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

PLANNING COMMISSION MEETING AGENDA
AUGUST 5, 2025
5:30 PM

VIEW ONLINE

PLANNING COMMISSION HTTPS://US02WEB.ZOOM.US/J/82127881740
BOARD OF ADJUSTMENT HTTPS://US02WEB.ZOOM.US/J/82127881740

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:

ROLL CALL:

ACTION ON MINUTES:

a. Approving July 15, 2025 meeting minutes

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.

PUBLIC HEARING:

a. **OLD BUSINESS**
Items previously discussed and tabled

b. **ITEMS REMOVED FROM CONSENT**

DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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Items removed from Consent Agenda.

c. **NEW BUSINESS**

i. 21st Street Property Rezone
A rezone subject to standard review at 2124 21st Street from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.
STAFF: Laural Scates, Planner I
REPRESENTED BY: Drew Dingler, Halff Associates

ii. Shores Ave. Property Rezone
A rezone subject to standard review at 6303 W. Shores Ave. from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.
STAFF: Laural Scates, Planner I
REPRESENTED BY: Drew Dingler, Halff Associates

REPORTS :

a. **COMMISSIONERS**

b. **STAFF**

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT :

ACTION ON MINUTES:

a. Approving July 15, 2025

OLD BUSINESS :

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

a. None

NEW BUSINESS :

a. Michael Leister
Requesting a variance from the Unified Development Code at 6601 S. Silverthorne Lane in the T3.1 (Neighborhood Very Low-Intensity) zoning district.
STAFF: Laural Scates, Planner I
REPRESENTED BY: Michael Leister

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 July 15, 2025 at 5:30 P.M. The meeting was called to order by Chairman Steve Lane followed by the Pledge of Allegiance.

ROLL CALL
Commissioners attending: Jorge Andrade, Kevin Jensen, Steve Lane, Ed McClure, Isaac Stevens and Ezequiel Tovar.

ACTION ON MINUTES
Motion by McClure, second by Andrade to approve the July 1, 2025 Planning Commission meeting minutes as presented.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

PUBLIC HEARINGS
Old Business
None.

New Business
i. Consider the repeal of Section 14-715 of the City of Rogers' Code of Ordinances and the NBT (Neighborhood Transition) zoning designation.
STAFF: Joe Rexwinkle, Planning Deputy Director

Planner Amber Long noted that in July 2024 the UDC was adopted and all previous zoning districts repealed. NBT standards remained in the Code of Ordinances for an additional year to allow property owners to apply for development permits. If repealed, all properties must comply with the Unified Development Code.

Planning staff and commissioners discussed.

Motion by Stevens, second by Andrade to recommend to City Council for approval of the repeal of Section 14-715 of the City of Rogers' Code of Ordinances and the NBT (Neighborhood Transition) zoning designation.
Voice Vote: Unanimous – Yes. *Motion carried.*
APPROVED.

PUBLIC FORUM

REPORTS

ADJOURN

There being no further business, the Chair adjourned the meeting at 5:42 p.m.

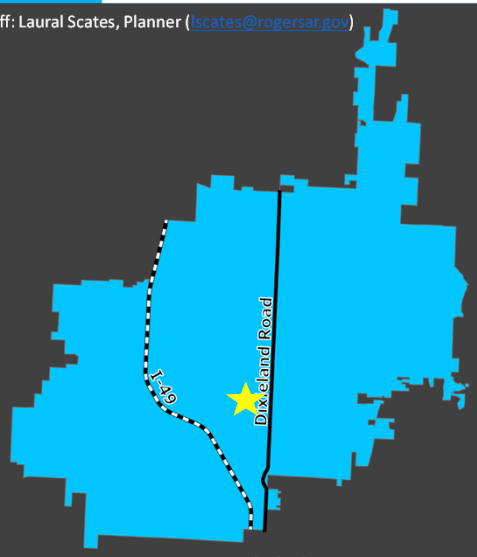
ATTEST:	**APPROVED:**
_____	_____
Derek Burnett, Secretary	Steve Lane, Chairman

Rezone

21st Street

PLANNING

Staff: Laural Scates, Planner (lscates@rogersar.gov)



Vicinity Map

FLUM Place Type
Neighborhood Fabric

Zoning
T2

Proposed Zoning
T4.1

Location
2140 S 21st St
Parcel 02-01859-000

Representative
Drew Dingler

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.

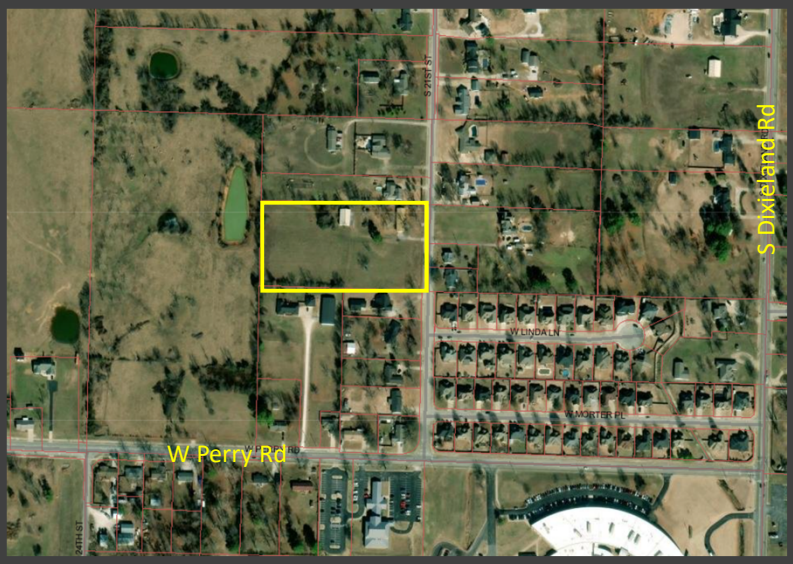
Request Details:

- Proposal: The applicant is proposing to rezone 5 acres to T4.1(Neighborhood Medium Intensity) as presented in the Neighborhood Fabric placetype.
- Review Type: Standard

