



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

PLANNING COMMISSION MEETING AGENDA

APRIL 21, 2026

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/88563106218](https://us02web.zoom.us/j/88563106218)

BOARD OF ADJUSTMENT: N/A

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 the April 7, 2026 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 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.

- a. Harrington Rezone (RZ26-00108)



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A request by Joseph Harrington to rezone 2443 S. 26th Street from the T2 (Rural) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Christina Moore

REPRESENTED BY: Joseph Harrington

b. Pope Road Rezone (RZ26-00119)

A request by Cottage Home XNA, LLC to rezone 13.47 acres off of S. Pope Road from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) zoning district.

STAFF: Christina Moore

REPRESENTED BY: Kendele Boyce

PUBLIC HEARINGS:

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

No items.

b. **NEW BUSINESS** - Items removed from Consent Agenda.

No items.

REPORTS :

a. COMMISSIONERS

b. STAFF

i. Consider the cancellation of the May 19th, 2026 Planning Commission meeting due to no agenda items received.

ADJOURN PLANNING COMMISSION:

BOARD OF ADJUSTMENT - NO MEETING:



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

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on April 7, 2026 at 5:30 P.M. The meeting was called to order by Chairwoman Samantha Best followed by the Pledge of Allegiance.

ROLL CALL

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

DECLARATION OF ABSTENTION

Chairwoman Best asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item.

ACTION ON MINUTES

Motion by McClure, second by Stevens to approve the March 3, 2026 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

The Chair opened the public forum for comments.

The public forum was declared closed.

CONSENT AGENDA

a. Dowers Rezone (Case #: RZ26-00091)

A request by David Allen Dowers to rezone 3880 S. Old Wire Rd. from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) and the T4.1 (Neighborhood Medium-Intensity) zoning district.

b. Dominguez Rezone (Case #: RZ26-00086)

A request by Dominguez Insurance to rezone 1108 W. New Hope Road from the T4.1 (Neighborhood Medium-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

c. Blue Sky Rezone Rezone (Case #: RZ26-00052)

A request by Blue Sky Townhomes to rezone 906 E. New Hope Rd from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

The Chair opened the public hearing for comments. Dower Rezone and Blue-Sky Rezone were removed from consent agenda. Deputy Director Joe Rexwinkle spoke on behalf of the Blue-Sky applicant who was unable to make it due to illness and request the rezone be tabled until May 5th.

The public hearing was declared closed.

Motion by McClure, second by Stevens to approve the consent agenda.

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

APPROVED.

PUBLIC HEARINGS

Old Business – None

New Business

a. Dowers Rezone (Case #: RZ26-00091)

A request by David Allen Dowers to rezone 3880 S. Old Wire Rd. from the T2 (Rural) zoning district to the T3.2 (Neighborhood Low-Intensity) and the T4.1 (Neighborhood Medium-Intensity) zoning district.

Planner Laural Scates noted that the applicant is proposing to rezone ±41.10 acres from T2 to T3.2 and T4.1 in the Neighborhood Fabric (NH-F) placetype. Both T3.2 & T4.1 in Neighborhood Fabric are subject to Standard Review. Neighborhood Fabric (NH-F): 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. Staff recommends approval of the request.

Ali Karr with Crafton Tull and Tyler Merriott with Schuber Mitchell Homes represented the request and stated they had nothing to add and were available for questions.

The Chair opened the public hearing for comments.

- Rey Hernandez 3939 S. Old Wire Rd. -more concerns that oppositions, need sidewalks, rumors of it being a gated community.
- Adrienne Culpepper 4002 S. Old Wire Rd.- crime (drug deals and tagging) and need sidewalks

The public hearing was declared closed.

Ali Karr stated the developer would be installing sidewalks on S. Old Wire Road. Gated communities are not allowed in Rogers. Tyler Merriott spoke on the development having fences and separation from the cattle and adding value to the properties.

Motion by Cicioni, second by Jensen to recommend the rezone request as presented to City Council.

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

APPROVED.

b. Blue Sky Rezone (Case #: RZ26-00052)

A request by Blue Sky Townhomes to rezone 906 E. New Hope Rd from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

Deputy Planning Director Joe Rexwinkle noted that the applicant is proposing to rezone ±1.83 acres from T2 to T4.1 in the Neighborhood Fabric placetype. The subject property is located near the southeast intersection of S Old Wire Road and E New Hope Road in southeast Rogers. The development intensity permitted in this zone is compatible with the adjacent T4.1 zoning to the west and southeast. The adjacent T3.1 zoning is non-conforming in Neighborhood Fabric with the lowest zone allowed being

T3.2. Per Section 4.6 of the UDC, T4.1 permits primarily residential uses. Staff has received no public input and recommends approval of the request.

Rexwinkle reiterated that the applicant was not able to make it due to illness and wished to table this request to May 5th.

The Chair opened the public hearing for comments.

- Nancy Albin 1903 S. K Street- spoke against, access questions and traffic, needing sidewalks, and the property being used as dumping grounds.
- Jordan Head 1910 S. K Street- spoke against and shared the same concerns.
- Iteamh Kommineni 1917 S. Pinewood- against higher density more population more crime, tagging on fence.
- Tyler Stokes 1908 S. K Street- Spoke against and higher density development, size and configuration and access characteristics.

The public hearing was declared closed.

Commissioner Stevens request staff discuss the difference of what is being reviewed now and what is to be considered later on as part of the development review process. Rexwinkle clarified that apartments would not be permitted on this property as they are only allowed in T4.1 when they are adjacent to a public park or for lots on major streets. While New Hope Road is a major street they would need to subdivide the land, it would only be four lots adjacent to New Hope. It would not be the full depth of the lot. If the rezone passes the applicant will need to submit, at minimum, a site development plan and public improvement plans, and that would depict the layout of the site. There are a lot of rules that come to how you lay it out. In order to follow Fire and Emergency Access and turn around for those vehicles.

Chairwomen clarified that if a rezone get recommended to City Council for approval it still has to meet all the requirements that the City has for development. Rexwinkle added that all new planning cases submitted to the City for review are public record on the City webpage. There is a weekly deadline on Thursdays. Commissioner Burnett requested staff speak on the uses allowed. Community Development Director John McCurdy emphasized that just because something is allowed in the zoning doesn't mean that it can be built feasibly on the site.

Motion by Cicioni, second by Andrade to table until the May 5, 2026 Planning Commission Meeting.

Voice Vote: Unanimous – Yes, Motion carried.

TABLED.

c. CSP Shelby Lane Plaza (Case #: SGN26-0064)

A request by Shelby Lane Plaza for a Common Sign Plan at 717 W. Walnut Street in the T5.1 (City Low-Intensity) zoning district.

Deputy Planning Director Joe Rexwinkle stated the following request is to propose a common signage plan for the multi-tenant building near the northeast corner of Walnut and 8th. The property is in the Downtown City Center Placetype. It's a multi-tenant commercial building that has been around for sometime with parking on the south and the west sides of the property. A common sign plan would allow a directory sign in a form of a monument and pole sign structure at this location, a sign that is used for

multi-tenant buildings. These types of signs are not permitted in this placetype unless there is a common sign plan is approved.

Wall Signs Included in the common sign plan are wall signs that would differ from what the code currently allows which is thirty (30) square feet flat regardless of the tenant space. The applicant is proposing two (2) square feet of per linear foot of frontage or a maximum size of one hundred (100) square feet, whichever is less, this development currently has one tenant suite that would be wide enough to get anywhere close to the one hundred (100) square foot maximum. This would allow the signs to be proportional to the size of the tenant space. Staff has no objection to this request.

Pole Sign Applicant is proposing a pylon sign along the 8th Street frontage. The sign included in the staff report was thirty (30) feet in height, and one hundred seventy (170) square feet in sign area. Pole signs are limited to twenty-four (24) feet in height, and sixty (60) square feet in sign area. Staff recommended that applicant reduce the height of the pole sign.

