



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

PLANNING COMMISSION MEETING AGENDA

JANUARY 6, 2026

5:30 PM

COUNCIL CHAMBERS, ROGERS CITY HALL, 301 W. CHESTNUT STREET

VIEW ONLINE

<u>PLANNING COMMISSION</u>	HTTPS://US02WEB.ZOOM.US/J/81778051545
<u>BOARD OF ADJUSTMENT</u>	HTTPS://US02WEB.ZOOM.US/J/81778051545

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 December 2, 2025 meeting minutes.

PUBLIC FORUM :

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

CONSENT AGENDA:

Items listed under the Consent Agenda are considered for standard review and may be approved by a single motion. If you wish to provide testimony on any item, please notify the Commission prior to vote so that the item may be moved to New Business for separate consideration.

- b. 24th Street Tiny Homes Rezone (Case #: RZ25-00621)



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A request by Phil Swope to rezone 7.64-acre parcel west of N. 24th Street from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

STAFF: Nick Little, Planner II

REPRESENTED BY: Audrey Burnett

c. **Park 5 Rezone (Case #: RZ25-00126)**

A request by Park 5 to rezone 40.42-acre parcel off of W. Wallis Road and S. Rainbow Road from the T2 (Rural) zoning district to the T4.1 (Neighborhood High-Intensity) zoning district.

STAFF: Christina Moore, Planner I

REPRESENTED BY: City of Rogers

d. **Stellar Development (Case # RZ25-00638)**

A request by Matt Loos to rezone 9.77-acre northern parcel on S. 26th Street and W. Laurel Ave. from the T2 (Rural) zoning district to the T5.1 (City Low-Intensity) zoning district.

STAFF: Laural Scates, Planner I

REPRESENTED BY: Matt Loos

PUBLIC HEARINGS:

a. OLD BUSINESS- Items previously discussed and tabled.

i. No items

b. NEW BUSINESS- Any items removed from Consent Agenda.

i. **Pinnacle Reserve Rezone (Case #: RZ25-00624)**

A request by Pinnacle Reserve to rezone 64.43-acre southern parcel on W. Pleasant Grove Rd and S. Mills Pl. from the HC (Highway Commercial) zoning district and T5.1 (City Low-Intensity) zoning district to the T5.1 (City Low Intensity) and T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Laural Scates, Planner I

REPRESENTED BY: Caleb LeBow

REPORTS:

a. COMMISSIONERS

b. STAFF

ADJOURN PLANNING COMMISSION:

CALL TO ORDER BOARD OF ADJUSTMENT :

ACTION ON MINUTES:

a. Approving December 2, 2025 meeting minutes.



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OLD BUSINESS :

- a. No items.

NEW BUSINESS :

- a. **Arisa Health Sign Variance (VAR25-0627)**

Requesting a variance from the Unified Development Code at 501 S. 40th Street in the T4.2 (Neighborhood High- Intensity) zoning district.

STAFF: Nick Little, Planner II

REPRESENTED BY: Ken Jones

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 December 2, 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: Samantha Best, Derek Burnett, Hannah Cicioni, Kevin Jensen, Steve Lane, Ed McClure, and Isaac Stevens.

DECLARATION OF ABSTENTION

Chairman Lane asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item. There were none.

ACTION ON MINUTES

Motion by McClure, second by Jensen to approve the November 18, 2025 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

CONSENT AGENDA

PUBLIC HEARINGS

Old Business – None

New Business

a. BCS Hopper Common Signage Plan

A request by BCS Hopper for a Common Signage Plan at 206 S. Promenade Boulevard in the T5.2 (City Medium Intensity) zoning district.

Planner Christina Moore presented the request for new signage for two new tenants at the shopping center. The proposal includes two walls, a blade sign, and a pylon sign, exceeding code limits. The proposed signs are proportionate to the size of signs existing in the shopping center and does not present a clear danger to public safety. Staff recommends consideration of the request.

Tom Hopper and Lee Reinhardt represented the request.

Commissioners discuss the request and agree it fits the existing signage.

The Chairman opened the public hearing for comments. There were none.

The public hearing was declared closed.

Motion by Jensen second by McClure, to approve the request as presented.

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

b. The Visionary Common Signage Plan

A request by The Visionary for a Common Signage Plan at 3800 S. JB Hunt Drive in the T6.1 (Regional Low Intensity) zoning district.

Planner Christina Moore presents the request for a Common Signage Plan to allow seven wall signs and a monument sign. The wall signs range in size from 80 to 275 square feet and a monument sign at 12' tall and 288 square feet. The proposal is consistent with the Uptown district scale and character and does not present a public safety. Staff recommends consideration of the request.

Commissioner Samantha Best and staff discuss the sign code and the regulations. Planning Deputy Director Joe Rexwinkle suggests potential amendments to the sign code.

Commissioners further discuss the request.

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

Motion by Cicioni second by Best, to approve the request as presented.

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

REPORTS

a. COMMISSIONERS

2026 voting of Planning Commission officers.

Chairman Steve Lane states Commissioner Best will become Chair, Commissioner Burnett will become Vice Chair and nominates Ezequiel Tovar for Secretary.

Chairman Lane nominates Commissioner Stevens as Vice Chair for Board of Adjustment, and Commissioner Burnett will become Chair.

Motion by McClure second by Cicioni, to approve the 2026 officers.

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

ADJOURN

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

ATTEST:

APPROVED:

Derek Burnett, Secretary

Steve Lane, Chairman

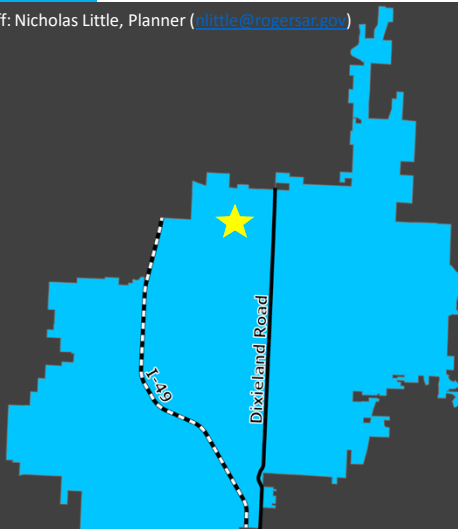


Rezone

24th Street Tiny Homes

PLANNING

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



Vicinity Map

Location
West side of N 24th Street; 1/3rd of a mile south of W Hudson Road

Place Type
Neighborhood Fabric

Zoning
T2

Proposed Zoning
T4.1

Representative
Audrey Burnett, Civil First

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:

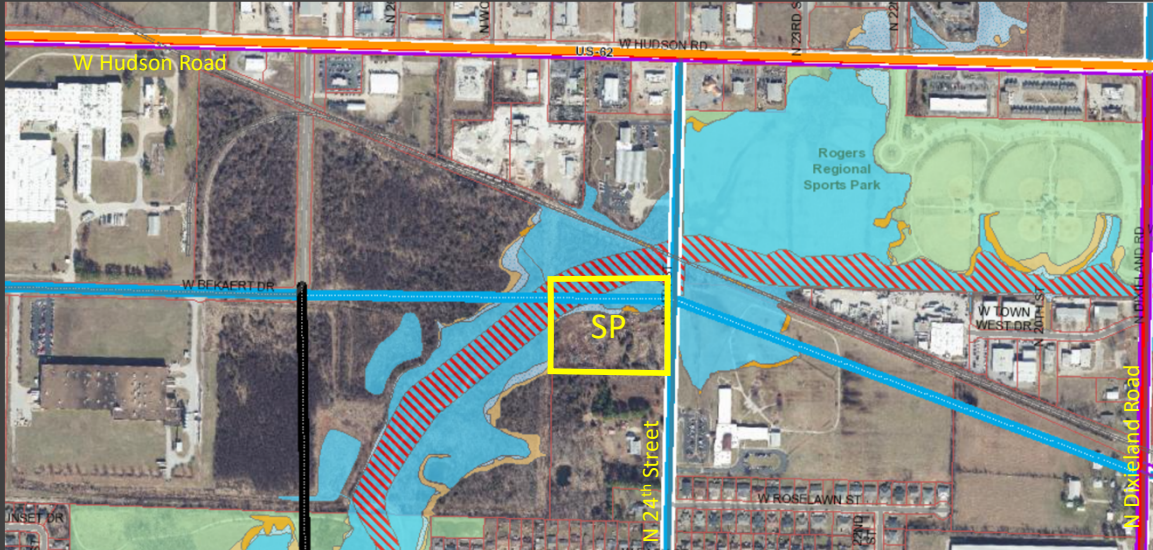
- Proposal: The applicant is proposing to rezone 7.64 acres to T4.1(Neighborhood Medium Intensity) as presented in the Neighborhood Fabric placetype.
- Review Type: Standard



Rezone

24th Street Tiny Homes

PLANNING



Geolocation w/ Floodplain and MSP

Location Description

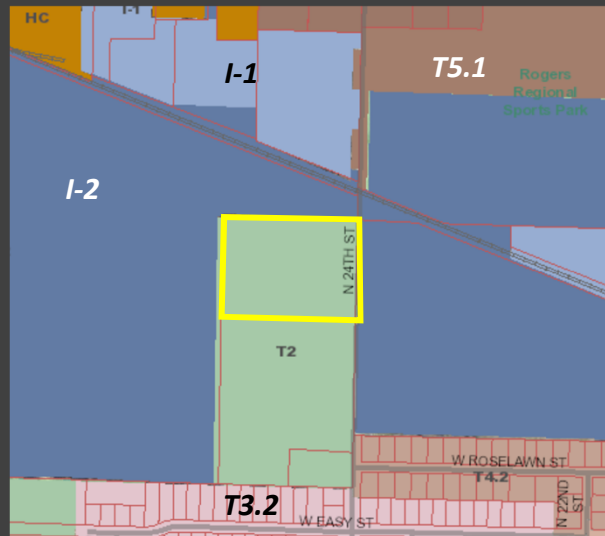
North central Rogers; west side of N 24th Street; .3 miles south of intersection of W Hudson Road and N 24th Street
Parcel 02-00859-001



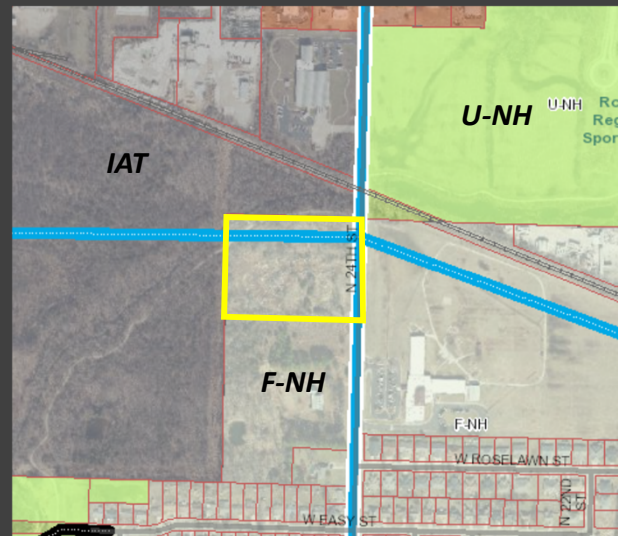
Rezone

24th Street Tiny Homes

PLANNING



Current Zoning



FLUM, with MSP

Current Zoning

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

Proposed Zoning

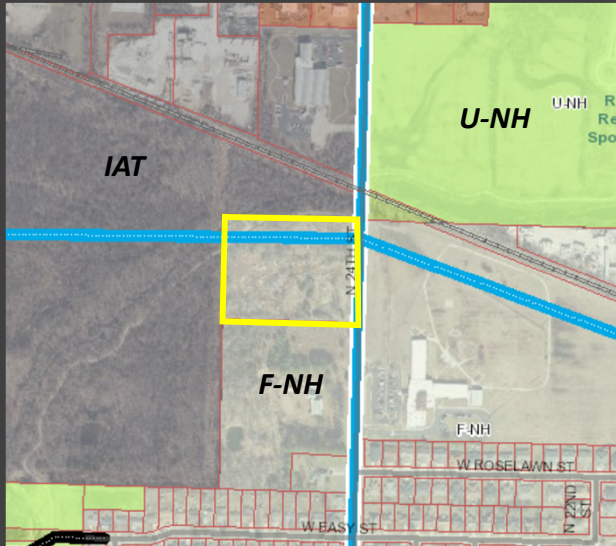
T4.1 – Neighborhood Medium Intensity: A medium-intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed..



