



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

PLANNING COMMISSION MEETING AGENDA

MAY 6, 2025

5:30 PM

VIEW ONLINE

PLANNING COMMISSION

[HTTPS://US02WEB.ZOOM.US/J/82516700169](https://us02web.zoom.us/j/82516700169)

BOARD OF ADJUSTMENT

[HTTPS://US02WEB.ZOOM.US/J/82516700169](https://us02web.zoom.us/j/82516700169)

DISCLAIMER:

THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER PLANNING COMMISSION:

1. ROLL CALL:

2. ACTION ON MINUTES:

- a. Approving April 15, 2025 meeting minutes.

3. CONSENT AGENDA:

The Planning Commission will offer anyone in attendance the opportunity to express interest in speaking on an item on consent. When they do so, please identify yourself, and the Commission will remove the item you're interested in from Consent Agenda to Old Business. Anything not removed from Consent Agenda will be approved with one motion and vote.

a. La Creperie Rezone

A rezone subject to enhanced review at 602 N. 8th Street & 813 W. Rozell Street from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Marco Reyes



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b. Marco Reyes Riveiro Rezone

A rezone subject to enhanced review at 1400 N. D Street from the T3.1 (Neighborhood Low-Intensity) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Marco Reyes

c. Marco Reyes Rezone

A rezone subject to enhanced review at 509 N. 8th Street and 0.15 acres directly south from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Marco Reyes

4. PUBLIC HEARINGS:

a. OLD BUSINESS

Items previously discussed and tabled.

i. Maple Grove – A request to consider a rezoning subject to enhanced review for property at 800 S Arkansas St from zone T4.1 to T5.1.

Staff: Amber Long, Planner II

Applicant: Ben Fernando

b. ITEMS REMOVED FROM CONSENT

Items removed from Consent Agenda.

c. NEW BUSINESS

5. REPORTS :

a. COMMISSIONERS

b. STAFF

i. Quarter 1, 2025 Unified Development Code Amendments

Staff: Joseph Rexwinkle, Deputy Director of Planning

Applicant: John McCurdy, Community Development Director

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT:

1. ACTION ON MINUTES:

a. Approving April 15, 2025 meeting minutes.



DEPT. OF COMMUNITY
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2. OLD BUSINESS :

- a. None.

3. NEW BUSINESS:

a. Crossfit NWA Variance

Requesting a variance from the Unified Development Code at 3207 W. Arapaho Drive in the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little, Planner II

REPRESENTED BY: Matt Loos

b. Voja Radosavljevic Variance

Requesting a variance from the Unified Development Code at 416 W. Chestnut Street in the T5.1 (City Low-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: Voja Radosavljevic

ADJOURN BOARD OF ADJUSTMENT:



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on April 15, 2025 at 5:30 P.M. The meeting was called to order by Chairwoman Samantha Best followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Hannah Cicioni, Kevin Jensen, Ed McClure, Isaac Stevens, and Ezequiel Tovar.

ACTION ON MINUTES

Motion by Cicioni, second by McClure, to approve the April 1, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC HEARINGS

New Business

1. **Maple Grove** – A request to consider a rezoning subject to enhanced review for property at 800 S Arkansas St from zone T4.1 to T5.1.

Planner Amber Long noted that this request is to rezone from T4.1 to T5.1 in the Urban Neighborhood placetype. The proposed rezone to T5.1 in Urban Neighborhood conforms to the applicable requirements of the Unified Development Code and meets two of the four requirements. Staff recommends tabling of the request to a certain date not to exceed 60 days to provide the applicant time to fulfill the public notice requirement.

Commissioner Ed McClure stated he needed to abstain from this request.

Ben Fernando and Matt Cooper represented the request.

The Chairwoman opened the public hearing for comments.

- Julie Winn – spoke in opposition of the request.
- Brian Morgan - spoke in opposition of the request.
- Rose DesEnfants - spoke in opposition of the request.

The public hearing was declared closed.

Commissioners discussed the request.

Motion by Cicioni, second by Jensen, to table the request to the 5/6/25 Planning Commission meeting.

Voice Vote: 7 – Yes, 1 – Abstained (McClure). Motion carried.

APPROVED.

REPORTS

Staff

1. Quarter 1, 2025 Unified Development Code Amendments

Community Development Director John McCurdy and Planning Deputy Director Joe Rexwinkle gave an update on the amendments to the Unified Development Code that were discussed at the last meeting.

The Chairwoman opened the public hearing for comments. There were none. The public hearing was declared closed.

Commissioners and staff discussed the proposed amendments. Rexwinkle noted that they would be voting on these amendments at the 5/6/25 Planning Commission meeting.

COMMISSIONERS' FINAL COMMENTS

Commissioner Stevens and McCurdy discussed recently passed state laws.

Commissioner Burnett thanked staff for their work on the UDC amendments.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:52 p.m.

ATTEST:

APPROVED:

Derek Burnett, Secretary

Steve Lane, Chairman

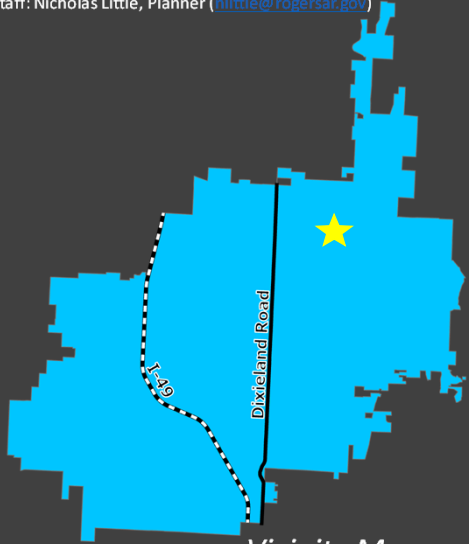


Rezone

La Creperie

PLANNING

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



Vicinity Map

FLUM Place Type
Urban Neighborhood

Zoning
T4.1

Proposed Zoning
T4.2

Location
NW Corner of intersection of N 8th St. and W Rozell St.
Parcels 02-07675-000 & 02-07674-000

Representative
Marco Reyes

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 .47 acres to T4.2(Neighborhood High Intensity) as presented in the Urban Neighborhood placetype.
- Review Type: Standard



Rezone La Creperie

PLANNING



Geolocation

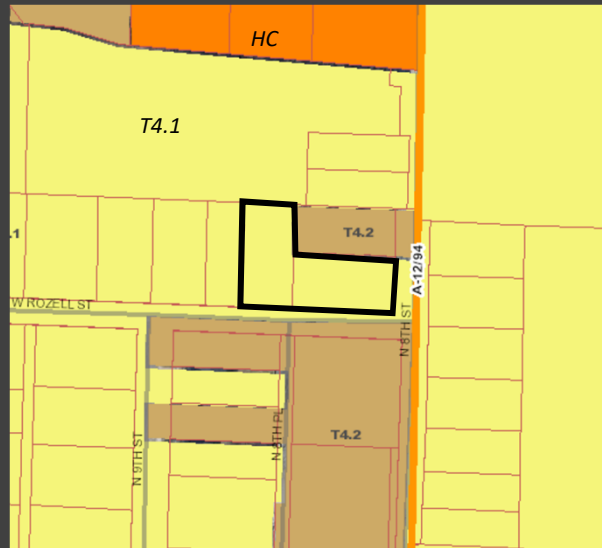
Location Description

Northeast Rogers; .47 acres at the intersection of 8th and Rozell
Parcel 02-07675-000, 02-07674-000

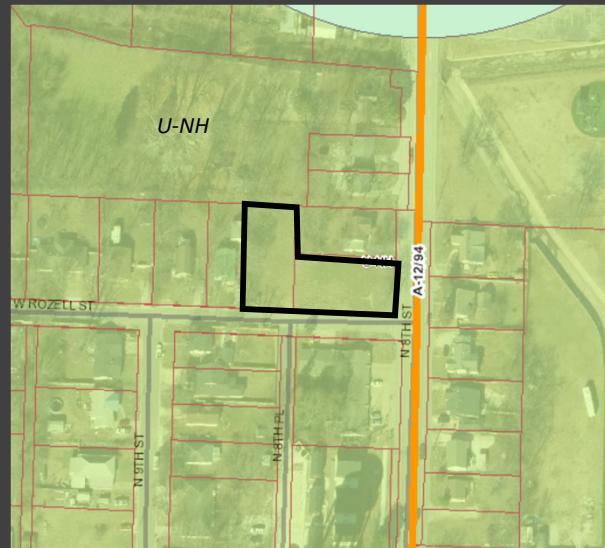


Rezone La Creperie

PLANNING



Current Zoning



FLUM

Current Zoning

T4.1 – Neighborhood Medium-Intensity: 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.

Proposed Zoning

T4.2 – Neighborhood High-Intensity: A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.



Rezone La Creperie

PLANNING



Rezoning Request

1. T4.2 in Urban Neighborhood 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

Urban Neighborhood

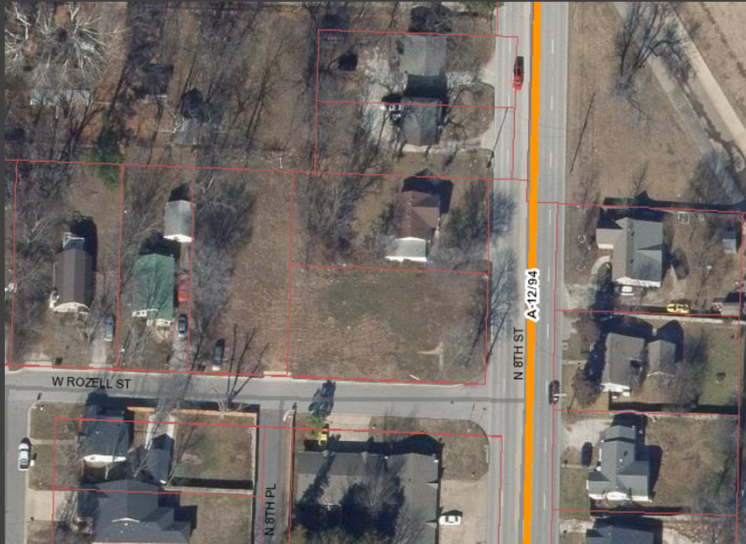
Placetype Description

"Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods." *Rogers Future Land Use Placetypes*, pg. 6.



Rezone La Creperie

PLANNING



Aerial

Recommendation:

APPROVE

PUBLIC INPUT:

To date, only one inquiry has been received by staff.

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.

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 Marco Reyes is applying to the Rogers Planning Commission to rezone certain real properties at 602 N 8th. St. Rogers, Arkansas 72756 and 813 W Rozell St. Rogers, Arkansas 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION PARCELS NUMBERS: 02-07674-000 and 02-07675-000
See attachments as exhibit "A"

LAYMAN'S DESCRIPTION:
602 N D St. Rogers, AR 72756 and 813 W Rozell St. Rogers, AR 72756

PRESENT ZONING:
T 4.1

ZONING REQUEST:
T 4.2

A public hearing by the Rogers Planning Commission will be held on May 6, 2025 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas

Respectfully submitted by,

Marco A. Reyes R.

EXHIBIT "A"

Parcel Number 02-07674-000

All of the South 78' of lots 1 and 2 and the South 78' of the East 30' of lot 3, Block 1, Smith and Hayes Addition to the City of Rogers, Arkansas, as shown on Plat Record "B" at Page 35. Subject to covenants, easements and right of ways, if any. (Property located at 602 N. 8 Street, Rogers, Arkansas).

Parcel Number 02-07675-000

All of Lot 4 and 20 feet of equal width squarely of the West side of Lot 3, all in Block 1, Smith and Hayes Addition, Rogers, Benton County, Arkansas as Shown on Plat Record B at page 35. Subject to covenants, easements and right of ways, if any.

PROPERTY OWNER AFFIDAVIT

The petitioner, MARCO A. REYES R, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PARCEL 02-07675-000
SEE ATTACH AS EXHIBIT "A"

LAYMAN'S DESCRIPTION: 813 W ROZELL ST ROGERS, AR 72756

PRESENT ZONING: T4.1

ZONING REQUEST: T4.2

Respectfully Submitted,

By: *Marco Reyes*
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 20 25.

Louise Ritchie
Notary Signature



Louise Ritchie
Notary Name Printed

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 24 day of FEBRUARY, 2025.

Marco A. Reyes R
Signed

MARCO A. REYES R
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 2025.