Rezone

PLANNING

21st Street

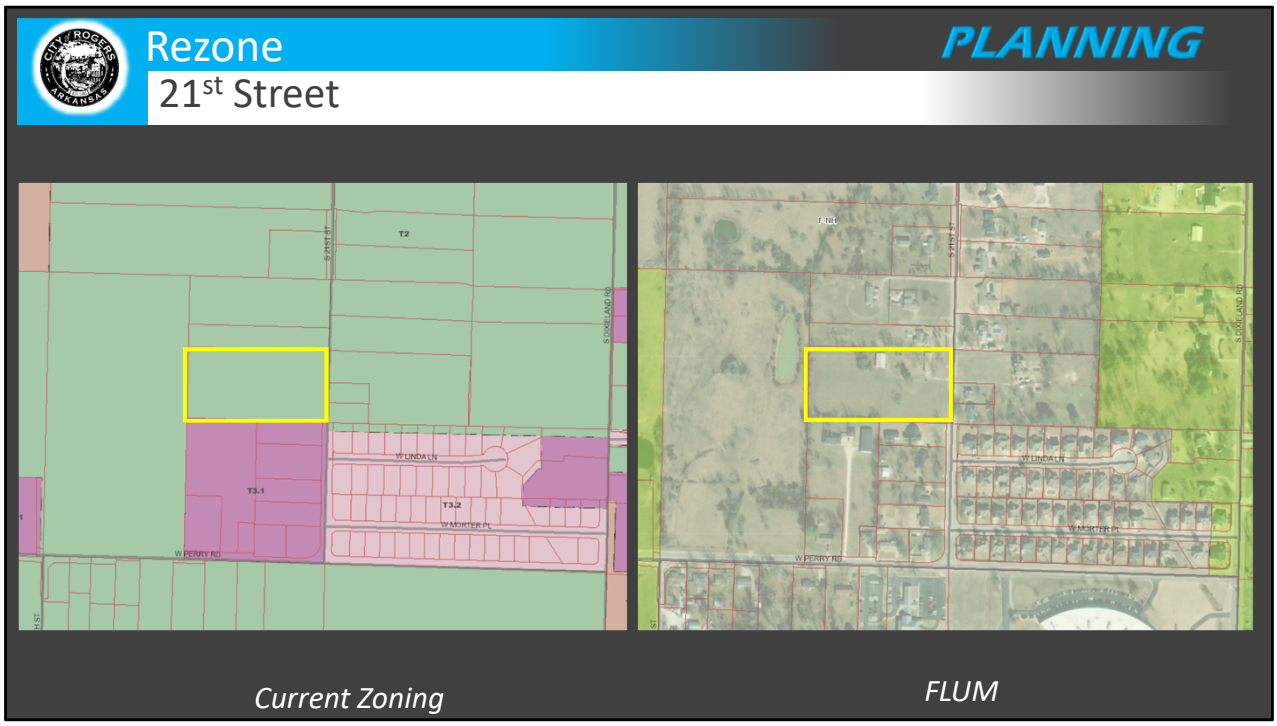


Geolocation

<u>Location Description</u>

Northeast Rogers; 5 acres along S 21st Street

Parcel



Current Zoning

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

Proposed 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.

Rezone

21st Street

PLANNING

FLUM

Rezone Request

1. **T4.1** in **Neighborhood Fanric** 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.

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.

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: Halff Associates Inc. on behalf of Horizon Plan Investments, LLC

ADDRESS: 2407 SE Cottonwood St SUITE #: 1

GENERAL LOCATION OF PROPERTY: 2140 S 21st Street

PARCEL NUMBER(S) OF PROPERTY: _____

PARCEL NUMBER: 02-01859-000

PHONE #: 479-579-3984 EMAIL: ddingler@halff.com

PROPERTY OWNER: Billings Family Trust-Richard E PHONE #: _____

PRESENT USE: Residential ZONING: T2

PROPOSED USE: Residential ZONING: T4.1

Applicant Signature 6/18/2025
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, Jennifer Poole, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See attached

LAYMAN'S DESCRIPTION: 2140 S 21st Street

PRESENT ZONING: T2

ZONING REQUEST: T4.1

Respectfully Submitted,

By: Jennifer Poole
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 19 day of June, 20 25

Julie Ann Frus
Notary Signature

Julie Ann Frus
Notary Name Printed

May 14, 2032
Commission Expires

JULIE ANN FRUS
Notary Public - Arkansas
Benton County
Commission # 12719892
My Commission Expires May 14, 2032

Parcel #	Owner Name	Site Address	Acres	Mailing Address		
02-01850-000	THOMPSON TRUST, RAY & MARILYN	2131 S 21ST ST	4.21	2131 S 21ST ST	ROGERS	AR
02-01850-001	BRUNTON FAMILY TRUST- JAMES ALEXANDER & RACHEL NICOLE	2143 S 21ST ST	0.33	2143 S 21ST ST	ROGERS	AR
02-01850-002	IRVINE, KEITH L	2141 S 21ST ST	0.41	2141 S 21ST ST	ROGERS	AR
02-01851-000	LATHAM TRUST, STEVEN R SR & JODY L	2119 S 21ST ST	2.50	2119 S 21ST ST	ROGERS	AR
02-01852-000	BARLETT, PATRICIA ANN & HARRIS REVOCABLE TRUST, CARRIE	2121 S 21ST ST	2.50	2121 S 21ST ST	ROGERS	AR
02-01859-000	BILLINGS FAMILY TRUST-RICHARD E	2140 S 21ST ST	5.00	C/O BILLINGS, SCOTT	ROSEMEAD	CA
02-01860-000	CRONE-TARRON TRUST-DONALD L	2120 S 21ST ST	3.40	2120 S 21ST ST	ROGERS	AR
02-01861-000	EMERT, JOSHUA & CHALESE	2130 S 21ST ST	1.60	2130 S 21ST ST	ROGERS	AR
02-01862-001	KESTER REVOCABLE TRUST, LESLIE A	2111 W PERRY RD	3.39	2111 W PERRY RD	ROGERS	AR
02-01863-000	ROGERS PUBLIC SCHOOL DISTRICT 30	2221 W PERRY RD	19.99	500 W WALNUT ST	ROGERS	AR
02-05400-000	CORTER, DENNIS W & CHANDA L	2222 S 21ST ST	0.76	2222 S 21ST ST	ROGERS	AR
02-05401-000	BIGHAM, CAROL K	2224 S 21ST ST	1.14	2224 S 21ST ST	ROGERS	AR
02-05402-000	FLAKE, MARK & AMY	2228 S 21ST ST	0.76	2228 S 21ST ST	ROGERS	AR
02-19754-000	RAMIREZ-MARTINEZ, JORGE E & RAMIREZ, CINDY J	2011 W LINDA LN	0.29	2011 W LINDA LN	ROGERS	AR
02-19755-000	HAMM, DUANE A	2009 W LINDA LN	0.24	2009 W LINDA LN	ROGERS	AR
02-19756-000	LAMB, JAMES R	2007 W LINDA LN	0.24	2007 W LINDA LN	ROGERS	AR
02-19757-000	MARTINEZ, RAUL	2005 W LINDA LN	0.24	2005 W LINDA LN	ROGERS	AR
02-19777-000	LORA, THOMAS	2006 W LINDA LN	0.24	2006 W LINDA LN	ROGERS	AR
02-19778-000	STRINGER TRUST, BETTY LOU	2008 W LINDA LN	0.24	2008 W LINDA LN	ROGERS	AR
02-19779-000	ONOFRE, TERESA	2010 W LINDA LN	0.29	2010 W LINDA LN	ROGERS	AR
02-19779-001	CITY OF ROGERS		1.07	ATTN: CITY CLERK	ROGERS	AR

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 Halff Associates Inc. on behalf of Horizon Plan Investments, LLC is applying to the Rogers Planning Commission to rezone certain real property at 2140 S 21st Street.

The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: #02-01859-000

Legal Description From Warranty Deed Book 2003 Page 34885
The S1/2 of the NE1/4 of the NW1/4 of the SW1/4 of Section 23, Township 19 North, Range 30 West.

LAYMAN'S DESCRIPTION: 2140 S 21st Street

PRESENT ZONING: T2

ZONING REQUEST: T4.1

A public hearing by the Rogers Planning Commission will be held on _____, 20___(**Date assigned by Planning Staff**) 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**)

WARRANTY DEED
With Relinquishment of Dower and Curtesy

KNOW ALL MEN BY THESE PRESENTS:

2003 34885
Recorded in the Above
Deed Book & Page
11-19-2003 03:09:18 PM
Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2003/34885
Term/Cashier: CIRCLK01 / DFlirt
Tran: 1242.42525.114469
Recorded: 11-19-2003 15:09:39
DFE Deed 11.00
REC Recording Fee 0.00
Total Fees: $ 11.00

THAT WE, Richard E. Billings and Ruth M. Billings, Husband and Wife, hereinafter called GRANTOR, whether one or more, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration in hand paid by The Billings Family Trust, dated 11/7, 2003, Richard E. Billings and Ruth M. Billings, Trustees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto The Billings Family Trust, dated 11/7, 2003, Richard E. Billings and Ruth M. Billings, Trustees, hereinafter called GRANTEE, whether one or more, and unto GRANTEE'S heirs, successors and assigns forever, the following lands lying in Benton County, Arkansas, to-wit:

The S½ of the NE¼ of the NW¼ of the SW¼ of Section 23, Township 19 North, Range 30 West.

SUBJECT TO ROAD ON THE EAST SIDE THEREOF.

TO HAVE AND TO HOLD the same unto the said GRANTEE, and unto Grantee's heirs, successors and assigns forever, with all appurtenances thereunto belonging.