Rezone

24th Street Tiny Homes

PLANNING



FLUM, with MSP

Rezone 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.

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2
Neighborhood Center				ER	ER	ER	
Neighborhoods							
Urban Neighborhood			ER	SR	SR	ER	
Fabric			SR	SR	ER		

Placetype

Neighborhood Fabric (F-NH)

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

24th Street Tiny Homes

PLANNING

Uses Allowed in T4.1

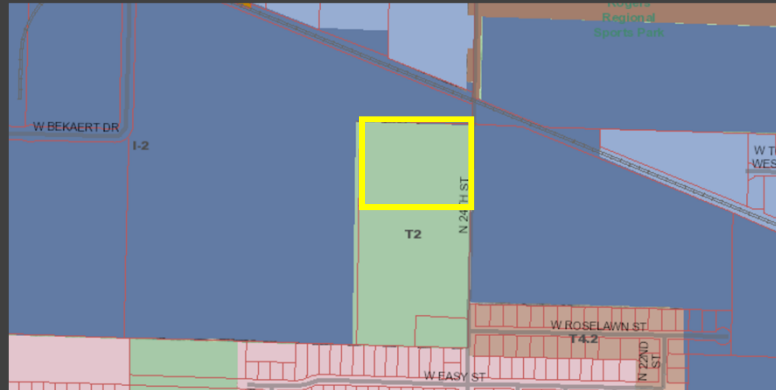
- All residential uses, live-work buildings, agriculture, civic uses, and parking.

Use Standards specific to T4.1

- Multi-Unit Houses are permitted when they are consistent in scale with the two nearest residential buildings on the same block face.
- Apartments permitted only when they're located on a lot with frontage on an arterial or collector street according to MSP, located on a property in a center placetype, or located on a property abutting or across the street from a public park or programmed open space approved per this UDC.

Selected Zone Standards in T4.1

- Max Height: 3 stories
- Setbacks: 10' exterior yard; 5' interior yard; 0' alley



Placetype

Neighborhood Fabric (F-NH)

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

24th Street Tiny Homes

PLANNING

Aerial



Recommendation:

APPROVE

PUBLIC INPUT:

No public input received.

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.

PRELIMINARY PLAT
LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
OFFSITE PROPERTY LINE
CENTERLINE OF ROAD
RIGHT-OF-WAY
FENCE
ACCESS EASEMENT
BUILDING SET BACK
UTILITY EASEMENT
CURB AND GUTTER
ASPHALT PAVEMENT
SET/FOUND REBAR
FENCE CORNER POST
FOUND STONE
STATE MONUMENT
SET/FOUND ALUM. MONUMENT
SET/FOUND COTTON SPINDLE
SET / FOUND MAG NAIL
RAILROAD SPIKE
BENCH MARK (ELEV.)
FOUND PIPE

UTILITY SYMBOLS

- FLARED END SECTION
CURB INLET
AREA INLET
JUNCTION BOX
GRATE INLET
SANITARY SEWER
SEWER SERVICE
FIRE HYDRANT ASSEMBLY
WATER VALVE
WATER SERVICE
WATER METER
POWER POLE
LIGHT
ELECTRICAL BOX
TELEPHONE PEDESTAL
GAS METER

HATCHES

- ASPHALT
CONCRETE
FLOOD ZONE
GRAVEL
WET
POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT
SHOWN WITHIN THE PLAN OR PLAT VIEW

WETLANDS INFORMATION

THERE ARE NO KNOWN WETLANDS ON THIS SITE.

MISCELLANEOUS INFORMATION

FLOOD INFORMATION

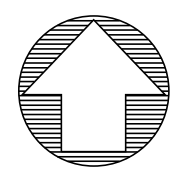
THIS PROPERTY DOES NOT LIE IN ZONE 'A/AE' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0235K, EFFECTIVE DATE SEPTEMBER 28, 2007.

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE



Know what's below.
Call before you dig.



GRAPHIC SCALE

0 30' 60'
1 inch = 30 feet

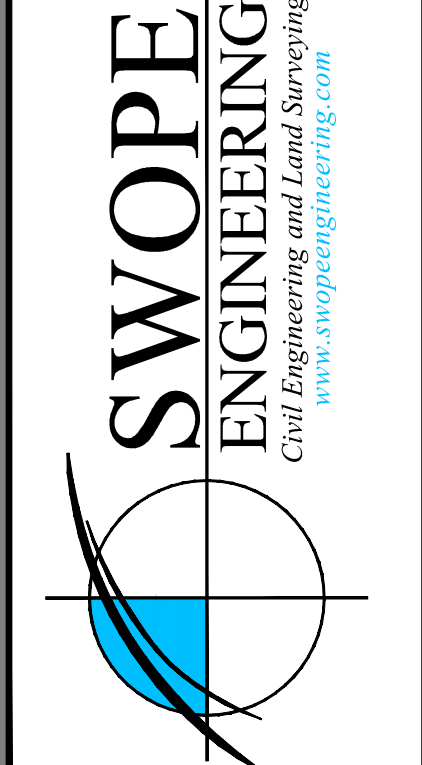
FLOODPLAIN COMPENSATORY CALC'S:

5,175SF of FLOODPLAIN/BLE IMPACT
VOLUME = 4,884' * 1.0' * 0.5 = 2,442 CF = 91 CY
COMPENSATORY STORAGE IS UNDER 100 CY



CONCEPT SITE PLAN
24TH STREET TINY HOMES
SITE DEVELOPMENT PLAN
D&C HOLDINGS LLC
ROGERS, ARKANSAS

NO.	DATE	REVISION
1	11/02/2025	FIRST SUBMITTAL



DRAWN BY:	PHIL	JOB NUMBER:	XX-XXXX
SUBMITTAL DATE:	11/02/2025	CITY NUMBER:	PP#-####
DRAWING NAME:	25-250CONCEPT.DWG		
SHEET NUMBER:	---		

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

A PART OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON PIN FOUND FOR THE SW CORNER OF THE EAST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 30 WEST; THENCE NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 816.73 FEET TO A FOUND IRON PIN, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 07 MINUTES 07 SECONDS EAST 501.94 FEET TO A SET IRON PIN; THENCE SOUTH 89 DEGREES 33 MINUTES 51 SECONDS EAST 663.55 FEET TO AN IRON PIN SET IN THE ROADWAY OF 24TH STREET; THENCE ALONG SAID ROADWAY, SOUTH 00 DEGREES 00 MINUTES 39 SECONDS WEST 502.02 FEET TO A SET IRON PIN; THENCE LEAVING SAID ROADWAY, NORTH 89 DEGREES 33 MINUTES 28 SECONDS WEST 664.49 FEET TO THE TRUE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF 24TH STREET ON THE EASTERLY SIDE THEREOF.

LAYMAN'S DESCRIPTION:

N 24th Street

PRESENT ZONING: T2 - Rural

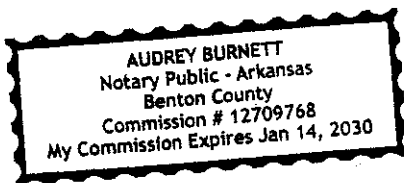
ZONING REQUEST: T4.1 - Neighborhood High Intensity

Respectfully Submitted,

By: Dave Gallo
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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



Audrey Burnett
Notary Signature

Audrey Burnett
Notary Name Printed

01/14/2030
Commission Expires

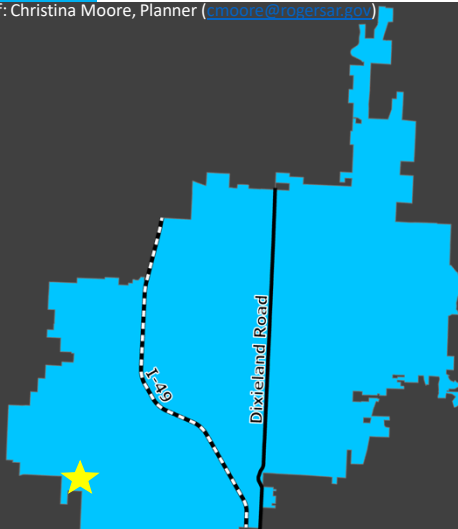


Rezone

Park 5 Subdivision

PLANNING

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



Vicinity Map

Location
1499 W Wallis Road
Parcel 02-14173-890

Place Type
Neighborhood Fabric

Zoning
T2

Proposed Zoning
T3.2

Representative
City of Rogers

This is a city initiated rezone for a property that was obtained during the land swap with Cave Springs this year.

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



Rezone

Park 5 Subdivision

PLANNING



Geolocation

Location Description

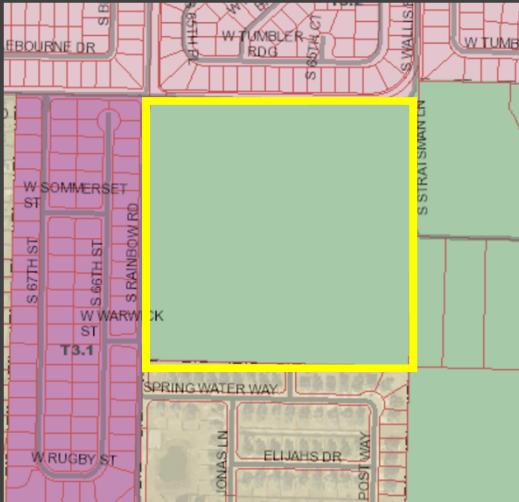
Southwest Rogers; 40.42 acres at W Wallis Road and S Rainbow Road
Parcel



Rezone

Park 5 Subdivision

PLANNING



Current Zoning



FLUM

Current Zoning

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

Proposed Zoning

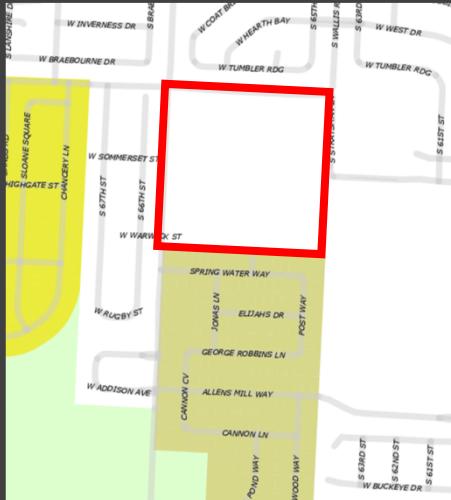
T3.2 – Neighborhood Low-Intensity: A low-intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where nonresidential uses are limited.



Rezone

Park 5 Subdivision

PLANNING



Cave Springs Zoning Map

CS_WorkingZoning081424

- A-1: General Agricultural 5+ acres
- A-2: Suburban Agricultural 2+ acres
- R-E: Estate Single-Family Residential 2+ acres
- R-1: Single-Family Residential 1+ acres
- R-2: Single-Family Residential 0.6+ acres
- R-3: Single-Family Residential 9,600+ sq ft
- R-4: Single-Family Residential >6,500 - 7000 sq ft**
- RM-12: Low-Rise Multi-Family Residential- 12 units per acres
- C-1: Central Business District
- C-2: Highway Commercial
- C-3: Neighborhood Commercial
- L-1: Light Industrial
- L-2: Heavy Industrial
- PZD: Planned Zoning Development

This property was designated in Cave Springs to be R-4: Sing-Family Residential. When the property was transferred to the City of Rogers, we converted to zoning to T2 rural zoning. To be compliant with our future land use map we are initiating the rezone to T3.2.

Rogers Current Zoning

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

Rogers 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 Park 5 Subdivision

PLANNING

FLUM



Rezone Request

1. **T3.2 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.

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3
Urban Neighborhood			ER	SR	SR	ER		
Fabric			SR	SR	ER			

T3.2 zoning is the lowest intensity zone allowed in Neighborhood Fabric.

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

Park 5 Subdivision

PLANNING

Uses Allowed in T3.2

- Residential uses (excluding apartments), agriculture, and civic uses.

Use Standards in T3.2

- There are no building-type specific standards applicable to detached houses.
- Attached houses are only permitted when no more than one entrance is on a street-facing façade.
- Duplexes are only permitted when located on a lot abutting a street on the Master Street Plan excluding through lots; or on a corner lot where no more than one entrance and one garage door is on any one street-facing façade.
- Multi-unit houses are permitted only when located on a lot abutting any street on the Master Street Plan, excluding through lots.
- Townhouses are permitted only when located on lots with frontage on a street on the Master Street Plan.

