



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

PLANNING COMMISSION MEETING AGENDA

MAY 5, 2026

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/89330411115](https://us02web.zoom.us/j/89330411115)

BOARD OF ADJUSTMENT: MEETING CANCELED

AGENDA

CALL TO ORDER PLANNING COMMISSION:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving April 21, 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 voting so that the item may be moved to New Business for separate consideration.

a. RZ26-00157 - In Vicinity of S. Bellview and W. West Dr.

A request by School Development, LLC to rezone 9.15 acres SE of S. Bellview and W. West Drive from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

STAFF: Laural Scates

OWNER REPRESENTED BY: Evan McMahon, Crafton & Tull

b. RZ26-00155 - 3.39 acres at 701 W. Hudson Rd.

A request by POK Resort LLC to rezone 3.39 acres at 701 W. Hudson Rd. from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

STAFF: Zachery Birdsong

OWNER REPRESENTED BY: Nate Bachelor, Kimley-Horn

c. RZ25-00665 - In Vicinity of W. Sunset Dr. and N. Dove Dr., extended



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A request by April Hamm to rezone 20.99 acres at W. Sunset Dr. and N. Dove Dr. from the T2 (Rural) and T3.2 (Neighborhood Low-Intensity) zoning districts to the T3.2 (Neighborhood Low-Intensity) & T4.1 (Neighborhood Medium-Intensity) zoning districts.

STAFF: Zachery Birdsong

OWNER: April Hamm

PUBLIC HEARINGS:

OLD BUSINESS — Items previously discussed and tabled.

a. RZ26-00052 - At 906 E. New Hope Rd. (APPLICANT IS REQUESTING TO POSTPONE ITEM TO THE 6/2/26 MEETING)

A request by Blue Sky to rezone 906 E. New Hope Rd. from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district. (TABLED 4/7/26)

STAFF: Zachery Birdsong

OWNER REPRESENTED BY: Tim Lemons, Lemons Engineering Consulting Inc.

NEW BUSINESS — Items removed from Consent Agenda.

No items.

REPORTS :

a. COMMISSIONERS

b. STAFF

ADJOURN PLANNING COMMISSION:

BOARD OF ADJUSTMENT - NO MEETING:



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

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on April 21, 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, Steve Lane, Ed McClure, and Isaac Stevens.

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 Jensen to approve the April 7, 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. Harrington Rezone (RZ26-00108)

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.

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.

Best asked if there was anyone from the audience there to speak on the rezones listed on the consent agenda. People from the audience raised their hands and both rezones were removed from consent agenda.

PUBLIC HEARINGS

Old Business – None

New Business

a. Harrington Rezone (RZ26-00108)

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.

Planner Christina Moore noted the applicant is requesting to rezone to T4.2 in the Urban Neighborhood placetype and it is subject to standard review. T4.2 permits primarily residential uses with some neighborhood oriented commercial uses. Staff has received public input regarding concerns for potential commercial uses. Commercial uses would only be allowed in T4.2 if they are in a mixed-use building, meaning the commercial use is on the ground floor and apartment unit above. There is a lower zone subject to standard review for this placetype, T4.1, that they could select that only allows residential uses. Staff recommends approval of the request.

Joseph Harrington represented the request and stated the reason for the rezone is to have smaller setbacks to use an existing structure on the property as an ADU. He met with staff and was told T4.2 would have the setbacks needed to make the structure in compliance.

The Chair opened the public hearing for comments.

- Jan McLeod – concerns about allowed uses in T4.2 and the smaller setbacks.
- John Simmons – concerns about allowed uses in T4.2.

There were no further comments and the public hearing was declared closed.

Moore noted that staff gave incorrect information on the setbacks. Both T4.1 and T4.2 have 5-foot interior yard setbacks. Harrington said the T4.1 zoning will work for him if it allows 5-foot interior setbacks.

Commissioners agree that T4.1 is more appropriate for this site.

Motion by Stevens, second by Andrade to recommend a rezone to T4.1 (Neighborhood Medium-Intensity) to City Council.

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

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.

Planner Christina Moore stated the applicant is proposing to rezone five parcels to T3.2 in the Neighborhood Fabric placetype. The request is subject to standard review and T3.2 is the lowest zone allowed in the Neighborhood Fabric placetype. Town Houses and Multi-Unit houses would not be allowed at this site. Due to the acreage of the lots, staff 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. Public input has been received with concerns about drainage, flooding, increased traffic, increased density, and decreased property values. Staff recommends approval of the request.

Courtney Austin and Ali Karr with Crafton Tull represented the request and had no further comments.

Commissioner Stevens asked staff to list what zonings are allowed in the Neighborhood Fabric placetype so the audience and commissioners are aware what they are allowed to rezone to. Moore states in standard review T3.2 and T4.1 are allowed and for enhanced review T4.2 is allowed. Chair Best notes that

because they are requesting the lowest zone allowed in standard review, there has to be a very significant reason why the commission cannot approve the request.

The Chair opened the public hearing for comments.

- Michael Rogers – concerned about proposed zoning not being compatible.
- Jennifer Brown – concerned about increase traffic.
- Kim Greehey – concerns about drainage and traffic.
- Kris Nelson – concerned about runoff.
- Steve Brown – concerns about property values and current road conditions.
- David Judd – concerns about increase traffic.
- Donna Price – concerned proposed development will not match the existing area.

There were no further comments and the public hearing was closed.

Courtney Austin and Ali Karr address some of the public’s concerns and state that the developer is also in attendance and available to speak with the neighbors after the meeting.

Commissioners discuss the request and reiterate that the applicant is requesting the lowest zoning allowed in this placetype.

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

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

REPORTS

Planning Deputy Director Joe Rexwinkle notes that we have no public hearing items for the May 19th meeting date and asks if the Commission would want to vote to cancel that meeting.

Motion by McClure, second by Andrade to cancel the May 19th, 2026 Planning Commission and Board of Adjustment meeting.

Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

ADJOURN

There being no further business, the Chair adjourned the meeting at 6:16 p.m.