Monument Sign Applicant is proposing a monument along Walnut Street. The monument is shown to be twelve (12) feet in height and a little over fifteen (15) feet wide with a total sign area of one hundred eighty (180) square feet. As mentioned earlier monuments are not permitted in this placetype but where they are permitted they are limited to six (6) feet in height and forty-eight (48) square feet in sign area. Staff has recommended the applicant reduce the height and sign area to be more in line with the scale of the Walmart sign at the southwest corner of 8th Street and Walnut Street.

Staff has found that the signs will not propose a danger to the general public. We had expressed concern with the original proposal of the monument sign, because it was shown potentially close to a future sidewalk. There is currently no sidewalk along either street but there are deign plans that the city has prepared. Staff has recommended the that the sign be pushed bac further, applicant could have additional height above what we suggested for every foot they move the sign back the future sidewalk. These issues have been resolved with the new rendering's applicant has submitted. The plactype being one of the City Center Placetypes, where development is expected to be more urban over long term, this development that exists today does not conform with that long-term vision, the signs being proposed confirm to the existing development today. This being the case staff is supportive of the sign types and the size as revised.

Revised Monument Sign Seven (7) feet nine and half (9 ½) inches in height with one hundred and three (103) square feet of sign area.

Revised Pole Sign twenty-four (24) in height with one hundred and forty (140) square feet in sign area.

Commissioner Cicioni questioned if the Buck Property was included in this common sign plan.

Jim Brown, property owner, stated that the common sign plan included only 719 and 717 and he owns both.

Commissioners discussed. There was an error on the staff report presentation that included 715 W. Walnut Street that was not included in the applicants request. A separate meeting would need to be held and public notice would need to be given for 715 W. Walnut Street.

Motion by Lane, second by Jensen to approve with the revisions listed above.

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

REPORTS

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:51 p.m.

ATTEST:

APPROVED:

Ezequiel Tovar, Secretary

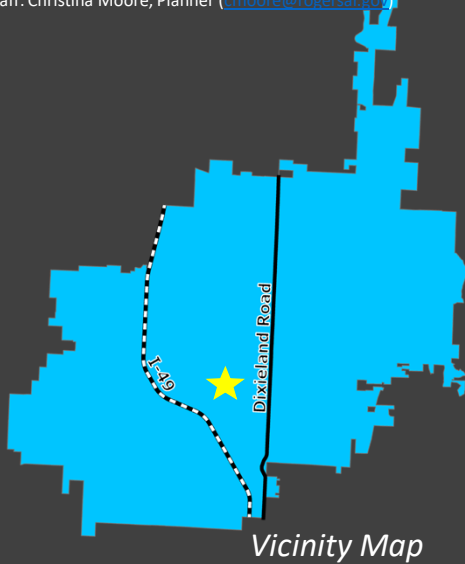
Samantha Best, Chair



Rezone Harrington Rezone

PLANNING

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



FLUM Place Type
Urban Neighborhood

Zoning
T2

Proposed Zoning
T4.2

Location
2443 S 26th Street

Representative
Joseph Harrington

Vicinity Map

This is a proposal to rezone 2443 S 26th Street from T2 to T4.2.

Nature of the Request:

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

Request Details:

- Proposal: The applicant is proposing to rezone ±0.54 acres from T2 to T4.2 in the Urban Neighborhood placetype.
- Review Type: Standard



Harrington Rezone

Zoning's Relationship to the FLUM

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

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

Permitted Zones by Placetype Per Table 2.8.3.A

| PLACETYPE | SR | ER |
|--------------------|--------------------|-------------|
| Urban Neighborhood | T4.1 & T4.2 | T3.2 & T5.1 |

Rezone Request

- T4.2 in Urban Neighborhood is subject to Standard Review

2.8.6 Standard Review Criteria

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

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

In the urban neighborhood placetype a rezoning to T4.2 is standard review meaning that it is likely to create the placetype envision by the city.

About the Future Land Use Map (FLUM)

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

2.8.3 Relationship with Future Land Use Map

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

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

Summary of Request:

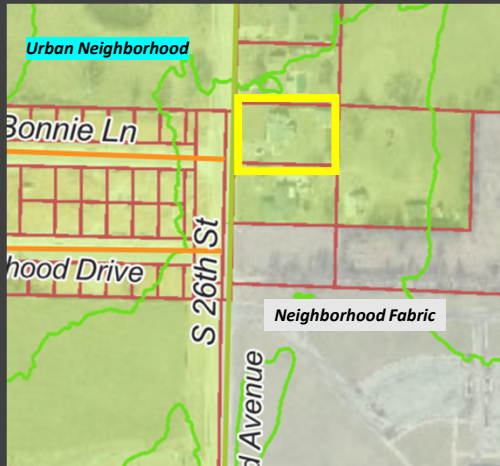
This request for a rezone from T2 to T4.2 in Urban Neighborhood is subject to Standard Review.



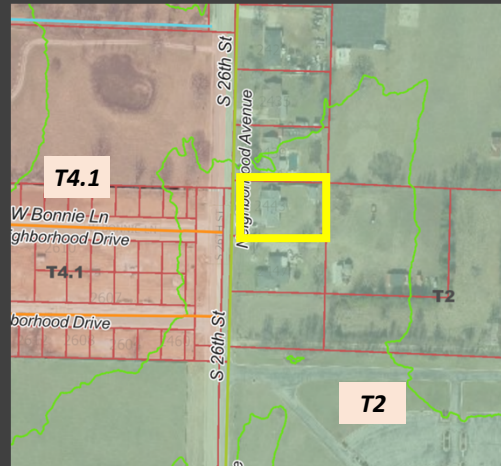
Rezone

Harrington Rezone

PLANNING



FLUM



Zoning Map

Rezone Request

Rezone from T2 to T4.2 in Urban Neighborhood.

Placetype Description

Urban Neighborhood (U-NH): “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.

Current Zone (T2)

“A very low-intensity district intended for agricultural uses and as a temporary holding zone pending development.” (UDC Section 4.2).

Proposed Zone (T4.2)

“A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged.” (UDC Section 4.2).



Rezone Harrington Rezone

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Table 4.5.A Selected Zone Standards

| Standard | T2 | T3.1 | T3.2 | T4.1 | T4.2 | T5.1 | T5.2 | T5.3 |
|---|-------------|------|-------|------|------------------------------------|-------|-------|-------|
| Area Standards | | | | | | | | |
| Max Building Coverage (% of lot) | 30 | 40 | 50 | 60 | 70 | 90 | 100 | 100 |
| Max. Impervious Surface (% of lot) | 30 | 50 | 60 | 70 | 80 | 100 | 100 | 100 |
| Principal Buildings | | | | | | | | |
| Min. Exterior Yard (ft) | 30 | 20 | 15 | 10 | 5 | 0 | 0 | 0 |
| Max. Exterior Yard (ft) | See 4.5.3.1 | | | | | 30 | 10 | 0 |
| Min. Building Occupancy | None | | | | | 70 | 80 | 100 |
| Min. Interior Yard (ft) | 30 | 10 | 5 | 5 | 5 | 0 | 0 | 0 |
| Min. Interior Yard, Alley-side | 10 | 5 | 5 | 0 | 0 | 0 | 0 | 0 |
| Max Building Height (stories) | 2 | 2.5 | 2.5 | 3 | 4 | 4 | 6 | 6 |
| Ground Floor Spaces | | | | | | | | |
| Min. Floor to Ceiling Height (ft) | None | | | | 12 | 12 | 12 | 12 |
| Min. Depth (ft) | None | | | | 12 | 12 | 12 | 12 |
| Min Entry Frequency (ft) | None | | | | 60 residential; 100 nonresidential | | | |
| Min Glazing (% of facade) | None | | 15/15 | | 50/25 | 50/25 | 50/25 | 70/25 |
| Upper Floor Space Min Glazing (% of facade) | None | | 15 | | 15 | 15 | 15 | 15 |

Uses Allowed in T4.2

- All Residential Uses
- Agriculture, Civic Spaces, Parking, community services, office, professional or personal services, eating and drinking, lodging, and retail

Relevant Use Standards in T4.2

- Multi-Unit Houses (4.7.1.7) - When they are consistent in scale with the two nearest residential buildings on the same block face.
- Apartment Houses (4.7.1.9) – Located on a lot with frontage on the Master Street Plan.
- Eating & Drinking (4.7.1.7) – allowed on the ground floor of a mixed use building.
- Retail (4.7.1.10) - allowed on the ground floor of a mixed use building.

