (stories)	2	2.5	2.5	3	4	6	8	10	16	32	48	6	5	6		
Ground Floor Spaces																
Min. Floor to Ceiling Height (ft)	None				12	12	12	12	12	14	14	None				
Min. Depth (ft)	None				12	12	12	12	12	12	12	None				
Min Entry Frequency (ft)	None				60 residential		100 nonresidential		None							
Min Glazing (% of facade)	None			15/15	50/25	50/25	50/25	70/25	50/25	50/25	70/25	None				
Upper Floor Space Min Glazing (% of facade)	None			15	15	15	15	15	15	15	15	15	None			
Accessory Buildings																
Allowed In	Any Yard	Interior Yards Only										Any Yard				
Min. Yards	Same as provided by principal building															
Max Height	16 ft unless including a dwelling unit then 25 ft, not to exceed the height of the principal building															
Vehicular Use Areas																
Parking Lot Allowed in Exterior Yard	Yes	See 4.5.8										Yes				
Max Driveway Area (% of each yard area)	None	See 4.5.9										None				
Max Driveway Width at Sidewalk (ft)	See 4.5.9										32				32	32
Max Fence or Wall Height in Exterior Yard (ft)	4/8	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	6	6		

Zone Standards

Highlighted zones/standards would apply if approved. Any developments would be subject to applicable use standards in Sec. 4.7, as well as any applicable regulations from Articles 5, 6, and 7.



Rezone HOFCO

PLANNING

Table 4.6.A. Permitted Principle Uses

Use	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P	P	
Detached House	P	P	P	P	P									
Cottage House	P	P	P	P	P									
Attached House	P	P	P	P	P									
Duplex		P	P	P	P									
Multi-Unit House		P	P	P	P	P								
Town House			P	P	P	P	P		P			P		
Apartment House				P	P	P	P		P			P		
Live-Work Building				P	P									
Mixed-Use Building					P	P	P	P	P	P	P	P		
AGRICULTURE	P	P	P	P	P	P	P	P	P	P	P	P	P	P
CIVIC SPACES	P	P	P	P	P	P	P	P	P	P	P	P	P	P
COMMUNITY SERVICES					P	P	P	P	P	P	P	P	P	
OFFICE					P	P	P	P	P	P	P	P	P	
PROFESSIONAL OR PERSONAL SERVICES					P	P	P	P	P	P	P	P	P	
EATING AND DRINKING					P	P	P	P	P	P	P	P	P	
HEALTHCARE SERVICE						P	P	P	P	P	P	P	P	
LODGING	P				P	P	P	P	P	P	P	P	P	
PARKING				P	P	P	P	P	P	P	P	P	P	P
RETAIL					P	P	P	P	P	P	P	P	P	
ENTERTAINMENT OR EVENT VENUE	P					P	P	P	P	P	P	P	P	
ARTISANAL INDUSTRY						P	P	P	P	P	P	P	P	
TECHNOLOGY INDUSTRY						P	P	P	P	P	P	P	P	
AUTO SERVICE						P	P	P	P	P	P	P	P	
FREIGHT, LOGISTICS, AND STORAGE												P	P	P
TRANSPORTATION SERVICES													P	P
GENERAL INDUSTRY														P
WASTE TREATMENT, SEPARATION, AND TRANSFER														P
HEAVY INDUSTRY														P

Permitted Principle Uses

Highlighted zones/standards would apply if approved. Any developments would be subject to applicable use standards in Sec. 4.7, as well as any applicable regulations from Articles 5, 6, and 7.



Rezone HOFCO

PLANNING



Aerial

Recommendation:

APPROVE rezone, as submitted by applicant in zoning plan.

PUBLIC INPUT:

To date, only one call has been received by staff regarding this rezone. An adjacent neighbor shared concerns that development here would potentially disturb his shallow well and taint his drinking water.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

2.8.8 Planning Commission

2.8.8.2 Enhanced Review Districts

The Director shall place applications for enhanced review districts on the regular agenda and the Commission shall hold a separate public hearing.

Possible Planning Commission Motions for Standard Review:

- Recommend approval or denial. Either motion is deemed to pass when a majority of the quorum present vote in favor; or
- Table the request to a date certain not to exceed 60 days for more information. Such a motion requires a majority of the quorum present to pass; or
- Dismiss the request and the applicant's request. Such a motion requires a majority of the quorum present to pass.