Louise Ritchie
Notary Signature

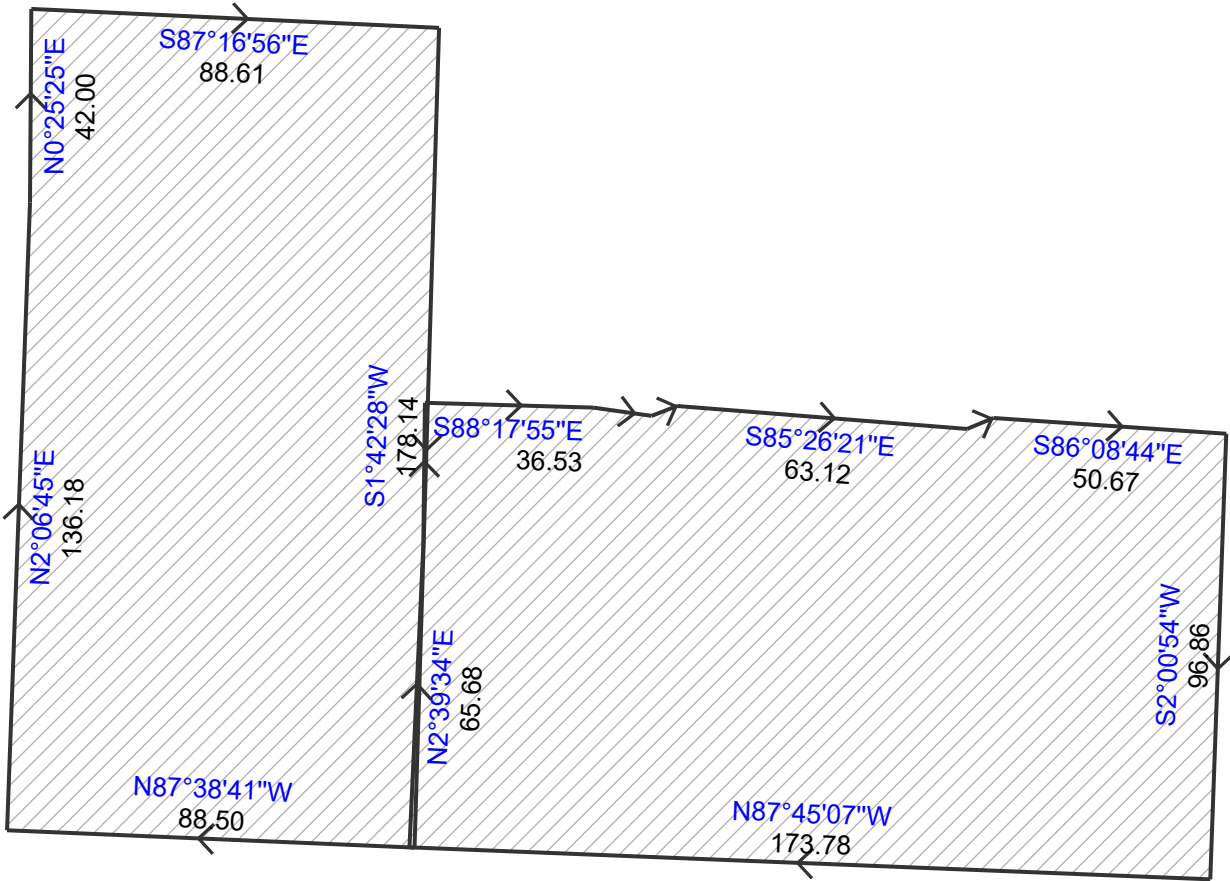
Louise Ritchie
Notary Name Printed

Commission Expires





Legal Description Confirmation



N 8th St

W Rozell St



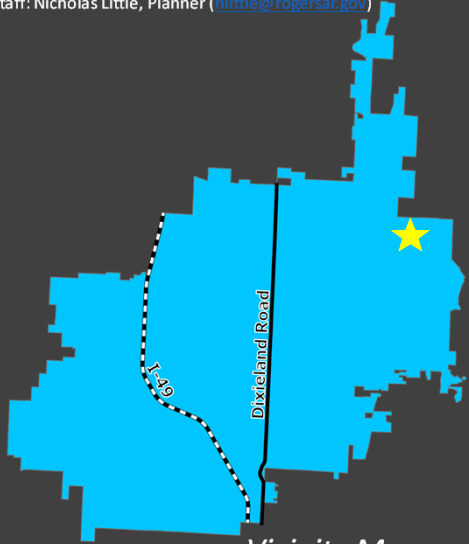


Rezone

Reyes Riviero

PLANNING

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



Vicinity Map

FLUM Place Type
Neighborhood Fabric

Zoning
T3.1

Proposed Zoning
T4.1

Location
1400 N D Street
Parcels 02-00081-000

Representative
Marco Reyes

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.

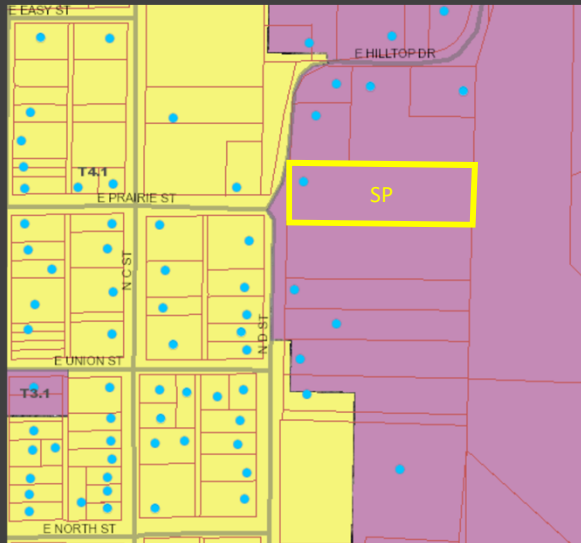
Request Details:

- Proposal: The applicant is proposing to rezone 2.01 acres to T4.1(Neighborhood Medium Intensity) as presented in the Urban Neighborhood placetype.
- Review Type: Standard

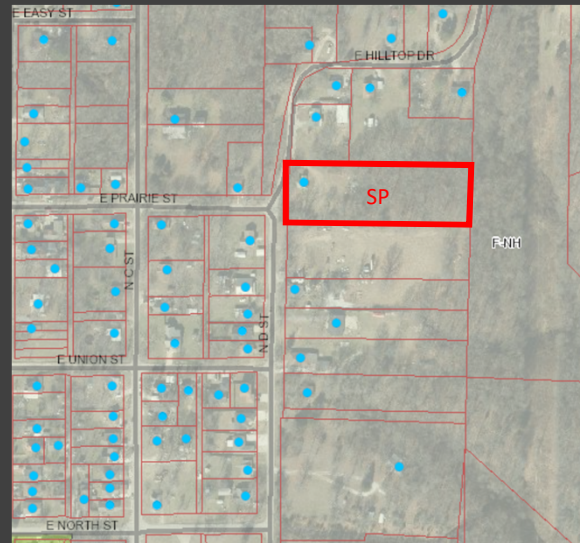


Rezone Reyes Riviera

PLANNING



Current Zoning



FLUM

Current Zoning

T3.1 – Neighborhood Very Low Intensity: 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.

Proposed Zoning

T41 – Neighborhood Medium-Intensity: A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.



Rezone Reyes Riviera

PLANNING



Rezoning Request

1. T4.1 in Neighborhood Fabric 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

Neighborhood Fabric

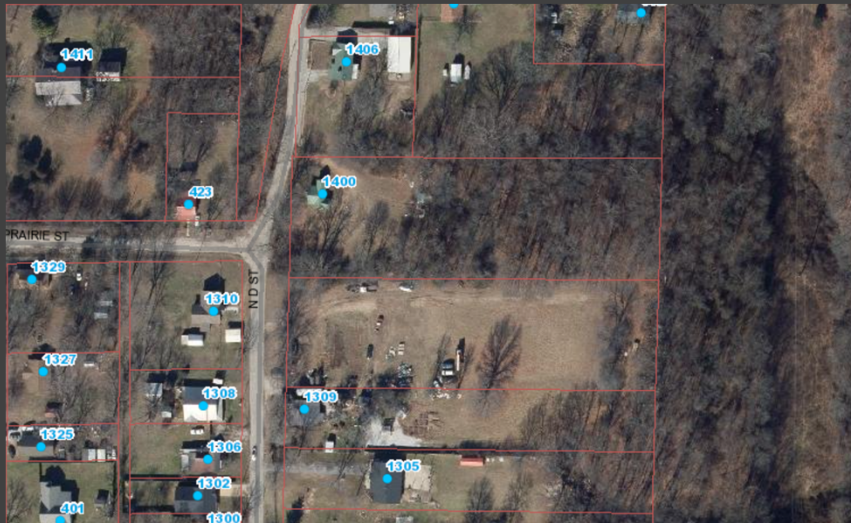
Placetype Description

"Neighborhood Fabric areas offer a diverse mix of housing options, ranging from single-family homes to small-scale multi-unit housing, neighborhood-scale parks, schools, and low impact retail and service establishments. These areas are constructed in an interconnected pattern of accessible streets and blocks for active transportation users of all ages and abilities. Neighborhood character is created through the style and type of housing and greenspace." *Rogers Future Land Use Placetypes*, pg. 6.



Rezone Reyes Riviera

PLANNING



Recommendation:

APPROVE

Aerial

PUBLIC INPUT:

Several calls have been received by Staff. Some of them are inquiries about what the higher zoning would allow. Some of them are in opposition to the request, concerning incompatibility and higher taxes.

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.

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 Marco Reyes is applying to the Rogers Planning Commission to rezone certain real property at 1400 N D St. Rogers, Arkansas 72756

The property is more particularly described as follows:

LEGAL DESCRIPTION PARCELS NUMBERS: 02-00081-000

See attachments as exhibit "A"

LAYMAN'S DESCRIPTION:

1400 N D St. Rogers, AR 72756

PRESENT ZONING:

T 3.1

ZONING REQUEST:

T 4.1

A public hearing by the Rogers Planning Commission will be held on May 6, 2025 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas

Respectfully submitted by,

Marco A. Reyes R.

EXHIBIT "A"

Part of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 6, Township 19 North, Range 29 West, more particularly described as follows: Begin at the Northeast corner of said 40 acres and thence South 914 feet for a beginning point: thence West 520 feet: thence South 168 feet; thence East 520 feet; thence North 168 feet to the point of beginning.

PROPERTY OWNER AFFIDAVIT

The petitioner, MARCO A. REYES R, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

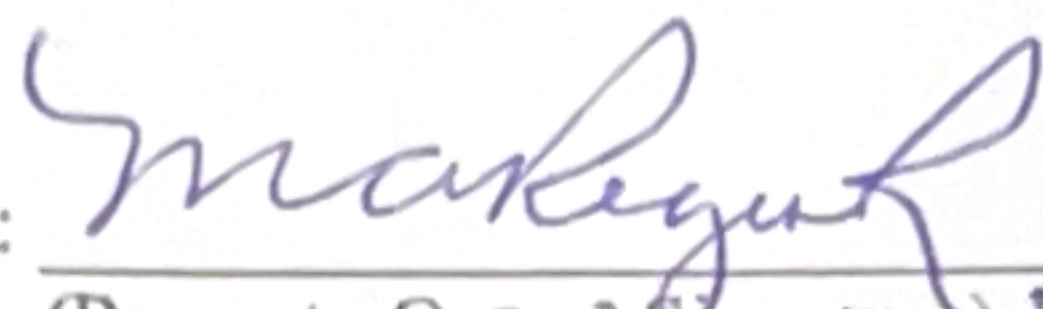
LEGAL DESCRIPTION: PARCEL 02-00081-000
SEE ATTACH AS A EXHIBIT "A"

LAYMAN'S DESCRIPTION:
1400 N D STREET ROGERS, AR 72756

PRESENT ZONING: T 3.1

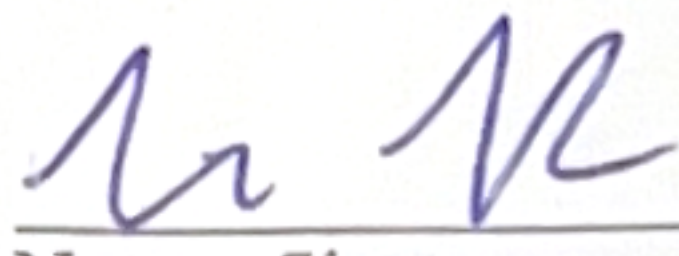
ZONING REQUEST: T 4.2

Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 20 25.


Notary Signature

Louise Ritchie
Notary Name Printed



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 24 day of FEBRUARY, 2025.

marco a. reyes

Signed

MARCO A. REYES R

Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 2025.

L.R.

Notary Signature

Louise Ritchie

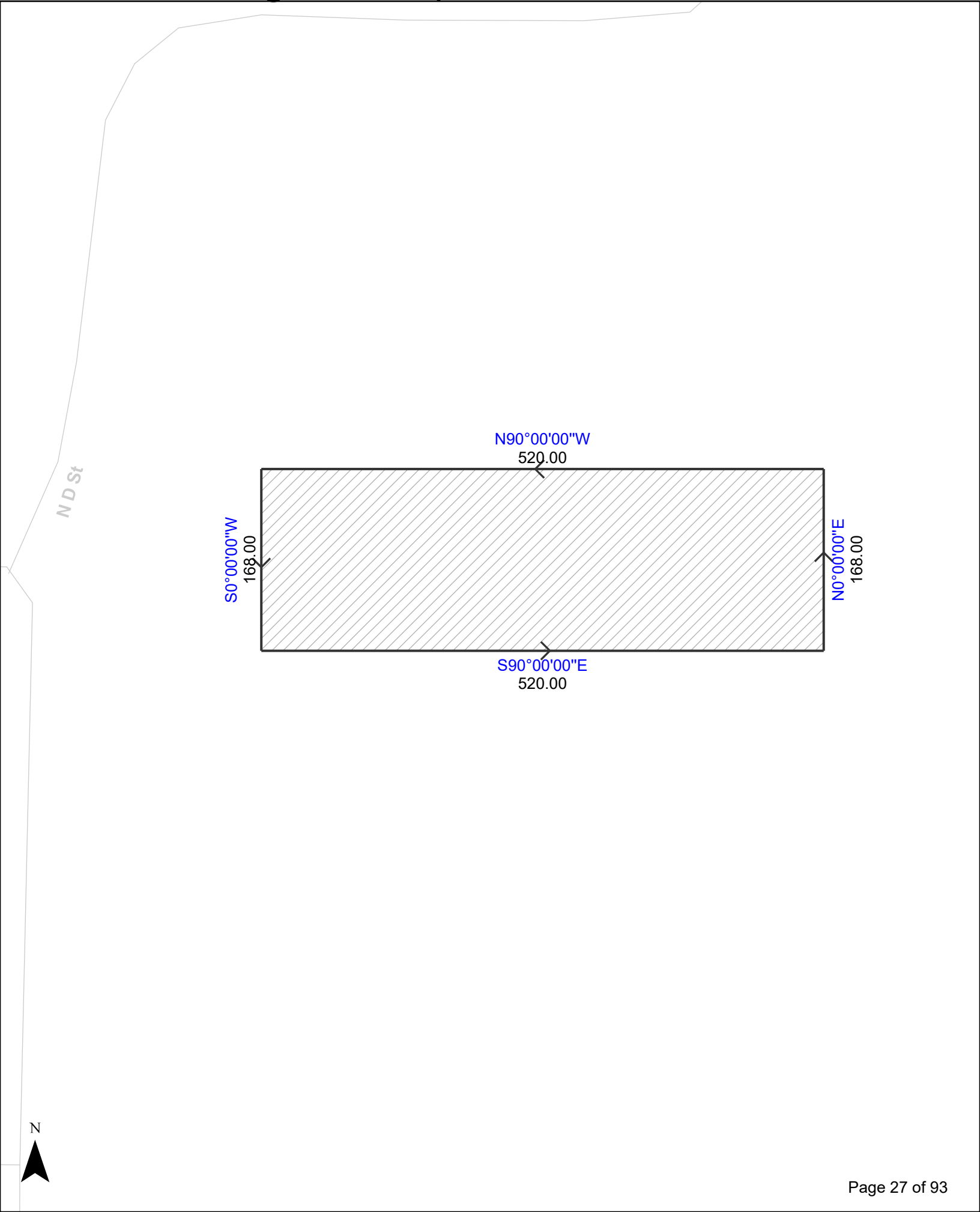
Notary Name Printed



Commission Expires



Legal Description Confirmation



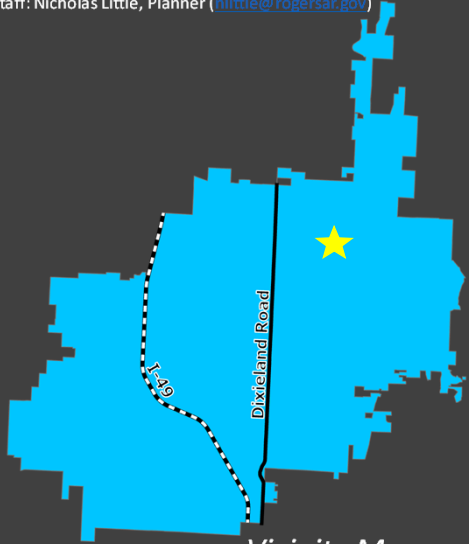


Rezone

Reyes

PLANNING

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



Vicinity Map

FLUM Place Type
Urban Neighborhood

Zoning
T4.1

Proposed Zoning
T4.2

Location
509 N 8th St
Parcels 02-01113-000, 02-01114-000

Representative
Marco Reyes

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 .47 acres to T4.2(Neighborhood High Intensity) as presented in the Urban Neighborhood placetype.
- Review Type: Standard