GRANTOR hereby covenants with the said GRANTEE that Grantor will forever warrant and defend the title to the said lands against all claims whatever.

UNDERSIGNED hereby further conveys all rights of dower, curtesy, and homestead undersigned may have in and to said lands for and in consideration of the said sum of money.

WITNESS Grantor's hand and seal this 7 day of Nov., 2003.

Richard E. Billings
Richard E. Billings, Grantor

Ruth M. Billings
Ruth M. Billings, Grantor

2003 34886
Recorded in the Above
Deed Book & Page
11-19-2003 03:09:18 PM
Brenda DeShields-Circuit Clerk
Benton County, AR

ACKNOWLEDGMENT

STATE OF Arkansas)
)SS
COUNTY OF Benton)

BE IT REMEMBERED, that on this day came before the undersigned, a Notary Public, within and for the State and County aforesaid, duly commissioned and acting, Richard E. Billings and Ruth M. Billings, to me well known as the Grantor in the foregoing Deed, and stated that the same had been executed for the consideration and purposes therein mentioned and set forth.

Witness my hand and seal as such Notary Public this 7 day of Nov, 2003.

My Commission Expires:
3/24/2007

Notary Public

" NOTARY SEAL "
Ronald K. James, Notary Public
Faulkner County, State of Arkansas
My Commission Expires 3/24/2007

Prepared by: Wade A. Williams
Attorney at Law
P.O. Box 3039
Holiday Island, AR 72631

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this document.

Grantee/Agent The Billings Family Trust

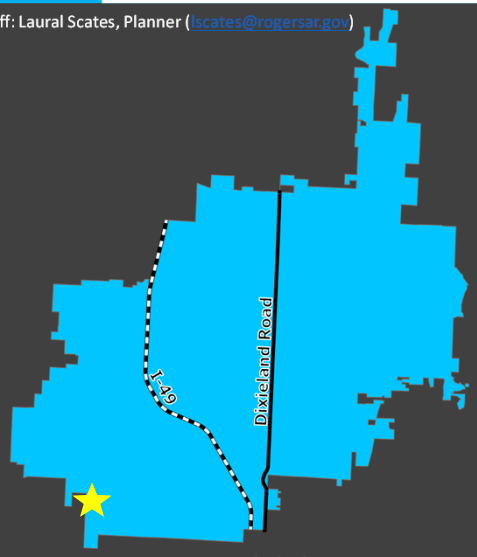
Grantee's Address 2140 S 21st Street
Rogers AR 72758


NOTICE OF PUBLIC HEARING

Rezone
W Shores Ave

PLANNING

Staff: Laural Scates, Planner (lscates@rogersar.gov)



Vicinity Map

FLUM Place Type
Neighborhood Fabric

Zoning
T2

Proposed Zoning
T3.2

Location
6303 W Shores Ave
Parcel 02-14174-020

Representative
Drew Dingler

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 5.03 acres to T3.2(Neighborhood Low Intensity) as presented in the Neighborhood Fabric placetype.
- Review Type: Standard

Rezone

PLANNING

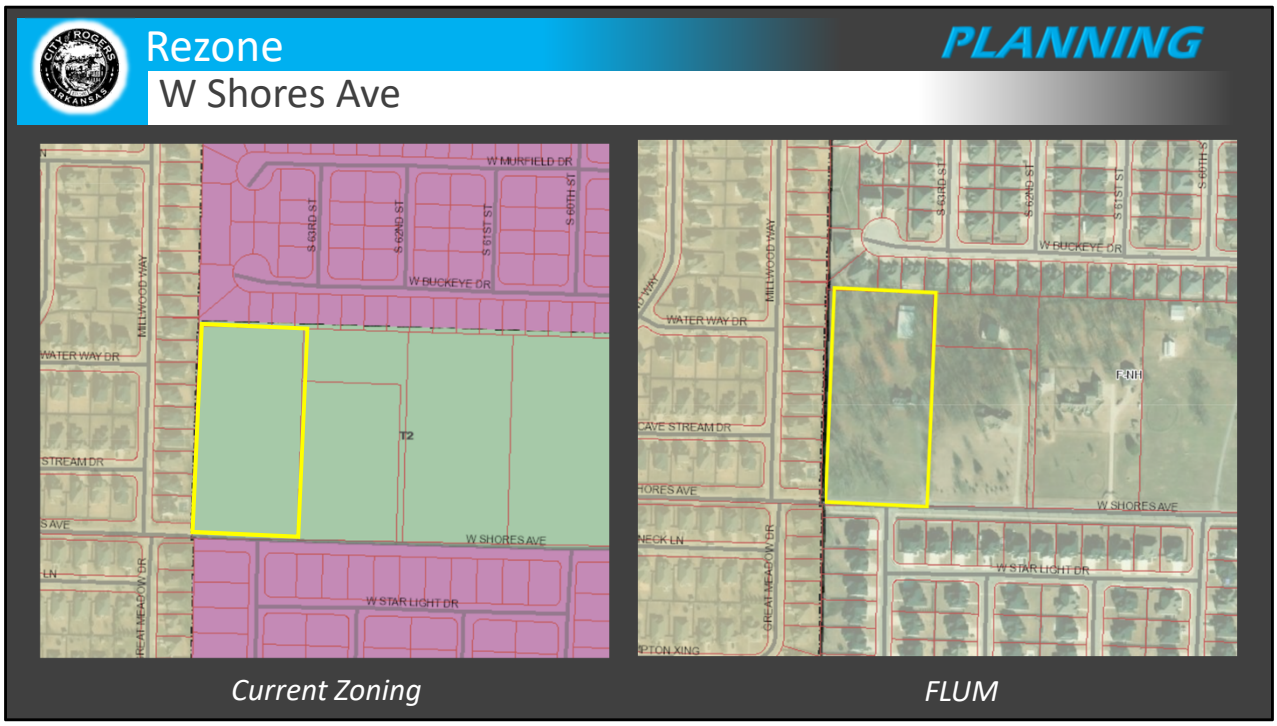
W Shores Ave

Geolocation

<u>Location Description</u>

Northeast Rogers; 5 acres along W Shores Avenue

Parcel



Current Zoning

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

Proposed Zoning

T3.2 – Neighborhood Low-Intensity: A low-intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where nonresidential uses are limited.

Rezone
W Shores Ave

PLANNING

FLUM

Rezone Request

1. **T3.2** in **Neighborhood Fanric** 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:

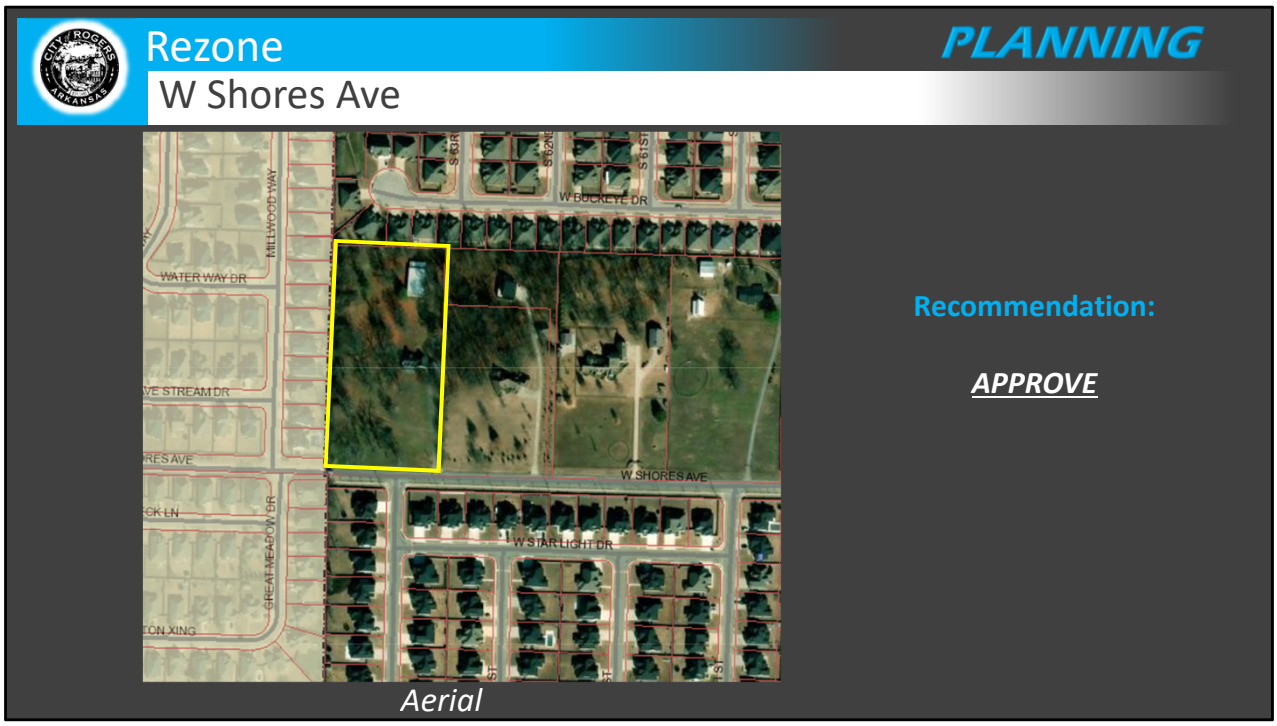
- Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.

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.



PUBLIC INPUT:

One email from neighboring property owner siting loss of property value, increased noise pollution, loss of greenspace/mature trees, increased traffic and congestion as well as strain on infrastructure.

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: Halff Associates Inc. on behalf of Horizon Plan Investments, LLC.

ADDRESS: 2407 SE Cottonwood St SUITE #: 1

GENERAL LOCATION OF PROPERTY: 6303 W Shores Avenue

PARCEL NUMBER(S) OF PROPERTY: _____

PARCEL NUMBER: 02-14174-020

PHONE #: 479-579-3984 EMAIL: ddingler@halff.com

PROPERTY OWNER: Dorris Herren PHONE #: _____

PRESENT USE: Residential ZONING: T2

PROPOSED USE: Residential ZONING: T3.2

Applicant Signature 06/18/2025
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, Doris Herren, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See attached

LAYMAN'S DESCRIPTION: 6303 W Shores Avenue

PRESENT ZONING: T2

ZONING REQUEST: T3.2

Respectfully Submitted,

By: Doris Herren
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Faulkner

Subscribed and sworn before me this the 18 day of June, 2025.

Jabari Sams
Notary Signature

Jabari Sams
Notary Name Printed

10/19/2033
Commission Expires

JABARI SAMS
NOTARY PUBLIC - ARKANSAS
FAULKNER COUNTY
COMMISSION NO. 12725354
MY COMMISSION EXP. 10-19-2033

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 Halff Associates Inc. on behalf of Horizon Plan Investments, LLC is applying to the Rogers Planning Commission to rezone certain real property at 6303 W Shores Avenue.

The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: #02-14174-020

LOCATED IN A PART OF THE SE1/4 OF THE SW1/4 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, MORE PRECISELY DESCRIBED AS FOLLOWS: STARTING AT THE SW CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 32 FOR THE TRUE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF THE SE1/4 OF THE SW1/4 NORTH 02°42'43" EAST 660.50 FEET; THENCE SOUTH 86°50'27" EAST 331.65 FEET; THENCE SOUTH 02°42'43" WEST 660.50 FEET; THENCE ALONG THE SOUTH LINE OF THE SE1/4 OF THE SW1/4 NORTH 86°50'26" WEST 331.65 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF BENTON COUNTY ROAD #1108 AND ANY EASEMENTS OF RECORD.

LAYMAN'S DESCRIPTION: 6303 W Shores Avenue

PRESENT ZONING: T2

ZONING REQUEST: T3.2

A public hearing by the Rogers Planning Commission will be held on _____, 20___(**Date assigned by Planning Staff**) 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**)


NOTICE OF PUBLIC HEARING

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 July 15, 2025 at 5:35 P.M. The meeting was called to order by Commissioner Kevin Jensen.

ROLL CALL
Board members attending: Jorge Andrade, Kevin Jensen, and Ed McClure.

ACTION ON MINUTES
Motion by McClure, second by Andrade, to approve 7/1/25 Board of Adjustment minutes as presented.
Voice vote: YES - Unanimous ***Motion carried***
APPROVED

NEW BUSINESS
a. Pinnacle Collector Suites Variance
Requesting a variance from the Unified Development Code at 2103 S. 31st Street in the T5.2 (City Medium-Intensity) zoning district.

Planner Christina Moore stated that the applicant is requesting a variance to allow an increase in the maximum fence height in the exterior yard. This site is located east of the Promenade Mall. This is the view of the site from S. 31 Street. The stated hardship is lack of security and exposure for high value vehicles. The fence is meant as a short-term security measure until phase 2 is developed, which they will include permanent buildings that provide visual screening and protection. The applicant believes the requires aligns with the intent of the code. They state the black coated fence minimizes visual impact, enhances safety and security, and is intended as a temporary measure tired to the project's development.

Courtney Austin ws happy to answer any questions.

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

Commissioners and staff discuss the request.

Motion by McClure, second by Andrade to approve the request.
Voice Vote: Unanimous – Yes. ***Motion carried.***
APPROVED

ADJOURN

There being no further business, the Commissioner Burnett adjourned the meeting at 5:54 p.m.

Approved by vote of the Board of Adjustment on:

_____

Kevin Jensen, BOA Secretary

Variance

PLANNING

Silverthorne Lane

Staff: Laural Scates, Planner (lscates@rogersar.gov)

Vicinity Map

Location
6601 Silverthorne Ln

Nature of Request
Install an 8ft fence

Zoning
T3.1

Existing Use
Residential

Representative
Michael Leister

Summary:

This request is for a variance from Section 4.5 Zone Standards to allow an addition to the home to encroach on property line setbacks.

Parcel: 02-16333-000
Site Acreage: ±0.41 acres

Board of Adjustment

PLANNING

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.

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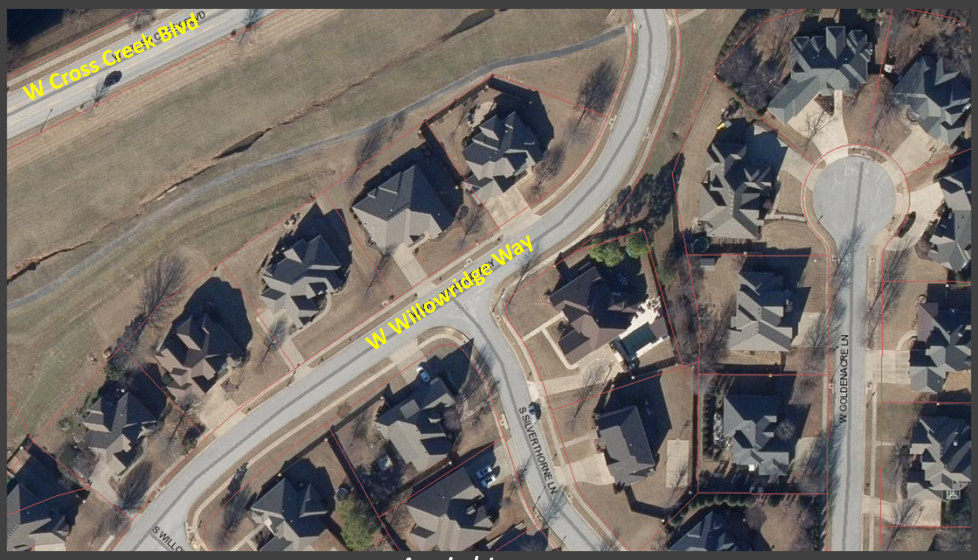
Variance

PLANNING

Silverthorne Lane



Aerial Image

This site is located in the cross creek subdivision, just north of the Rogers/Lowell border.