ATTEST:

APPROVED:

Ezequiel Tovar, Secretary

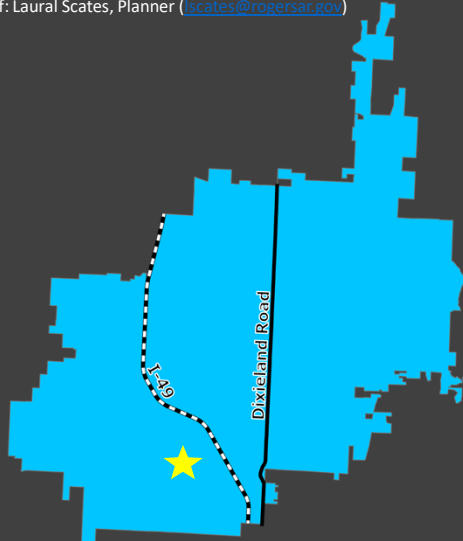
Samantha Best, Chair



Rezone School Development

PLANNING

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



Vicinity Map

Location

02-14356-001
S Bellview Rd, west of First Baptist Church
of Rogers

Place Type

Urban Neighborhood

Zoning

T2

Proposed Zoning

T4.1

Representative

Evan McMahon

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 ±9.14 acres from T2 to T4.1 in the Urban Neighborhood (U-NH) placetype.
- Review Type: Standard



Rezone School Development

PLANNING



Aerial Vicinity Map

Location Description

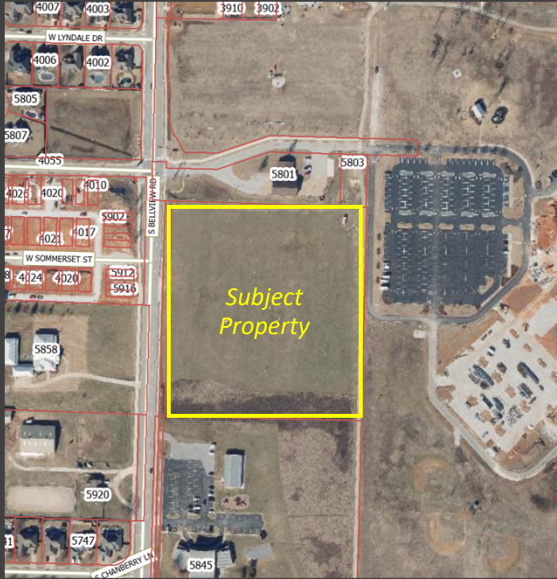
The subject property is located east of S Bellview Rd and south W West Drive.

Parcels:



Rezone School Development

PLANNING



Rezone Request

T4.1 in Urban Neighborhood is subject to Standard Review.

2.8.6 Standard Review Criteria

When reviewing and making decisions on zoning map amendments labeled “ER” in Table 2.8.3.A, the Planning Commission may recommend approval where the Commission finds the proposed district(s) conform to Sections 2.8.7.1.(A)-(E).

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

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:”

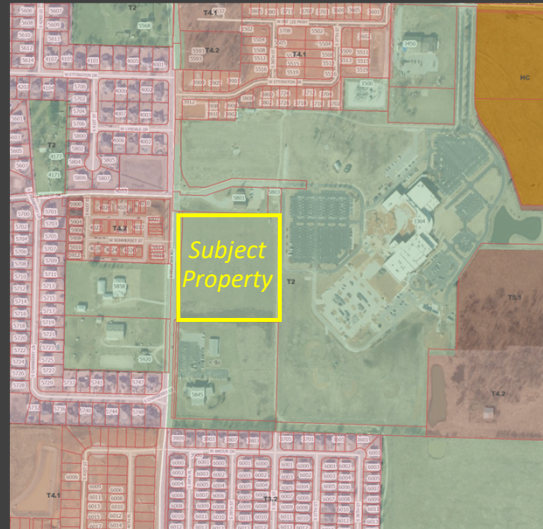
- (A) Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.
- (B) May create the placetype envisioned by the Plan and thus may conform to the Future Land Use Map. Such districts are subject to Standard Review 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 (Rural) to T4.1 (Neighborhood Medium-Intensity) in Urban Neighborhood is subject to Standard Review per Table 2.8.3.A.



FLUM



Current Zoning

Rezone Request

Rezone from T2 to T4.1 in Urban Neighborhood (U-NH).

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 (T4.1)

“A medium-intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.” (UDC Section 4.2)



Rezone School Development

PLANNING

Standard	T3.2	T4.1	T4.2	Use	T3.2	T4.1	T4.2
Area Standards				LIVING, in a	P	P	P
Max Building Coverage (% of lot)	50	60	70	Detached House	P	P	P
Max. Impervious Surface (% of lot)	60	70	80	Cottage House	P	P	P
Principal Buildings				Attached House	P	P	P
Min. Exterior Yard (ft)	15	10	5	Duplex	P	P	P
Max. Exterior Yard (ft)				Multi-Unit House	P	P	P
Min. Building Occupancy				Town House	P	P	P
Min. Interior Yard (ft)	5	5	5	Apartment House		P	P
Min. Interior Yard, Alleyside	5	0	0	Live-Work Building		P	P
Max Building Height (stories)	2.5	3	4	Mixed-Use Building		P	P
Ground Floor Spaces				AGRICULTURE	P	P	P
Min. Floor to Ceiling Height (ft)			12	CIVIC SPACES	P	P	P
Min. Depth (ft)			12	COMMUNITY SERVICES			P
Min Entry Frequency (ft)			60 resic	OFFICE			P
Min Glazing (% of facade)		15/15	50/25	PROFESSIONAL OR PERSONAL SERVICES			P
Upper Floor Space Min Glazing (% of facade)		15	15	EATING AND DRINKING			P
				HEALTHCARE SERVICE			P
				LODGING			P
				PARKING	P	P	P
				RETAIL			P

Uses Allowed in T4.1

- All residential living uses
- Agriculture, civic space, parking

Zoning Standards in T4.1

- 60% maximum building coverage
- 70% maximum impervious surface area

Placetype: Urban Neighborhood

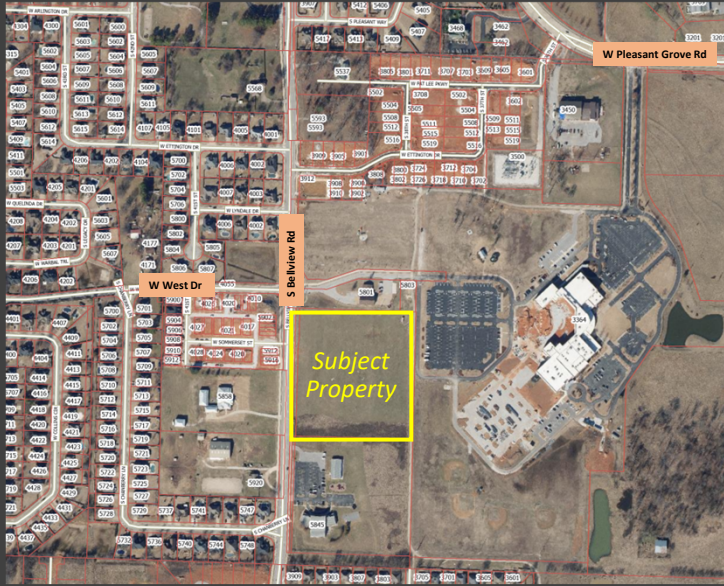
Placetype Description

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



Rezone
School Development

PLANNING



Recommendation:

APPROVE

PUBLIC INPUT:

Staff received no public input.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

2.8.8 Planning Commission

2.8.8.2 Enhanced Review Districts

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

Possible Planning Commission Motions for Standard Review:

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

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 2.3.4.2 of the Rogers Unified Development Code that **SCHOOL DEVELOPMENT HC, LLC** is applying to the Rogers Planning Commission to rezone (**RZ26-00157**) certain real property at **PARCEL ID 02-14356-001**. The property is more particularly described as follows:

LEGAL DESCRIPTION: Legal description attached as Exhibit “A”

LAYMAN’S DESCRIPTION: SE of S Bellview Road and W West Drive

PRESENT ZONING: T2

ZONING REQUEST: T4.1

A public hearing by the Rogers Planning Commission will be held on May 5th, 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)

PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 34;
THENCE ALONG THE NORTH LINE THEREOF S87°05'53"E 60.25 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING ALONG SAID NORTH LINE S87°05'53"E 600.51 FEET TO A 5/8" IRON PIN WITH PS1460 CAP;

THENCE LEAVING SAID NORTH LINE S02°37'11"W 659.59 FEET TO A 1/2" IRON PIN;

THENCE N87°07'56"W 605.71 FEET TO THE EAST RIGHT OF WAY OF SOUTH BELLVIEW ROAD AS DESCRIBED IN DEED RECORD 2014-12088, SAID POINT BEING A 5/8" IRON PIN WITH PS1889 CAP;

THENCE ALONG SAID RIGHT OF WAY THE FOLLOWING FIVE COURSES:

THENCE N02°48'35"E 337.54 FEET TO A 5/8" IRON PIN WITH PS1889 CAP;

THENCE 52.14 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5037.00 FEET AND A LONG CHORD OF N02°31'44"E 52.14 FEET;

THENCE N02°13'56"E 47.83 FEET;

THENCE N06°48'22"E 75.21 FEET TO A 5/8" IRON PIN WITH PS1889 CAP;

THENCE N02°13'56"E 147.42 FEET TO THE POINT OF BEGINNING, CONTAINING 9.14 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD

PARCEL ID #	OWNER
02-14175-020	Cooley, Edward J. & Faith
02-25340-000	BELLVIEW HOLDINGS LLC. & D BF
02-25339-000	BELLVIEW HOLDINGS LLC. & D BF
02-25338-000	DOUG MILLS LLC.
02-25337-000	BELLVIEW HOLDINGS LLC. & D BF
02-25326-000	Shelly Parchman
02-25325-000	LMN INVESTMENTS LLC.
02-25320-000	Matthew Wilson Bridges
02-25341-000	BELLVIEW HOLDINGS LLC. & D BF
02-25336-000	BELLVIEW HOLDINGS LLC. & D BF
02-25335-000	BELLVIEW HOLDINGS LLC. & D BF
02-25334-000	BELLVIEW HOLDINGS LLC. & D BF
02-25333-000	BELLVIEW HOLDINGS LLC. & D BF
02-25332-000	BELLVIEW HOLDINGS LLC. & D BF
02-25331-000	BELLVIEW HOLDINGS LLC. & D BF
02-25330-000	BELLVIEW HOLDINGS LLC. & D BF
02-25329-000	BELLVIEW HOLDINGS LLC. & D BF
02-25328-000	BELLVIEW HOLDINGS LLC. & D BF
02-25327-000	BELLVIEW HOLDINGS LLC. & D BF
02-14352-005	FIRST BAPTIST CHURCH OF ROG
02-14175-025	NEW REINS LLC.
02-25335-000	BELLVIEW HOLDINGS LLC. & D BF
02-14356-000	TRINITY GRACE CHURCH OF NOR

OWNER MAILING ADDRESS

PO BOX 2136, Rogers, AR, 72757
5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
4018 W SOMMERSET ST, Rogers, AR, 72758
2802 S 24TH ST, Rogers, AR, 72758
4017 W SOMMERSET ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
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5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
3364 W PLEASANT GROVE RD, Rogers, AR, 72758
1800 S 52ND ST STE 106, Rogers, AR, 72758
5939 S 45TH ST, Rogers, AR, 72758
5845 S BELLVIEW RD, Rogers, AR, 72758

PHYSICAL ADDRESS

5858 S BELLVIEW RD
5918 S BELLVIEW RD
5916 S BELLVIEW RD
5914 S BELLVIEW RD
5912 S BELLVIEW RD
4018 W SOMMERSET ST
4020 W SOMMERSET ST
4017 W SOMMERSET ST
W SOMMERSET ST
5910 S BELLVIEW RD
5908 S BELLVIEW RD
5906 S BELLVIEW RD
5904 S BELLVIEW RD
5902 S BELLVIEW RD
4010 W WEST DR
4012 W WEST DR
4014 W WEST DR
4016 W WEST DR
4018 W WEST DR
3364 W PLEASANT GROVE RD
5920 S BELLVIEW RD
5908 S BELLVIEW RD
5845 S BELLVIEW RD

PROPERTY OWNER AFFIDAVIT

I, Nicholas Dozier, certify that I am the legal owner of the property located at
(Owner name, printed)

02-14356-001 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Crafton Tull & Associates 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 17 day of March, 2026.

[Signature]
Signed

Nicholas Dozier
Name Printed

STATE OF Arkansas

COUNTY OF Benton

Subscribed and sworn before me this the 17 day of March, 2026.