Policy Maps Analysis:

Per the Future Land Use Map (FLUM), the subject area is located in and surrounded by the Urban Neighborhood placetype with a Neighborhood Center nearby to the north. Per the Master Street Plan (MSP), the subject property fronts S 26th Street which is a major arterial. The proposed zone T4.2 is appropriate in this context.

Zoning Analysis:

Per Table 2.8.3.A of the UDC, the requested zone T4.2 is considered generally appropriate throughout the Urban Neighborhood placetype and along major arterials such as S 26th Street . A Neighborhood Center is nearby to the north intended to provide nearby access to services. The proposed rezone is consistent with the Future Land Use Map (FLUM) and appropriate in this development context.

Compatibility with Adjacent Zoning

The development intensity permitted in this zone is compatible with the adjacent T4.1 zoning to the west. The adjacent T2 zoning is non-conforming in Urban Neighborhood with the lowest zone allowed being T3.2.

Uses

Per Section 4.6 of the UDC, T4.2 permits primarily residential uses with some neighborhood oriented commercial uses.



Rezone

PLANNING

Harrington Rezone



Aerial View

Recommendation:

Approve

PUBLIC INPUT:

Staff has received concerns from the nearby church. The concern is regarding the potential for commercial uses like eating/drinking and retail being close to the other residential uses and church on the road. Staff response: These uses are only allowed in T4.2 if they are in a mixed use building. Meaning the use is on the bottom and an apartment unit is on top.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

2.8.8 Planning Commission

2.8.8.1 Standard Review Districts

Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.

Possible Planning Commission Motions for Standard Review:

- Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or
- Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Lot 5, Russell Fields 2nd addition, to the City of Rogers, Benton County, Arkansas

LAYMAN'S DESCRIPTION: 2443 S. 26th Street, Roges, AR 72758

PRESENT ZONING: T2

ZONING REQUEST: T4.2

Respectfully Submitted,

By: Joseph Edward Harrington
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 6th day of March, 2026



Valyn Hunt
Notary Signature

Valyn Hunt
Notary Name Printed

05/11/2031
Commission Expires

Director's Minimum Submittal Requirements

Community Development Department

Last Updated 4/15/2025

APPLICANT'S ACKNOWLEDGMENT

Of the Director's Minimum Submittal Requirements

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

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

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

| | Preliminary Plat | Public Improvement Plan | Final Plat | Site Development Plan | Development Permit | Disturbance Permit | Appeals - Provide Statement of Appeal in Letter Form | Variances | Cert. of Appropriateness | Zoning Map Amendment |
|---|------------------|-------------------------|------------|-----------------------|--------------------|--------------------|--|-----------|--------------------------|----------------------|
| Required Shapefile in .kmz format | X | X | X | X | | | | | | |
| Legal Description in Microsoft Word Document | | | | | | | | | | X |
| Cover Sheet | X | X | X | X | | X | | | | |
| Survey | X | X | X | | (1) | | (2) | | | |
| Land Development Plan, Preliminary | X | | | | | | | | | |
| Land Development Plan, Final | | X | | X | | X | | | | |
| Grading, Final | | X | | X | | X | | | | |
| Utility, Preliminary | (3) | | | | | | | | | |
| Utility, Final | | X | | X | | X | | | | |
| Drainage Plan | | X | | X | | | | | | |
| Erosion Control Plan | | X | | X | | X | | | | |
| Site Plan | | | | X | | | | | | |
| Building Entrances | (5) | (5) | (5) | X | X | | | | X | |
| Landscape Plan | | X | | X | | | | | | |
| Photometric Plan | | | | X | | | | | | |
| Building Elevations | | | | X | | | | | X | |
| Renderings | | | | X | | | | | X | |
| Floor Plans | | | | X | | | | | | |
| Final Plat | | | X | | | | | | | |
| Water Plan and Profile | | X | | | | | | | | |
| Sewer Plan and Profile | | X | | | | | | | | |
| Storm Drain Plan and Profile | | X | | | | | | | | |
| Street Plan and Profile | | X | | | | | | | | |
| Paving and Striping Plan | | X | | | | | | | | |
| Street Signage Plan | | X | | | | | | | | |
| Statement/Letter of Appeal | | | | | | | X | | | |
| Standard Dedication Language | | | X | | | | | | | |
| Signature Blocks | | | X | | | | | | | |
| Common Signage Plan | (6) | | | (6) | | | | | | |
| (1) Where development permit is acting as the sign permit | | | | | | | | | | |
| (2) Where variance pertains to the placement, location, or setback of a structure | | | | | | | | | | |
| (3) Only needed if not in Right-of-Way | | | | | | | | | | |
| (4) Some Plan Sets may not require each item to be on its own sheet or some may need additional sheets. | | | | | | | | | | |
| (5) To ensure adequate fire protection we need to know which lot lines are adjacent to primary and rear building entrances. Buildings need not be identified on the plan, but the lot lines adjacent to planned entrances shall be symbolized in a manner that identifies them as such. | | | | | | | | | | |
| (6) Only required where proposed application type is for a commercial subdivision, mixed-use development, or any other project including multiple businesses/tenants. Refer to UDC Section 5.8.9(D) for elements required to be submitted for a common signage plan. | | | | | | | | | | |