Rezone Reyes

PLANNING



Geolocation

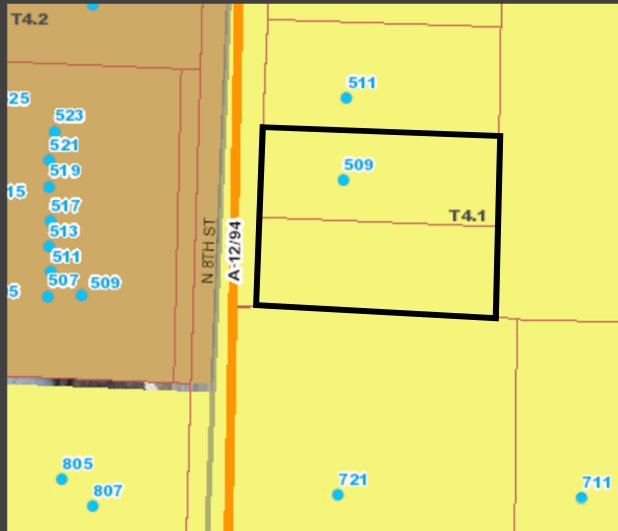
Location Description

Northeast Rogers; 0.3 acres along N 8th Street
Parcel 02-01113-000, 02-01114-000

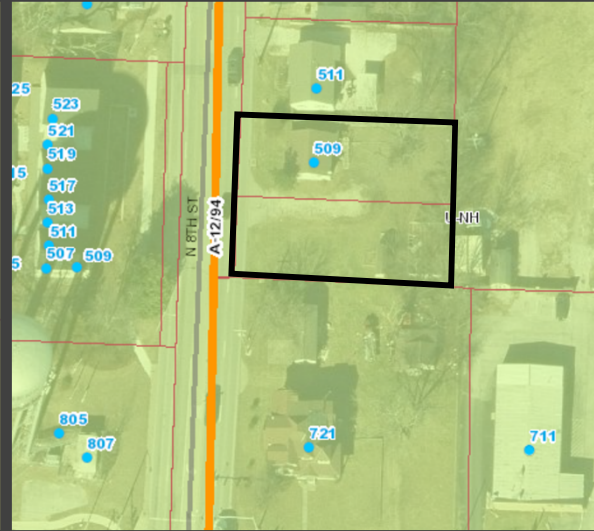


Rezone Reyes

PLANNING



Current Zoning



FLUM

Current Zoning

T4.1 – Neighborhood Medium-Intensity: 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.

Proposed Zoning

T4.2 – Neighborhood High-Intensity: A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.



Rezone Reyes

PLANNING



Rezoning Request

1. T4.2 in Urban Neighborhood 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

Urban Neighborhood

Placetype Description

"Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower- intensity neighborhoods." *Rogers Future Land Use Placetypes*, pg. 6.



Rezone Reyes

PLANNING



Aerial

Recommendation:

APPROVE

PUBLIC INPUT:

N/A

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.

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 Marco Reyes is applying to the Rogers Planning Commission to rezone certain real property at 509 N 8th. St. Rogers, Arkansas 72756

The property is more particularly described as follows:

LEGAL DESCRIPTIONS & PARCEL NUMBERS:

PARCELS 02-01113-000 & 02-01114-000

See attachment as exhibit "A"

LAYMAN'S DESCRIPTION:

509 N 8th St. Rogers, AR 72756

PRESENT ZONING:

T 4.1

ZONING REQUEST:

T 4.2

A public hearing by the Rogers Planning Commission will be held on May 6th, 2020 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas

Respectfully submitted by,

MARCO A. REYES R.

EXHIBIT "A"

PARCEL: 02-01113-000

LEGAL DESCRIPTION:

A part of the NW1/4 of the NE of section 12, Township 19 North, Range 30 West, Benton County, Arkansas, described as beginning at a point 16.5 feet East and 235 feet North of the SW corner thereof; and running thence North 50 feet; thence East 130 feet ; thence South 50 feet; thence 130 feet to the point of beginning

PARCEL: 02-01114-000

LEGAL DESCRIPTION:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 12 IN TOWNSHIP 19 NORTH OF RANGE 30 WEST DESCRIBED AS FOLLOWS: BEGINNING 16.5 FEET EAST AND 185 FEET NORTH OF THE SOUTHWEST CORNER OF SAID 40 ACRES, RUN THENCE NORTH 100 FEET; THENCE EAST 130 FEET; THENCE SOUTH 100 FEET: THENCE WEST 130 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT 16.5 FEET EAST AND 235 NORTH OF THE SW CORNER THEREOF; AND RUNNING THENCE NORTH 50 FEET; THENCE EAST 130 FEET; THENCE SOUTH 50 FEET; THENCE WEST 130 FEET TO THE POINT OF BEGINNING. SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND PROTECTIVE FLOVENANTS FO RECORD, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES.

PROPERTY OWNER AFFIDAVIT

The petitioner, MARCO A. REYES R, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PARCEL 02 - 01113-000
SEE ATTACH AS EXHIBIT "A"

LAYMAN'S DESCRIPTION: 509 N 8th STREET, ROGERS, AR 72756

PRESENT ZONING: T4.1

ZONING REQUEST: T4.2

Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 20 25.


Notary Signature

Louise Ritchie
Notary Name Printed



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 24 day of FEBRUARY, 2025.

Marco A. Reyes
Signed

MARCO A. REYES R
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 24 day of February, 2025.

Louise Ritchie
Notary Signature

Louise Ritchie
Notary Name Printed



Commission Expires

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
REZONE**

DESCRIPTION: 10.000 ac. ±, 24' x 110' strip abutting south on T-12 (Northwestern Highway) on the 74.2 (Northwestern Highway) on the 74.2 (Northwestern Highway)

APPLICANT: [Redacted]

PLANNING COMMISSION: [Redacted]

MEETING LOCATION: [Redacted]

MEETING DATE: May 4, 2010 at 5:30 PM

MEETING TIME: 5:30 PM

PUBLIC COMMENTS: [Redacted]

FOR MORE INFORMATION: [Redacted]

COMMUNITY DEVELOPMENT
PLANNING DIVISION
(478) 621-1186
gpc@cityofrogersar.gov

NOTICE OF PUBLIC HEARING

REZONE

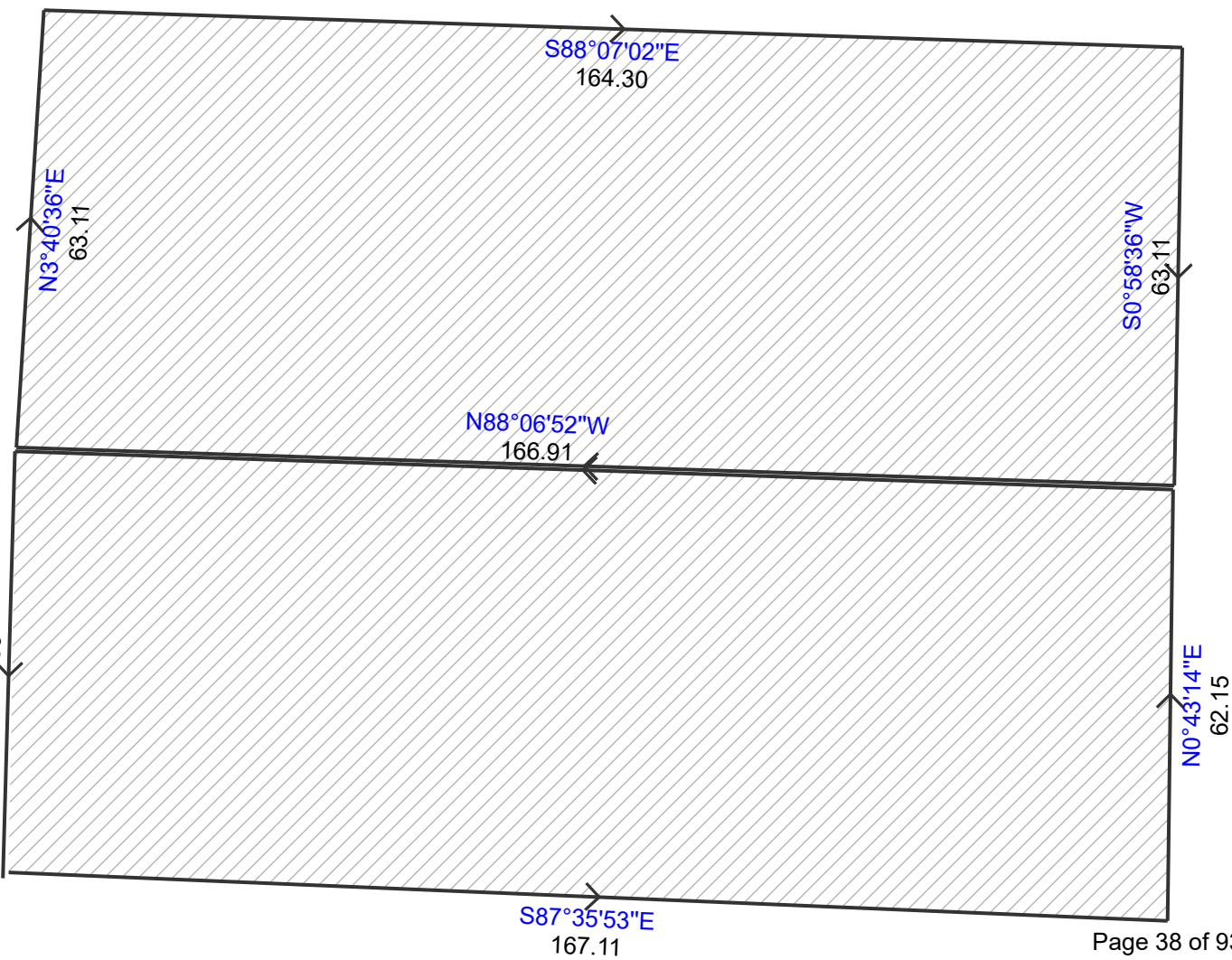
DESCRIPTION	1/6 North 528 N. 4 th St. S. & 1 st St. S. (4 th St. S. to 1 st St. S.) - approximately 1/2 mile long - in the T-12 Rezone District - currently in the T-12 Rezone District - currently in the T-12 Rezone District
APPLICANT	Marina Rios
BOARD/COMMISSION	Planning Commission
MEETING DATE/TIME	May 8, 2023 at 7:30 PM
MEETING LOCATION	Rogers City Council Chambers 301 W. Channel St. Rogers, Oklahoma 74401
PUBLIC COMMENTS	planningcommission@rogersok.gov 744.401.1234 ext. 222 or 223 (Public Hearing Room)



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621-1186
planning@rogersar.gov

Legal Description Confirmation

N 8th St

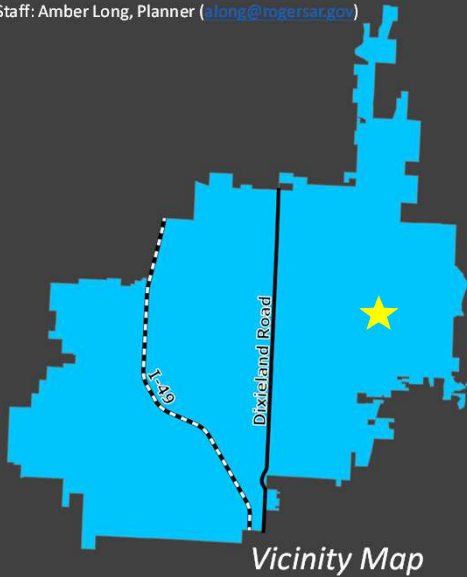




Rezone Maple Grove 800 Project

PLANNING

Staff: Amber Long, Planner (along@rogersar.gov)



Vicinity Map

FLUM Place Type

Urban Neighborhood (U-NH)

Zoning

T4.1

Proposed Zoning

T5.1

Location

800 S. Arkansas St.

Representative

Ben Fernando, Beauty4Ashes Investments LLC

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 ± 0.93 acres from T4.1 to T5.1 in the Urban Neighborhood (U-NH) placetypes.
- Review Type: Enhanced



Rezone

Maple Grove 800 Project

PLANNING



Geolocation

Location Description

The subject property is located at the southeast corner of S. Arkansas St./S. 1st Street and S. Monte Ne Road, along the Railyard Loop Trail. The property is across the street from the Maple Grove Park and is less than a mile south of Lake Atalanta Park. The existing building was previously used as a church. Surrounding developments include civic spaces and detaches houses.