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: Crafton Tull
ADDRESS: 901 N. 47th Street, Rogers, AR 72756 SUITE #: 400
GENERAL LOCATION OF PROPERTY: NE of Bellview and Perry in Rogers, AR
PARCEL NUMBER(S) OF PROPERTY: 02-01694-165 & 02-01694-175
PARCEL NUMBER: 02-01694-165 & 02-01694-175
PHONE #: 479-878-2410 EMAIL: taylor.lindley@craftontull.com
PROPERTY OWNER: HOFCO DEVELOPMENT, LLC PHONE #: _____
PRESENT USE: Open ZONING: T2
PROPOSED USE: Mixed Use ZONING: T5.2 & T5.1

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, HOFECO DEVELOPMENT LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON SURVEY RECORDED IN PLAT RECORD 34 AT PAGE 89. LESS AND EXCEPT: BEGINNING AT THE SW CORNER OF THE SAID NW 1/4 OF THE SW 1/4; THENCE NORTH 00°16'00" WEST 462.80 FEET; THENCE NORTH 89°31'30" EAST 283.08 FEET; THENCE SOUTH 00°16'00" EAST 462.80 FEET; THENCE SOUTH 89°31'30" WEST 283.08 FEET TO THE POINT OF BEGINNING. SAID LANDS ARE CONTAINED WITHIN PARCEL NOS. 02-01694-165, 02-01694-175 SURVEYS: 9/23/2010 2010-398 THRU 403

LAYMAN'S DESCRIPTION: Benton County Parcel 02-01694-165 NE of the intersection of S Bellview Rd and W Perry Rd in Rogers, AR.

PRESENT ZONING: T2

ZONING REQUEST: T5.2 & T5.1

Respectfully Submitted,

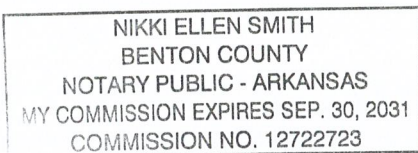
By:

G. Kelly Bryant
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 14th day of January, 2025.



Nikki Smith
Notary Signature

Nikki Smith
Notary Name Printed

9/30/2031
Commission Expires

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON SURVEY RECORDED IN PLAT RECORD 34 AT PAGE 89. LESS AND EXCEPT: BEGINNING AT THE SW CORNER OF THE SAID NW 1/4 OF THE SW 1/4; THENCE NORTH 00°16'00" WEST 462.80 FEET; THENCE NORTH 89°31'30" EAST 283.08 FEET; THENCE SOUTH 00°16'00" EAST 462.80 FEET; THENCE SOUTH 89°31'30" WEST 283.08 FEET TO THE POINT OF BEGINNING. SAID LANDS ARE CONTAINED WITHIN PARCEL NOS. 02-01694-165, 02-01694-175 SURVEYS: 9/23/2010 2010-398 THRU 403

LAYMAN'S DESCRIPTION: Benton County Parcel 02-01694-175 NE of the intersection of S Bellview Rd and W Perry Rd in Rogers, AR.

PRESENT ZONING: T2

ZONING REQUEST: T5.2 & T5.1

Respectfully Submitted,

By: [Signature] Agent
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 14th day of January, 2025.

NIKKI ELLEN SMITH
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
MY COMMISSION EXPIRES SEP. 30, 2031
COMMISSION NO. 12722723

[Signature]
Notary Signature

Nikki Smith
Notary Name Printed

9/30/2031
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 3rd day of February, 2025.

Evan McMahon
Signed

Evan McMahon
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 3 day of February, 2025.

Patricia Ann Henry
Notary Signature
Patricia Ann Henry
Notary Name Printed
1/21/30
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 HOFCD Development LLC is applying to the Rogers Planning Commission to rezone a certain real property located Northeast of Bellview Rd and W Perry Rd. The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: 02-01694-165 and 02-01694-175

LAYMAN'S DESCRIPTION: Northeast of Bellview Rd and W Perry Rd and south
of W Sandalwood Dr in Rogers, AR

PRESENT ZONING: T2

ZONING REQUEST: T5.2 and T5.1

A public hearing by the Rogers Planning Commission will be held on February 18, 2025
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: _____

(Applicant's Signature)

CERTIFICATE OF MAILING

I hereby certify that a true and correct copy of the attached written notice was placed in the U.S. mail, first-class, postage prepaid this 30 day of January, 2025, and

addressed as follows:

*Name: Pak Real Estate Holdings LLC
Street: 4250 North Old Missouri Road
City, State, Zip: Fayetteville, AR 72703*