| Cover Sheet | Survey | Existing Conditions | Land Development Plan Preliminary | Land Development Plan Final | Grading, Preliminary | Grading, Final | Utility Plan, Preliminary | Utility Plan, Final | Drainage Plan | Erosion Control Plan | Site Plan | Landscape Plan | Photometric Plan | Building Elevations | Rendings | Floor Plans | Final Plat | Water Plan and Profile | Sewer Plan and Profile | Storm Drain Plan and Profile | Street Plan and Profile | Paving and Striping Plan | Street Signage Plan | Common Signage Plan |
|--|--------|---------------------|-----------------------------------|-----------------------------|----------------------|----------------|---------------------------|---------------------|---------------|----------------------|-----------|----------------|------------------|---------------------|----------|-------------|------------|------------------------|------------------------|------------------------------|-------------------------|--------------------------|---------------------|---------------------|
| The purpose of this list is to provide guidance to design professionals as to content that is commonly required to adequately review a given plan sheet against city requirements and policies so as to minimize the number of review cycles. You are encouraged to use professional judgment where including all required plan content on a given plan sheet would create difficulty reading the plan for reviewers. | | | | | | | | | | | | | | | | | | | | | | | | |
| h. Lots including their area in square feet (or in acres where larger than one acre), numeric lot identification, and their dimensions. | | | | | | | | | | | | | | | | | | | | | | | | |
| i. Tracts including their area in square feet (or in acres where larger than one acre), alphabetic tract identification, their dimensions, and their purpose. Where courtyards or terraces or other shared use spaces are proposed or required, tracts dedicated to such use shall be shown. Where stormwater detention is required or proposed, tracts dedicated to such shall be shown. Where programmed open space is required, tracts dedicated to such purposes shall be shown. | | | (3) | | (3) | | (3) | | | | | | | | | | | | | | | | | |
| j. Easements including their dimensions and purposes; identifying whether they are existing, proposed, proposed to be modified or vacated. | X | X | (10) | X | (10) | X | (10) | X | | | X | X | X | | | | X | | | | | | | X |
| k. Utility infrastructure including sizing, material, depth, height, width, etc. with dimensions from other utilities and identifying whether within right-of-way or tract intended for a street or located within an easement on private property. | | | | | | | | | | | | | | | | | | | | | | | | |
| l. Buildings and Structures. Location of existing and proposed buildings and structures, with finished floor elevations, dimensions from right-of-way or tracts proposed to contain streets and from adjacent property lines, dimensions of building width and length, number of floors, and building coverage, gross floor area per floor, and total building area, all in square feet. Buildings containing residential units shall identify the number of dwelling units per floor by building type, the total number of units by building type, and the total number of units. | (4) | (4) | (4) | X | (4) | X | (4) | X | X | (4) | X | X | X | | | | (11) | X | X | X | X | X | | (12) |
| m. Uses. Identification of anticipated or existing uses within each building, specifically identifying intended use of the building's ground level and whether the building will be designed for nonresidential use or residential use, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas. | | X | | | | | | | | | X | | | | | X | | | | | | | | |
| n. Vehicular Use Areas. Location of proposed, existing, or existing and proposed to be demolished or modified vehicular use areas with written setback dimensions from existing/proposed street rights-of-way or tracts intended to contain streets and from and adjacent property lines; identifying fire access lanes, and including typical dimensions of drives, drive-aisles, parking spaces, drive-thru lanes, and the surface material (concrete, asphalt, etc.) | X | X | | | | | | | | | X | X | X | | | | | | | | | | | (12) |
| o. Pedestrian Use Areas, including sidewalks, shared-use paths, pedestrian ways, paths, lighting, surface material, and dimensions whether existing, existing and proposed to be modified, or proposed to be modified. | | X | X | X | X | X | X | X | X | X | X | X | X | | | X | | | | | | X | X | X |
| p. Phasing. Location and identification of boundaries and phase numbers of the development if proposed to be phasied or developed in phases, and showing all public improvements by phase. | | | | | | | X | | X | X | | | | | | | | | | | | | | |
| q. Other Site Features. Location and identification of any proposed and any existing site features to be retained, including detention areas, stairs, retaining walls, and other pertinent site features. Retaining walls should include materials and top and bottom of wall heights. | | X | X | X | X | X | X | X | X | X | X | X | X | | | X | | | | | | | | (12) |
| r. Building Elevations in color and including exterior building materials, location and dimension of storefront glazing and the degree to which such glazing is transparent or opaque, showing overall facade fenestration and articulation, doors, windows, etc. | | | | | | | | | | | | | | X | X | X | | | | | | | | |
| s. Floor Plans of building ground floor identifying location of walls, stairwells, elevator banks relative to tenant spaces, exterior doorways, lobbies and storefront systems, and identifying the tenant space depth and floor to ceiling height. | | | | | | | | | | | | | | X | X | X | | | | | | | | |

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

_____ (insert date).

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

Date: 3/6/2026

Applicant's Printed Name: Joseph E. Harrington

Applicant's Signature: Joseph E. Harrington

APPLICANT'S ACKNOWLEDGMENT

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 2.3.4.2 of the Rogers Unified Development Code that Joseph Harrington is applying to the Rogers Planning Commission to rezone RZ25-00108 certain real property at 2443 S. 26th Street. The property is more particularly described as follows:

LEGAL DESCRIPTION: Lot 5, Russell Fields 2nd addition, to the City of Rogers, Benton County, Arkansas

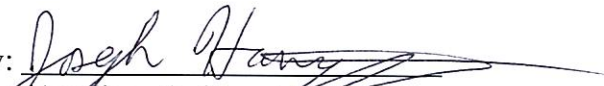
LAYMAN'S DESCRIPTION: 2443 S. 26th Street, Roges, AR 72758

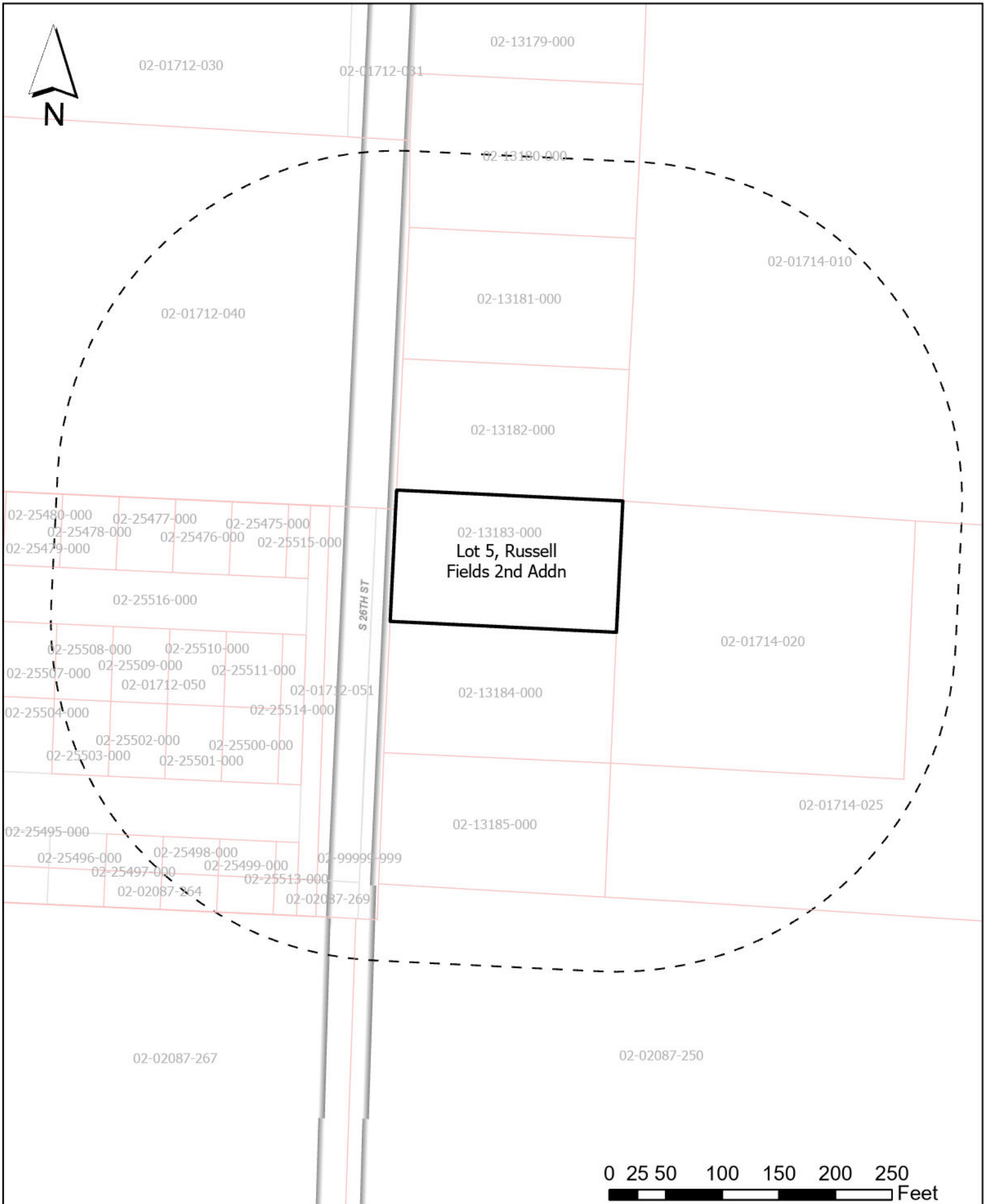
PRESENT ZONING: T2





ZONING REQUEST: T4.2

A public hearing by the Rogers Planning Commission will be held on April 21, 2026 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)