Selected Zone Standards in T3.2

- Max Height 2.5 stories
- Setbacks (15 ft exterior, 5 ft interior)

Table 4.6.A Permitted Principal Uses

Use	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2	Use-Specific Standards
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P	P		4.7.1
Detached House	P	P	P	P	P	P									
Cottage House	P	P	P	P	P	P									
Attached House	P	P	P	P	P	P									
Duplex		P	P	P	P	P									
Multi-Unit House		P	P	P	P	P									
Town House			P	P	P	P	P	P	P			P			
Apartment House			P	P	P	P	P	P	P			P			

Several living uses are allowed in T3.2.

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

Park 5 Subdivision

PLANNING



Aerial

Recommendation:

APPROVE

PUBLIC INPUT:

No public input as of the writing of this staff report.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

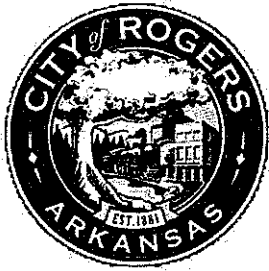
2.8.8 Planning Commission

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: Christina Moore
ADDRESS: 1499 W Wallis Rd SUITE #: _____
GENERAL LOCATION OF PROPERTY: Wallis Rd and Rainbow Rd
PARCEL NUMBER(S) OF PROPERTY: 05-10121-000
PARCEL NUMBER: 05-10121-000
PHONE #: (479) 621-1186 EMAIL: CMoore@rogersar.gov
PROPERTY OWNER: HHC Homes LLC PHONE #: _____
PRESENT USE: Residential ZONING: TZ
PROPOSED USE: Residential ZONING: T3.2

Christina Moore 2-18-2025
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND 5/8" IRON PIN WITH CAP STAMPED "529" FOR THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 87°00'07" WEST A DISTANCE OF 1330.87 FEET TO A FOUND MAG NAIL WITH WASHER STAMPED "1759" FOR THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE NORTH 02°26'28" EAST A DISTANCE OF 1320.60 FEET TO A FOUND MAG NAIL WITH WASHER STAMPED "1759" FOR THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 87°07'53" EAST A DISTANCE OF 1332.54 FEET TO A FOUND MAG NAIL WITH WASHER STAMPED "1759" FOR THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE SOUTH 02°30'53" WEST A DISTANCE OF 1323.60 FEET THE POINT OF BEGINNING, CONTAINING 40.42 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS OF RECORD OR FACT, IF ANY.

LAYMAN'S DESCRIPTION:

40 ACRES SOUTHEAST THE INTERSECTION OF WALLIS AND RAINBOW RD

PRESENT ZONING: T2

ZONING REQUEST: T3.2

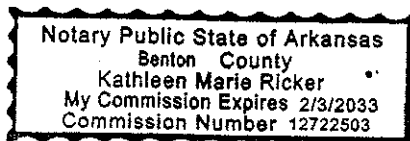
Respectfully Submitted,

By: *hmc*
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 12th day of February, 2025.