KAMERON THOMPSON
NOTARY PUBLIC - ARKANSAS
WASHINGTON COUNTY
My Commission Expires 08-31-2032
Commission No. 12720611

[Signature]
Notary Signature

Kameron Thompson
Notary Name Printed

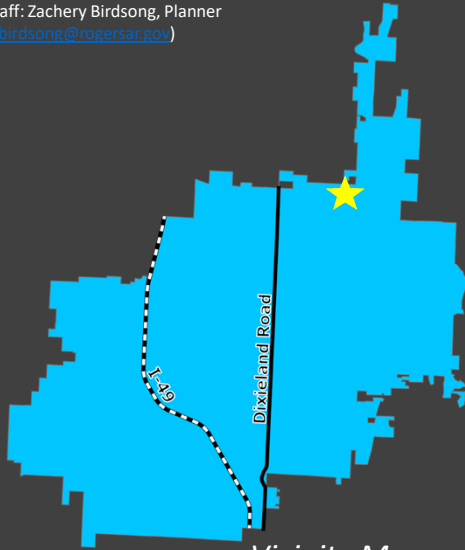
8/31/2032
Commission Expires



Rezone POK Resort, LLC

PLANNING

Staff: Zachery Birdsong, Planner
(zbirdsong@rogersar.gov)



Vicinity Map

FLUM Place Type
Highway Corridor

Zoning
T5.2

Proposed Zoning
HC

Review Type
Standard Review

Location
Approximately 3.39 acres of 701 W Hudson Road

Representative
Nate Bachelor

Nature of the Request:

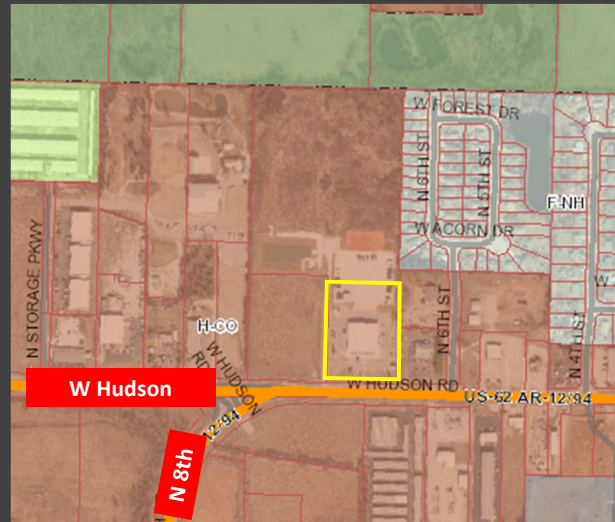
The following request is for an amendment to the City of Rogers Unified Development Code Zoning Map, in accordance with Section 2.8 of the Rogers Unified Development Code.

Request Details:

- Proposal: The applicant is proposing to rezone ±3.39 acres from T5.2 to HC in the Highway Corridor Placetype.
- Review Type: Standard



Aerial View



FLUM

Location Description

The subject property is located northeast of the junction of North 8th Street and West Hudson Road.

Placetype Description

Highway Corridor (H-CO): “Highway Corridors comprise areas including open-display commercial uses, light industry, warehousing and distribution, and other businesses centered around large-scale trades and services. Infill and redevelopment will add mixed-use buildings with residential units and amenities for residents and employees. Developments will be connected through cross-access lanes and active transportation facilities.” *Rogers Future Land Use Placetypes*, pg. 5

Policy Maps Analysis:

Per the Future Land Use Map (FLUM), the subject area is located in and surrounded by the Highway Corridor Placetype on the south, west and north. The Neighborhood Fabric Placetype borders the portion of property being rezoned to the northeast.



Rezone

POK Resort, LLC

PLANNING

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
Highway Corridor	T5.1, T5.2, HC	I-1

Rezone Request

- HC in the Highway Corridor Placetype is subject to Standard Review

2.8.6.2 Standard Review Criteria for a Special Purpose District

The Planning Commission shall recommend approval of the proposed district(s) where:

- They conform to the applicable requirements of this UDC; and
- They are likely to implement the placetype envisioned by the future land use map; and
- Adequate infrastructure exists to serve the development permitted; and
- The property is unlikely to develop, or poorly suited for development allowed under the current district; and
- The proposed district will result in compatible development with the placetype assigned to adjacent properties

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.

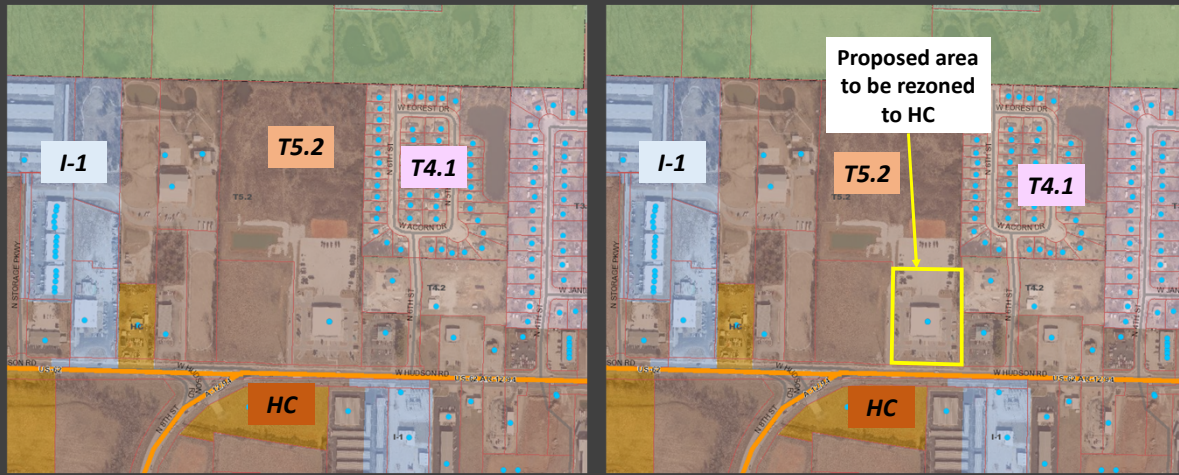
2.8.3 Relationship with Future Land Use Map

“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 T5.2 to HC is subject to Standard Review.



Current Zoning Map

Current Zone

(T5.2)

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

Proposed Zone

(HC)

“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.” (UDC Section 4.2).

Zoning Analysis:

Per Table 2.8.3.A of the UDC, the requested zone HC is considered generally appropriate throughout the Highway Corridor Placetype. The proposed rezone is consistent with the Future Land Use Map (FLUM) and appropriate in this development context.

Compatibility with Adjacent Zoning

The surrounding area consist primarily of T5.2 with pockets of HC and I-1. There is T4.1 zoning northeast of the proposed rezone boundary. The property across the street of Hudson was rezoned to HC last year.