Parcels: 02-02911-000



Rezone

Maple Grove 800 Project

PLANNING

Permitted Zones by Placetype Per Table 2.8.3.A

PLACETYPE	SR	ER
Urban Neighborhood (U-NH)	T4.1, T4.2	T3.2, T5.1

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.

Rezone Request

- T5.1 in U-NH is subject to Enhanced Review

2.8.7 Enhanced Review Criteria

- 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 Sections 2.8.7.1.(A)-(E).

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:"

- (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.
- (B) 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.
- (C) 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).

Summary of Request:

The applicant requests a rezone from T4.1 (Neighborhood Medium-Intensity) to T5.1 (City Low-Intensity) in Urban Neighborhood (U-NH). Per Table 2.8.3.A, this request is subject to Enhanced Review.



Rezone

PLANNING

Maple Grove 800 Project

Rezone Request

● Met ▲ Consider ✖ Not Met

- T5.1 in U-NH 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 zone:
●	Conforms to the applicable requirements of this UDC.
▲	Is likely to implement the placetype envisioned by the Future Land Use Map.
	Contributes to establishing an orderly transition of intensity within the broader place type by:
▲	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.
●	Is within one full transect of the most intense zone allowed on adjacent properties.

Applicable criteria from 2.8.7 listed above. For the full list of criteria, see UDC
Section 2.8.7 Enhanced Review Criteria.

Enhanced Review Criteria Analysis:

Zoning map amendment requests subject to Enhanced Review are evaluated according to their conformance with the criteria listed in 2.8.7.1:

“(A) The proposed district(s) conform to the applicable requirements of this UDC; and

(B) The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map; and

(C) The proposed district(s) contribute to establishing an orderly transition of intensity within the broader place type by:

(II) 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

(D) The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties, except when:

(I) Significant natural barriers separate the two properties; or

(II) Roadways of three or more lanes separate the two properties; or

(III) 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.

(E) 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.”

The proposed rezone to T5.1 in Urban Neighborhood (U-NH) conforms to the applicable requirements of the UDC and meets two (2) of the four requirements. The Planning Commission should consider whether the proposed rezone would implement the placetype as envisioned and if it contributes to an orderly transition within the Urban Neighborhood. The zoning mix requirement for sites greater than 40 acres does not apply to the present request.



Rezone

Maple Grove 800 Project

PLANNING



FLUM & MSP

Rezone Request

- T5.1 in U-NH is subject to Enhanced Review.

Placetype Description

“Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods,” *Rogers Future Land Use Placetypes*, pg. 4.

Placetype

Urban Neighborhood (U-NH)

Placetype Description

“Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods,” *Rogers Future Land Use Placetypes*, pg. 4.

Future Land Use Map Analysis:

The subject property is located at the southeast corner of a major roundabout. The northwest corner of this intersection is within the Downtown City Center (DT-CC), which offers unique entertainment, shopping, residential, and employment opportunities in a pedestrian-friendly environment. The northeast, southeast, and southwest corners of this intersection are within the Urban Neighborhood (U-NH), which aims to provide a harmonious transition between higher-intensity placetypes and lower-intensity neighborhoods through a blend of housing and neighborhood-scale services. Like the DT-CC, the U-NH placetype prioritizes safety for active transportation users.

Per the FLUM, it is appropriate for higher-intensity developments and commercial services to be located at the edge of the U-NH leading up to center placetypes. In the context of the subject area, the requested zone T5.1 would provide this transition and support the FLUM’s intent to provide compact, mixed-use development along a major trail route. However, permitting T5.1 at the subject location would introduce non-residential uses such as Office, Entertainment or Event Venue and Artisanal Industry to a primarily residential part of this intersection.



Rezone

Maple Grove 800 Project

PLANNING

DT-CC

Higher Intensity:
T5.2
Medium Intensity:
T5.1
Lower Intensity:
T4.2

U-NH

Higher Intensity:
T5.1
Medium
Intensity: T4.2,
T4.1
Lower Intensity:
T3.2

Rezone Request

- T5.1 in U-NH is subject to Enhanced Review.



FLUM & MSP

F-NH

Higher Intensity:
T4.2
Medium Intensity:
T4.1
Lower Intensity:
T3.2

Current Zone (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," (UDC Section 4.2).

Proposed Zone (T5.1)

"A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes," (UDC Section 4.2)

Zoning Analysis:

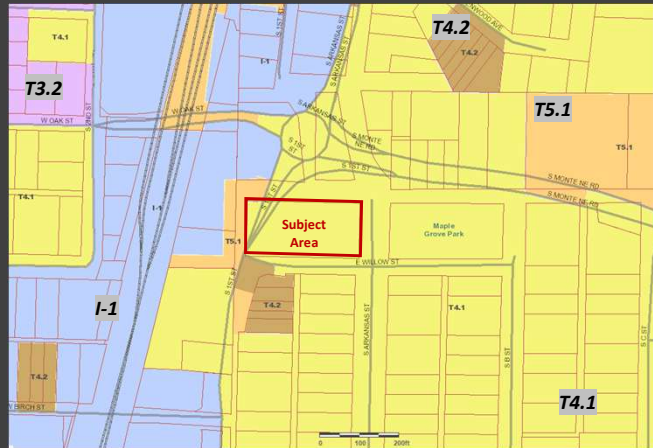
The Planning Commission should consider whether the proposed zone T5.1 contributes to an orderly transition of intensity within the Urban Neighborhood (U-NH). The Downtown City Center (DT-CC) permits T4.2 and T5.1 by standard review. These zones allow for the development of neighborhood-scale services and amenities and a mix of housing types in a walkable environment. In the context of this intersection, either zone would be appropriate in that placetype due to the area's proximity to Neighborhood Fabric (F-NH) and U-NH areas. Similarly, the subject area could be rezoned to T4.2 by Standard Review or T5.1 by Enhanced Review to match the context provided by the DT-CC.



Rezone

Maple Grove 800 Project

PLANNING



Zoning Map

Rezone Request

- T5.1 in U-NH is subject to Enhanced Review.

Development and Zoning Considerations

- The Planning Commission should consider whether the proposed district contributes to an orderly transition within the placetype.
- T5.1 is within one full transection of the most intense zone allowed on surrounding properties in U-NH and DT-CC.

Current Zone (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,” (UDC Section 4.2).

Proposed Zone (T5.1)

“A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes,” (UDC Section 4.2)

Zoning Analysis:

The subject property is within one full transect of the most intense zone allowed on surrounding properties in the U-NH and DT-CC per the FLUM. Existing zoning in the area includes T4.1, T4.2, T5.1 and I-1. Most of the surrounding area is zoned T4.1, a standard review zone that is generally considered appropriate in the interior of the U-NH. The subject property is also across the street from T4.2 to the south and I-1 to the west and northwest. While I-1 is not a permitted zone in the U-NH and DT-CC placetypes, the properties are entitled to develop according the district’s standards with uses such as “technology industry,” “auto service,” and “freight, logistics, and services.” Based on existing zoning in the area, the proposed zone T5.1 could provide an orderly transition in intensity from the intersection to the lower-intensity residential uses to the southeast. The proposed zone would provide a similar transition in intensity if all surrounding properties were zoned in accordance with the FLUM.

PROPERTY OWNER AFFIDAVIT

The petitioner, Beauty4ashes Investments LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PLAT 2/02/1909 B-28 SURVEYS: 4/12/2013 2013-191

LAYMAN'S DESCRIPTION: 800 S Arkansas Street, Rogers, AR 72756

PRESENT ZONING: T4.1

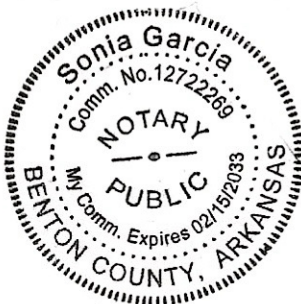
ZONING REQUEST: T5.1

Respectfully Submitted

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 25th day of February, 2025.



[Signature]
Notary Signature

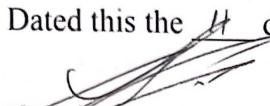
Sonia Garcia
Notary Name Printed

02/15/2033
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 11 day of April, 2025.


Signed _____

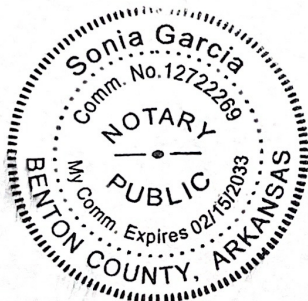
BENEDICT FERNANDO

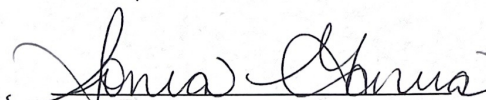
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 11th day of April, 2025.




Notary Signature

Sonia Garcia

Notary Name Printed

02/15/2033

Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **April 15, 2025 at 5:30 p.m.** on the application by **Maple Grove 800 Project (Case #: RZ25-00121)** to rezone 800 S. Arkansas Street from the **T4.1 (Neighborhood Medium-Intensity)** zoning district to the **T5.1 (City Low-Intensity)** zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

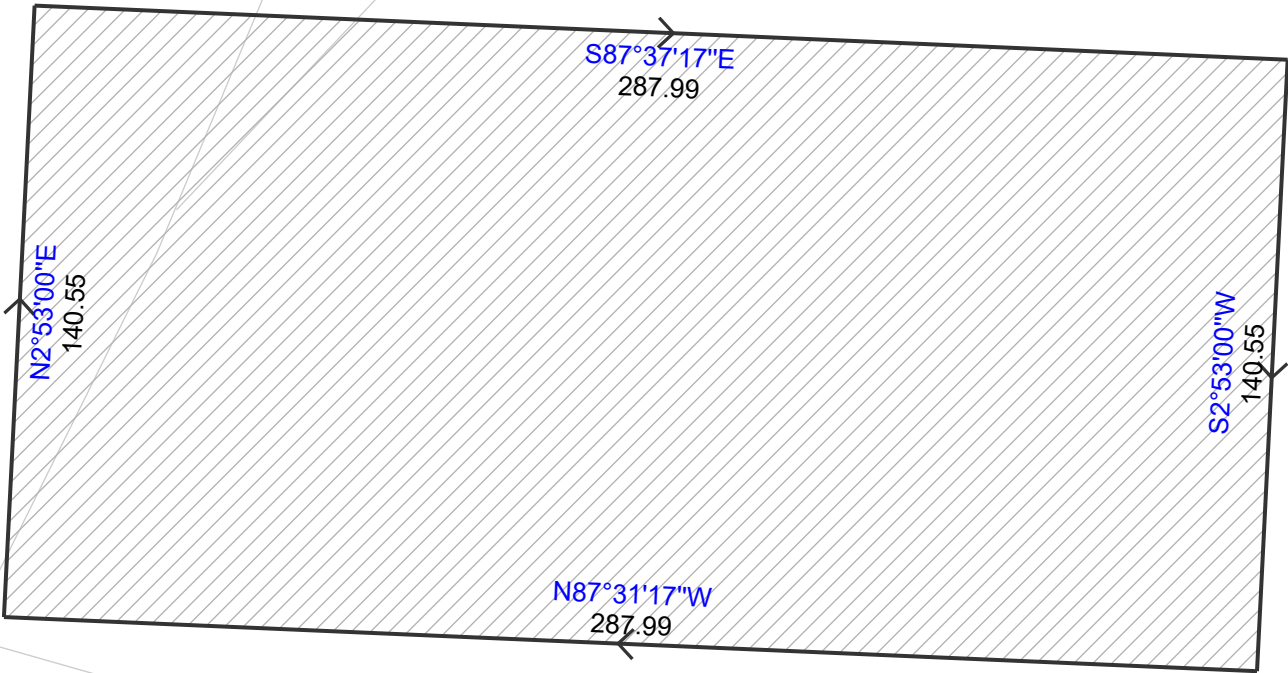
800 S. Arkansas Street
Parcel Number: 02-02911-000

Derek Burnett, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday March 30, 2025**
BILL THE CITY OF ROGERS



Legal Description Confirmation



S 1st St

E Willow St

S Arkansas St





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

BOARD OF ADJUSTMENT MINUTES

The **Rogers Board of Adjustment** met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on April 15, 2025 at 5:30 P.M. The meeting was called to order by Chairwoman Hannah Cicioni.

ROLL CALL

Board members attending: Derek Burnett, Hannah Cicioni, and Kevin Jensen.

ACTION ON MINUTES

Motion by Jensen, second by Burnett, to approve the 4/1/25 Board of Adjustment minutes as presented.

Voice vote: YES - Unanimous **Motion carried**

APPROVED

NEW BUSINESS

a. Kennametal Variance

Requesting a variance from the Unified Development Code at 205 N. 13th Street in the I-1 (Light Industrial) zoning district.

Planner Christina Moore stated that the applicant is proposing to install an 8-foot fence due to tornado damage that occurred on May 2024 and the department of defense requires the 8-foot fence. This site is within floodplain on the east side of the property. Staff recommends approval of the request with the condition that the fence on the east side of the property be outside of the floodplain.

Kyle Hagelin representative had no further comments.

Chairwoman Cicioni opened the public hearing for comments. There were none.
The public hearing was declared closed.

Commissioners and staff discuss the request.

Motion by Jensen, second by Burnett to approve the request.

Voice Vote: Unanimous – Yes. **Motion carried.**

APPROVED

ADJOURN

There being no further business, the Chairwoman adjourned the meeting at 5:37 p.m.