Variance

PLANNING

Silverthorne Lane

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 hardship arises due to the unique orientation of our existing home, which sits at an angle on the property rather than parallel to the lot lines. As a result of this angled placement, the proposed addition—while modest in size—crosses into the setback area at three small points. These minor encroachments are not due to excessive design or disregard for zoning but rather the angled footprint of the original structure, which limits expansion options. Enforcing the setback requirements without variance would significantly hinder our ability to improve the home in a functional and efficient way, despite there being no impact on neighboring properties or the overall character of the neighborhood."

The stated hardship is that the applicants home sits at an angle on the property, therefore, any additions to the home would cross into the setbacks. The intent of the addition proposed to the home is to allow for more functional space to care for elderly parents.

Variance

PLANNING

Silverthorne Lane

Applicant's Stated Spirit and Intent

	Applicant's Response
How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?	"The spirit and intent of the code is to ensure orderly development, preserve neighborhood character, and prevent overcrowding or encroachment. Our proposed addition respects these principles. While it slightly crosses the property setback line in two small areas, the overall design remains consistent with the scale and appearance of neighboring homes. Our house is uniquely angled on the lot, making strict compliance impractical without sacrificing functionality or aesthetics. Approval of this variance allows for reasonable use of our property while maintaining the integrity and purpose of the zoning code."

The applicant believes the request aligns with the intent of the code. They state that the addition will maintain functionality and aesthetics while remaining consistent with the scale and appearance of neighboring properties. Encroachment on the setbacks is very minor in both places, allowing the spirit and intent of the code to still be met.

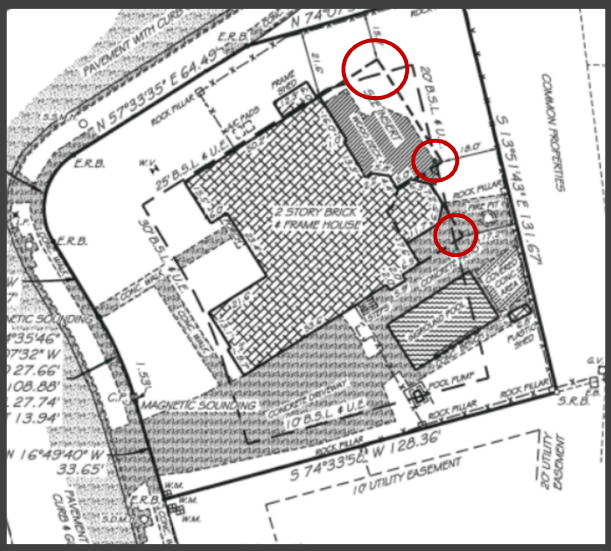
Variance

Silverthorne Lane

PLANNING

Variance Request

Allow encroachment on setbacks in three small areas highlighted in red.



Addition Proposal

Variance Summary:

The variance request is to allow

Variance

PLANNING

Silverthorne Lane

Staff Analysis

Would strict application of the code cause an undue hardship due to circumstances that are unique to this property?
Yes. There is no other location on the property due to the setbacks that an addition could be made. Proposed encroachments on the setbacks are minimal.

Strict application of the code would cause hardship. There is no other location in which an addition could be made. Proposed encroachments on the setbacks are minimal.

Variance

Silverthorne Lane

PLANNING

Staff Analysis

	Staff's Response
Is the hardship a result of any action taken by the property owner or on their behalf?	Yes. The property owner is requesting a variance for setback encroachments, however, prior to any additions, the building as it sits remains within the buildable area on the property.

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Variance

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Staff Analysis

	Staff's Response
Is the variance or waiver requested the minimum amount necessary to carry out the project?	Yes. All areas where the addition would cross the setback line only do so by a small amount. After the addition, the building would still be 15.3' from the north property line and 17.2' from the east property line at their closest points.
Is there another reasonable method of avoiding the need for a variance or waiver?	Not really. In order to continue caring for their parents in the same home, an addition is needed on the ground floor to allow for safe and convenient care.

Additions to the home are minimal but cross the setbacks in three small areas. These minor encroachments are not due to excessive design or disregard for zoning but rather the angled footprint of the original structure, which limits expansion options. An addition would be necessary for the property owner to continue caring for their parents in this home.

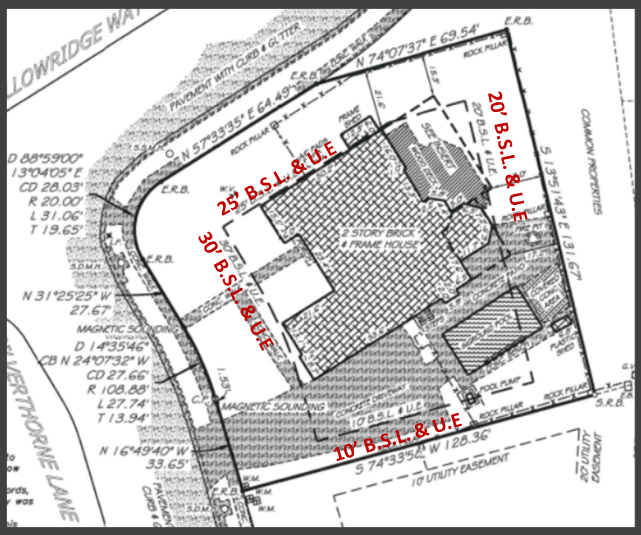
Variance

PLANNING

Silverthorne Lane

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.
Setbacks are intended to protect adjacent properties and keep developments consistent. This property lies within a platted subdivision, where the setbacks have been defined as follows: Front yard: 30ft Exterior side yard: 25ft Rear yard: 20ft Interior side yard: 10ft The setbacks are also utility easements.