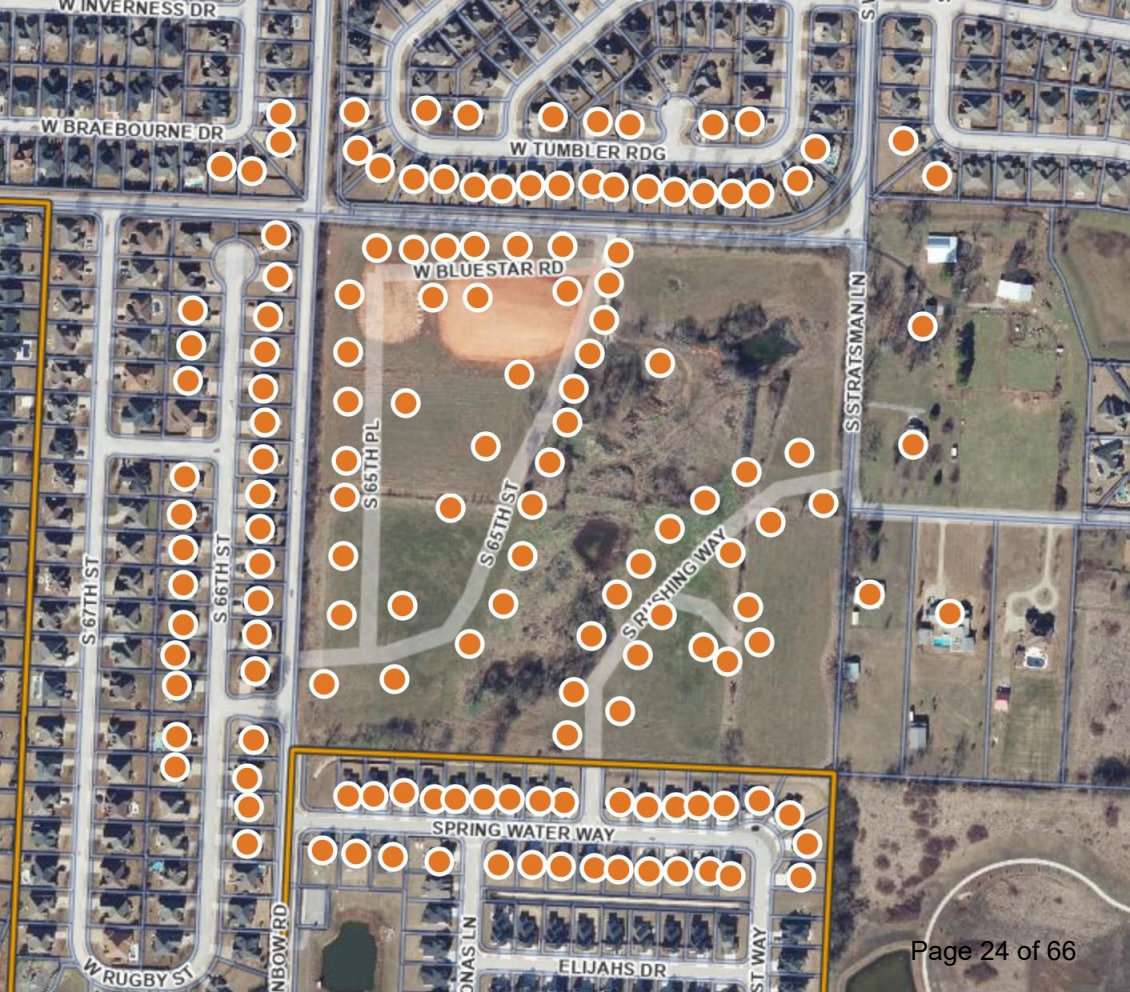


Kathleen Marie Ricker
Notary Signature

Kathleen Marie Ricker
Notary Name Printed

2/3/2033
Commission Expires





PARCELID_1	OW_NAME_1	OW_ADD_1	PH_ADD_1	Gridics Link
05-10121-000	HHC HOMES LLC	3333 S PINNACLE HILLS PKWY, STE 500 ROGERS AR 72758	1499 W WALLIS RD	https://map.gridics.com/us/ar/rogers-udo?folio=0510121000
05-10118-005	HUGHES FAMILY TRUST-JOHNNY COATES JR & ANGIE SCHEER	1913 STRATSMAN LN CAVE SPRINGS AR 72718-9489	1913 STRATSMAN LN	https://map.gridics.com/us/ar/rogers-udo?folio=0510118005
05-10118-000	FOS, DARRELL J & JOAN W	1901 STRATSMAN LN CAVE SPRINGS AR 72718-9489	1901 STRATSMAN LN	https://map.gridics.com/us/ar/rogers-udo?folio=0510118000
02-17519-001	CITY OF ROGERS	ATTN: CITY CLERK ROGERS AR 72756-4559		https://map.gridics.com/us/ar/rogers-udo?folio=0217519001
02-19468-000	ARCHER, ZACHARY E & LAUREN N	5810 S 66TH ST CAVE SPRINGS AR 72718-8449	5810 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219468000
02-19451-000	JOHNSON, SUSANNE	5711 S 66TH ST CAVE SPRINGS AR 72718	5711 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219451000
02-19439-000	SMITH REVOCABLE TRUST, CAROL ANNE	5909 S 66TH ST CAVE SPRINGS AR 72718-8448	5909 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219439000
02-19461-000	DOZIER, DAVID W & KIMBERLEE A	5708 S 66TH ST CAVE SPRINGS AR 72718	5708 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219461000
02-19452-000	CANTARELLA, NICHOLAS & LANI	5709 S 66TH ST CAVE SPRINGS AR 72718	5709 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219452000
02-16001-000	NELSON FAMILY TRUST - GARY A & SHARON E	5505 S BRAEBOURNE RD ROGERS AR 72758-	5505 S BRAEBOURNE RD	https://map.gridics.com/us/ar/rogers-udo?folio=0216001000
02-19445-000	MILLS TRUST-JOE S & LAURA L	16168 BLACKHAWK TRL ROGERS AR 72758	5811 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219445000
02-19444-000	MITCHELL REVOCABLE TRUST, STEVEN & ELIZABETH	5813 S 66TH ST CAVE SPRINGS AR 72718	5813 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219444000
02-19463-000	BROOKS, TYLER ISAAC & JULIA DANELLE	5800 S 66TH ST CAVE SPRINGS AR 72718-8449	5800 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219463000
02-16000-000	GOUGH FAMILY REVOCABLE TRUST, ELLIOTT & KATHRYN	5507 S BRAEBOURNE RD ROGERS AR 72758-8969	5507 S BRAEBOURNE RD	https://map.gridics.com/us/ar/rogers-udo?folio=0216000000
02-19462-000	LONG, KELLY A	5710 S 66TH ST CAVE SPRINGS AR 72718-8447	5710 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219462000
02-19464-000	CAMARDESE, AUBRIE L	5802 S 66TH ST CAVE SPRINGS AR 72718-8449	5802 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219464000
02-19459-000	WRIGHT, JACKIE & JOAN	5704 S 66TH ST CAVE SPRINGS AR 72718-8447	5704 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219459000
02-21122-000	JUNEAU, ANTHONY W & SUZANNE E	6522 W TUMBLER RDG ROGERS AR 72758-4170	6522 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221122000
02-16027-000	SHADOW VALLEY PROPERTY OWNERS ASSOCIATION	15138 NATURAL HABITAT WAY ROGERS AR 72758-4611		https://map.gridics.com/us/ar/rogers-udo?folio=0216027000
02-19440-000	DAVIDSON, DON & NANCY	PO BOX 1603 SPRINGDALE AR 72765	5907 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219440000
02-21120-000	COWGER, WILLIAM C & ERIN R	6518 W TUMBLER RDG ROGERS AR 72758-4170	6518 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221120000
02-21126-000	CLARK, JUSTIN G & REBEKAH	5706 S 65TH PL ROGERS AR 72758	5706 S 65TH PL	https://map.gridics.com/us/ar/rogers-udo?folio=0221126000
02-19470-000	MEREDITH, ANDREW RAY & LUONG, RONA	5900 S 66TH ST CAVE SPRINGS AR 72718	5900 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219470000
02-21111-000	GAUTIER, BRENT & AMY	6500 W TUMBLER RDG ROGERS AR 72758-4170	6500 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221111000
02-21121-000	KUTZ FAMILY TRUST - RODNEY G & MARY R	6520 W TUMBLER RDG ROGERS AR 72758	6520 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221121000
02-19457-000	BABB, LISA S	5700 S 66TH ST CAVE SPRINGS AR 72718-8447	5700 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219457000
02-19441-000	LONG REVOCABLE TRUST, ROBERT E	5905 S 66TH ST CAVE SPRINGS AR 72718	5905 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219441000
02-19466-000	WILLIAMS, JOSHUA & KIMBERLY	5806 S 66TH ST CAVE SPRINGS AR 72718-8449	5806 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219466000
02-19449-000	SPURLOCK, LARRY H & LINDA ROSE	5803 S 66TH ST CAVE SPRINGS AR 72718-8449	5803 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219449000
02-21192-000	HALTER, ROBERT D & KAREN D	6513 W TUMBLER RDG ROGERS AR 72758-4170	6513 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221192000
02-19455-000	PIERCE, DAVID T & VESTA R	5703 S 66TH ST CAVE SPRINGS AR 72718-8447	5703 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219455000
02-21400-000	KOOF, JOHN R JR & CASSANDRA L	6206 W TUMBLER RDG ROGERS AR 72758	6206 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221400000
02-21128-000	MCENTYRE, ALEXIS	5702 S 65TH PL ROGERS AR 72758-4143	5702 S 65TH PL	https://map.gridics.com/us/ar/rogers-udo?folio=0221128000
02-21486-000	LIBERTY BELL ESTATES LLC	1202 MOBERLY LN STE 3 BENTONVILLE AR 72712-7090		https://map.gridics.com/us/ar/rogers-udo?folio=0221486000
02-15997-000	GARCIA, JORGE Q	6600 W BRAEBOURNE DR ROGERS AR 72758	6600 W BRAEBOURNE DR	https://map.gridics.com/us/ar/rogers-udo?folio=0215997000
02-15998-000	HANSMANN, TONY J & GINA L	5511 S BRAEBOURNE RD ROGERS AR 72758-8963	5511 S BRAEBOURNE RD	https://map.gridics.com/us/ar/rogers-udo?folio=0215998000
02-19473-000	HOLMES, DEBORAH K	5906 S 66TH ST CAVE SPRINGS AR 72718	5906 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219473000
02-19469-000	RUSCOE, JONATHAN TAYLOR & FOWLER, SHANNON	5812 S 66TH ST CAVE SPRINGS AR 72718	5812 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219469000
02-19448-000	BRIDGES LIVING TRUST, CHASE & AMANDA	5805 S 66TH ST CAVE SPRINGS AR 72718	5805 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219448000
02-19460-000	HAMILTON, BARRETT & RITA	5706 S 66TH ST CAVE SPRINGS AR 72718-8447	5706 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219460000
02-19443-000	CHEADER, JAMIE D & KEVIN L	5901 S 66TH ST CAVE SPRINGS AR 72718	5901 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219443000
02-19465-000	SMITH, JONATHAN M	1742 W BROADWAY PL ROGERS AR 72758	5804 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219465000
02-19471-000	DEGN, JASON & AMELIA R	5902 S 66TH ST CAVE SPRINGS AR 72718-8448	5902 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219471000
02-21190-000	CRASK, NORMA	6518 W HEARTH BAY ROGERS AR 72758	6518 W HEARTH BAY	https://map.gridics.com/us/ar/rogers-udo?folio=0221190000
02-21112-000	HARTNESS, BENJAMIN & CATHERINE	6502 W TUMBLER RDG ROGERS AR 72758	6502 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221112000
02-21201-003	HEARTH STONE PHASE 3 LLC	PO BOX 739 LOWELL AR 72745-0739		https://map.gridics.com/us/ar/rogers-udo?folio=0221201003
02-19454-000	COUCH, JOHN & KAREN	5705 S 66TH ST CAVE SPRINGS AR 72718-8447	5705 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219454000
02-21193-000	LEMKE, CHRISTY D	5704 S 65TH CT ROGERS AR 72758	5704 S 65TH CT	https://map.gridics.com/us/ar/rogers-udo?folio=0221193000
02-14174-007	BELL LIVING TRUST, WAYNE T	1350 S STRATSMAN LN ROGERS AR 72758-8849	1350 S STRATSMAN LN	https://map.gridics.com/us/ar/rogers-udo?folio=0214174007
02-15999-000	BRODY, HAROLD & CAROL A	5509 S BRAEBOURNE RD ROGERS AR 72758	5509 S BRAEBOURNE RD	https://map.gridics.com/us/ar/rogers-udo?folio=0215999000
02-21125-000	HICKS FAMILY TRUST-MATTHEW D & HOLLY M	6528 W TUMBLER RDG ROGERS AR 72758	6528 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221125000
02-21124-000	PASSMORE, WESTON MICHAEL & AMY MARIE	6526 W TUMBLER RDG ROGERS AR 72758	6526 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221124000
02-21110-000	GILCHRIST, ROBERT E & SALLE-ANNE	5709 S 65TH ST ROGERS AR 72758-4179	5709 S 65TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0221110000
02-21399-000	ELDER, JEREMY R & KELLY C	6204 W TUMBLER RDG ROGERS AR 72758-4035	6204 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221399000
02-21197-000	MILLER, THOMAS B & DONNA J	5703 S 65TH CT ROGERS AR 72758-4169	5703 S 65TH CT	https://map.gridics.com/us/ar/rogers-udo?folio=0221197000
02-21109-000	BEAVERS, JAMES C & PRISCILLA L	PO BOX 6895 SPRINGDALE AR 72766	5707 S 65TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0221109000
02-21117-000	SPINDLER, PATRICK L	6512 W TUMBLER RDG ROGERS AR 72758	6512 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221117000
02-21127-000	HOLMES, GARY D & EDITH J	5704 S 65TH PL ROGERS AR 72758-4143	5704 S 65TH PL	https://map.gridics.com/us/ar/rogers-udo?folio=0221127000
02-21118-000	SHAW, JEFFREY & LINDSEY BROOKE	6514 W TUMBLER RDG ROGERS AR 72758	6514 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221118000
02-14174-000	CITY OF ROGERS	ATTN: CITY CLERK ROGERS AR 72756-4559		https://map.gridics.com/us/ar/rogers-udo?folio=0214174000
02-21169-000	WHITAGRE, IRA	5705 S 65TH PL ROGERS AR 72758-4143	5705 S 65TH PL	https://map.gridics.com/us/ar/rogers-udo?folio=0221169000
02-21114-000	DANGELO, DIANE J	6506 W TUMBLER RDG ROGERS AR 72758-4170	6506 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221114000
02-21119-000	DANCER, DON C & JONES, MARTHA BROOKE	6516 W TUMBLER RDG ROGERS AR 72758	6516 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221119000
02-21170-000	SMITH, TYLER & BRITTANY	6525 W HEARTH BAY ROGERS AR 72758	6525 W HEARTH BAY	https://map.gridics.com/us/ar/rogers-udo?folio=0221170000
02-21202-000	CITY OF ROGERS	ATTN: CITY CLERK ROGERS AR 72756-4559		https://map.gridics.com/us/ar/rogers-udo?folio=0221202000
02-21116-000	BOOKER, BRETT J & SHELBY L	6510 W TUMBLER RDG ROGERS AR 72758	6510 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221116000
02-21115-000	ROBBINS, MITCHELL BRENT & ELIZABETH NICOLE	6508 W TUMBLER RDG ROGERS AR 72758-4170	6508 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221115000
02-14173-890	HHC HOMES LLC	3333 S PINNACLE HILLS PKWY, STE 500 ROGERS AR 72758	W WALLIS RD & S RAINBOW RD	https://map.gridics.com/us/ar/rogers-udo?folio=0214173890
02-21113-000	PERRY, STEVEN W & KRISTI K - HAYNES, JACOB M	20201 LINDALE DR GRETTA NE 68028-3633	6504 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221113000
02-17518-000	HEARTH STONE PROPERTY OWNERS ASSOCIATION INC	PO BOX 739 LOWELL AR 72745-0739		https://map.gridics.com/us/ar/rogers-udo?folio=0217518000
02-14173-950	HUGHES FAMILY TRUST-JOHNNY COATES JR & ANGIE SCHEER	1913 STRATSMAN LN CAVE SPRINGS AR 72718-9489	1913 STRATSMAN LN	https://map.gridics.com/us/ar/rogers-udo?folio=0214173950
02-14173-940	FOS, DARRELL J & JOAN W	1901 STRATSMAN LN CAVE SPRINGS AR 72718-9489	1901 STRATSMAN LN	https://map.gridics.com/us/ar/rogers-udo?folio=0214173940
02-21123-000	ANGEL, ADAM JACKSON & MARY CAROL	6524 W TUMBLER RDG ROGERS AR 72758	6524 W TUMBLER RDG	https://map.gridics.com/us/ar/rogers-udo?folio=0221123000
02-21191-000	POLLARD, DAVID & MARTINE	6528 W HEARTH BAY ROGERS AR 72758-4120	6528 W HEARTH BAY	https://map.gridics.com/us/ar/rogers-udo?folio=0221191000
02-21198-000	BUNTIN, BRYCE & KERRI	5706 S 65TH ST ROGERS AR 72758	5706 S 65TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0221198000
02-19442-000	5903 S 66TH ST 72718 LLC	1816 S MONTE NE RD ROGERS AR 72756	5903 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219442000
02-19446-000	CARLOCK, DAVID & KATHY	5809 S 66TH ST CAVE SPRINGS AR 72718-8449	5809 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219446000
02-19467-000	GOLDSMITH, MAX BRIAN & SUSAN	5808 S 66TH ST CAVE SPRINGS AR 72718-8449	5808 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219467000
02-19447-000	MACARI, MICHAEL G	5807 S 66TH ST CAVE SPRINGS AR 72718	5807 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219447000

02-19456-000	HILL, KENNETH & MISTY	5701 S 66TH ST CAVE SPRINGS AR 72718	5701 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219456000
02-19458-000	DADASHI, MOHSEN & SUSANNA F	3512 E MADISON DR FAYETTEVILLE AR 72701	5702 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219458000
02-19472-000	GONZALEZ, JOSE SALVADOR & DE SALVADOR, BLANCA MARBELLA CORNEJO	5904 S 66TH ST CAVE SPRINGS AR 72718-8448	5904 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219472000
02-19450-000	DESAI, CHANDRAKANT & REKHABEN	5801 S 66TH ST CAVE SPRINGS AR 72718-8449	5801 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219450000
02-15996-000	COLUCCI, NICHOLAS VITO JR & AMY	6602 W BRAEBOURNE DR ROGERS AR 72758	6602 W BRAEBOURNE DR	https://map.gridics.com/us/ar/rogers-udo?folio=0215996000
02-19453-000	RASKIEWICZ, TERRI A	5707 S 66TH ST CAVE SPRINGS AR 72718-8447	5707 S 66TH ST	https://map.gridics.com/us/ar/rogers-udo?folio=0219453000
02-21201-001	HEARTH STONE PHASE 3 LLC	PO BOX 739 LOWELL AR 72745-0739		https://map.gridics.com/us/ar/rogers-udo?folio=0221201001
02-21401-000	SIBAJA, IRENE ROOT	5706 S 63RD ST ROGERS AR 72758-8537	5706 S 63RD ST	https://map.gridics.com/us/ar/rogers-udo?folio=0221401000
02-19498-000	CITY OF ROGERS	ATTN: CITY CLERK ROGERS AR 72756-4559		https://map.gridics.com/us/ar/rogers-udo?folio=0219498000
05-12603-000	CITY OF CAVE SPRINGS	PO BOX 36 CAVE SPRINGS AR 72718-0036	POST WAY	https://map.gridics.com/us/ar/rogers-udo?folio=0512603000
05-12548-000	SHOUP, CALEB & ALLIE	1432 SPRING WATER WAY CAVE SPRINGS AR 72718	1432 SPRING WATER WAY	https://map.gridics.com/us/ar/rogers-udo?folio=0512548000
05-12547-000	KRANING, JUSTIN & CAITLIN	818 POST WAY CAVE SPRINGS AR 72718	818 POST WAY	https://map.gridics.com/us/ar/rogers-udo?folio=0512547000
05-12546-000	BATES, PHILLIP THOMAS & PATRICIA K	816 POST WAY CAVE SPRINGS AR 72718	816 POST WAY	https://map.gridics.com/us/ar/rogers-udo?folio=0512546000
05-12562-000	HOLLY ANNE REILLY	1404 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12561-000	CLAIRE ZETTLE	1406 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12560-000	HARVELL, DAVID RYAN & HARVELL, MISTY DAWN TRUSTEES	1408 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12559-000	BORJES, ESTEBAN & ILIANA L	1410 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12558-000	ESPINOZA, ERICK GONZALEZ	1412 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12556-000	REED, NICHOLAS & JENNIFER M	1416 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12555-000	HOOVER, GRAYSON & PAMELA	1418 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12554-000	RASMUSEN, ROBERT L & LINDSEY	1420 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12553-000	VASQUEZ, JOSUE J & BRITTNEY A	1422 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12551-000	GAMA, MICHAEL IVAN ROMERO & VARGAS, LILIANA SARAH CRESPO	1426 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12552-000	OWENS, MATT & KARLEE	1424 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12550-000	MURRAY, SEAN & SARAH	1428 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12549-000	THAKRE, BHUPENDRASINH & PAYEL	1430 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12548-000	SHOUP, CALEB & ALLIE	1432 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12582-000	KUNCHALA, SUNDEEP	1429 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12581-000	BURBRIDGE, JOSHUA T & FOSTER, CHRISTEY	1427 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12578-000	CHRISTIE, ROBIEN D & TAYLOR M	1421 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12580-000	MEERSMAN, JAMES A & KATHLEEN M	1425 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12576-000	ORTIZ, EDWIN & ANA G	1417 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12568-000	SEBASTIAN, DANIEL J	813 JONAS LN CAVE SPRINGS AR 72718		
05-12577-000	SCHINKER, MATTHEW V & ASHLEIGH	1419 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12579-000	BONNER, JING	1904 W LINDA LN ROGERS AR 72758		
05-12569-000	BARRE, JAMES H JR TRUSTEE	4320 E PASO FINO LN FAYETTEVILLE AR 72703		
05-12567-000	LUDEMAN, RICHARD & KATHLEEN	1405 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12574-000	ALSAFFAR, REEM & AZIZ, HAYDAR	1413 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12575-000	CHAPPA, KUSUMANJALI	1415 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12566-000	HUGHES, AARON & EMILY	1403 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12565-000	MURRY, WELDON G & MEAGAN	1401 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12557-000	TREECE, ADAM & ROBERTS, ANNA	1414 SPRING WATER WAY CAVE SPRINGS AR 72718		
02-19439-000	SMITH, CAROL ANNE TRUSTEE	5909 S 66TH ST CAVE SPRINGS AR 72718-8448		
02-21171-000	EVANS, BRIAN & SUZANNE	4 SUNSET RIDGE DR GUILFORD CT 06437		
02-21168-000	EDWARDS, JASON	5703 S 65TH PL ROGERS AR 72758		
02-19473-000	HOLMES, DEBORAH K	5906 S 66TH ST CAVE SPRINGS AR 72718		
02-21402-000	MCKEEL, ROBERT L & DIXIE L	5704 S 63RD ST ROGERS AR 72758		
02-21194-000	KEHRLI, SILVY & JAMES	6819 W SHADOW VALLEY RD ROGERS AR 72758		
05-12563-000	KATHRYN FRANKLIN	1402 SPRING WATER WAY CAVE SPRINGS AR 72718		
05-12545-000	ALLENS MILL POA INC	2826 E JOYCE BLVD STE 1 FAYETTEVILLE AR 72703	POST WAY	https://map.gridics.com/us/ar/rogers-udo?folio=0512545000