Rezone

POK Resort, LLC

PLANNING

Existing Zone (T5.2) Standards

Max Building Coverage	100%
Max Impervious Surface	100%
Exterior Build-to	0' – 10'
Interior Yard Setback	0'
Alley side setback	0'
Max building height	6 stories

Permitted Uses

- The following uses are permitted by right:
 - Townhouse, Apartment House, Agriculture, Civic Space, Office, Lodging, Professional Services, Eating and Drinking, Retail, and Entertainment or Event Venue
- The following uses are permitted with conditions:
 - Community Services, Healthcare Service, Artisanal Industry, Technology Industry, and Auto Service

Uses Allowed in T5.2

- The following uses are permitted by right:
 - Townhouse, Apartment House, Agriculture, Civic Space, Office, Lodging, Professional Services, Eating and Drinking, Retail, and Entertainment or Event Venue
- The following uses are permitted with conditionally to particular locations:
 - Community Services, Healthcare Service, Artisanal Industry, Technology Industry, and Auto Service

Relevant Use Standards in T5.2

- Community Service (4.7.4)
 - Such uses providing intensive services are prohibited in T4 in all cases and in T5 and T6 on a property with frontage on a mixed use street or boulevard.
- Healthcare Service (4.7.8)
 - In T5 and T6 such uses are prohibited on lots with frontage on a mixed use street.
- Artisanal (4.7.12)
 - In T5 and T6 such uses may not be located at ground level along a mixed use street or boulevard unless they occupy a storefront and at least 25% of the sales is derived from onsite transactions.
- Technology Industry (4.7.13)
 - In T5 and T6 such uses may not be located at ground level along a mixed use street.



Rezone

POK Resort, LLC

PLANNING

Proposed Zone (HC) Standards	
Max Building Coverage	70%
Max Impervious Surface	80%
Exterior Yard Setback	30'
Interior Yard Setback	20'
Alley side setback	0'
Max building height	6 stories

Permitted Uses

- The following uses are permitted by right:
 - Townhouse, Apartment House, Agriculture, Civic Space, Community Services, Office, Lodging, Professional Services, Eating and Drinking, Healthcare Service, Retail, and Entertainment or Event Venue, Artisanal Industry, Technology Industry, and Auto Service
- The following uses are permitted with conditions:
 - Freight, Logistics, and Storage

Uses Allowed in HC

- The following uses are permitted by right:
 - Townhouse, Apartment House, Agriculture, Civic Space, Community Services, Office, Lodging, Professional Services, Eating and Drinking, Healthcare Service, Retail, and Entertainment or Event Venue, Artisanal Industry, Technology Industry, and Auto Service
- The following uses are permitted with conditions:
 - Freight, Logistics, and Storage

Relevant Use Standards in HC

- Freight, Logistics, and Storage
 - In HC such uses may not be located within 250 feet of an arterial or collector street or any mixed-use street or boulevard.



Rezone

POK Resort, LLC

PLANNING



Aerial View

Staff Analysis

- The requested rezone conforms to applicable requirements of the UDC
- The zone is standard review, and is therefore likely to implement the placetype envisioned by the future land use map
- Adequate infrastructure exists to serve development permitted in this zone
- The current development conforms more the Highway Commercial zoning than T5.2
- The property is adjacent to others within the Highway Corridor Placetype. The boundary line for the rezone stops short of the Neighborhood Fabric to the northeast. The request is compatible with adjacent Placetype designations.

Staff Analysis

- The requested rezone conforms to applicable requirements of the UDC
- The zone is standard review, and is therefore likely to implement the placetype envisioned by the future land use map
- Adequate infrastructure exists to serve development permitted in this zone
- The current development conforms more the Highway Commercial zoning than T5.2
- The property is adjacent to others within the Highway Corridor Placetype. The boundary line for the rezone stops short of the Neighborhood Fabric to the northeast. The request is compatible with adjacent Placetype designations.



Rezone

POK Resort, LLC

PLANNING



Aerial View

Recommendation
Approve

PUBLIC INPUT:

No public input has been voiced regarding this request.

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

I, POK Resort, LLC, certify that I am the legal owner of the property located at
(Owner name, printed)

701 W. Hudson (PID: 02-02129-001) which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Will Kellstrom or Nate Bachelor 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 17 day of March, 20 26.

[Handwritten signature]

Signed _____

Ryan Hamilton, Manager

Name Printed

STATE OF MISSOURI

COUNTY OF GREENE

Subscribed and sworn before me this the 17th day of March, 20 26.

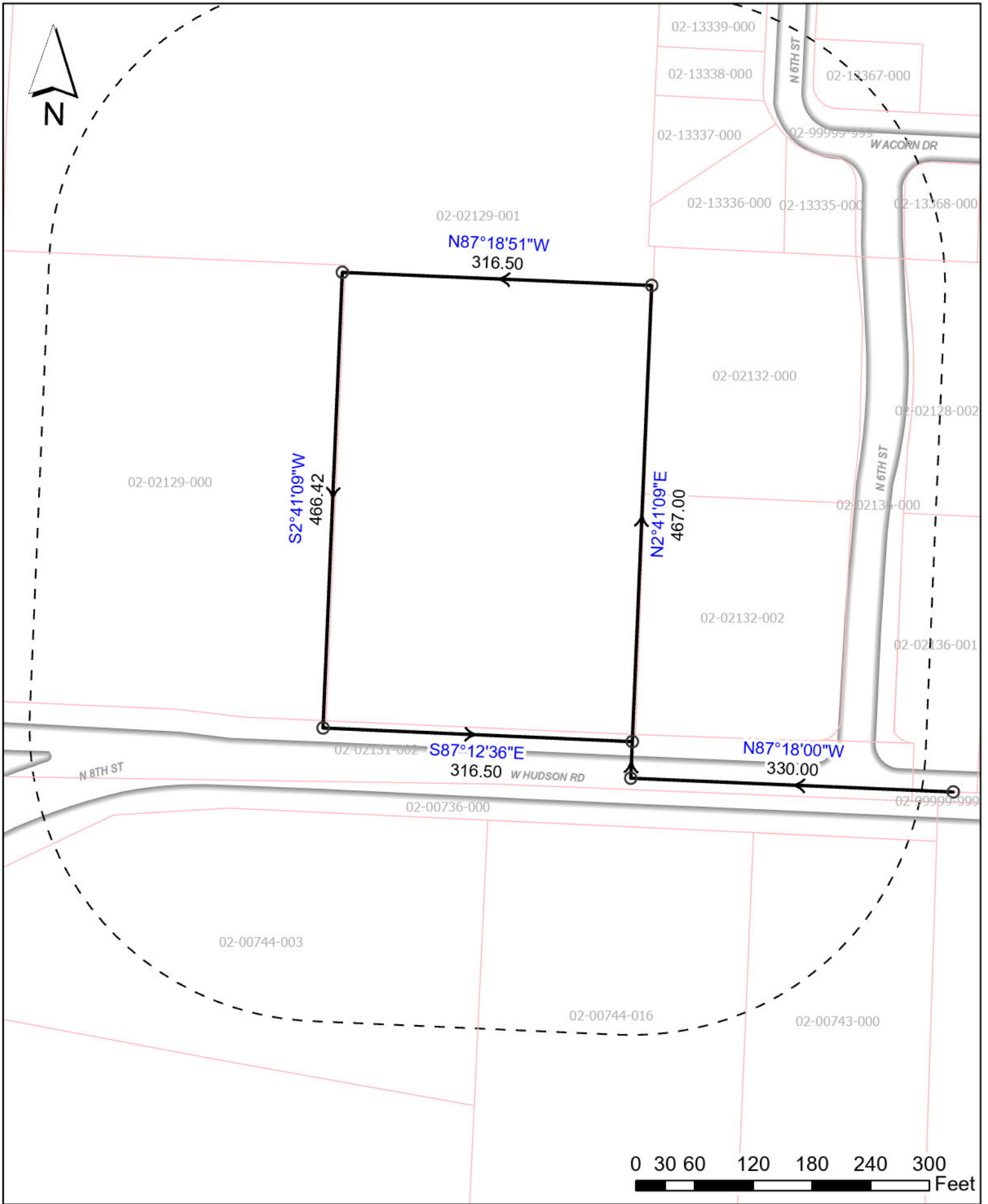
[Handwritten signature]