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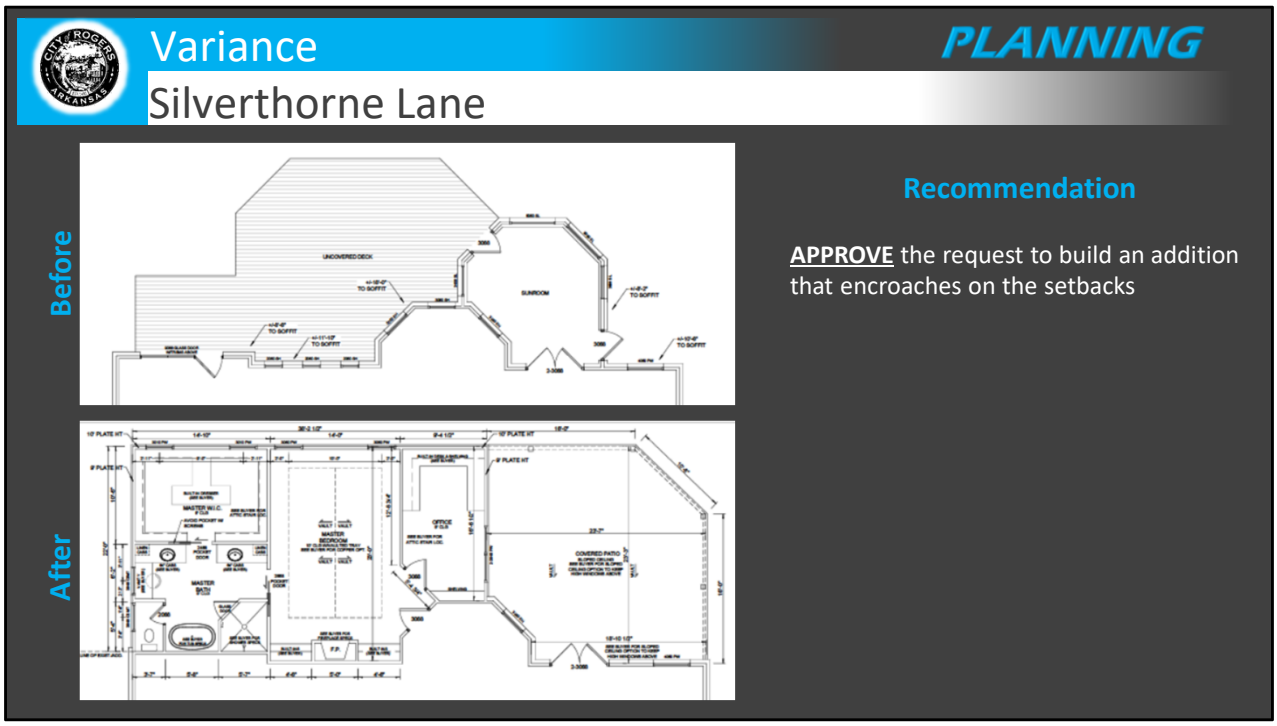
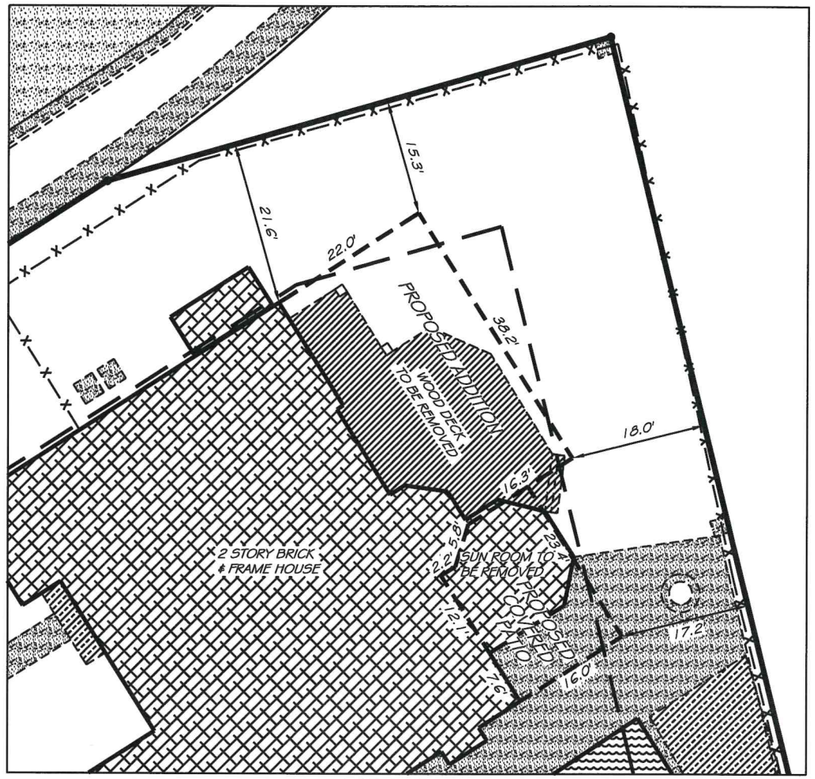
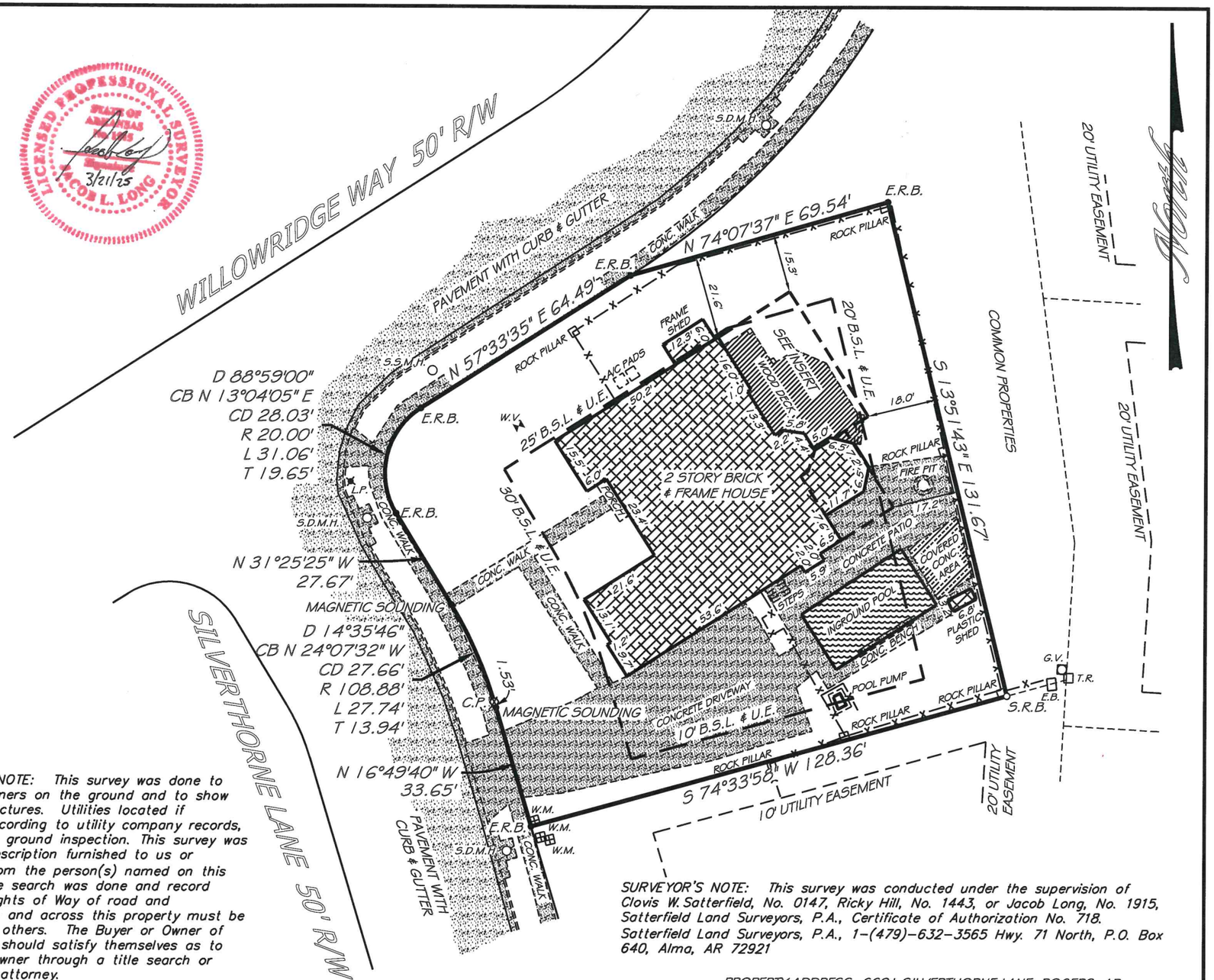


Public Input:
No, a nearby resident did called to ask questions about the variance.

Recommendation:
APPROVE the variance request to allow minor encroachment upon setbacks on the north and east property lines.



INSERT: 1" = 20'



W.M. = WATER METER
W.V. = WATER VALVE
G.V. = GAS VALVE
T.R. = TELEPHONE RISER
E.B. = ELECTRICAL BOX
L.P. = LIGHT POLE
S.D.M.H. = STORM DRAIN MANHOLE
S.S.M.H. = SANITARY SEWER MANHOLE

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or above ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plat. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clovis W. Satterfield, No. 0147, Ricky Hill, No. 1443, or Jacob Long, No. 1915, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

PROPERTY ADDRESS: 6601 SILVERTHORNE LANE, ROGERS, AR.