-  Tract
-  300' buffer
-  Parcels w/in buffer
-  Streets-curb to curb

RZ26-00108
Harrington

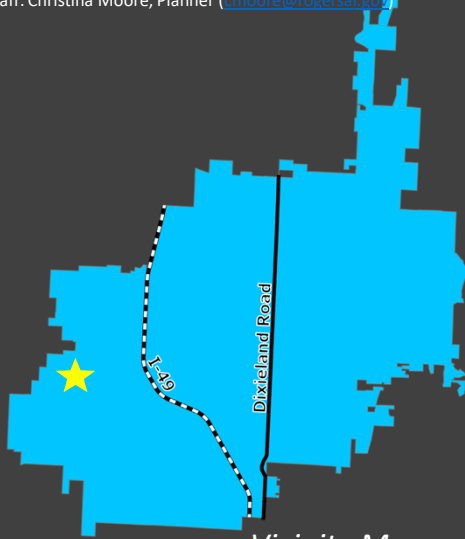




Rezone Pope Road Rezone

PLANNING

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



FLUM Place Type
Neighborhood Fabric

Zoning
T2

Proposed Zoning
T3.2

Location
02-13193-000, 02-13194-000, 02-01671-129, 02-01671-128,
02-01671-131

Representative
Kendele Boyce

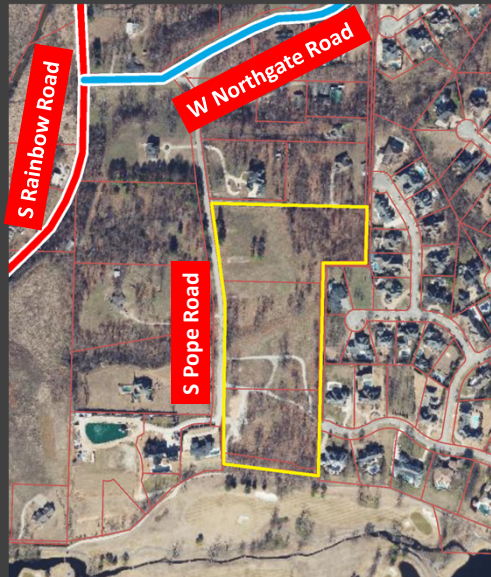
This is a rezone request of 5 parcels in west Rogers from T2 to T3.2.

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 ±13.47 acres from T2 to T3.2 in the Neighborhood Fabric placetype.
- Review Type: Standard



The parcels are located south of Northgate Road and Rainbow Road on Pope Road.

Location Description

The subject properties are located near the S Rainbow Road and W Northgate on S Pope Road just north of the Pinnacle Country Club

Parcels: 02-13193-000, 02-13194-000, 02-01671-129, 02-01671-128, 02-01671-131



Zoning’s Relationship to the FLUM

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

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

Permitted Zones by Placetype Per Table 2.8.3.A

| PLACETYPE | SR | ER |
|---------------------|-------------|------|
| Neighborhood Fabric | T3.2 & T4.1 | T4.2 |

Rezone Request

- 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.

In Neighborhood Fabric T3.2 is the lowest zone allowed in the placetype. A rezoning to T3.2 is subject to standard review which means the zone is likely to create the placetype envisioned by the city.

About the Future Land Use Map (FLUM)

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

2.8.3 Relationship with Future Land Use Map

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

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

Summary of Request:

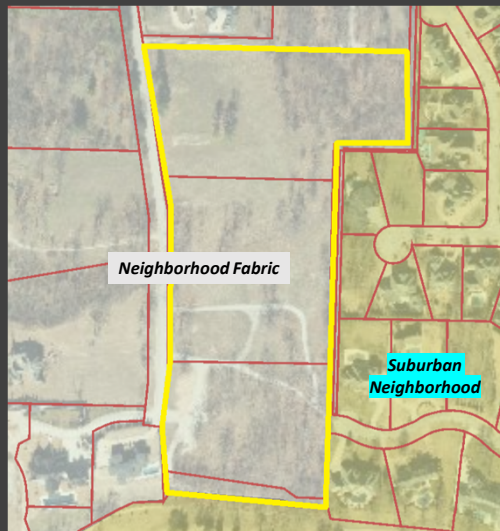
This request for a rezone from T2 to T3.2 in Neighborhood Fabric is subject to Standard Review.



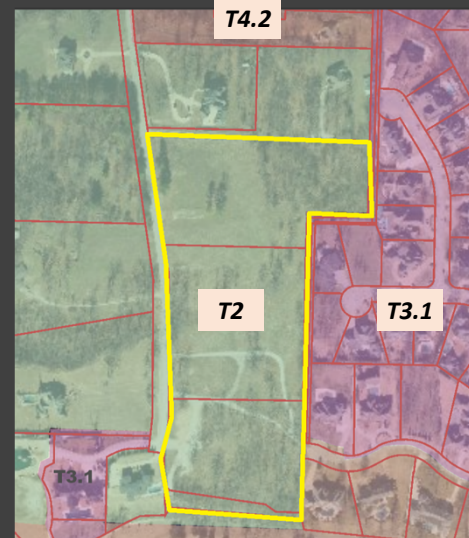
Rezone

Pope Road Rezone

PLANNING



FLUM



Zoning Map

The placetype in this location is Neighborhood Fabric which is intended to create connected, walkable communities by blending diverse housing types with local schools, parks and small shops. The current zone is T2 which is very low intensity rural. T2 is a holding zone and would need to be rezoned to be developed.

Rezone Request

Rezone from T2 to T3.2 in Neighborhood Fabric.

Placetype Description

Neighborhood Fabric (F-NH): “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.

Current Zone (T2)

“A very low-intensity district intended for agricultural uses and as a temporary holding zone pending development.” (UDC Section 4.2).

Proposed Zone (T3.2)

“A low-intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where non residential uses are limited.” (UDC Section 4.2).



Table 4.5.A Selected Zone Standards

| Standard | T2 | T3.1 | T3.2 | T4.1 | T4.2 | T5.1 | T5.2 | T5.3 |
|---|-------------|------|------|-------|------------------------------------|-------|-------|-------|
| Area Standards | | | | | | | | |
| Max Building Coverage (% of lot) | 30 | 40 | 50 | 60 | 70 | 90 | 100 | 100 |
| Max. Impervious Surface (% of lot) | 30 | 50 | 60 | 70 | 80 | 100 | 100 | 100 |
| Principal Buildings | | | | | | | | |
| Min. Exterior Yard (ft) | 30 | 20 | 15 | 10 | 5 | 0 | 0 | 0 |
| Max. Exterior Yard (ft) | See 4.3.3.1 | | | | | 30 | 10 | 0 |
| Min. Building Occupancy | None | | | | | 70 | 80 | 100 |
| Min. Interior Yard (ft) | 30 | 10 | 5 | 5 | 5 | 0 | 0 | 0 |
| Min. Interior Yard, Alleyside | 10 | 5 | 5 | 0 | 0 | 0 | 0 | 0 |
| Max Building Height (stories) | 2 | 2.5 | 2.5 | 3 | 4 | 4 | 6 | 6 |
| Ground Floor Spaces | | | | | | | | |
| Min. Floor to Ceiling Height (ft) | None | | | | 12 | 12 | 12 | 12 |
| Min. Depth (ft) | None | | | | 12 | 12 | 12 | 12 |
| Min Entry Frequency (ft) | None | | | | 60 residential; 100 nonresidential | | | |
| Min Glazing (% of facade) | None | | | 15/15 | 50/25 | 50/25 | 50/25 | 70/25 |
| Upper Floor Space Min Glazing (% of facade) | None | | | 15 | 15 | 15 | 15 | 15 |

Zoning standard table comparison between T2 and T3.2

Policy Maps Analysis:

Per the Future Land Use Map (FLUM), the subject area is located in and surrounded by the Neighborhood Fabric placetype with Suburban Neighborhood bordering to the east. The proposed zone T3.2 is appropriate in this context.

Zoning Analysis:

Per Table 2.8.3.A of the UDC, the requested zone T3.2 is considered generally appropriate throughout the Neighborhood Fabric placetype. The proposed rezone is consistent with the Future Land Use Map (FLUM) and appropriate in this development context.

Compatibility with Adjacent Zoning

The development intensity permitted in this zone is compatible with the adjacent T3.1 zoning to the east. Properties are also zoned T4.2 directly north along Northgate Road.