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

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Rezone

Stellar Development

PLANNING

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



Location
Parcel 02-02087-363

Place Type
Pleasant Grove Regional Center

Zoning
T2

Proposed Zoning
T5.1

Representative
Matt Loos

Vicinity Map

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 9.77 acres to T5.1 (City Low-Intensity) as presented in the Pleasant Grove Regional Center placetype.
- Review Type: Standard



Rezone Stellar Development

PLANNING



Geolocation

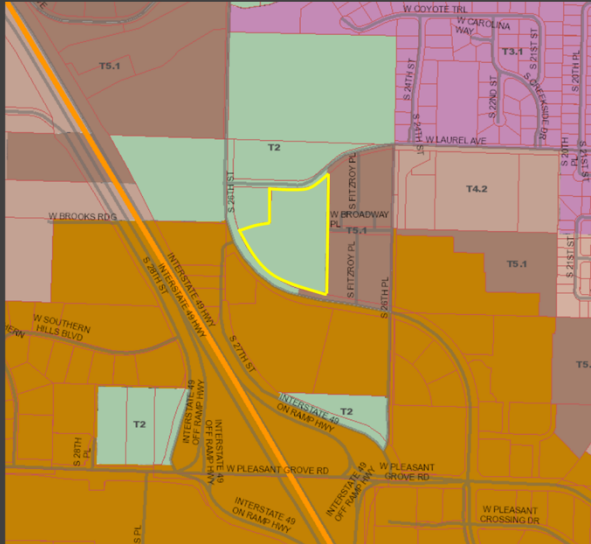
Location Description

Southwest Rogers; 9.77 acres at S 26th Street and W Laurel Ave
Parcel

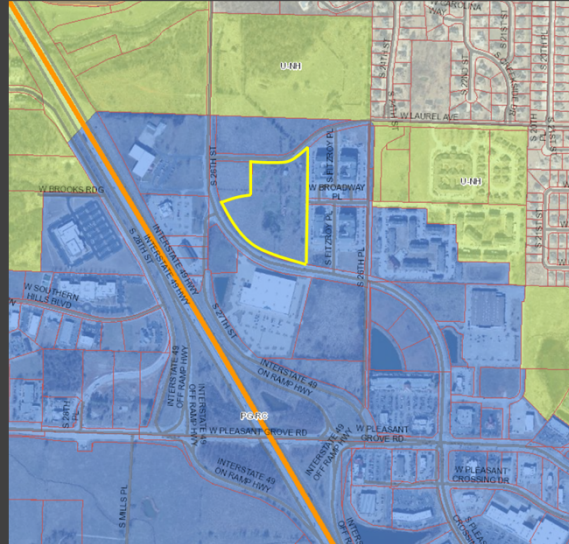


Rezone Stellar Development

PLANNING



Current Zoning



FLUM

Current Zoning

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

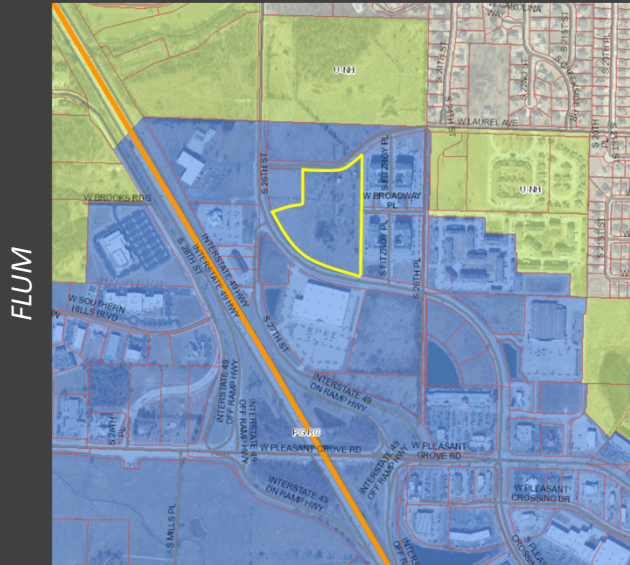
Proposed Zoning

T5.1 – City Low-Intensity: A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes.



Rezone Stellar Development

PLANNING



Rezone Request

1. T5.1 in the Pleasant Grove Regional Center is subject to Standard Review.

2.8.6 Standard Review Criteria

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

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

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2
Regional Center														
Uptown Regional Center						ER	SR	SR	SR	SR	ER			
Northwest Regional Center						ER	SR	SR	SR	SR				
Pleasant Grove Regional Center						SR	SR	SR	SR	SR		SR		

T5.2 zoning is the lowest intensity zone allowed in the Pleasant Grove Regional Center.

Placetype

Pleasant Grove Regional Center

Placetype Description

"Pleasant Grove Regional Center functions as the southern gateway into Rogers. Future developments will consist of infill and new intensive buildings, including large-format retail, institutional uses, and urban housing. The transportation network will evolve to include safe connections for non-drivers at key locations." *Rogers Future Land Use Placetypes*, pg. 3.



Rezone Stellar Development

PLANNING

Uses Allowed in T5.1

- All residential living uses.

Use Standards in T5.1

- In T5 and T6 individual units at ground level within the build-to area must be designed as walk-to as depicted by Figure 4.7.1.8.A Apartment House with Walk-to Units wherein each unit along the building's street frontage has its own entrance and sidewalk connection to the street. Private outdoor spaces are allowed within the build-to area provided they are surrounded by a 4-5 ft tall fence or wall and provided that sliding glass doors are not permitted on any facade parallel to the street.

Selected Zone Standards in T3.2

- Max Height: 4 stories
- Setbacks:
 - 0 ft min exterior
 - 30 ft max exterior
 - 0 ft interior
- Building Occupancy: 70%

Table 4.6.A Permitted Principal Uses

Use	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2	Use-Specific Standards
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P	P		4.7.1
Detached House	P	P	P	P	P	P									
Cottage House	P	P	P	P	P	P									
Attached House	P	P	P	P	P	P									
Duplex		P	P	P	P	P									
Multi-Unit House		P	P	P	P	P									
Town House			P	P	P	P	P	P	P			P			
Apartment House				P	P	P	P	P	P			P			

All living uses are allowed in T5.1.

Placetype

Pleasant Grove Regional Center

Placetype Description

"Pleasant Grove Regional Center functions as the southern gateway into Rogers. Future developments will consist of infill and new intensive buildings, including large-format retail, institutional uses, and urban housing. The transportation network will evolve to include safe connections for non-drivers at key locations. " *Rogers Future Land Use Placetypes*, pg. 3.



Aerial

Recommendation:

Approve

PUBLIC INPUT:

No public input as of the writing of this staff report.

RECOMMENDATIONS:

The pleasant Grove Regional Center is an appropriate location for T5.1 zoning. As a result, 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.

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 public hearing request.

Dated this the 23 day of December, 2025.

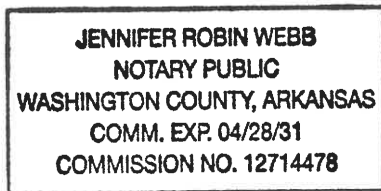
John Winter
Signed

John Winter
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 23 day of December, 2025.



Jennifer Robin Webb
Notary Signature

Jennifer Robin Webb
Notary Name Printed

4-28-2031
Commission Expire

PROPERTY OWNER PERMISSION

I, Jon P Venetos, hereby permit the use of Zoning T5.1 Town Center Low-Intensity
(name) (use)
on my property at S 26th Street / Parcel # 02-02087-363 Rogers, Arkansas.
(address)

Dated this the 18 day of November, 2025.

[Signature]
Signed

Jon P Venetos
Name Printed

STATE OF ~~ARKANSAS~~ Colorado
COUNTY OF Benton Pitkin

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

[Signature]
Notary Signature

Peter Malchow
Notary Name Printed



05-24-28
Commission Expires

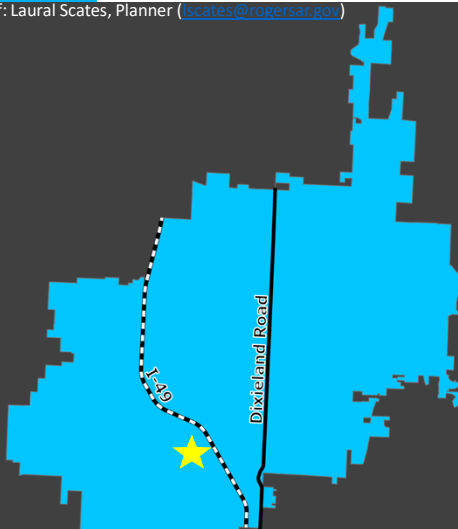


Rezone

Pinnacle Reserve

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

PLANNING



Vicinity Map

Location
1502 S Mills Place
Parcel 02-14173-890

Place Type
Pleasant Grove Regional Center

Zoning
T5.1, HC

Proposed Zoning
T5.1, T4.2

Representative
Caleb Lebow

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.