30' 15' 0 GRAPHIC SCALE 30' 60'

REFERENCE DEED

SURVEY REFERENCES

BASIS OF BEARING

ARKANSAS STATE PLANE COORDINATES GRID NORTH 1983.

CERTIFICATE OF AUTHORIZATION — SATTERFIELD LAND SURVEYORS P.A. — No. 718 — ARKANSAS

LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P/K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P/K.N. = EXISTING P/K NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- E.N. = EXISTING NAIL
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT
- F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and any person other than those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

BENTON COUNTY, ARKANSAS
SURVEY OF

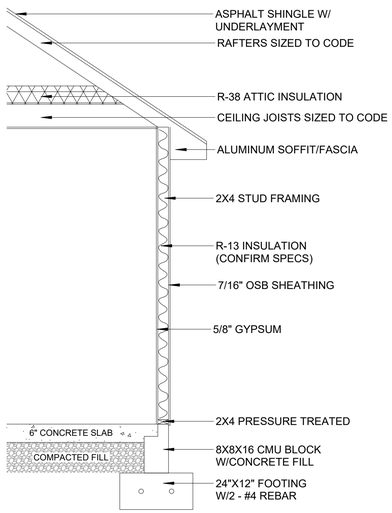
LOT 1, BLOCK 2, FINAL PLAT, CROSS CREEK, BLOCKS 2 & 3, TO THE CITY OF ROGERS, AR.

FOR USE BY: MICHAEL LEISTER

DRAWN BY:	D.E.R.
SCALE:	1" = 30'
DATE:	3/19/25
JOB NO.	49,543

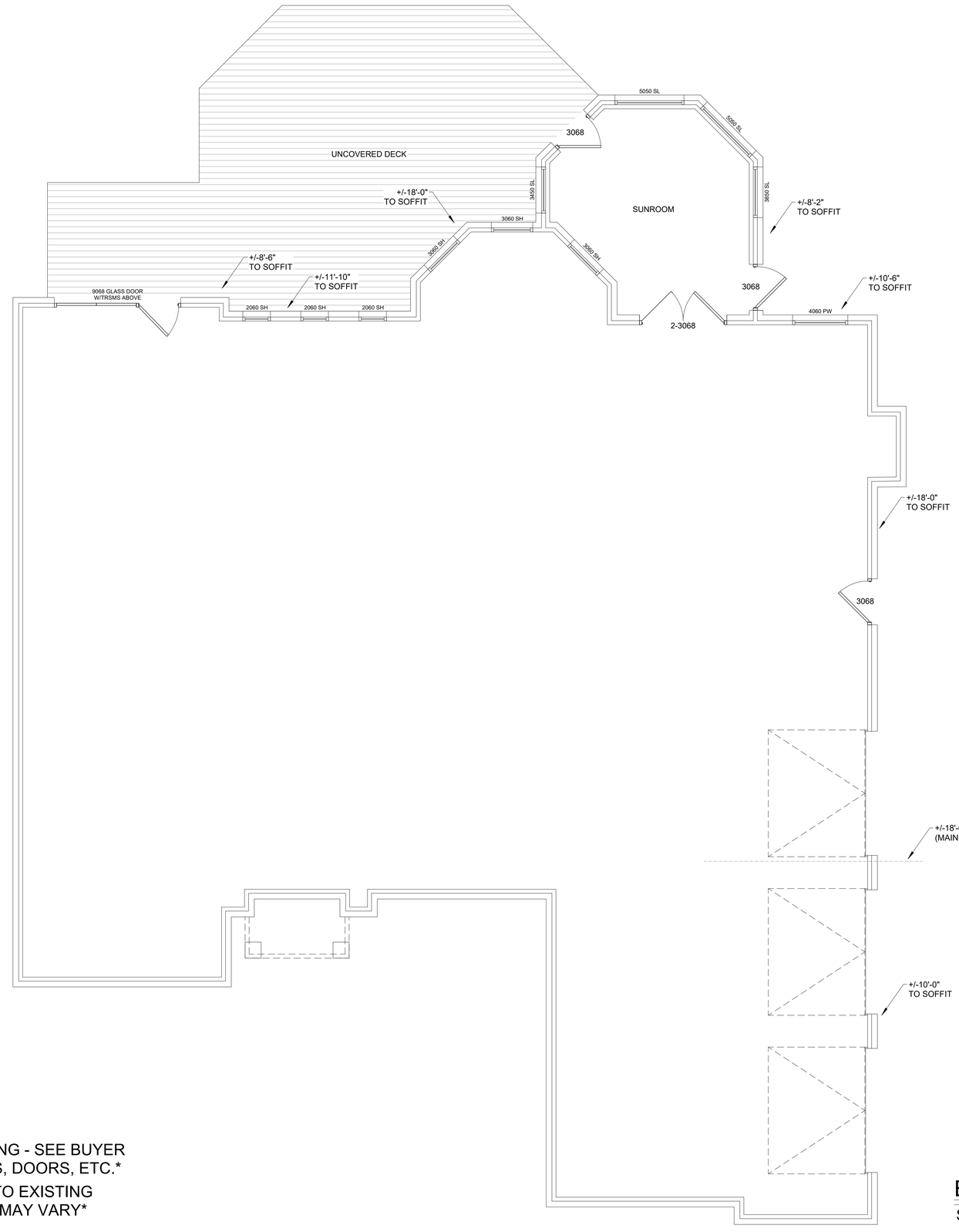
Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

SZAB DESIGN + BUILD



WALL SECTION

SCALE: NOT TO SCALE
*CONFIRM ALL SPECS W/BUILDER
(SPECS PROVIDED BY BUILDER)



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR PLAN SQUARE FOOTAGE	
UNDER ROOF ADD./MEASURED	1163
ADDED HEATED	811

*HEATED SF IS MEASURED OUTSIDE STUD AROUND HEATED/COOLED SPACE

UNLABELED DOORS/WINDOWS ARE EXISTING - SEE BUYER FOR ALL CHANGES TO FINISHES, WINDOWS, DOORS, ETC.

FIELD VERIFY ALL DIMENSIONS - DUE TO EXISTING CONDITIONS, MEASUREMENTS TAKEN MAY VARY

PROJECT:	ADDRESS:	CLIENT:
LEISTER REMODEL	000	MICHAEL LEISTER
		DATE: 4/3/2025

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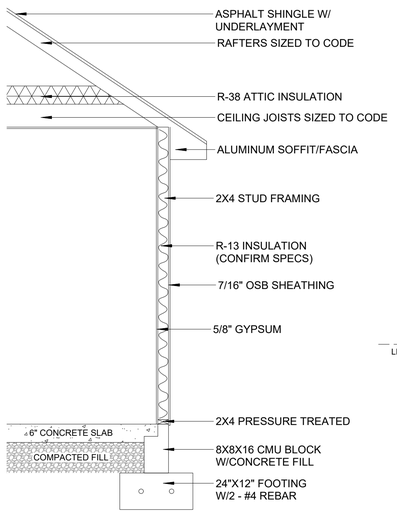