Uses

Per Section 4.6 of the UDC, T3.2 permits primarily residential uses.



Rezone

PLANNING

Pope Road Rezone

Table 4.6.A Permitted Principal Uses

| Use | T2 | T3.1 | T3.2 |
|--------------------|----|------|------|
| LIVING, in a | P | P | P |
| Detached House | P | P | P |
| Cottage House | P | P | P |
| Attached House | P | P | P |
| Duplex | | P | P |
| Multi-Unit House | | P | P |
| Town House | | | P |
| Apartment House | | | |
| Live-Work Building | | | |
| Mixed-Use Building | | | |

Uses Allowed in T3.2

- All Residential Uses except apartment house and mixed use building
- Agriculture and Civic Spaces

Relevant Use Standards in T3.2

- Residential uses must be developed according to Section 5.2 Residential Site Design.
- Townhouses and Multi-Unit Houses are only allowed in T3.2 when the units are facing a street on the Master Street Plan.
 - These housing types would not be allowed in this location.

In this location, we would not allow Multi-Unit houses or Town Houses. Due to the acreage of the lots, we would require a master plan of the site indicating roads, blocks, and pedestrian ways. The new roads would be classified as neighborhood and would not be on the Master Street Plan.

Policy Maps Analysis:

Per the Future Land Use Map (FLUM), the subject area is located in and surrounded by the Neighborhood Fabric placetype with Suburban Neighborhood bordering to the east. The proposed zone T3.2 is appropriate in this context.

Zoning Analysis:

Per Table 2.8.3.A of the UDC, the requested zone T3.2 is considered generally appropriate throughout the Neighborhood Fabric placetype. The proposed rezone is consistent with the Future Land Use Map (FLUM) and appropriate in this development context.

Compatibility with Adjacent Zoning

The development intensity permitted in this zone is compatible with the adjacent T3.1 zoning to the east. Properties are also zoned T4.2 directly north along Northgate Road.

Uses

Per Section 4.6 of the UDC, T3.2 permits primarily residential uses.



Rezone

PLANNING

Pope Road Rezone



Aerial View

Recommendation:

Approve

PUBLIC INPUT:

Staff has received several phone calls in opposition of the rezone request. Concerns have been about drainage/increased flooding on adjacent properties, increased traffic on both Pope Road and Northgate Road, and increased density with smaller lot sizes compared to the existing large lot sizes and decreased property values. Staff response to concerns: Any drainage or road capacity concerns will be addressed during the development review by engineering staff. We don't evaluate rezone requests on property values. Density is not regulated by lot sizes, rather we regulate it through building types.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

2.8.8 Planning Commission

2.8.8.1 Standard Review Districts

Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.

Possible Planning Commission Motions for Standard Review:

- Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or
- Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.

Director’s Minimum Submittal Requirements

Community Development Department

Last Updated 4/15/2025

APPLICANT’S ACKNOWLEDGMENT

Of the Director’s Minimum Submittal Requirements

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

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

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

Rezone application only

| | Preliminary Plat | Public Improvement Plan | Final Plat | Site Development Plan | Development Permit | Disturbance Permit | Appeals - Provide Statement of Appeal in Letter Form | Variations | Cert. of Appropriateness | Zoning Map Amendment |
|---|------------------|-------------------------|------------|-----------------------|--------------------|--------------------|--|------------|--------------------------|----------------------|
| Required Shapefile in .kmz format | X | X | X | X | | | | | | |
| Legal Description in Microsoft Word Document | | | | | | | | | | X |
| Cover Sheet | X | X | X | X | | X | | | | |
| Survey | X | X | X | | (1) | | | (2) | | |
| Land Development Plan, Preliminary | X | | | | | | | | | |
| Land Development Plan, Final | | X | | X | | X | | | | |
| Grading, Final | | X | | X | | X | | | | |
| Utility, Preliminary | (3) | | | | | | | | | |
| Utility, Final | | X | | X | | X | | | | |
| Drainage Plan | | X | | X | | | | | | |
| Erosion Control Plan | | X | | X | | X | | | | |
| Site Plan | | | | X | | | | | | |
| Building Entrances | (5) | (5) | (5) | X | X | | | | X | |
| Landscape Plan | | X | | X | | | | | | |
| Photometric Plan | | | | X | | | | | | |
| Building Elevations | | | | X | | | | | X | |
| Renderings | | | | X | | | | | X | |
| Floor Plans | | | | X | | | | | | |
| Final Plat | | | X | | | | | | | |
| Water Plan and Profile | | X | | | | | | | | |
| Sewer Plan and Profile | | X | | | | | | | | |
| Storm Drain Plan and Profile | | X | | | | | | | | |
| Street Plan and Profile | | X | | | | | | | | |
| Paving and Striping Plan | | X | | | | | | | | |
| Street Signage Plan | | X | | | | | | | | |
| Statement/Letter of Appeal | | | | | | | X | | | |
| Standard Dedication Language | | | X | | | | | | | |
| Signature Blocks | | | X | | | | | | | |
| Common Signage Plan | (6) | | | (6) | | | | | | |
| (1) Where development permit is acting as the sign permit | | | | | | | | | | |
| (2) Where variance pertains to the placement, location, or setback of a structure | | | | | | | | | | |
| (3) Only needed if not in Right-of-Way | | | | | | | | | | |
| (4) Some Plan Sets may not require each item to be on its own sheet or some may need additional sheets. | | | | | | | | | | |
| (5) To ensure adequate fire protection we need to know which lot lines are adjacent to primary and rear building entrances. Buildings need not be identified on the plan, but the lot lines adjacent to planned entrances shall be symbolized in a manner that identifies them as such. | | | | | | | | | | |
| (6) Only required where proposed application type is for a commercial subdivision, mixed-use development, or any other project including multiple businesses/tenants. Refer to UDC Section 5.8.9(D) for elements required to be submitted for a common signage plan. | | | | | | | | | | |