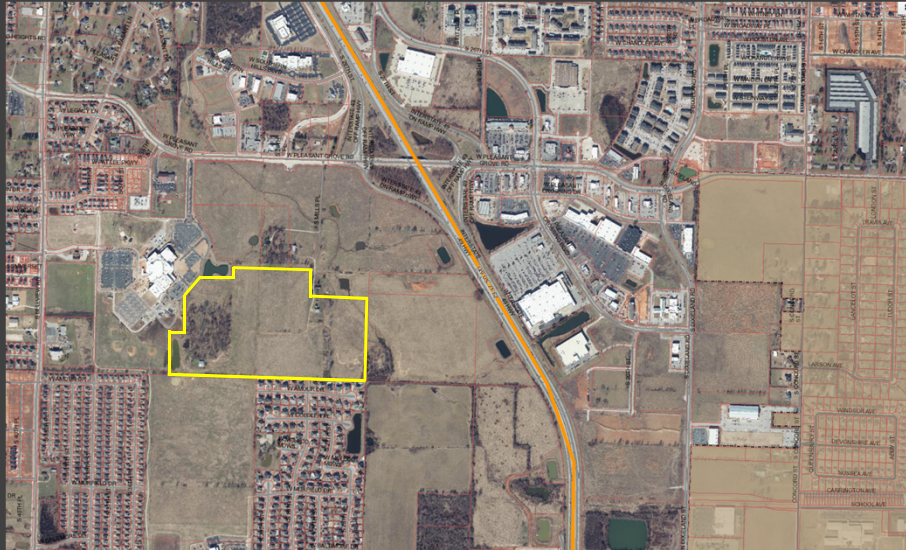
Request Details:

- Proposal: The applicant is proposing to rezone 61.43 acres to T5.1 (City Low-Intensity) and T4.2. (Neighborhood High-Intensity) as presented in the Pleasant Grove Regional Center placetype.
- Review Type: Standard



Rezone Pinnacle Reserve

PLANNING



Geolocation

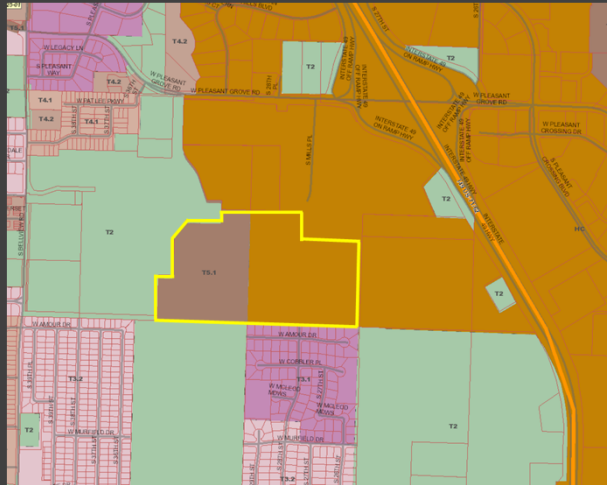
Location Description

Southwest Rogers; 61.43 acres at West Pleasant Grove Road and S Mills Place
Parcel 02-25392-000

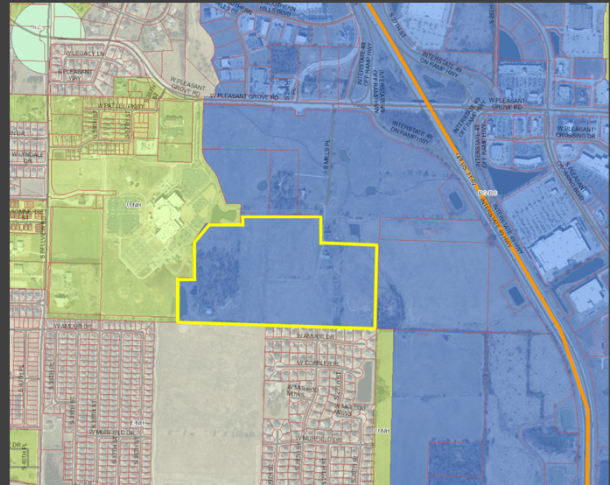


Rezone Pinnacle Reserve

PLANNING



Current Zoning



FLUM

Current Zoning

T5.1 – City Low-Intensity: A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes.

HC – Highway Commercial: A district consisting mostly of low-scale commercial strip development. These districts standards allow for the existing condition to persist, however also allow for under-utilized parts of parking lots to be filled with active uses.

Proposed Zoning

T5.1 – City Low-Intensity: A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes.

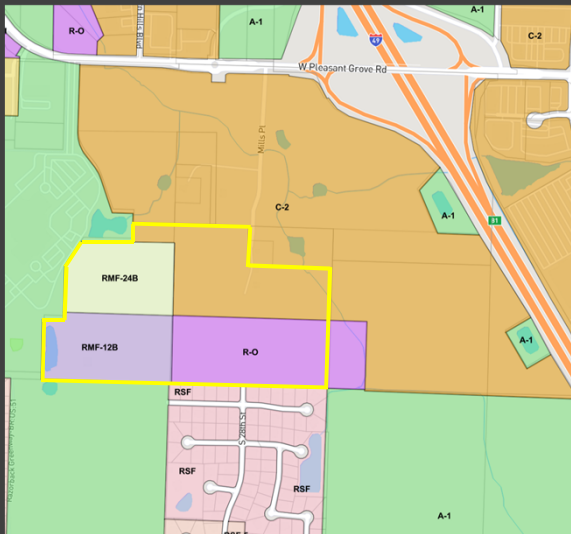
T4.2 – Neighborhood High-Intensity: A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.



Rezone Pinnacle Reserve

PLANNING

Retired Zoning Map



Rezone Request

1. T5.1 in the Pleasant Grove Regional Center is subject to Standard Review.
2. T4.1 is not permitted in the Pleasant Grove Regional Center.

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.

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2
Regional Center														
Uptown Regional Center						ER	SR	SR	SR	SR	ER			
Northwest Regional Center						ER	SR	SR	SR	SR				
Pleasant Grove Regional Center						SR	SR	SR	SR	SR		SR		

T5.1 zoning is the lowest intensity zone allowed in the Pleasant Grove Regional Center. Prior to the adoption of the FLUM, this area of the city would have allowed for residential and multifamily uses. This rezone would restore the intent of the FLUM in this area of this city that was otherwise lost during the transition from the retired map to what we have today.

Placetype

Pleasant Grove Regional Center

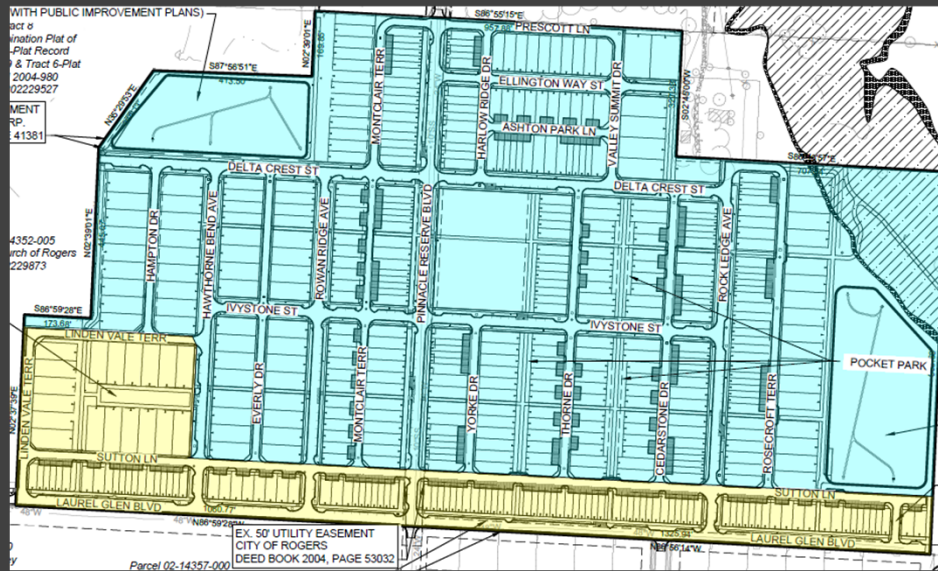
Placetype Description

"Pleasant Grove Regional Center functions as the southern gateway into Rogers. Future developments will consist of infill and new intensive buildings, including large-format retail, institutional uses, and urban housing. The transportation network will evolve to include safe connections for non-drivers at key locations. " *Rogers Future Land Use Placetypes*, pg. 3.



Rezone Pinnacle Reserve

PLANNING



Rezone Request

- The blue section of the property is proposed as T5.1.
- The yellow section is proposed as T4.2.

Placetype

Pleasant Grove Regional Center

Placetype Description

“Pleasant Grove Regional Center functions as the southern gateway into Rogers. Future developments will consist of infill and new intensive buildings, including large-format retail, institutional uses, and urban housing. The transportation network will evolve to include safe connections for non-drivers at key locations.” *Rogers Future Land Use Placetypes*, pg. 3.



Rezone Pinnacle Reserve

PLANNING

Uses Allowed in T4.2 and T5.1

- All Residential uses

Use Standards in T4.2 and T5.1

- There are no building-type specific standards applicable to detached houses.
- Attached houses and duplexes may have units arranged side by side as viewed from the street, front to back as viewed from the street, or stacked vertically.
- Multi-unit houses are permitted in T4 zones only when they are consistent in scale with the two nearest residential buildings on the same block face.
- Townhouses can only have rear or side-loaded garages.
- Apartment houses

Selected Zone Standards in T4.2

- Max Height: 4 stories
- Setbacks:
 - Min Exterior: 5ft
 - Max Exterior: 5ft
 - Interior: 5ft
 - Interior Alleyside: 0ft

Selected Zone Standards in T5.1

- Max Height: 4 stories
- Setbacks:
 - Min Exterior: 0ft
 - Max Exterior: 30ft
 - Interior: 0ft
 - Interior Alleyside: 0ft

Table 4.6.A Permitted Principal Uses

Use	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3
LIVING, in a	P	P	P	P	P	P	P	P
Detached House	P	P	P	P	P	P		
Cottage House	P	P	P	P	P	P		
Attached House	P	P	P	P	P	P		
Duplex		P	P	P	P	P		
Multi-Unit House		P	P	P	P	P		
Town House			P	P	P	P	P	P
Apartment House				P	P	P	P	P

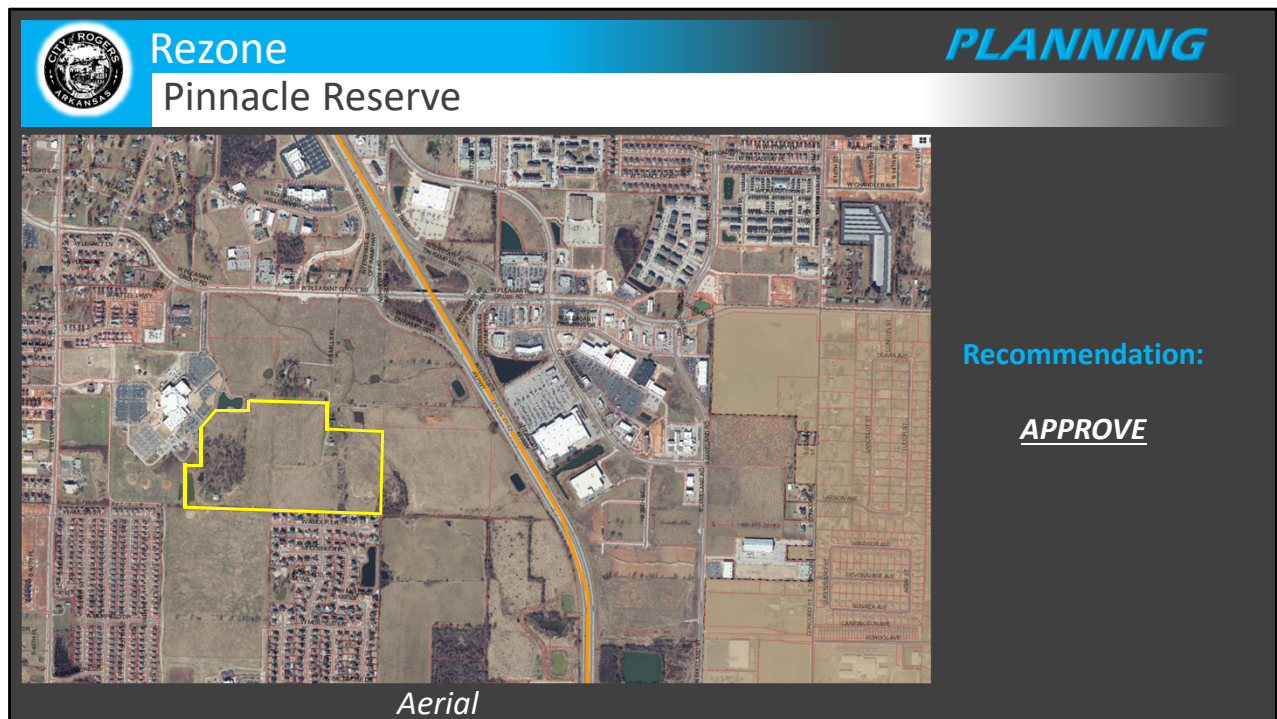
All living uses are allowed in both T4.2 and T5.1.