As recorded by:

Karen Perez

Planning Technician

Community Development Department

City of Rogers

Approved by vote of the Board of Adjustment on:

Kevin Jensen, BOA Secretary

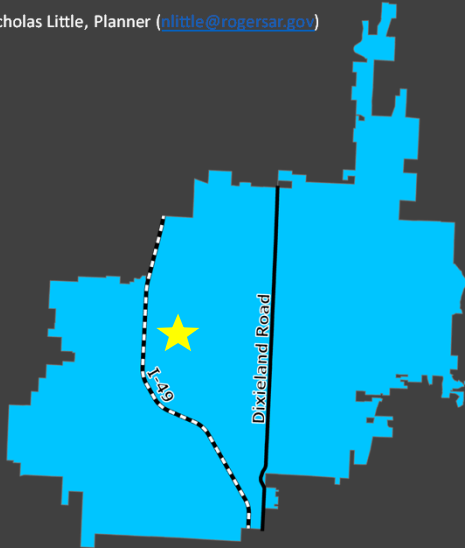


Variance

PLANNING

CrossFit NWA

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



Vicinity Map

Location

NWC of W Arapaho Drive and S Osage Road

Nature of Request

Glazing variance request along southwestern façade of proposed structure

Zoning

T4.2

Proposed Use

Professional or Personal Services

Representative

Matt Loos, Olsson

Summary:

This request is for a variance from Section 4.5 Zone Standards to allow a decrease in the required glazing percentage for a building façade that is within 50' of the exterior property line.

Parcel: 02-01671-041

Site Acreage: ±1.45 acres



Section 2.12 Variances

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

- A. Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- B. Is the hardship a result of any action taken by the property owner or on their behalf; and
- C. Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- D. Is there another reasonable method of avoiding the need for a variance or waiver; and
- E. Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

Section 2.12 Variances:

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

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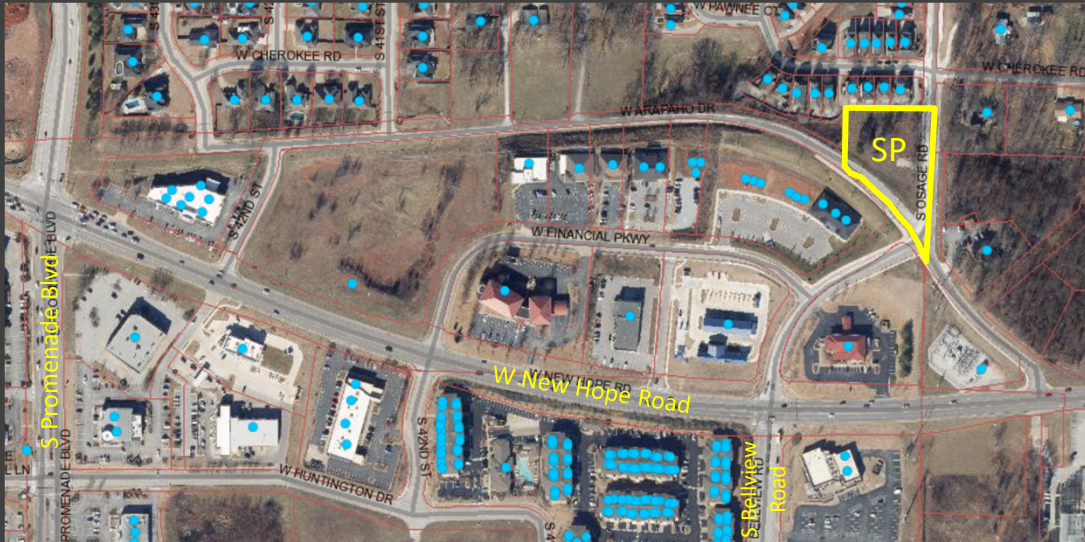
- Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- Is the hardship a result of any action taken by the property owner or on their behalf; and
- Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- Is there another reasonable method of avoiding the need for a variance or waiver; and
- Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.



Variance

CrossFit NWA

PLANNING



Aerial Image

This site is located just north of the intersection of W New Hope Road and S Bellview Road, along W Arapaho Road.



Variance

CrossFit NWA

PLANNING

Architectural Elevation – Looking Northwest



Standard	T2	T3.1	T3.2	T4.1	T4.2
Min Entry Frequency (ft)	None				60 resid
Min Glazing (% of facade)	None			15/15	50/25
Upper Floor Space Min Glazing (% of facade)	None			15	15

Table 4.5.A.

Variance Requested

The variance requested is from the minimum glazing standards in **Table 4.5.A.** in zone T4.2, that require **50% glazing** for nonresidential uses, between 3 and 10' high on the façade of the building, for structures that lie within 50' of an exterior property line.

In this instance, the frontage along W Arapaho Drive is considered an exterior property line, and the proposed structure sits about 23' from the existing northern curb for W Arapaho Drive, so the 50% glazing requirement would apply.

Variance Requested:

Applicant is requesting a variance from the minimum glazing standards in Table 4.5.A. for T4.2. The table calls for 50% glazing for nonresidential buildings that sit within 50' of an exterior property line.



Variance

CrossFit NWA

PLANNING

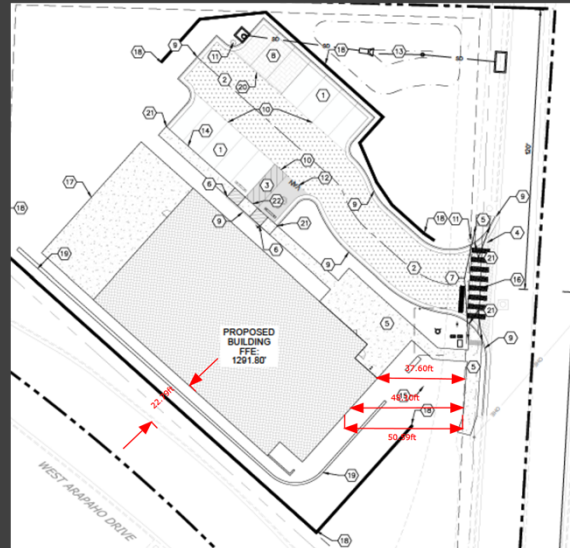
Architectural Elevation – Looking Northwest



Variance Requested

This variance will apply to both the southwestern and southeastern facades of the building, being that they both have unglazed facades within 50' of an exterior property line.

Proposed Site Plan, showing distances from exterior property boundaries



Variance Requested:

Applicant is requesting a variance from the minimum glazing standards in Table 4.5.A. for T4.2. The table calls for 50% glazing for nonresidential buildings that sit within 50' of an exterior property line.



Variance

PLANNING

CrossFit NWA

Applicant's Stated Hardship

Review Criteria	Applicant's Response
Would strict application of the code cause an undue hardship due to circumstances that are unique to this property?	"The structure proposed would not function properly if the variance was not approved."
How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?	"Approval of the variance aligns with the spirit and intent of the code by maintaining an engaging and visually appealing streetscape while addressing the site's unique constraints. Although the required glazing cannot be fully implemented due to grade differences, safety concerns, and energy efficiency consideration, the façade will be designed with architectural elements that replicate glazing and break up the principal face, ensuring the building remains aesthetically compatible with the surrounding area and meets the intent of the city's design standards."

The stated hardship is the proposed structure would not function properly if strict application of the glazing requirements was applied. They are meeting the spirit and intent of the glazing code by incorporating glazing towards the top of the building, and incorporating other architectural elements that ensure aesthetic compatibility with the city's design standards.



Variance Crossfit NWA

PLANNING

Staff Analysis

Review Criteria	Staff's Response
Would strict application of the code cause an undue hardship due to circumstances that are unique to this property?	Yes. Because of the grading required for this development and the resultant 10' retaining wall along the southwestern side of the property, strict application of the glazing standards would create some undue hardship for the development, particularly along the frontage of W Arapaho Drive.
Is the hardship a result of any action taken by the property owner or on their behalf?	No. This site does have some existing terrain. Most commercial developments here would face the same challenges.





Variance CrossFit NWA

PLANNING

Staff Analysis

Review Criteria	Staff's Response
Is the variance or waiver requested the minimum amount necessary to carry out the project?	Yes. On the southwestern façade, some small windows are proposed near the eave of the roof. Along the southeastern façade, there is no glazing, but that is the proposed location of the bathrooms.
Is there another reasonable method of avoiding the need for a variance or waiver?	No.





Variance

CrossFit NWA

PLANNING



Recommendation

APPROVE as presented

Public Input:

One email has been received from a neighbor that was in opposition to the request, but did not state any reasoning.

Recommendation:

APPROVE as presented.



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

OFFICE USE ONLY

Permit Fee: _____ (\$500) Zoning: _____

App. Number _____

CityWorks Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: OLSSON - MATTHEW LOOS, PE

ADDRESS: 3537 N. STEELE BLVD., FAYETTEVILLE, AR SUITE #: 310

GENERAL LOCATION OF PROPERTY: NWC OF OSAGE RD. AND ARAPAHO DR.

PHONE #: _____ EMAIL: MLOOS@OLSSON.COM

PROPERTY OWNER: MEEKER REVOCABLE TRUST, LESLIE MARY PHONE #: _____

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):
REQUESTING TO DEVIATE FROM THE MINIMUM REQUIREMENT FOR GLAZING AS
OUTLINED IN SECTION 4.5.

Sec. 2.12.2 requires variance applicants to respond to these criteria for variance consideration:

Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and

THE STRUCTURE PROPOSED WOULD NOT FUNCTION PROPERLY IF THE VARIANCE
WAS NOT APPROVED.

Is the hardship a result of any action taken by the property owner or on their behalf; and

NO, THE HARDSHIP IS A RESULT OF EXISTING SITE CONDITIONS, LOT SHAPE, AND
EXISTING TOPOGRAPHY.

Is the variance or waiver requested the minimum amount necessary to carry out the project; and

YES

Is there another reasonable method of avoiding the need for a variance or waiver; and
GIVEN THE SITE'S ELEVATION CHANGES, SAFETY CONCERNS, AND ENERGY EFFICIENCY CONSIDERATIONS,
THERE IS NO REASONABLE ALTERNATIVE THAT FULLY MEETS THE GLAZING REQUIREMENTS WITHOUT
COMPROMISING FUNCTIONALITY.

Is there any other important factor that should be considered by the Board in keeping with the purpose and intent of the UDC?

APPROVAL OF THIS VARIANCE ALIGNS WITH THE "SPIRIT AND INTENT" OF THE CODE BY MAINTAINING AN
ENGAGING AND VISUALLY APPEALING STREETScape WHILE ADDRESSING THE SITE'S UNIQUE CONSTRAINTS.
ALTHOUGH THE REQUIRED GLAZING CANNOT BE FULLY IMPLEMENTED DUE TO GRADE DIFFERENCES, SAFETY
CONCERNS, AND ENERGY EFFICIENCY CONSIDERATIONS, THE FAÇADE WILL BE DESIGNED WITH
ARCHITECTURAL ELEMENTS THAT REPLICATE GLAZING AND BREAK UP THE PRINCIPAL FACE, ENSURING THE
BUILDING REMAINS AESTHETICALLY COMPATIBLE WITH THE SURROUNDING AREA AND MEETS THE INTENT OF
THE CITY'S DESIGN STANDARDS.


Applicant Signature

03/19/2025

Date

Attachment Checklist:

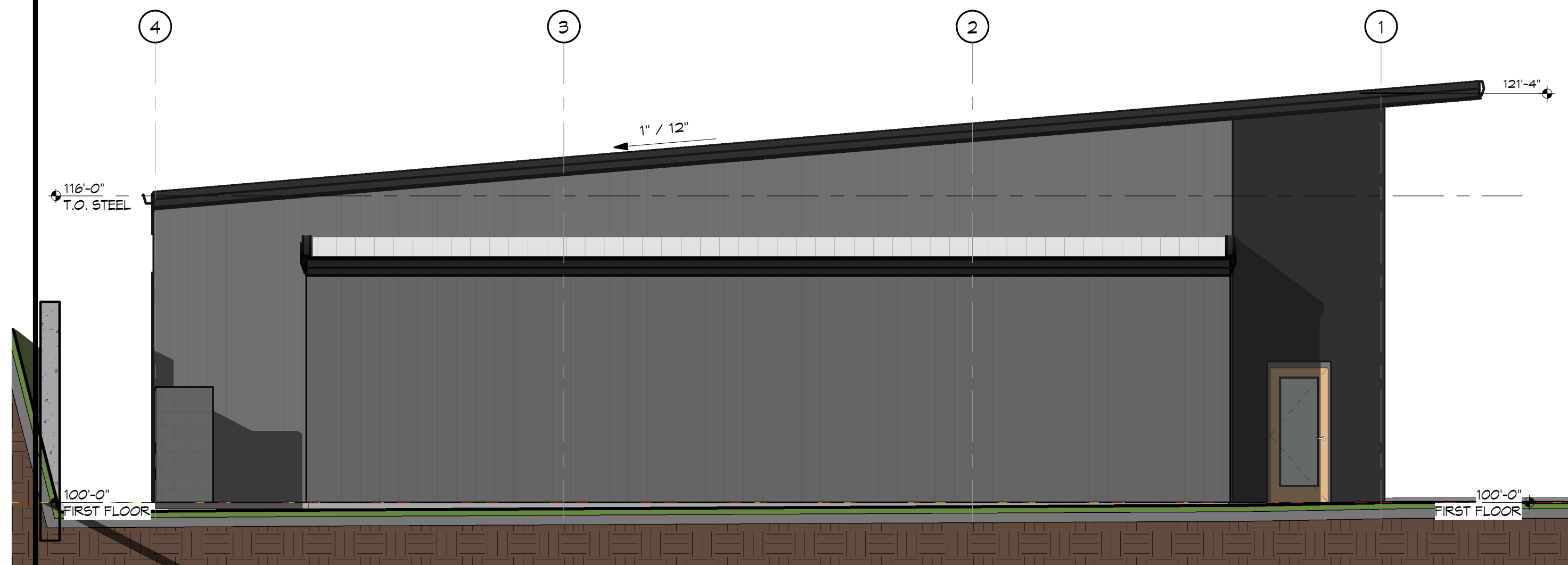
- ☐ Owner Signature on Letter or Application ☐ If needed, additional sheet for above required responses
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request
- ☐ Director's Minimum Submittal Requirements(required at time of application)