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

| | Cover Sheet | Survey | Existing Conditions | Land Development Plan, Preliminary | Land Development Plan, Final | Grading, Preliminary | Grading, Final | Utility Plan, Preliminary | Utility Plan, Final | Drainage Plan | Erosion Control Plan | Site Plan | Landscape Plan | Photometric Plan | Building Elevations | Renderings | Floor Plans | Final Plat | Water Plan and Profile | Sewer Plan and Profile | Storm Drain Plan and Profile | Street Plan and Profile | Paving and Striping Plan | Street Signage Plan | Common Signage Plan |
|--|-------------|--------|---------------------|------------------------------------|------------------------------|----------------------|----------------|---------------------------|---------------------|---------------|----------------------|-----------|----------------|------------------|---------------------|------------|-------------|------------|------------------------|------------------------|------------------------------|-------------------------|--------------------------|---------------------|---------------------|
| The purpose of this list is to provide guidance to design professionals as to content that is commonly required to adequately review a given plan sheet against city requirements and policies so as to minimize the number of review cycles. You are encouraged to use professional judgment where including all required plan content on a given plan sheet would create difficulty reading the plan for reviewers. | | | | | | | | | | | | | | | | | | | | | | | | | |
| h. <u>Lots</u> including their area in square feet (or in acres where larger than one acre), numeric lot identification, and their dimensions | | | | | X | | X | | X | | | X | X | X | | | | X | | | | | | | |
| i. <u>Tracts</u> including their area in square feet (or in acres where larger than one acre), alphabetic tract identification, their dimensions, and their purpose. Where courtyards or terraces or other shared use spaces are proposed or required, tracts dedicated to such use shall be shown. Where stormwater detention is required or proposed, tracts dedicated to such shall be shown. Where programmed open space is required, tracts dedicated to such purposes shall be shown. | | | | (3) | X | (3) | X | (3) | X | | | X | X | X | | | | X | | | | | | | |
| j. <u>Easements</u> including their dimensions and purposes identifying whether they are existing, proposed, proposed to be modified or vacated. | | X | X | (10) | X | (10) | X | (10) | X | | | X | X | X | | | | X | | | | | | | X |
| k. <u>Utility infrastructure</u> including sizing, material, depth, height, width, etc. with dimensions from other utilities and identifying whether within right-of-way or tract intended for a street or located within an easement on private property | | | | | X | | X | | X | | | | | | | | | | X | X | X | X | X | X | |
| l. <u>Buildings and Structures</u> . Location of existing and proposed buildings and structures, with finished floor elevations, dimensions from right-of-way or tracts proposed to contain streets and from adjacent property lines, dimensions of building width and length, number of floors; and building coverage, gross floor area per floor, and total building area, all in square feet. Buildings containing residential units shall identify the number of dwelling units per floor by building type, the total number of units by building type, and the total number of units. | | (4) | (4) | (4) | X | (4) | X | (4) | X | X | (4) | X | X | X | | | | (11) | | | | | | | (12) |
| m. <u>Uses</u> . Identification of anticipated or existing uses within each building, specifically identifying intended use of the building's ground level and whether the building will be designed for nonresidential use or residential use, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas. | X | | X | | | | | | | | | X | | | | | X | | | | | | | | |
| n. <u>Vehicular Use Areas</u> . Location of proposed, existing, or existing and proposed to be demolished or modified vehicular use areas with written setback dimensions from existing/proposed street rights-of-way or tracts intended to contain streets and from adjacent property lines; identifying fire access lanes; and including typical dimensions of drives, drive-aisles, parking spaces, drive-thru lanes, and the surface material (concrete, asphalt, etc.) | | X | X | | | | X | | X | X | X | X | X | X | | | | | | | | | | | (12) |
| o. <u>Pedestrian Use Areas</u> including sidewalks, shared-use paths, pedestrian ways, paths, lighting, surface material, and dimensions whether existing, existing and proposed to be modified, or proposed | | X | X | X | | X | X | | X | X | X | X | X | X | | | X | | | | | X | X | | X |
| p. <u>Phasing</u> . Location and identification of boundaries and phase numbers of the development if proposed to be platted or developed in phases, and showing all public improvements by phase. | | | | X | | X | | X | | X | X | | | | | | | | | | | | | | |
| q. <u>Other Site Features</u> . Location and identification of any proposed and any existing site features to be retained, including detention areas, stairs, retaining walls, and other pertinent site features. Retaining walls should include materials and top and bottom of wall heights. | | X | X | X | | X | X | X | X | X | X | X | X | X | | | | | | | | | | | |
| r. <u>Building Elevations</u> in color and including exterior building materials, location and dimension of storefront glazing and the degree to which such glazing is transparent or opaque, showing overall facade fenestration and articulation, doors, windows, etc. | | | | | | | | | | | | | | | X | X | X | | | | | | | | (12) |
| s. <u>Floor Plans</u> of building ground floor identifying location of walls, stairwells, elevator banks relative to tenant spaces, exterior doorways, lobbies and storefront systems, and identifying the tenant space depth and floor to ceiling height. | | | | | | | | | | | | | | | X | X | X | | | | | | | | |

| | Cover Sheet | Survey | Existing Conditions | Land Development Plan, Preliminary | Land Development Plan, Final | Grading, Preliminary | Grading, Final | Utility Plan, Preliminary | Utility Plan, Final | Drainage Plan | Erosion Control Plan | Site Plan | Landscape Plan | Photometric Plan | Building Elevations | Renderings | Floor Plans | Final Plat | Water Plan and Profile | Sewer Plan and Profile | Storm Drain Plan and Profile | Street Plan and Profile | Paving and Striping Plan | Street Signage Plan | Common Signage Plan |
|---|-------------|--------|---------------------|------------------------------------|------------------------------|----------------------|----------------|---------------------------|---------------------|---------------|----------------------|-----------|----------------|------------------|---------------------|------------|-------------|------------|------------------------|------------------------|------------------------------|-------------------------|--------------------------|---------------------|---------------------|
| The purpose of this list is to provide guidance to design professionals as to content that is commonly required to adequately review a given plan sheet against city requirements and policies so as to minimize the number of review cycles. You are encouraged to use professional judgment where including all required plan content on a given plan sheet would create difficulty reading the plan for reviewers. | | | | | | | | | | | | | | | | | | | | | | | | | |
| t. Programmed open space in conformance with the preliminary plat including the block or tract it is located within, its area in square feet, the type of programmed open space, and details regarding the amenities proposed within the open space where required including but not limited to play structures, trails, athletic fields, gardens, amenity centers, any buildings, gathering spaces, pools, splash pads, dog parks, landscaping, etc. | | | | X | X | X | X | X | X | X | X | X | X | X | | | | X | | | | | | | |
| 3. Tabular information provided in the following order for each phase and in total. The plan shall identify buildings, phases of development, and other graphic information by numbers or letters to allow easy reference to the following information: | | | | | | | | | | | | | | | | | | | | | | | | | |
| a. Existing and proposed zoning | X | | | | | | | | | | | | | | | | | | | | | | | | |
| b. Total land area in square feet and acres | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| c. Land area in square feet and acres for existing and proposed rights-of-way | X | X | | | | | | | | | | | | | | | | | | | | | | | |
| d. Programmed open spaces by type and area in square feet and acre | X | | | X | | X | | X | | X | X | X | | | | | | | | | | | | | |
| e. Net land area in square feet and acres | X | X | X | X | | X | X | X | X | X | X | X | | | | | | | | | | | | | |
| f. Height above grade of buildings and structures by story and by feet | X | | X | | | | | | | | | X | X | | X | X | X | | | | | | | | |
| g. Gross floor area of each floor and total gross floor area per building | X | | X | | | | | | | | | X | X | | | | X | | | | | | | | |
| h. Building coverage in square feet | X | | X | | | | | | | X | | X | X | | | | | | | | | | | | |
| i. Number of onsite parking spaces proposed and whether the uses are expected to rely on on-street parking | X | | X | | X | | | | | | | X | X | | | | X | | | | | | | | |
| j. Applications constituting an amendment to a previously-approved plan or plat shall include a written description of the changes and call attention visually to the drawn areas being amended | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| 4. Any other information deemed necessary by the Director for a determination as to the suitability of the plan for the site | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X | X |
| (1) If multiple firms/individuals prepared sheets within the larger plan set you must identify all on cover sheet. | | | | | | | | | | | | | | | | | | | | | | | | | |
| S Required - see Specifications | | | | | | | | | | | | | | | | | | | | | | | | | |
| (2) Required only when requesting relief from street typology specifications of Table 3.4.5.1.B. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (3) Required for programmed open spaces and stormwater detention areas only. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (4) Existing and proposed to remain only | | | | | | | | | | | | | | | | | | | | | | | | | |
| (5) Required only where survey is not required or provided. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (6) Street building fronts upon shall be identified as well as direction each facade faces. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (7) Required where not provided or deviating from what is provided on cover sheet or where cover sheet is not required. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (8) Only those proposed to be retained or required to be obtained according to an approved preliminary plat. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (9) When located within 30 ft of right-of-way | | | | | | | | | | | | | | | | | | | | | | | | | |
| (10) Required only when requesting relief from utility standards. | | | | | | | | | | | | | | | | | | | | | | | | | |
| (11) Finished floor elevations only | | | | | | | | | | | | | | | | | | | | | | | | | |
| (12) Required only for Site Development Plans | | | | | | | | | | | | | | | | | | | | | | | | | |

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

_____ (insert date).

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

Date: 03/04/2026

Applicant's Printed Name: Crafton Tull (Kendele Boyce)

Applicant's Signature: 

APPLICANT'S ACKNOWLEDGMENT

PROPERTY OWNER AFFIDAVIT

I, Eric S Scott, certify that I am the legal owner of the property located at
(Owner name, printed)
02-01671-129 02-13194-000
02-13193-000 02-01671-128 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Crafton Tull to act as my agent for this application only.
(agent name or list self)

I acknowledge that all information contained in this application has been prepared by me or my agent and are true and correct. I have read the application and consent to its filing, and I remain responsible for compliance with applicable regulations.