Notary Signature

KERRY B. NOE
NOTARY PUBLIC - NOTARY SEAL
STATE OF MISSOURI
MY COMMISSION EXPIRES APRIL 21, 2026
GREENE COUNTY
COMMISSION #14503945

KERRY B. NOE
Notary Name Printed

4/21/26
Commission Expires



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

RZ26-00155
Hudson



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 16th day of April, 2026.

F. Mc Kee

Signed

Felicia Mc Kee

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

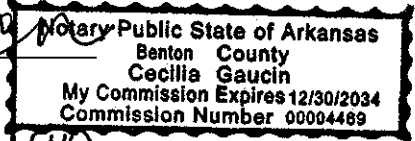
Subscribed and sworn before me this the 16th day of April, 2026

Cecilia Gaucin
Notary Signature

Cecilia Gaucin

Notary Name Printed

12/30/34
Commission Expire



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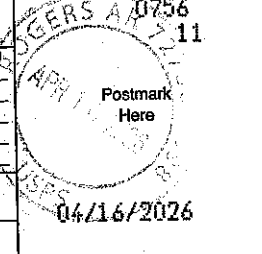
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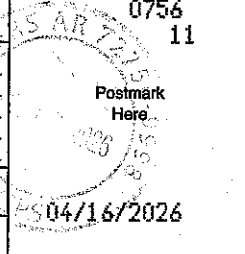
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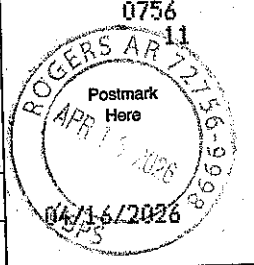
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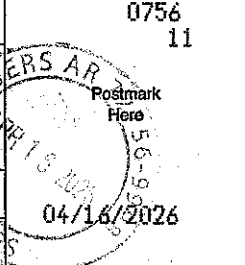
Certified Mail Fee	\$5.30
Extra Services & Fees (check box, add fee as appropriate)	\$4.40
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.78

Total Postage and Fees \$10.48

Sent To Man Sanchez Garcia & Cristina Garcia Lopez
 Street and Apt. No., or PO Box No. 703 E Bonnie Ln
 City, State, ZIP+4® Rogers AR 72756

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions





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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **May 5, 2026 at 5:30 p.m.** on the application by **POK Resort LLC (Case #: RZ26-00155)** to rezone approximately 3.39 acres at **701 W. Hudson Rd.** from the **T5.2 (City Medium-Intensity)** zoning district to the **HC (Highway Commercial)** zoning district, the properties being more particularly described as follows:

PROPERTY DESCRIPTIONS:

3.39 acres at 701 W. Hudson Road

3.39 acres of Parcel Number: 02-02129-001

PUBLISH ONE TIME ONLY: Sunday April 19, 2026
BILL THE CITY OF ROGERS

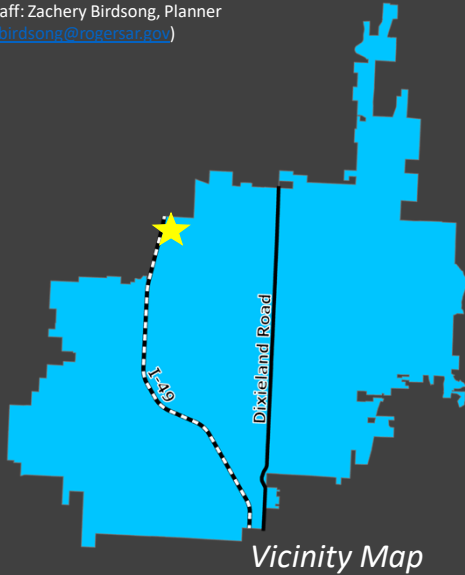




Rezone April Hamm

PLANNING

Staff: Zachery Birdsong, Planner
(zbirdsong@rogersar.gov)



FLUM Place Type
Neighborhood Fabric

Zoning
T2 and T3.2

Proposed Zoning
T3.2 and T4.1

Review Type
Standard Review

Location
Approximately 21 acres in northwest Rogers North of N Raven Road and West of W Easy Street