Placetype

Pleasant Grove Regional Center

Placetype Description

“Pleasant Grove Regional Center functions as the southern gateway into Rogers. Future developments will consist of infill and new intensive buildings, including large-format retail, institutional uses, and urban housing. The transportation network will evolve to include safe connections for non-drivers at key locations. ” *Rogers Future Land Use Placetypes*, pg. 3.



PUBLIC INPUT:

No public input as of the writing of this staff report.

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.



EXISTING ZONING MAP



Properties



Layers

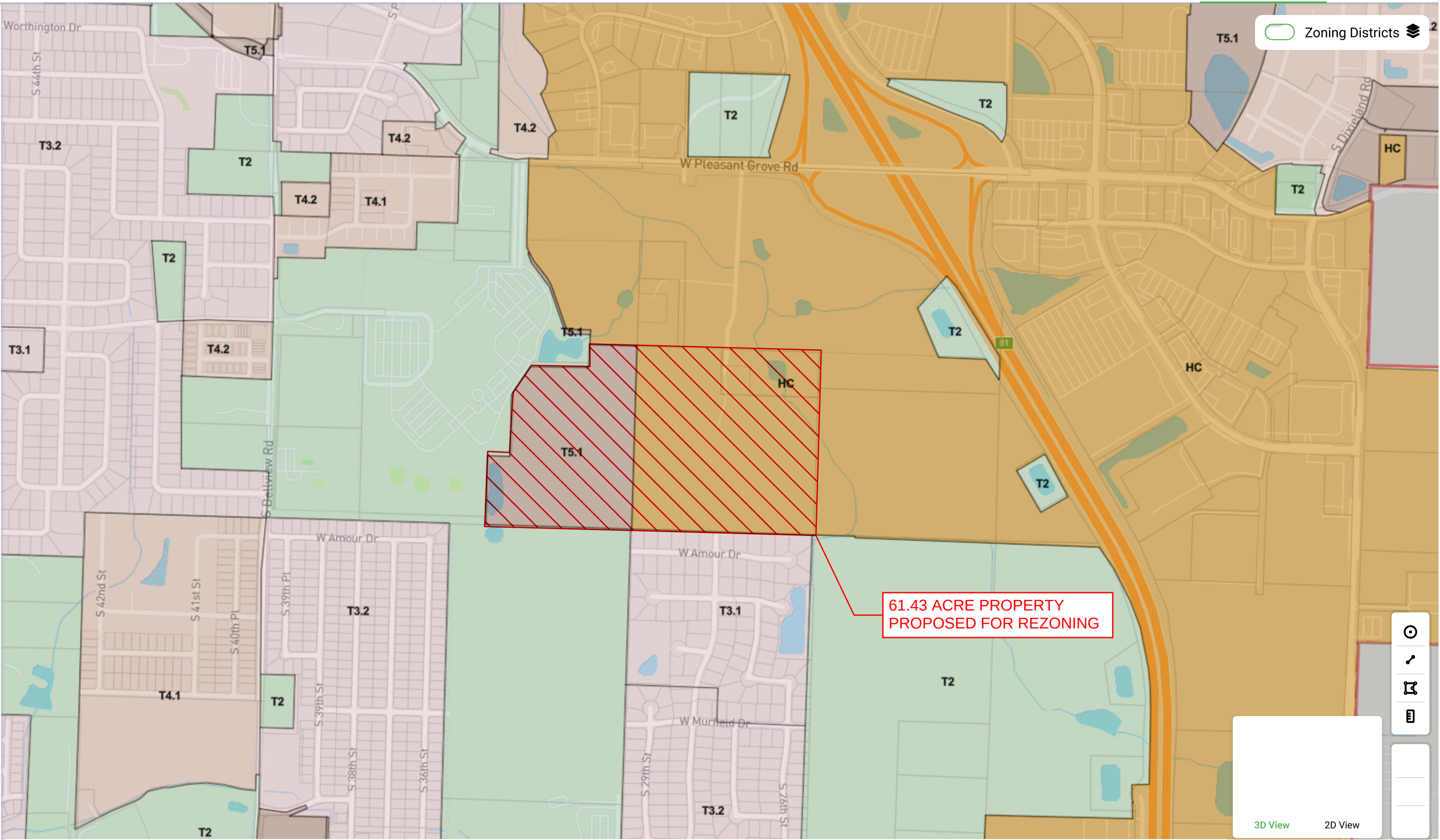
Filters



Projects



Gridics



Zoning Districts

61.43 ACRE PROPERTY
PROPOSED FOR REZONING

3D View

2D View

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: See Rezone Notification Letter

LAYMAN'S DESCRIPTION: See Rezone Notification Letter

PRESENT ZONING: HC & T5.1

ZONING REQUEST: T5.1 & T4.2

Respectfully Submitted,

By:


(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 1st day of October, 20 25.


Notary Signature

Travler Moore
Notary Name Printed

10/16/2034
Commission Expires

TRAVLER MOORE
BENTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 10/16/2034
Commission No. 00004031

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE

Map of the property to be rezoned is available at the Planning Division, 1179 E. 121st Street, Ste. 100, Des Moines, IA 50319. The map is also available on the City of Des Moines website at www.ci.desmoines.iowa.us/planning.

Public Hearing: January 5, 2016 at 7:30 PM
Location: City Council Office, 500 W. Grand Avenue, Des Moines, IA 50319

For more information, please contact the Planning Division at (515) 281-1100 or planning@desmoines.gov.



COMMUNITY DEVELOPMENT
PLANNING DIVISION
1179 E. 121st Street
Des Moines, IA 50319
planning@desmoines.gov



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 December 2, 2025 at 5:59 P.M. The meeting was called to order by Chairwoman Cicioni.

ROLL CALL

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

Not present:

ACTION ON MINUTES

Motion by Jensen, second by Burnett, to approve 11/4/25 Board of Adjustment minutes.

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

APPROVED

NEW BUSINESS

a. Metro by T-Mobile Sign Variance

Requesting a variance from the Unified Development Code at 302 S. 8th Street in the T5.2 (City Medium-Intensity) zoning district.

Planner Laural Scates stated that the request was for a variance from Table 5.8.12.G Wall Signs. This site is located at 302 S. 8th Street, near W Poplar and W Cherry St. The subject property has a triple street frontage. The applicant is requesting two signs, one on the north wall and one on the south. One of the signs is proposed to be 48.83-sf. The other would be 50.35-sf. The applicant states that "Due to the location of the building to the road and the quick moving traffic, the signs need to be larger for customers to located the business." Staff analysis recommended denying the additional signs and approval of a maximum of one sign. Staff asked a condition be placed on the property that before a wall sign could be approved, they would need to remove existing nonconforming signs.

Applicant Rebecca Steakley added that the proposed signage has been pulled and recycled from other locations due to the cost of the rebuilding due to the tornado. That is the reason the signs are so large.

Chairwoman Cicioni opened the public hearing for comments.

There were none.

The public hearing was declared closed.

Chairwoman Cicioni stated she found the sign code restrictive at one wall sign per tenant. If there is a three-street property and only one sign is permitted the business has no identifying visuals. Deputy Director Joe Rexwinkle spoke on staff recommendation was mainly due to the size of the signs. Commissioner Jensen agreed with Cicioni and stated that he was good with the number of signs being purposed.

Motion by Jensen to **APPROVE** two wall signs, second by Burnett.

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

APPROVED

Motion by Jensen to **DENY** the proposed sized of the signs, second by Burnett.

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

DEINED

2026 BOA Leadership

Commissioner Derek Burnett will be the 2026 BOA Chair. Commissioner Isaac Stevens will serve as BOA Vice Chair. Commissioner Kevin Jensen will stay as a BOA member again.

ADJOURN

There being no further business, the Chairwoman Cicioni adjourned the meeting at 6:15 p.m.

Approved by vote of the Board of Adjustment on:

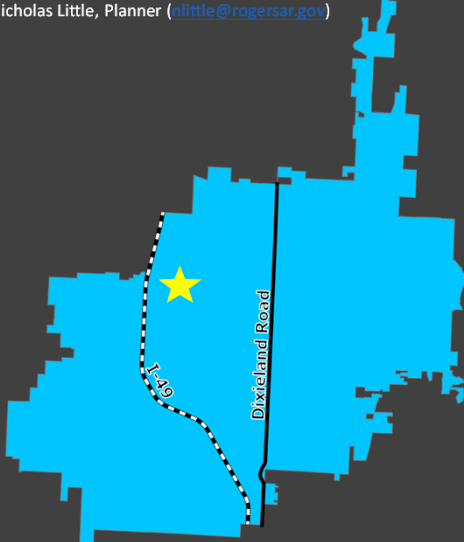


Variance

PLANNING

Arisa Health Signs

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



Vicinity Map

Location

401 S 40th Street

Nature of Request

1. Exceed maximum area for wall sign
2. Allow monument sign in Urban Neighborhood placetype

Zoning

T4.2

Existing Use

Healthcare Services

Representative

Ken Jones, Ken's Signs

Summary:

This request is for a variance from Table 5.8.12.G., allowing a wall sign to exceed 30 square feet in area, and a variance from Table 5.8.13.A, to allow a monument sign in the Urban Neighborhood Placetype.

Site Acreage: ±20.18



Variance

Arisa Health Signs

PLANNING



Existing Conditions

- The subject property fronts S 40th Street, which roughly runs parallel to S Promenade Blvd.
- Construction of an Arisa Health facility is underway currently

Existing Conditions:



Variance

Arisa Health Signs

PLANNING



Proposal exhibit



Compliant exhibit

Variance Request 1

- Table 5.8.12.G limits wall signs to 30 square feet in area.
- Applicant is proposing an increase in allowed signage area to about 118 square feet.

Variance Request #1:



Arisa Health Signs

Applicant's Stated Hardship

	Applicant's Response
How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?	Due to the setback of the bldg. from the street (over 167'), the 30 square feet of bldg. signage allowed by code would create visibility & legibility issues of the sign. We are proposing to increase the sign square footage to 118.3 square feet in order to overcome those hinderances.

Summary of Applicant's Hardship:

Due to the setback of the bldg. from the street (over 167'), the 30 square feet of bldg. signage allowed by code would create visibility & legibility issues of the sign. We are proposing to increase the sign square footage to 118.3 square feet in order to overcome those hinderances.



Variance

PLANNING

Arisa Health Signs

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?	No response from the applicant.

Summary of Applicant's Hardship:

The applicant did not respond to this question.



Variance

PLANNING

Arisa Health Signs

Staff Analysis

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

No. The building being set back from the road, because of parking, is not a unique circumstance at all. In the applicant's defense, however, a 30 sf sign would look abnormally small on a façade this size.

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

Somewhat. The LSDP for this building was subject to the old Chapter 14 development ordinances, so requirements were different. The applicants DID NOT have set the building back off of S 40th Street as far as they did. Given, the sign code was different at the time and may have allowed for a larger wall sign than what this rendition of the UDC allows for.

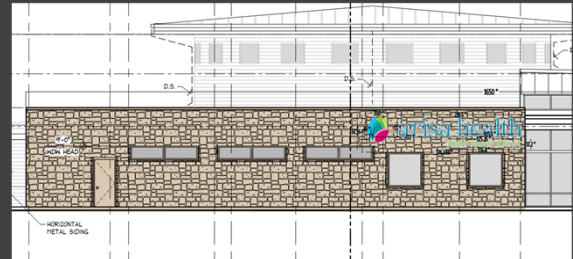


Table 5.8.12.G Wall Signs

Quantity	One per tenant
Area (square feet)	30
Projection (inches)	10

Staff's Response:

See slide for responses to the variance criteria.



Variance

PLANNING

Arisa Health Signs

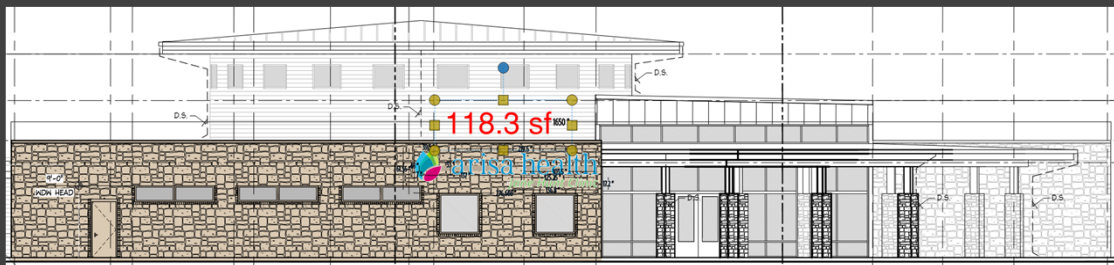
Staff Analysis

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

No. The sign is significantly larger than what the code allows for and could theoretically be reduced to be closer to a compliant size.