Dated this the 2nd day of March, 2026.

[Signature]
Signed

Eric S Scott
Name Printed

STATE OF Arkansas

COUNTY OF Benton

Subscribed and sworn before me this the 2 day of March, 2026.

Melanie Ray
Notary Signature

Melanie Ray
Notary Name Printed

MELANIE WEWERS RAY
NOTARY PUBLIC - STATE OF ARKANSAS
BENTON COUNTY
MY COMMISSION EXPIRES 08/26/2035
COMMISSION # 00007896

8/26/2035
Commission Expires

REZONE DESCRIPTION PARCEL 02-13193-000:

LOT 9 OF OSAGE ACRES SUBDIVISION, AS PER PLAT RECORD W-43 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

REZONE DESCRIPTION PARCEL 02-13194-000:

LOT 10 OF OSAGE ACRES SUBDIVISION, AS PER PLAT RECORD W-43 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

REZONE DESCRIPTION PARCELS 02-01671-128, 02-01671-129, AND 02-01671-131:

TRACT 4 OF LOT LINE ADJUSTMENT AND COMBINATION PLAT, AS PER PLAT RECORD 2016-702, BEING A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 20;

THENCE ALONG THE WEST LINE THEREOF N02°35'30"E 19.24 FEET TO THE CENTERLINE OF THE ABANDONED COUNTY ROAD NUMBER 262 BY ORDINANCE NUMBER 90-24, FILED FOR RECORD AUGUST 16, 1990, IN DEED BOOK 2990 AT PAGE 26043;

THENCE ALONG SAID CENTERLINE N79°44'51"E 281.40 FEET;

THENCE ALONG SAID CENTERLINE N47°00'51"E 271.09 FEET;

THENCE ALONG SAID CENTERLINE N63°27'45"E 114.82 FEET TO A POINT ON THE CENTERLINE OF THE ABANDONED PORTION OF POPE ROAD NUMBER 262 BY ORDINANCE NUMBER 12-103, FILED FOR RECORD ON OCTOBER 10, 2012, IN DEED BOOK 2012 AT PAGE 41206;

THENCE ALONG SAID CENTERLINE N67°06'43"E 48.10 FEET;

THENCE ALONG SAID CENTERLINE N89°40'09"E 81.22 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID CENTERLINE N00°24'37"E 198.47 FEET TO A POINT ON THE EAST RIGHT OF WAY OF POPE ROAD;

THENCE ALONG SAID EAST RIGHT OF WAY N09°09'39"E 116.10 FEET;

THENCE ALONG SAID EAST RIGHT OF WAY N02°12'13"E 57.14 FEET TO THE SOUTH LINE OF LOT 10 OF OSAGE ACRES SUBDIVISION, FILED FOR RECORD IN PLAT RECORD BOOK "W" AT PAGE 43;

THENCE ALONG SAID SOUTH LINE S86°51'05"E 431.54 FEET;

THENCE LEAVING SAID SOUTH LINE S03°00'24"W 376.05 FEET TO THE NORTH
LINE OF CHAMPIONS GOLF & COUNTRY CLUB, FILED FOR RECORD ON
OCTOBER 10, 2012, IN DEED BOOK 2012 AT PAGE 41206;
THENCE ALONG SAID NORTH LINE THE FOLLOWING FOUR COURSES:
THENCE N86°21'55"W 83.94 FEET;
THENCE N69°53'18"W 38.73 FEET;
THENCE N83°23'51"W 298.26 FEET;
THENCE S35°13'00"W 29.21 FEET TO THE POINT OF BEGINNING, CONTAINING
3.62 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS AND RIGHTS
OF WAY OF RECORD OR FACT.

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 2 day of April, 2024

Patricia Ann Henry
Signed
Patricia Ann Henry
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

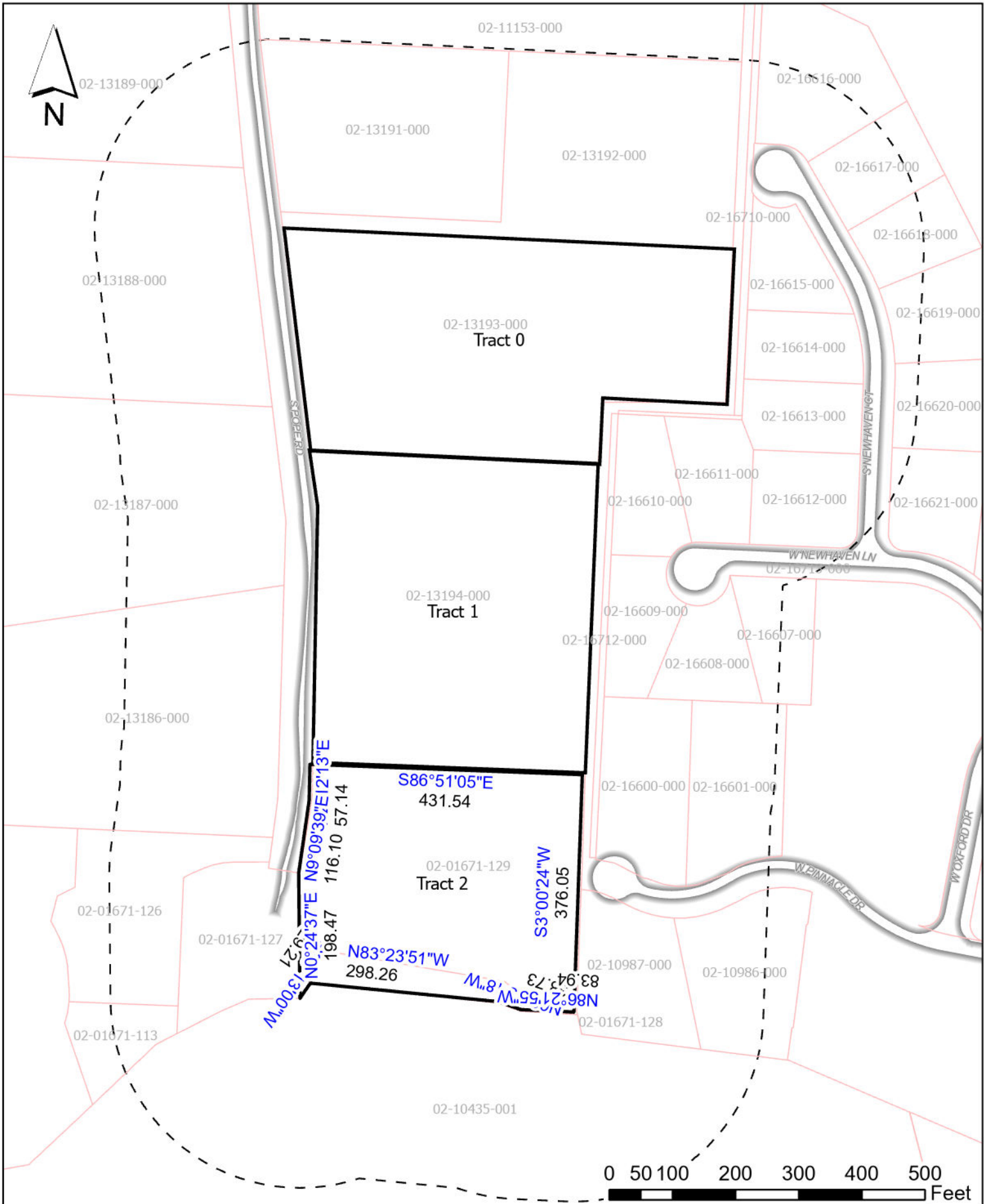
Subscribed and sworn before me this the 2 day of April, 2024.



Kerri Pingel
Notary Signature

Kerri Pingel
Notary Name Printed

8/2/24
Commission Expire



RZ26-00119

Pope Rd.

- Tracts
- 300' buffer
- Parcels w/in buffer
- Streets-curb to curb