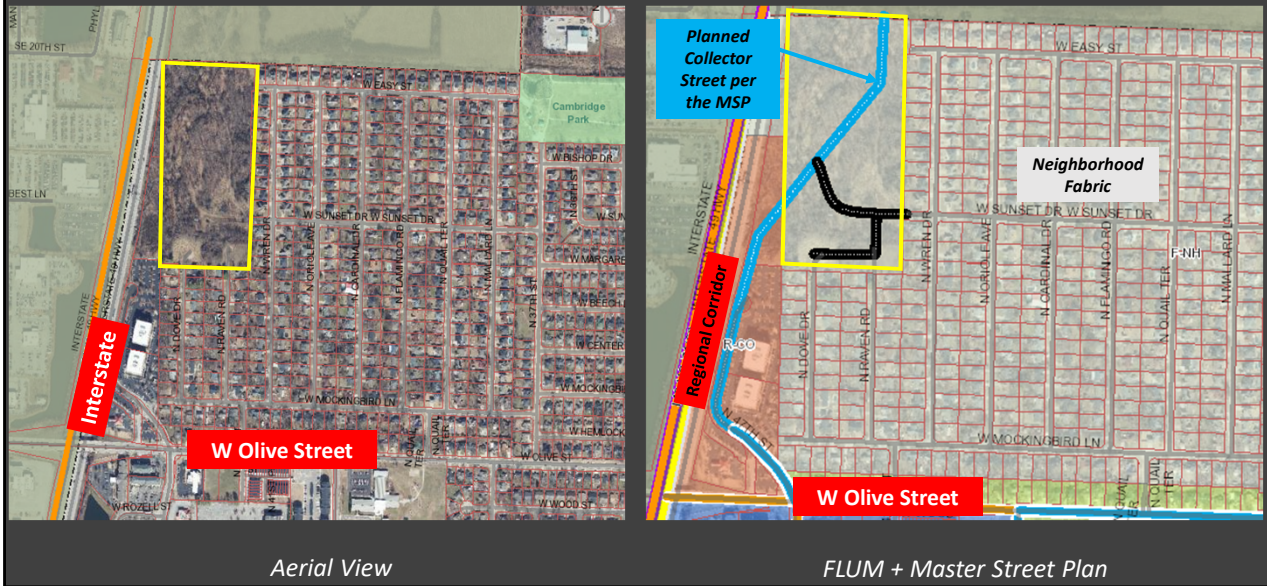
Representative
April Hamm

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 ±21 acres from T2 and T3.2 to T3.2 and T4.1 in the Neighborhood Fabric Placetype.
- Review Type: Standard



Aerial View

FLUM + Master Street Plan

Location Description

The subject property is located in northwest Rogers north of N Raven Road and west of W Easy Street.

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.

Policy Maps Analysis:

Per the Future Land Use Map (FLUM), the subject area is located in and surrounded by the Neighborhood Fabric placetype with Regional Corridor along the southwestern portion of the property. Per the Master Street Plan (MSP), the subject property is planned to have a north/south collector street.



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 and 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.

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:”

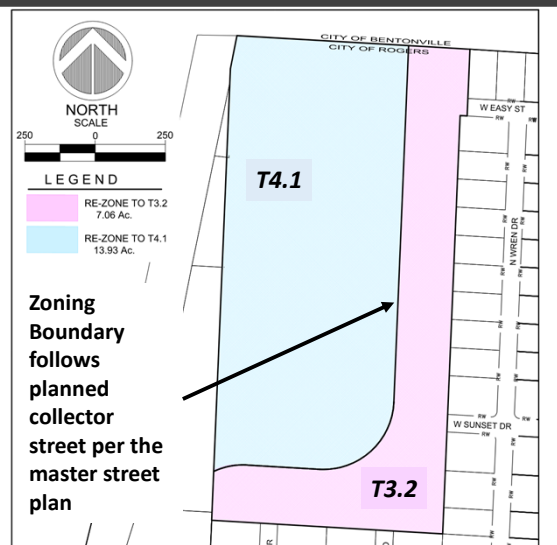
- (A) Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.
- (B) May create the placetype envisioned by the Plan and thus may conform to the Future Land Use Map. Such districts are subject to Standard Review 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 and T3.2 to T3.2 and T4.1 in Neighborhood Fabric is subject to Standard Review.



Current Zoning Map



Proposed Zoning

Current Zone

(T2)

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

Current and Proposed Zone of a portion of the property

(T3.2)

“A low-intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where nonresidential uses are limited.”

Proposed Zone

(T4.1)

“A medium-intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.” (UDC Section 4.2).

Zoning Analysis:

Per Table 2.8.3.A of the UDC, the requested zones T3.2 and T4.1 are 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

T3.2 exist currently to the east and south with T4.2 to the southwest. The requested T3.2 will continue the current zoning of adjacent residential properties until the future collector street, which is where it will transition to T4.1. The proposed zoning plan offers a buffer between the T4.1 and adjacent residential properties to include the street and T3.2 zoning.



T3.2 Zoning Standards		What Can Be Built?	
Max Building Coverage	50%	Detached House	Allowed
Max Impervious Surface	60%	Cottage House	Allowed
Exterior Yard Setback	15'	Agriculture and Civic Spaces	Allowed
Interior Yard Setback	5'	Attached House	Allowed with Conditions
Alley side setback	5'	Duplex	Allowed with Conditions
Max building height	2.5 stories	Multi-Unit House	Allowed with Conditions
		Townhouse	Allowed with Conditions

Uses Allowed in T3.2

- Residential
 - All residential uses except apartment houses
- Agriculture, Civic Spaces

Relevant Use Standards in T3.2

- Attached House (4.7.1.5)
 - Shall conform to Section 5.2 Residential Site Design; or
 - No more than one entrance is on a street-facing facade.
- Attached House (4.7.1.6)
 - Developed in accordance with the courtyard or terrace site plan standards of Section 5.2 Residential Site Design; or
 - 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 facade.
- Multi-unit and Townhouses (4.7.1.7 and 4.7.1.8)
 - Only when developed in accordance with the courtyard or terrace site plan standards of Section 5.2 Residential Site Design; or
 - Only when located on a lot abutting any street on the Master Street Plan



Rezone

April Hamm

PLANNING

T4.1 Zoning Standards		What Can Be Built?	
Max Building Coverage	60%	Detached House	Allowed
Max Impervious Surface	70%	Cottage House	Allowed
Exterior Yard Setback	10'	Attached House	Allowed
Interior Yard Setback	5'	Duplex	Allowed
Alley side setback	0'	Agriculture, Civic Spaces, and Parking	Allowed
Max building height	3 stories	Townhouse	Allowed
		Multi-Unit House	Allowed with Conditions
		Apartment House	Allowed with Conditions
		Live/Work Building	Allowed with Conditions

Uses Allowed in T4.1

- All Residential Uses
- Agriculture, Civic Spaces, Parking

Relevant Use Standards in T4.1

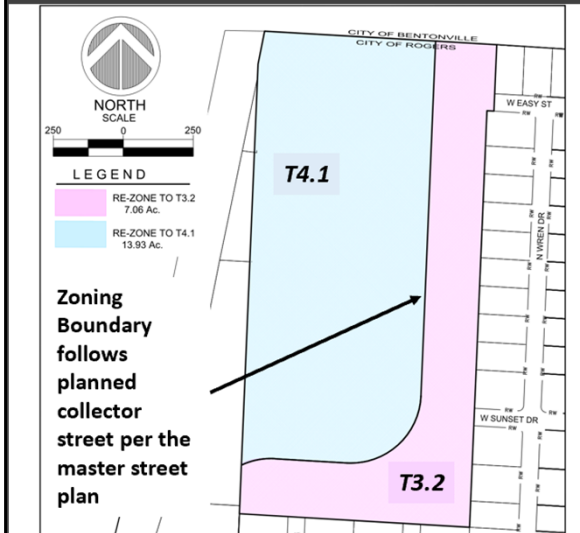
- Multi-Unit Houses (4.7.1.7) - When they are consistent in scale with the two nearest residential buildings on the same block face.
- Apartment Houses (4.7.1.9)
 - Located on a lot with frontage on the Master Street Plan; or
 - Located on a property abutting or across the street from a public park of programmed open space
- Live-Work (4.7.1.10) - The nonresidential uses allowed in live-work buildings are limited to those allowed in T4.2 regardless of the zoning of the subject property