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



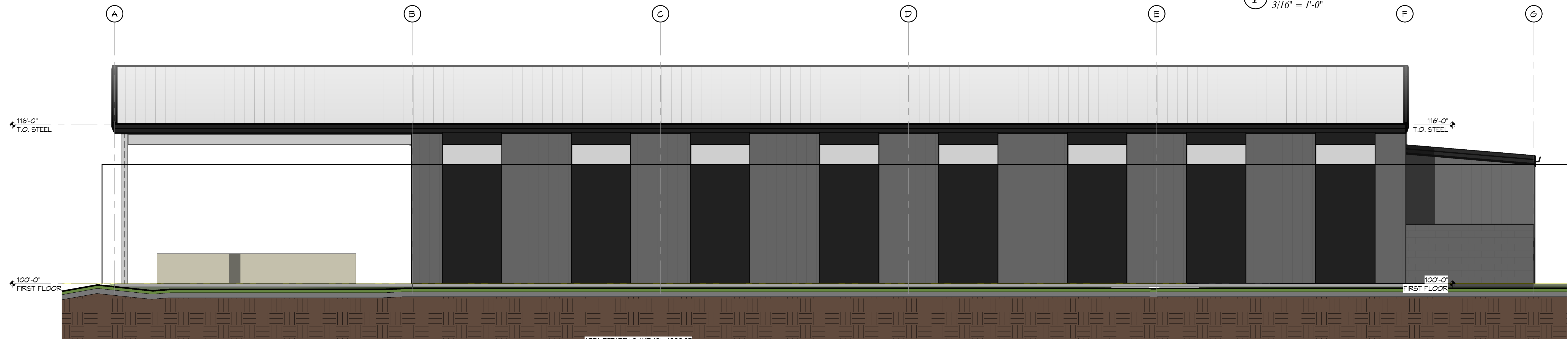
3 EAST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"



1 NORTH ELEVATION
3/16" = 1'-0"



AREA BETWEEN 0 AND 12' = 1200 SF
GLAZING PROVIDED = 1200 SF

2 SOUTH ELEVATION
3/16" = 1'-0"

Burris
Architecture
8200 Tiger Blvd, Suite 4, Bentonville, AR 72712
479-319-6045

CROSSFIT NWA
1808 S OSAGE
ROGERS, AR

DATE
3-13-25
JOB NO.
25062
REVISIONS

A2.0
EXTERIOR ELEVATIONS



PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
8200 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

CROSSFIT NWA
1808 S OSAGE
ROGERS, AR

DATE
3-13-25
JOB NO.
25062
REVISIONS

A7.0
RENDERINGS

THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO THE ARCHITECT UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE PRIOR CONSENT OF THE ARCHITECT. ALL DRAWINGS, SPECIFICATIONS, SCHEDULES, AND NOTATIONS ARE THE PROPERTY OF THE ARCHITECT. ANY REVISIONS, ADDITIONS, OR DELETIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT. ANY REVISIONS, ADDITIONS, OR DELETIONS TO THIS DRAWING SHALL BE MADE BY THE ARCHITECT.



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 Board of Adjustment** on **May 6, 2025 at 5:30 p.m.** at Rogers City Hall under the provisions of the City of Rogers Code of Ordinances, regarding an application by **Matt Loos for CrossFit NWA** for variances to differ from the **Unified Development Code** at **1890 S. Osage Road** in the T4.2 (Neighborhood High-Intensity) zoning district more particularly described as follows:

PARCEL NUMBER:

02-01671-041

LOCATION:

1890 S. Osage Road

Kevin Jensen, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday April 20, 2025**

BILL THE CITY OF ROGERS

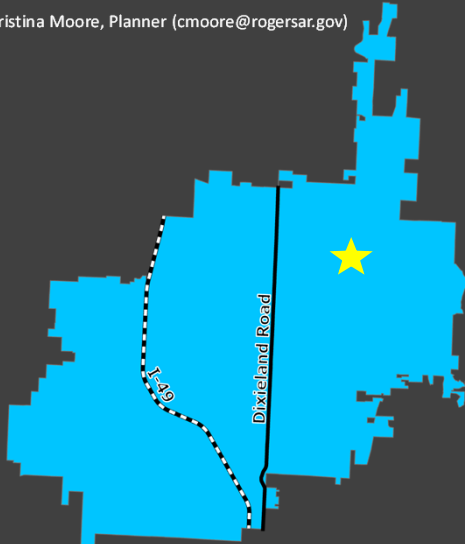


Variance

PLANNING

Radosavljevic

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



Vicinity Map

Location

416 W Chestnut Street

Nature of Request

Increase maximum height of accessory structure

Zoning

T5.1

Existing Use

Residential

Representative

Will Kellstrom

Summary:

This request is for a variance from Section 4.5 Zone Standards to allow an increase in the maximum height of an accessory structure.

Parcel: 02-02527-000

Site Acreage: ±0.18 acres



Section 2.12 Variances

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

- A. Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- B. Is the hardship a result of any action taken by the property owner or on their behalf; and
- C. Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- D. Is there another reasonable method of avoiding the need for a variance or waiver; and
- E. Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

Section 2.12 Variances:

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- Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.



Variance Radosavljevic

PLANNING



Aerial Image

This site is located south west of City Hall near the intersection of Chestnut Street and n 5th Street



Variance Radosavljevic

PLANNING

Site Conditions



View from W Chestnut

Site Conditions:

This is a view of the subject property looking south on W Chestnut



Variance Radosavlijevic

PLANNING

Applicant's Stated Hardship

	Applicant's Response
Would strict application of the code cause an undue hardship due to circumstances that are unique to this property?	"The Applicant's home was built in or around 2000, and the Applicant purchased it in 2016. There are numerous homes in Downtown Rogers that are twenty feet tall-including both historic and new construction homes-which would allow for construction of ADU at the proposed height. Moreover, if the Applicant's home were built today, he would be permitted to build a home tall enough to allow for the proposed ADU. Likewise, a developer could buy the lot next door and do the same. Therefore, the hardship lies in the fact that the height restrictions for ADU's apply unequally to existing one-story structures. The height restriction, in effect, punishes the Applicant for not building a new house, designed after adoption of the UDC."

The applicant's stated hardship is that the existing single story home is limiting the height of the accessory dwelling unit.



Variance

Radosavljevic

PLANNING

Applicant's Stated Hardship

	Applicant's Response
How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?	"This request meets the intent of the UDC, in the following way: • One purpose of height restrictions on ADU's is to ensure that they are, in fact, <i>accessory</i>. The proposed ADU, despite being taller than the principal home, is "subordinate in area, extent, and purpose" to the principal home. <i>See Section 4.8 Accessory Uses.</i> • One purpose of height restrictions generally is ensure compatibility. <i>See Section 4.1 Purpose and Intent, Paragraph (C)(III).</i> The entire block around this property is zoned T5.1, which would permit up to six (6) stories by right. The proposed ADU is much less intense and much more compatible with surrounding properties that would otherwise be allowed by right under T5.1. • Lastly, as a secondary hardship, the Applicant's home is directly behind the recently demolished structure at 425 W. Walnut St., which damaged by the 2024 tornadoes. As a result, the Applicant's home has much more exposure to Walnut-a highly trafficked street-than previously. A greater allowed height for this ADU would allow the Applicant increased screening from Walnut Street."

The applicant's stated intent is that the proposed ADU is smaller in area, extent and purpose than the principal home. Secondly, the whole block is zoned T5.1 and allows much more intense development than the proposed two story ADU. Lastly, the home backs up to lots that front Walnut Street that exposes them to heavy traffic.

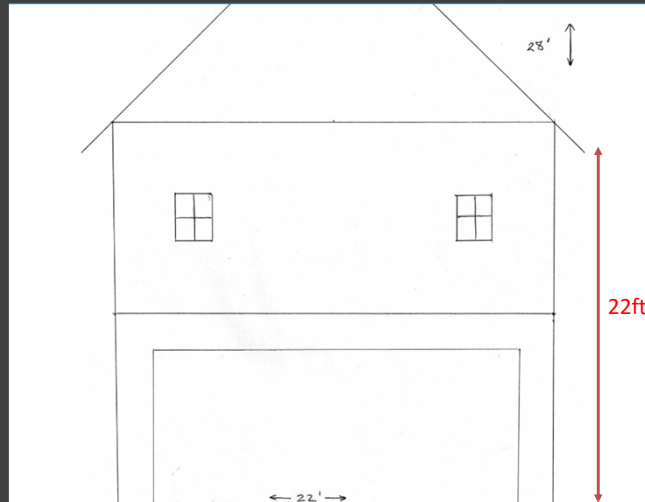


Variance Radosavljevic

PLANNING

Variance Request

Increase the maximum height for accessory dwelling units in T5.1 zoning from 1 story to 22 ft as measured from the eaves.



Fence Proposal

Variance Summary:

The variance request is to allow an increase in maximum height of accessory dwelling units from 1 story to 22ft as measured from the eaves.



Variance Radosavljevic

PLANNING

Staff Analysis

Staff's Response

Would strict application of the code cause an undue hardship due to circumstances that are unique to this property?

Yes. The purpose of maximum building height is "to ensure a sensitive transition in building height by associating height with transect zones that transition sequentially in intensity" (Sec. 4.5.5(A)(I)). Although the entire block is zoned T5.1, the FLUM identifies varying placetypes. The subject property lies in the lower-intensity Downtown Neighborhood, while adjacent southern lots are in the higher-intensity Downtown City Center. T5.1 zoning is not permitted in the Downtown Neighborhood, but T3.2, T4.1, and T4.2 are allowed. Given its proximity to a higher-intensity placetype, a slightly taller ADU in the rear yard supports a gradual transition in scale.



The purpose of the maximum building height is to aid in the transition of intensity between zones. Even though every property on the block is zoned T5.1, the Future Land Use Map divides the block between the higher intensity Downtown City Center and the lower intensity Downtown Neighborhood. A slightly taller ADU in the rear of the subject property supports a gradual transition in scale between the two placetypes.



Variance

Radosavljevic

PLANNING

Staff Analysis

	Staff's Response
Is the hardship a result of any action taken by the property owner or on their behalf?	Yes and no. The applicant is asking for the ADU to be higher than the principal structure, however, the FLUM designates that area as a transition zone between a higher intensity and lower intensity placetype. Staff recognizes the subject parcel abuts a higher intensity placetype and can serve as a transition in height from the higher intensity development on Walnut and the beginning of the residential neighborhood.

The property owner is choosing to propose a two story ADU on a lot with a principal single story building. However, staff does recognize that the property has a unique location on the future land use map where it transitions between the higher intensity development on Walnut Street and the beginning of the downtown residential neighborhood.



Variance Radosavljevic

PLANNING

Staff Analysis

	Staff's Response
Is the variance or waiver requested the minimum amount necessary to carry out the project?	Yes. The requested height of 22ft allows for the ADU to be on top of the garage. The maximum allowed ADU height is 25ft. The accessory structure is also smaller in area than the principal building. The accessory structure is 660 square feet while the main house is about 2000 square feet.
Is there another reasonable method of avoiding the need for a variance or waiver?	Yes, the applicant could redesign the accessory structure to be 1 story, the same as the principal structure. Our code defines the each story to be up to 16 feet. Even though the measurement in feet is higher than the principal home, this would be allowed by right because it is 1 story. The garage and dwelling unit could be side by side, however, this would increase the impervious coverage and building coverage on the site.

The height increase is lower than the maximum height allowance for ADU's. The proposed height is 22ft, if the principal home were two stories, the max height allowed would be 25ft. The variance could be avoided if the applicant redesigned the structure to be 16 feet tall. Even though the primary structure is measured at 11ft at the eaves, our code measures 1 story as 16 ft and would allow a slightly taller accessory building if kept at 16 ft. Doing this redesign would increase the impervious coverage and building covers on the site.



Variance Radosavljevic

PLANNING

Staff Analysis

Staff's Response

Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

Staff believes this request is reasonable because of the unique location of the property on our FLUM where the lower intensity Downtown Neighborhood abuts the higher intensity Downtown City Center.



Staff believes this request is reasonable given the location on the Future Land Use Map as a transition from higher intensity city center to a lower intensity neighborhood.



Variance

Radosavljevic

PLANNING



Recommendation

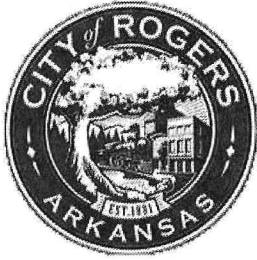
APPROVE

Public Input:

No public input

Recommendation:

APPROVE the variance to increase the maximum allowed accessory dwelling unit height from 1 story to 22ft.



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

OFFICE USE ONLY

Permit Fee: _____ (\$500) Zoning: _____

App. Number _____

CityWorks Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: Vojislav Radosavljevic

ADDRESS: 416 W. Chestnut St. SUITE #: _____

GENERAL LOCATION OF PROPERTY: Near Corner of N. 5th and W. Chestnut

PHONE #: 479-636-2168 EMAIL: wkellstrom@watkinslawoffice.com

PROPERTY OWNER: Vojislav Radosavljevic PHONE #: 479-636-2168

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):
Section 4.5 - Zone Standards

Sec. 2.12.2 requires variance applicants to respond to these criteria for variance consideration:

Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
See attached.

Is the hardship a result of any action taken by the property owner or on their behalf; and
See attached.

Is the variance or waiver requested the minimum amount necessary to carry out the project; and
See attached.

See attached.