*Name: Bellview Urban Center / SJA Investment Partnership LLLP & Chambord Inv.
Street: 70 Sologne Circle
City, State, Zip: Little Rock, AR 72223*

*Name: City of Rogers
Street: 301 West Chestnut Street
City, State, Zip: Rogers, AR 72756-4559*

*Name: Pinnacle Hills LLC
Street: PO Box 3487
City, State, Zip: Chicago, IL 60654*

*Name: Pinnacle Hills LLC
Street: PO Box 3487
City, State, Zip: Chicago, IL 60654*

*Name: Bellview Urban Center / SJA Investment Partnership LLLP & Chambord Inv.
Street: 70 Sologne Circle
City, State, Zip: Little Rock, AR 72223*

*Name: PCS Development Inc.
Street: 1800 South 53rd. Street Unit 10
City, State, Zip: Rogers, AR 72758*

*Name: Technical Park Development GP LLC
Street: 3335 South Market Street
City, State, Zip: Rogers, AR 72758*

Name: Paschal Living Trust, Gregory & Catherine
Street: 3200 West Capps Road
City, State, Zip: Rogers, AR 72758

Name: Pelletier, Samuel L. III & Debra A.
Street: 2130 South 30th. Street
City, State, Zip: Rogers, AR 72758

Name: Hobbs Family Revocable Trust-Nicholas H. & Barbara
Street: 3804 Pleasant Drive
City, State, Zip: Rogers, AR 72758

Name: Kashubin, David
Street: 3233 South Sam Davis Road
City, State, Zip: Rogers, AR 72758

Name: Stroup, James & Linda O.
Street: PO Box 1349
City, State, Zip: Rogers, AR 72757-1349

Name: Hill, Joy L. & Jerry M. Jr.
Street: 111 Kildeer Road
City, State, Zip: Rogers, AR 72756-9207

Name: Camacho, Jesus A. Landeros
Street: 3301 South Sam Davis Road
City, State, Zip: Rogers, AR 72758

Name: Addison, Brent & Melissa
Street: 3105 West Perry Road
City, State, Zip: Rogers, AR 72758

Name: City of Rogers
Street: 301 West Chestnut Street
City, State, Zip: Rogers, AR 72756-4559

Name: City of Rogers
Street: 301 West Chestnut Street
City, State, Zip: Rogers, AR 72756-4559

Name: City of Rogers
Street: 301 West Chestnut Street
City, State, Zip: Rogers, AR 72756-4559

Name: City of Rogers
Street: 301 West Chestnut Street
City, State, Zip: Rogers, AR 72756-4559

Name: Cottages at Pinnacle Hills LLC & D Briggs & Associates LLC
D Briggs Cottages 1031 & Kelley Cotta
Street: 5939 South 45th. Street
City, State, Zip: Rogers, AR 72758

Name: Cottages at Pinnacle Hills LLC & D Briggs & Associates LLC
D Briggs Cottages 1031 & Kelley Cotta
Street: 5939 South 45th. Street
City, State, Zip: Rogers, AR 72758

Name: Roller, Jerry
Street: 14753 Friendship Church Road
City, State, Zip: West Fork, AR 72774

Name: City of Rogers
Street: 301 West Chestnut Street
City, State, Zip: Rogers, AR 72756-4559

Name: City of Rogers
Street: 301 West Chestnut Street
City, State, Zip: Rogers, AR 72756-4559

Name: Nguyen, Ken & Tram B.
Street: PO Box 1187
City, State, Zip: Springdale, AR 72765-1187

Name: Perry Road LLC
Street: 609 NE Berry Place
City, State, Zip: Bentonville, AR 72712

Name: Blevins Revocable Trust, Loneta M.
Street: 3302 West Perry Road
City, State, Zip: Rogers, AR 72756-1401

Name: Pinnacle South LLC
Street: PO Box 3487
City, State, Zip: Chicago, IL 60654



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 **February 18, 2025 at 5:30 p.m.** on the application by **HOFCO Development, LLC (Case #: RZ25-00037)** to rezone **±17 acres located NE of Bellview and Perry Road** from the **T2 (Rural)** zoning district to the **T5.2 (City Medium-Intensity) and T5.1 (City Low-Intensity)** zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±17 acres located NE of Bellview and Perry Road.

Parcel Number: 02-01694-165 & 02-01694-175

Derek Burnett, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday February 2, 2025**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REGIONS
COMMUNITY DEVELOPMENT
HARRIS COUNTY
PUBLIC WORKS
HARRIS COUNTY
HARRIS COUNTY