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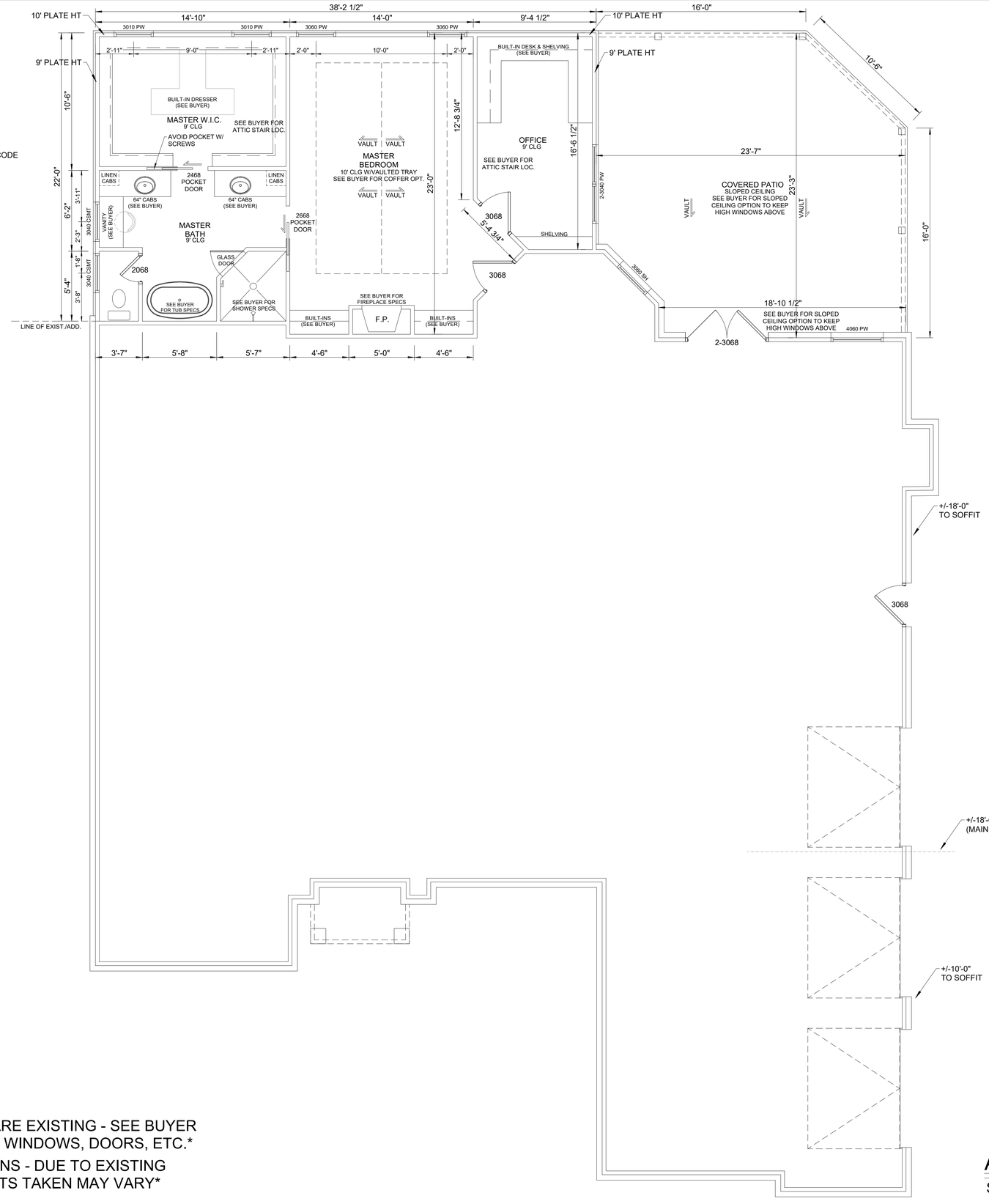

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ADDITION FLOOR PLAN

SCALE: 1/4" = 1'-0"

SZAB DESIGN + BUILD

REAR ELEVATION

SCALE: 1/4" = 1'-0"

PROJECT:	ADDRESS:	CLIENT:
LEISTER REMODEL	000	MICHAEL LEISTER
		DATE: 4/3/2025

SZAB DESIGN + BUILD

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

LEFT ELEVATION

SCALE: 1/4" = 1'-0"

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		DATE: 4/3/2025

SZAB DESIGN + BUILD

*SEE BUYER/BUILDER FOR SPECS OF ROOF PITCHES, OVERHANGS, PLATE HEIGHTS, MATERIALS, ETC.

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SCALE: 1/4" = 1'-0"

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SZAB
DESIGN
+ BUILD

ADDITION ROOF PLAN

SCALE: 1/4" = 1'-0"

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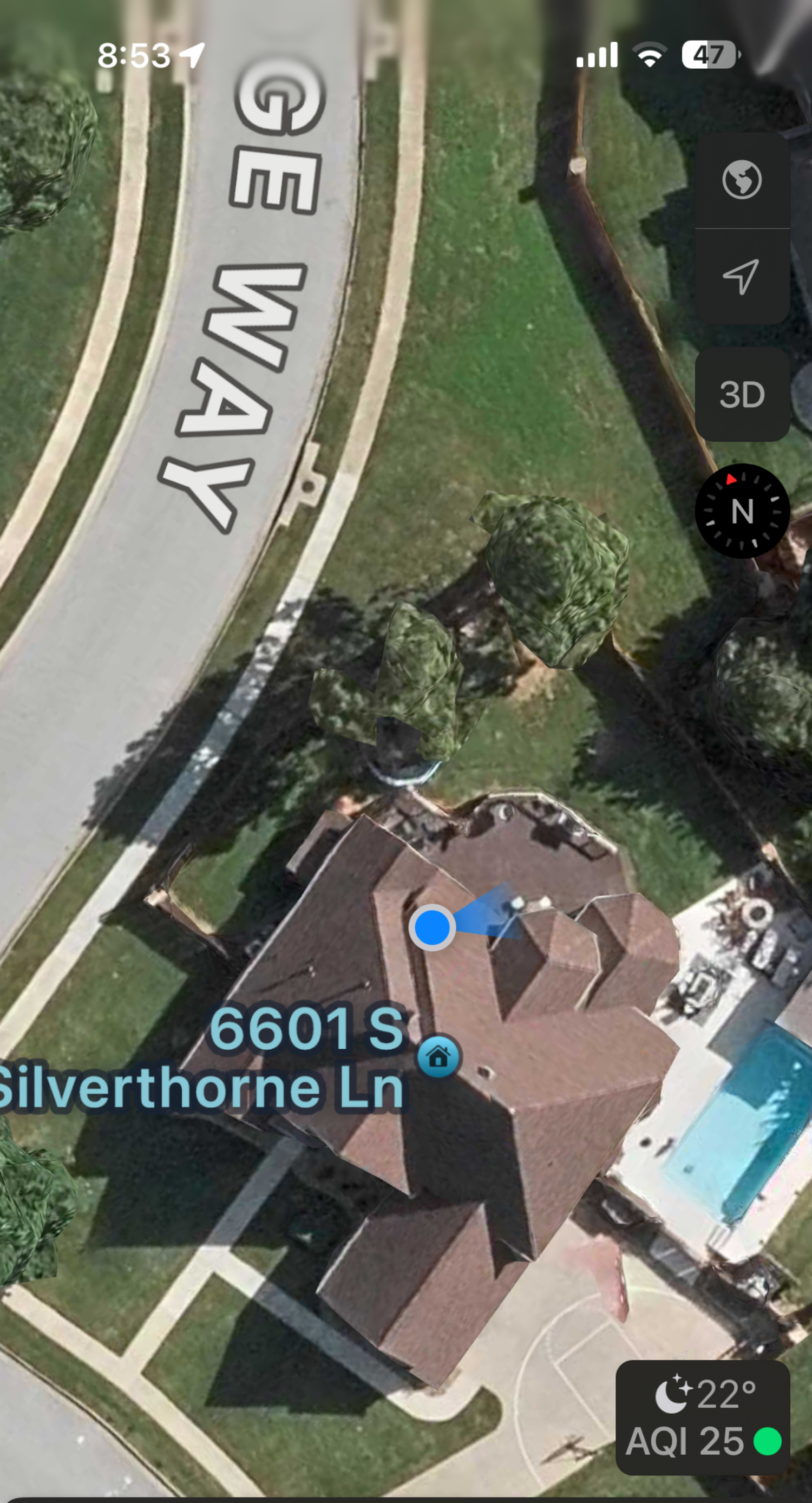
8:53
47
GE WAY
3D
N
6601 S
Silverthorne Ln
22°
AQI 25
Search Maps


NOTICE OF PUBLIC HEARING
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3