Applicant Signature

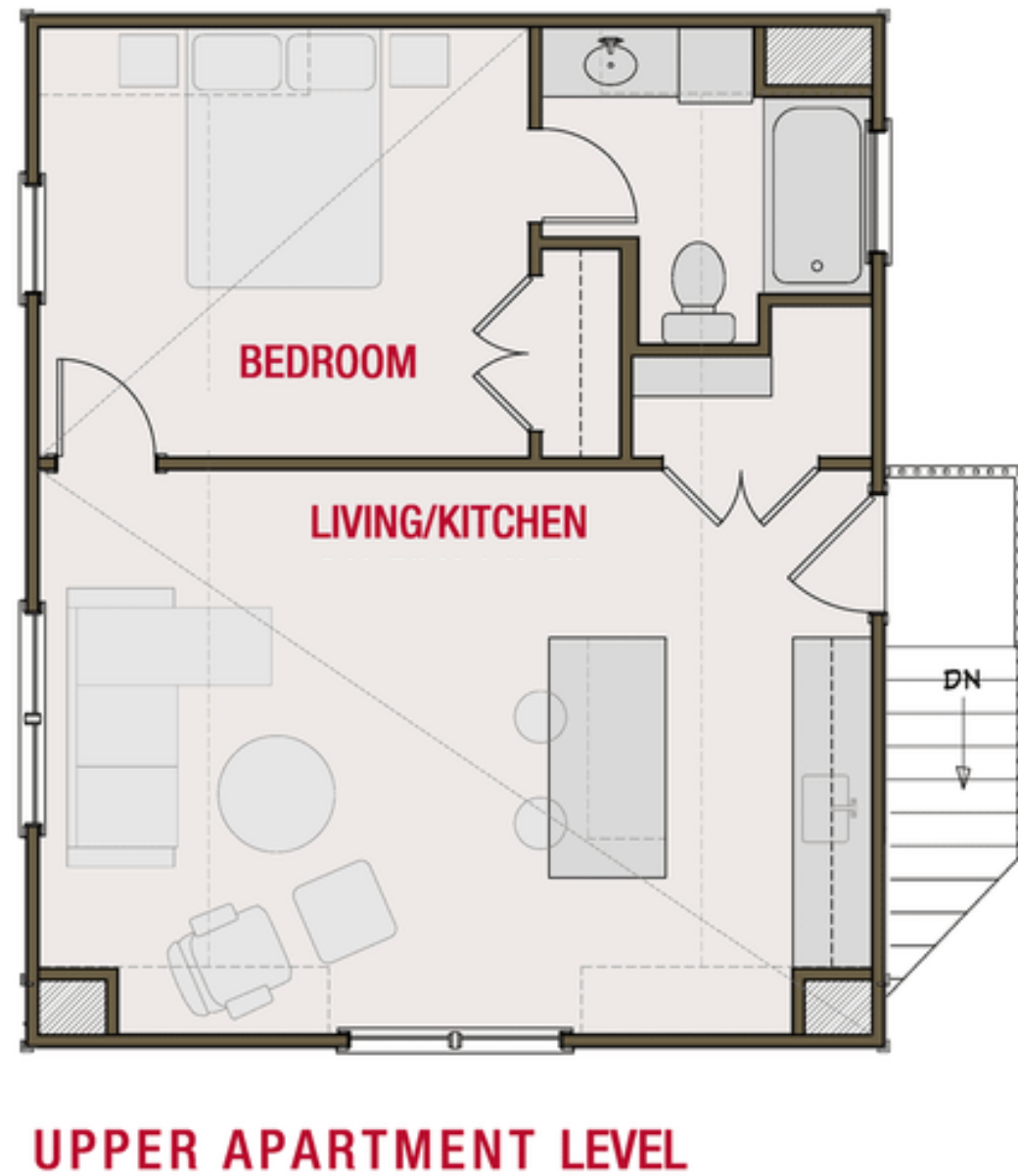
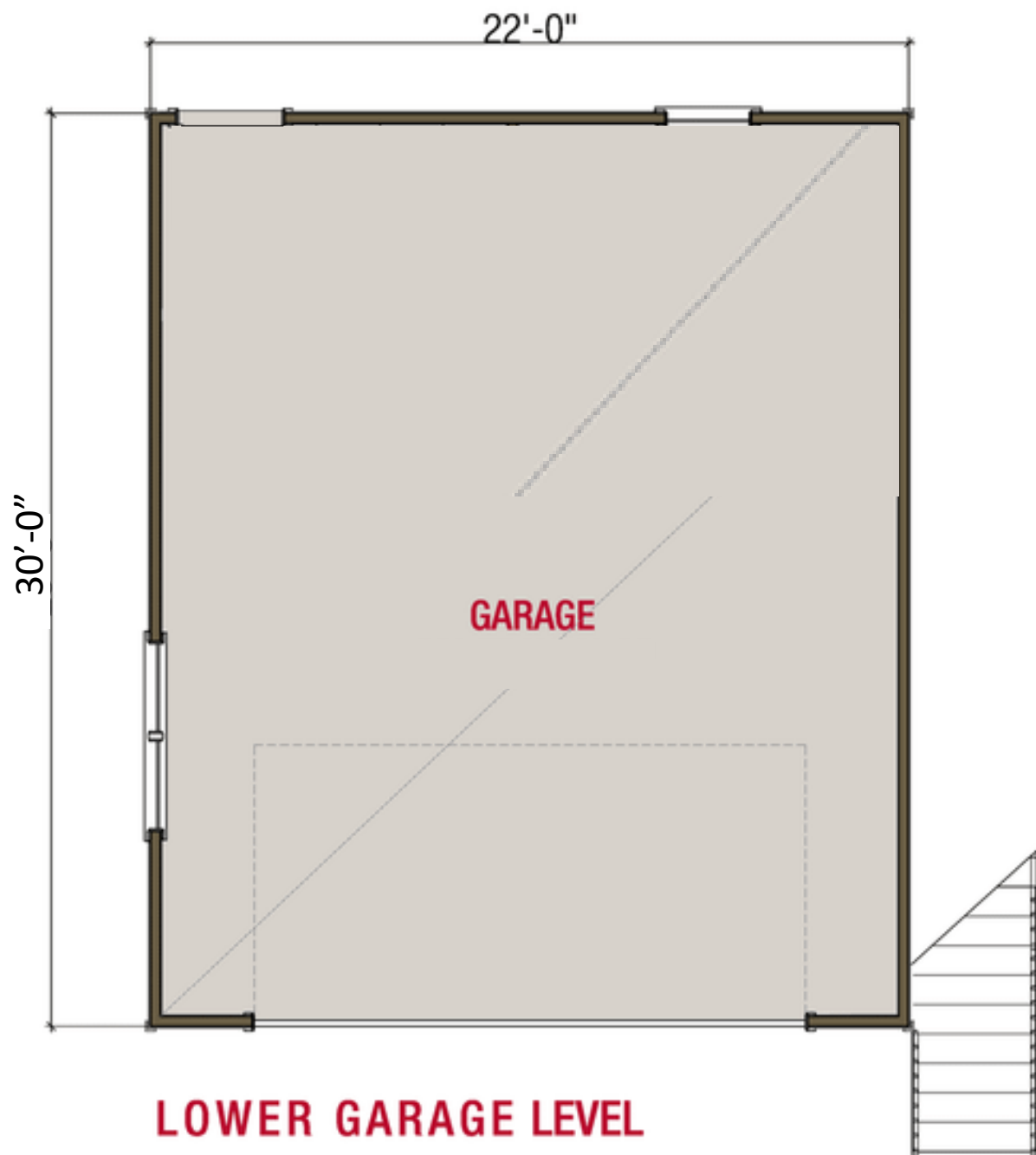
☐ Owner Signature on Letter or Application ☐ If needed, additional sheet for above required responses

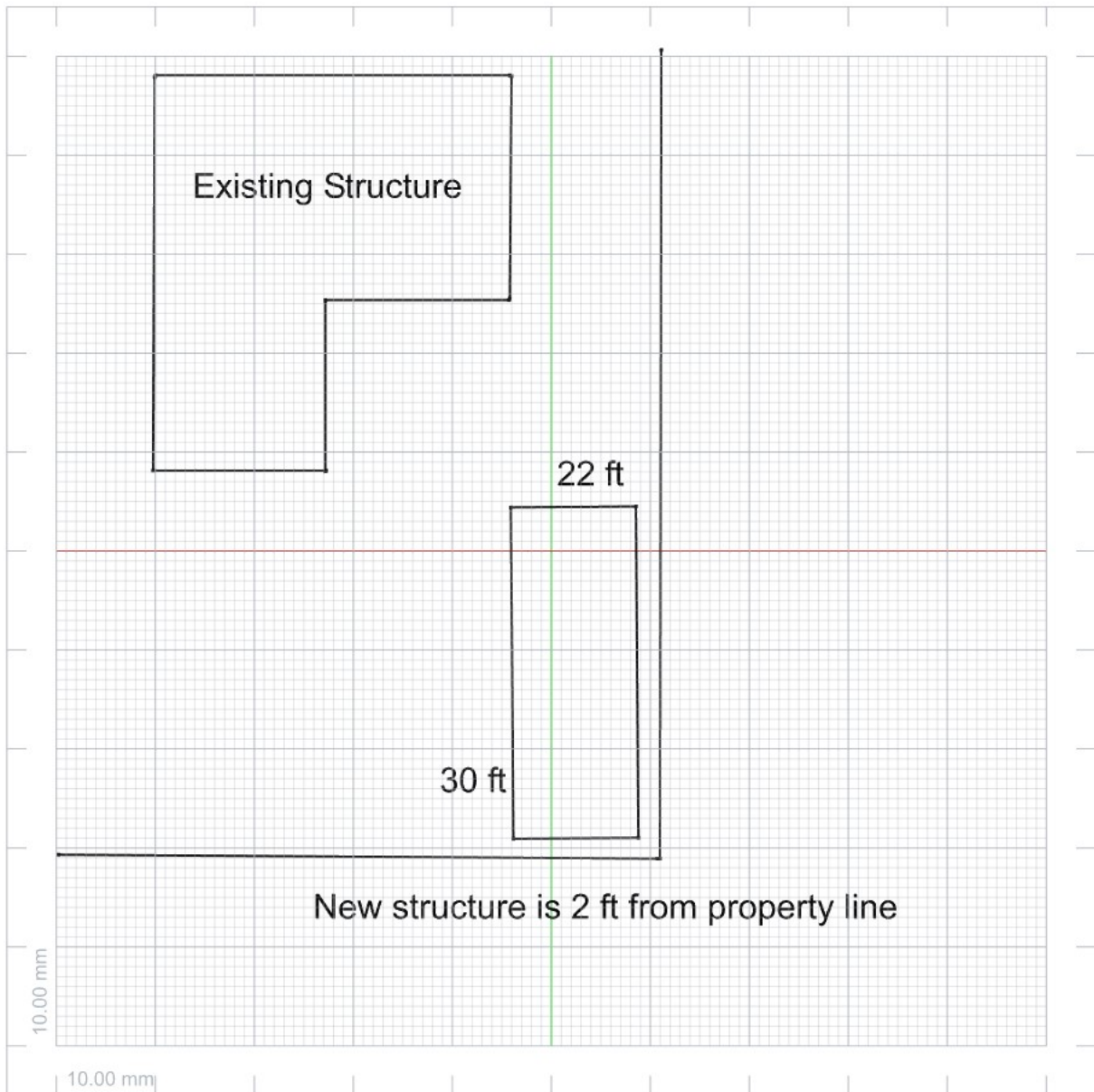
☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

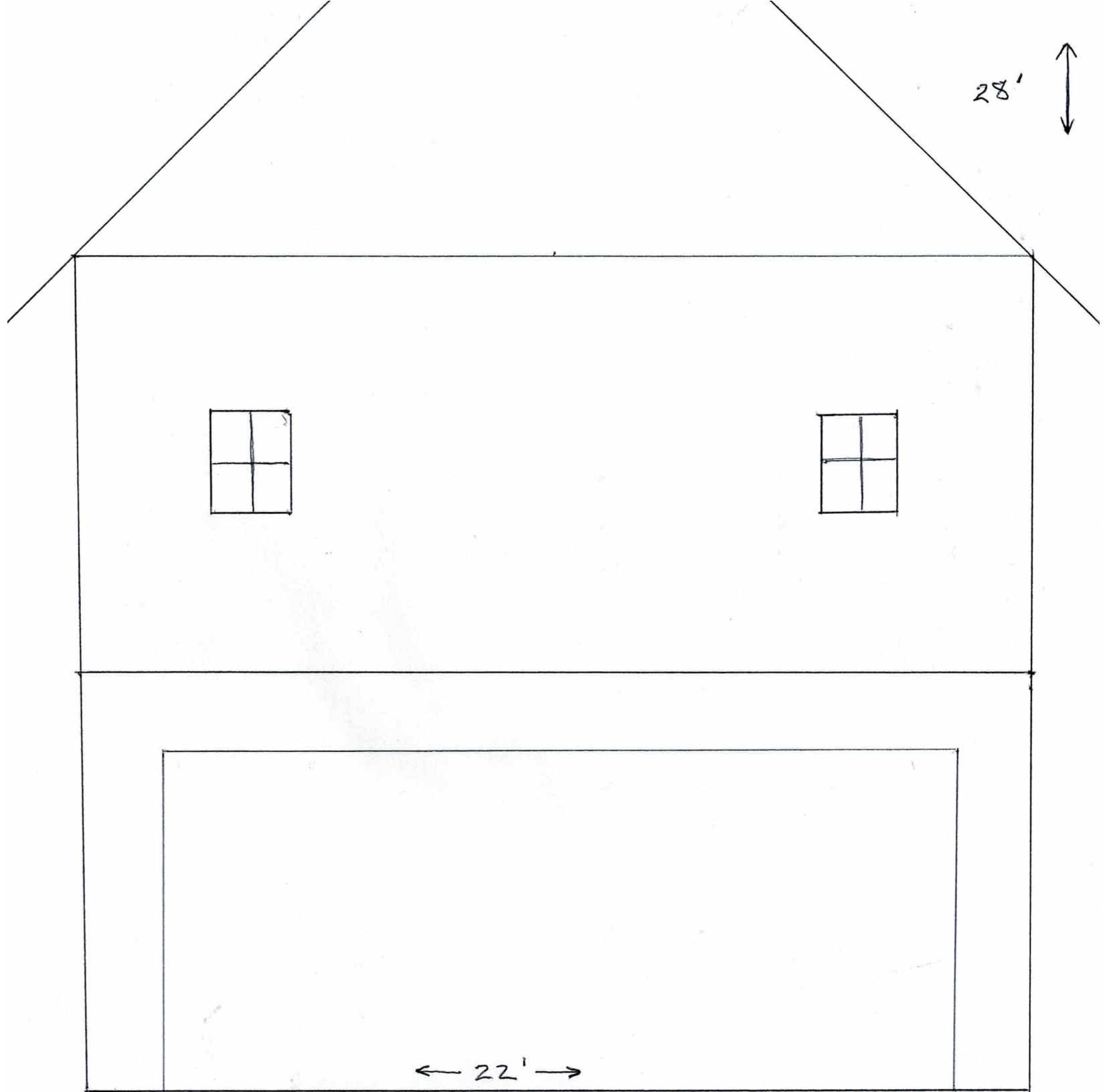
☐ Director's Minimum Submittal Requirements(required at time of application)

BOARD OF ADJUSTMENT DECISION: _____

DATE of PUBLIC HEARING







Director's Minimum Submittal Requirements

Community Development Department

Last Updated 3/4/2025

APPLICANT'S ACKNOWLEDGMENT

Of the Director's Minimum Submittal Requirements

Note to Applicant: You must complete and upload this document to CityWorks with your application.