Is there another reasonable method of avoiding the need for a variance or waiver?

No.



Staff's Response:

- See slide for responses to the variance criteria.



Variance

PLANNING

Arisa Health Signs

Proposal exhibit



Variance Request 2

- Table 5.8.13.A does not allow monument signs in the Urban Neighborhood placetype.
- Applicant is proposing to relocate an existing monument sign on site.

Variance Request #2:



Variance

PLANNING

Arisa Health Signs

		Wall	Projecting	Blade	Awning	Facade	Monument	Pole	Pylon	Directory	Wayfinding	Post and Arm
Neighborhood	U-NH	X		X	X	X						X
	F-NH	X		X	X	X						X
	NH-C	X	X	X	X	X	X			X		
City Centers	DT-C	X	X	X	X	X						
	SW-CC	X	X	X	X	X	X			X	X	
	MT-CC	X	X	X	X	X	X	X		X	X	X
Regional Centers	UT-RC	X	X	X	X	X	X			X	X	
	NW-RC	X	X	X	X	X	X			X	X	
	PG-RC	X	X	X	X	X	X	X		X	X	X
Corridors	C-CO	X	X	X	X	X	X	X		X	X	X
	R-CO	X	X	X	X	X	X	X		X	X	X
	H-CO	X	X	X	X	X	X	X		X	X	X
IAT	IAT	X	X	X	X	X	X	X		X	X	X

Variance Request #2:

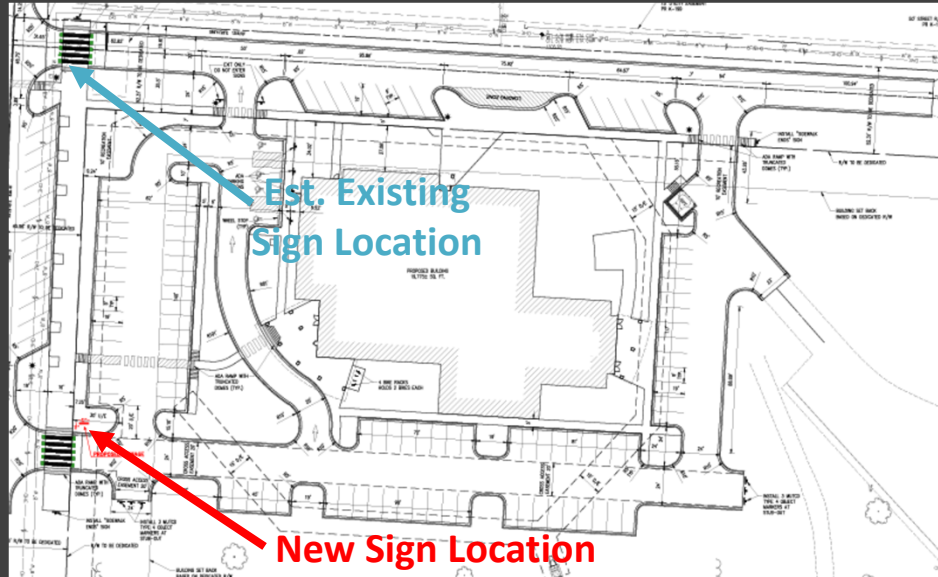


Variance

PLANNING

Arisa Health Signs

Relocation exhibit



Variance Request #2:



Variance

PLANNING

Arisa Health Signs

Applicant's Stated Hardship

	Applicant's Response
How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?	No stated hardship.
How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?	No response from applicant.

Summary of Applicant's Hardship:

Applicant provided no hardship or intent to keep with spirit and intent of the code.



Variance

PLANNING

Arisa Health Signs

Staff Analysis

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

Yes. The sign is deemed legal nonconforming per Section 5.8.5. of the UDC. While the relocation of the sign would alter it's grandfathered status, the sign is not changing size or content, and strict application of the code varied from would not allow it under the UDC.

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

No. The applicant is proposing to move the sign because of the new construction on site. The code changed since the permit for the monument sign was issued.



Staff's Response:

See slide for responses to the variance criteria.



Variance

PLANNING

Arisa Health Signs

Staff Analysis

Is the variance or waiver requested the minimum amount necessary to carry out the project?	There is no quantifiable amount tied to the request. They're asking to relocate.
Is there another reasonable method of avoiding the need for a variance or waiver?	No.



Existing sign

Staff's Response:

- See slide for responses to the variance criteria.



Variance

PLANNING

Arisa Health Signs

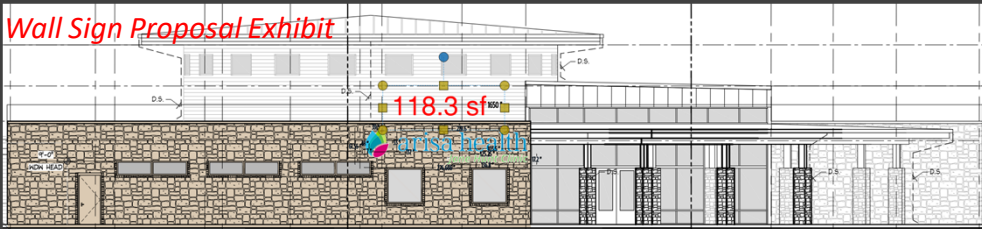
Existing Monument Sign to
be Relocated



Recommendation

- **CONSIDERATION** of the variance from Table 5.8.12.G, allowing a 118.3 square foot wall sign.
- **APPROVAL** of the variance from Table 5.8.13.A, allowing the applicant to relocate a formerly permitted, but otherwise prohibited monument sign on site

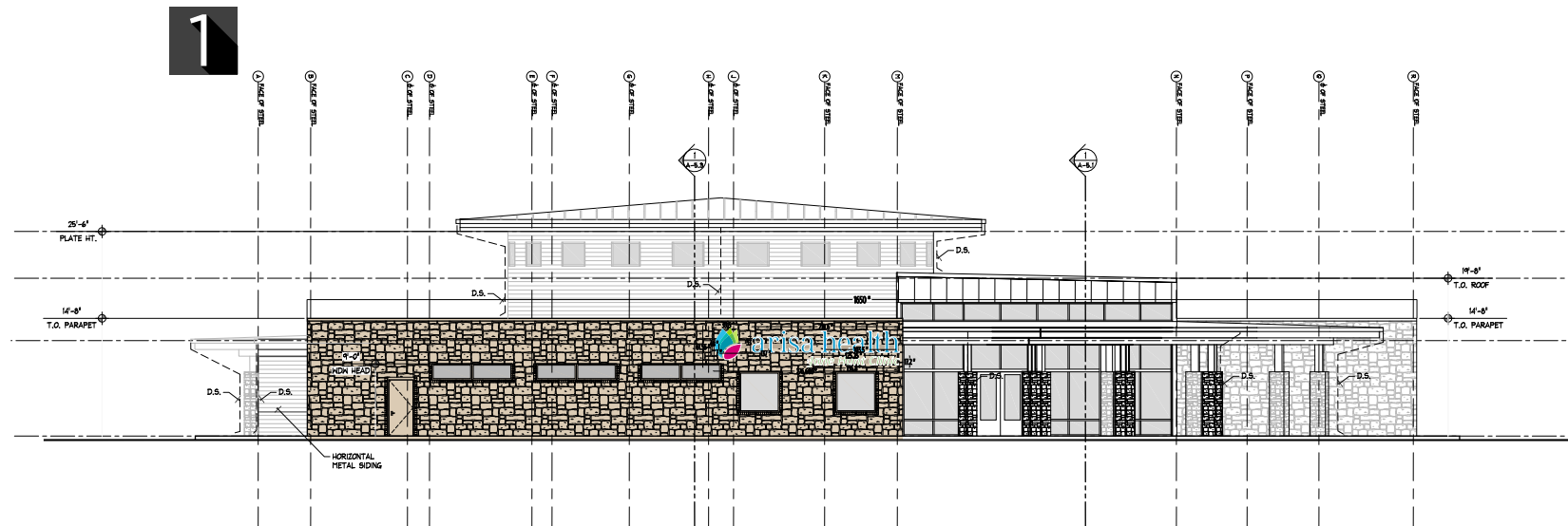
Wall Sign Proposal Exhibit



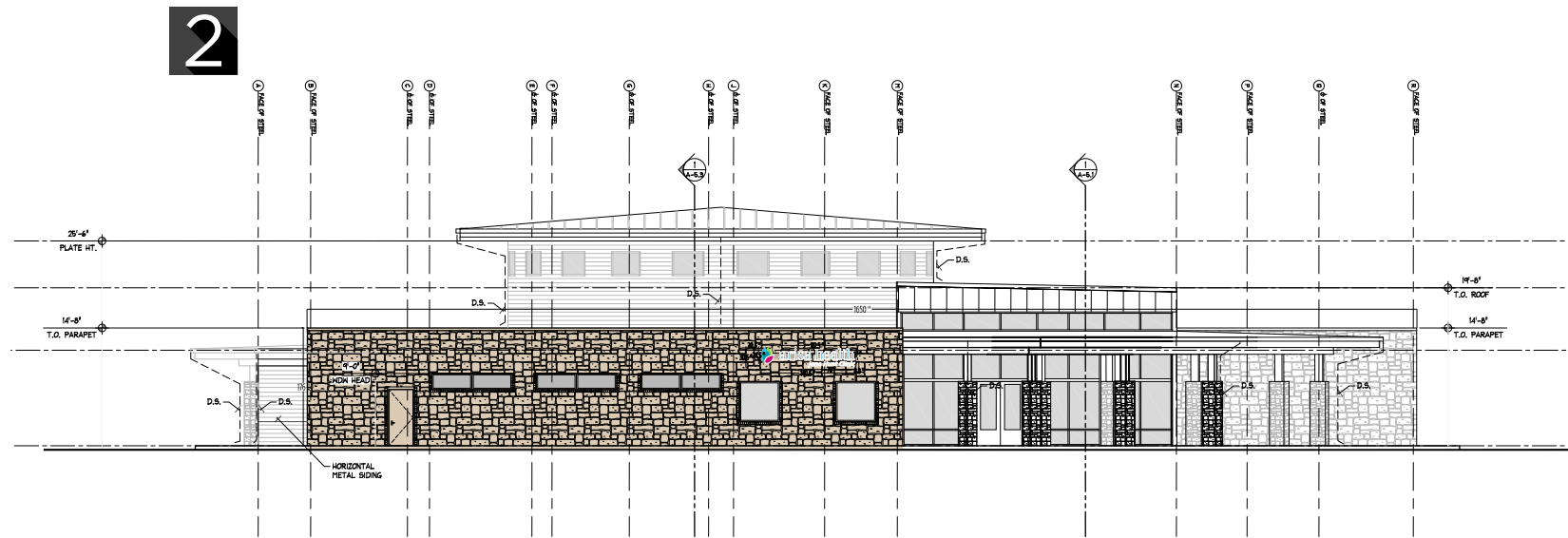
Public Input:

Staff did not receive any phone calls or emails regarding this request.

Recommendation



EXTERIOR ELEVATION at WEST
Scale : 1/8"=1'-0"



EXTERIOR ELEVATION at WEST
Scale : 1/8"=1'-0"

PROPERTY OWNER AFFIDAVIT

I, Laura Tyler, CEO Arisa Health, certify that I am the current owner of the property which is the subject of this application. I hereby authorize, Ken's Sign Co. to act as my agent for this application only. All statements contained in this application have been prepared by me or my agents and are true and correct to the best of my knowledge. The application is being submitted with my knowledge and consent.

Dated this the 17th day of November, 2025.

Laura Tyler
Signed

Laura Tyler, CEO Arisa Health Inc.
Name Printed

STATE OF Arkansas

COUNTY OF Washington

Subscribed and sworn before me this the 17th day of November, 2025.

Abigail Hendrix
Notary Signature

Abigail Hendrix
Notary Name Printed

03/05/2031
Commission Expires