In order to expedite review of your application, beginning **Thursday, March 6th, 2025**, staff will no longer perform a detailed quality control review. As the applicant it is your responsibility to review the Director's Minimum Submittal Requirements (hereinafter referred to as "requirements") and ensure your submittal fully complies. This document serves as your acknowledgment of these requirements and confirmation that your submittal complies with the requirements or modified requirements (where applicable). You should complete Section 1 below only if you have had a pre-application meeting with city staff and staff waived specific requirements. If no waivers were granted you should leave this section blank. Section 2 should be completed in all cases.

Section 1. I acknowledge the Director's Minimum Submittal Requirements and to the best of my knowledge I have submitted plans and **have provided a shapefile, and all related files, including ONLY linework depicting rights-of-ways, easements, utilities, edge of curb, driveways, building footprints, sidewalks, shared-use paths, lots, tracts, and programmed open spaces. In the event the total number of records exceeds 1,000 the project must be divided spatially such that there are two or more shapefiles, and related files**, which comply with all submittal requirements except the following (insert any requirements waived by staff below, if none were waived leave blank):

	Preliminary Plat	Public Improvement Plan	Final Plat	Site Development Plan	Development Permit	Disturbance Permit	Appeals - Provide Statement of Appeal in Letter Form	Variances	Cert. of Appropriateness
Required Shapefile	x	x	x	x					
Cover Sheet	X	X	X	X		X			
Survey	X	X	X		(1)			(2)	
Land Development Plan, Preliminary	X								
Land Development Plan, Final		X		X		X			
Grading, Final		X		X		X			
Utility, Preliminary	(3)								
Utility, Final		X		X		X			
Drainage Plan		X							
Erosion Control Plan		X		X		X			
Site Plan				X					
Landscape Plan		X		X					
Photometric Plan				X					
Building Elevations				X					X
Renderings				X					X
Floor Plans				X					
Final Plat			X						
Water Plan and Profile		X							
Sewer Plan and Profile		X							
Storm Drain Plan and Profile		X							
Street Plan and Profile		X							
Paving and Striping Plan		X							
Street Signage Plan		X							
Statement/Letter of Appeal							X		
Standard Dedication Language			x						
Signature Blocks			x						

(1) Where development permit is acting as the sign permit
 (2) Where variance pertains to the placement, location, or setback of a structure
 (3) Only needed if not in Right-of-Way
 (4) Some Plan Sets may not require each item to be on its own sheet or some may need additional sheets.
 By submitting your plan(s) and executing this form, you are acknowledging this.

The purpose of this list is to provide guidance to design professionals as to content that is commonly required to adequately review a given plan sheet against city requirements and policies so as to minimize the number of review cycles. You are encouraged to use professional judgment where including all required plan content on a given plan sheet would create difficulty reading the plan for reviewers.	Cover Sheet	Survey	Existing Conditions	Land Development Plan, Preliminary	Land Development Plan, Final	Grading, Preliminary	Grading, Final	Utility Plan, Preliminary	Utility Plan, Final	Drainage Plan	Erosion Control Plan	Site Plan	Landscape Plan	Photometric Plan	Building Elevations	Renderings	Floor Plans	Final Plat	Water Plan and Profile	Sewer Plan and Profile	Storm Drain Plan and Profile	Street Plan and Profile	Paving and Striping Plan	Street Signage Plan
1. Miscellaneous information, including:																								
a. Name, email, phone number and company of person preparing the plan.	(1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
b. The registration seal and signature of any licensed design professional of record responsible for the plan.		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
c. Date plan was originally prepared and revision dates	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
d. Graphic and written scale of one inch equals 10-60 or 100 feet. A scale of one inch equals 200 feet may be used for applications consisting of over 200 acres.		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
e. Legal description for the boundary of the property.	X	X		(5)								(5)						(5)						
f. North arrow.		X	X	X	X	X	X	X	X	X	X	X	X	X	(6)	(6)	(6)	X	X	X	X	X	X	X
g. Legend of symbols, shades, hatches, and lines.	X	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)
h. Project name and application type	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
i. Owner's signature block and Community Development Director's signature block.	X																							
j. Flood certification statement with correct FIRM effective date (June 5, 2012)	X																							
2. Drawn information, including:																								
a. <u>Property Lines</u> . Existing, identifying point of beginning and distances and bearings of property lines, consistent with the legal description.		X	X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X
b. <u>Natural features</u> including floodplain, floodway, wetlands, individual trees exceeding 4 inches in diameter at breast height, contiguous areas of tree canopy exceeding 10,000 square feet, slopes exceeding 20%, existing and proposed grades, and Cave Springs Karst Areas; and identifying individual trees to be preserved vs. removed, canopy coverage to be preserved vs. removed (including area in square feet), mitigation method (on-site mitigation vs. payment of fee-in-lieu); indicate the location and dimensions (if applicable) of proposed erosion control best management practices (BMPs) including construction entrances, silt fence, concrete washout, etc.		X	X	X	(8)	X	(8)	X	(8)	X	X	(8)	(8)					X						
c. <u>Streets</u> . Existing and proposed streets including their classifications and typologies, right-of-way or tracts they are proposed to be located within, whether intended to be public or private; shared use paths, alleys, and mid-block pedestrian corridors			X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X
d. <u>Blocks</u> . The perimeter of existing and proposed blocks, in feet, as measured along the property line			X	X	X	X	X	X	X	X	X	X	X											
e. <u>Other Features in ROW</u> . All vertical and horizontal obstructions in the right-of-way or in tracts intended to contain streets, including existing streets, curbs, medians, inlets, travel lanes, fire lanes, on-street parking, bicycle facilities, streetlights, street signs, street signals, crosswalks, sidewalks, sidepaths, shared use paths and trails and identifying whether proposed, proposed to be retained, demolished or modified. Where proposed all features required by Articles 3 and 7 shall be depicted.					X		X		X			X	X		X		(9)		X	X	X	X	X	X
f. <u>Driveways</u> , <u>Intersections</u> , <u>Curb Cuts</u> including their width and off-set dimensions and identifying whether proposed to be retained, demolished or modified			X		X		X		X			X	X		X				X	X	X	X	X	X

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g. <u>Conditions on abutting properties</u> including ownership, parcel numbers, zoning boundaries, drainage infrastructure, driveways, sidewalks and shared-use paths, rights-of-way or tracts intended to contain streets including their width from centerline and in total, buildings, their use and height in stories, with approximate dimension from the shared property line.		X	X	X		X		X		X	X	X	X	X										
h. <u>Lots</u> including their area in square feet (or in acres where larger than one acre), numeric lot identification, and their dimensions					X		X		X			X	X	X				X						
i. <u>Tracts</u> including their area in square feet (or in acres where larger than one acre), alphabetic tract identification, their dimensions, and their purpose. Where courtyards or terraces or other shared use spaces are proposed or required, tracts dedicated to such use shall be shown. Where stormwater detention is required or proposed, tracts dedicated to such shall be shown. Where programmed open space is required, tracts dedicated to such purposes shall be shown.				(3)	X	(3)	X	(3)	X			X	X	X				X						
j. <u>Easements</u> including their dimensions and purposes identifying whether they are existing, proposed, proposed to be modified or vacated.		X	X	(10)	X	(10)	X	(10)	X			X	X	X				X						
k. <u>Utility infrastructure</u> including sizing, material, depth, height, width, etc. with dimensions from other utilities and identifying whether within right-of-way or tract indended for a street or located within an easement on private property					X		X		X										X	X	X	X	X	X
l. <u>Buildings and Structures</u> . Location of existing and proposed buildings and structures, with finished floor elevations, dimensions from right-of-way or tracts proposed to contain streets and from adjacent property lines, dimensions of building width and length, number of floors; and building coverage, gross floor area per floor, and total building area, all in square feet. Buildings containing residential units shall identify the number of dwelling units per floor by building type, the total number of units by building type, and the total number of units.		(4)	(4)	(4)	X	(4)	X	(4)	X	X	(4)	X	X	X				(11)						
m. <u>Uses</u> . Identification of anticipated or existing uses within each building, specifically identifying intended use of the building's ground level and whether the building will be designed for nonresidential use or residential use, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas.	X		X									X					X							
n. <u>Vehicular Use Areas</u> . Location of proposed, existing, or existing and proposed to be demolished or modified vehicular use areas with written setback dimensions from existing/proposed street rights-of-way or tracts intended to contain streets and from and adjacent property lines; identifying fire access lanes; and including typical dimensions of drives, drive-aisles, parking spaces, drive-thru lanes, and the surface material (concrete, asphalt, etc.)		X	X				X		X	X	X	X	X	X										
o. <u>Pedestrian Use Areas</u> including sidewalks, shared-use paths, pedestrian ways, paths, lighting, surface material, and dimensions whether existing, existing and proposed to be modified, or proposed		X	X	X		X	X		X	X	X	X	X	X			X					X	X	
p. <u>Phasing</u> . Location and identification of boundaries and phase numbers of the development if proposed to be platted or developed in phases, and showing all public improvements by phase.				X		X		X		X	X													

The purpose of this list is to provide guidance to design professionals as to content that is commonly required to adequately review a given plan sheet against city requirements and policies so as to minimize the number of review cycles. You are encouraged to use professional judgment where including all required plan content on a given plan sheet would create difficulty reading the plan for reviewers.	Cover Sheet	Survey	Existing Conditions	Land Development Plan, Preliminary	Land Development Plan, Final	Grading, Preliminary	Grading, Final	Utility Plan, Preliminary	Utility Plan, Final	Drainage Plan	Erosion Control Plan	Site Plan	Landscape Plan	Photometric Plan	Building Elevations	Renderings	Floor Plans	Final Plat	Water Plan and Profile	Sewer Plan and Profile	Storm Drain Plan and Profile	Street Plan and Profile	Paving and Striping Plan	Street Signage Plan
q. <u>Other Site Features</u> . Location and identification of any proposed and any existing site features to be retained, including detention areas, stairs, retaining walls, and other pertinent site features. Retaining walls should include materials and top and bottom of wall heights.		X	X	X		X	X	X	X	X	X	X	X	X										
r. <u>Building Elevations</u> in color and including exterior building materials, location and dimension of storefront glazing and the degree to which such glazing is transparent or opaque, showing overall facade fenestration and articulation, doors, windows, etc.															X	X	X							
s. <u>Floor Plans</u> of building ground floor identifying location of walls, stairwells, elevator banks relative to tenant spaces, exterior doorways, lobbies and storefront systems, and identifying the tenant space depth and floor to ceiling height.															X	X	X							
t. <u>Programmed open space</u> in conformance with the preliminary plat including the block or tract it is located within, its area in square feet, the type of programmed open space, and details regarding the amenities proposed within the open space where required including but not limited to play structures, trails, athletic fields, gardens, amenity centers, any buildings, gathering spaces, pools, splash pads, dog parks, landscaping, etc.				X	X	X	X	X	X	X	X	X	X	X				X						
3. Tabular information provided in the following order for each phase and in total. The plan shall identify buildings, phases of development, and other graphic information by numbers or letters to allow easy reference to the following information:																								
a. Existing and proposed zoning	X																							
b. Total land area in square feet and acres	X	X																						
c. Land area in square feet and acres for existing and proposed rights-of-way	X	X																						
d. Programmed open spaces by type and area in square feet and acre	X			X		X		X		X	X	X												
e. Net land area in square feet and acres	X	X	X	X		X	X	X	X	X	X	X												
f. Height above grade of buildings and structures by story and by feet	X		X									X	X		X	X	X							
g. Gross floor area of each floor and total gross floor area per building	X		X									X	X				X							
h. Building coverage in square feet	X		X							X		X	X											
i. Number of onsite parking spaces proposed and whether the uses are expected to rely on on-street parking	X		X		X							X	X				X							
j. Applications constituting an amendment to a previously-approved plan or plat shall include a written description of the changes and call attention visually to the drawn areas being amended	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
4. Any other information deemed necessary by the Director for a determination as to the suitability of the plan for the site	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	(1)	If multiple firms/individuals prepared sheets within the larger plan set you must identify all on cover sheet.																						
	S	Required - see Specifications																						
	(2)	Required only when requesting relief from street typology specifications of Table 3.4.5.1.B.																						
	(3)	Required for programmed open spaces and stormwater detention areas only.																						

As authorized by _____ (insert
city staff person that granted waiver) on

_____ (insert date).

Section 2. I understand that to expedite review of my submittal staff will not independently verify that I have met these minimum submittal requirements and will instead proceed directly to a formal review. I understand that, if during formal review, it is found that I have filed the incorrect application, or it is found that my submittal does not include the required plan sheets or plan contents including **a shapefile, and all related files, including ONLY linework depicting rights-of-ways, easements, utilities, edge of curb, driveways, building footprints, sidewalks, shared-use paths, lots, tracts, and programmed open spaces. In the event the total number of records exceeds 1,000 the project must be divided spatially such that there are two or more shapefiles, and related files** which were not waived by staff, that my project may be subject to delay.

Date: 3-19-25

Applicant's Printed Name: WILL A. KELLSTROM

Applicant's Signature: W. Kell

APPLICANT'S ACKNOWLEDGMENT