Rezone

April Hamm

PLANNING



Proposed Rezone

Public Input

- Public opposition has been voiced by multiple citizens sharing concerns over:
 - Neighborhood Character
 - Natural Features
 - Traffic

Staff Analysis

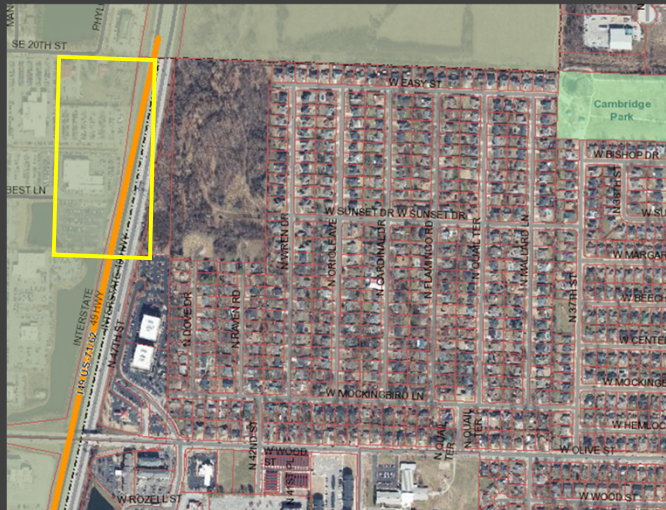
- The requested zones are a standard review request in the Neighborhood Fabric Placetype. The T3.2 zoning requested is the same zoning as the adjacent properties to the east and south, acting as a transition to the T4.1 zoning proposed.
- At the time of submission for the Site Development Plan and Public Improvement Plan, developments are required to show there will be no net increase in flow or disturbance downstream of the floodplain
- A collector street is required per the master street plan within the site. Connections to adjacent street stub-outs will be required per code with development of the site.

PUBLIC INPUT:

Public opposition has been voiced by multiple citizens. Adjacent residents have shared concerns over the neighborhood character, natural features, and traffic.

STAFF ANALYSIS:

- The requested zones are a standard review request in the Neighborhood Fabric Placetype. The T3.2 zoning requested is the same zoning as the adjacent properties to the east and south, acting as a transition to the T4.1 zoning proposed.
- At the time of submission for the Site Development Plan and Public Improvement Plan, developments are required to show there will be no net increase in flow or disturbance downstream of the floodplain and be in accordance with all regulations of Chapter 22: Floodplain Administration.
- A collector street is required per the master street plan within the site. Connections to adjacent street stub-outs will be required upon submission of subsequent development applications.



Aerial View

Recommendation
Approve

RECOMMENDATIONS:

Staff recommends **approval** of this request.

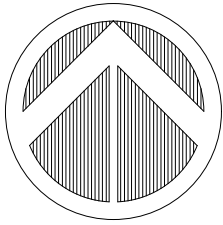
2.8.8 Planning Commission

2.8.8.1 Standard Review Districts

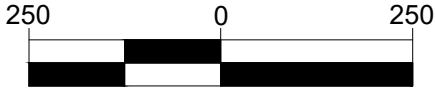
Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.

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.



NORTH
SCALE



LEGEND

- RE-ZONE TO T3.2
7.06 Ac.
- RE-ZONE TO T4.1
13.93 Ac.

CITY OF BENTONVILLE
CITY OF ROGERS

INTERSTATE 49

47th ST

N DOVE DR

N RAVEN RD

W EASY ST

N WREN DR

W SUNSET DR

ISSUE DATE: 3/10/2026

DRAWN BY: PMM

FILE: CONCEPT

PROJ: ROGERS REZONE

SHEET No.: C01

REZONING MAP FOR
PARCEL NUMBER: 02-00861-000
N.47th STREET / N.DOVE DR. /
N.RAVEN RD. / W.SUNSET DR /
W.EASY ST.
ROGERS, AR



karstetter johnston
(FORMERLY: CK CIVIL ENGINEERING, LLC)

155 E. FANTINEL DR.
SUITE D
TONTITOWN, AR
72762
479-485-1011

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: W 1/2 of the SE 1/4 of Section 4 Township 19 North, Range 30 West subject to county roads, south side. Less and Except; all that portion of said W 1/2 of the SW 1/4 lying within Timbers Subdivision Phase 1-13

LAYMAN'S DESCRIPTION: 20.99 acs

PRESENT ZONING: T.2 and T3.2

ZONING REQUEST: T3.2 and T4.1

Respectfully Submitted,

By: Hamann
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 1st day of May, 20 26.

Cassie Carter
Notary Signature

Cassie Carter
Notary Name Printed

1-23-30
Commission Expires



CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property, as listed herein, have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my public hearing request.

See Exhibit A attached hereto and incorporated herein by its reference as though set forth in full.

Dated this the 29th day of April, 2026.

Hammm
Signed

APRIL HAMM
Name Printed

STATE OF ARKANSAS

COUNTY OF WASHINGTON

Subscribed and sworn before me this the 29th day of April, 2026.

Young III
Notary Signature
Charles Edward Young III
Notary Name Printed
2-9-2025
Commission Expire

CHARLES EDWARD YOUNG III
NOTARY PUBLIC
WASHINGTON COUNTY, ARKANSAS
COMM. EXP. 02/09/35
COMMISSION NO. 00004460

Exhibit "A" to Certification
(total of 8 pages)



3761 N Mall Avenue, Suite 1
Fayetteville, AR 72703
Phone: 479-444-3333 Fax: 479-443-4256

300 FOOT SURROUNDING PROPERTY SEARCH

Date: October 30, 2025
Prepared For: April Hamm

Lenders Title Company hereby certifies that the records of the Circuit Clerk of Benton County, Arkansas have been examined as to the following parcels:

02-00861-000

The following parcels, owners, and mailing addresses were found to be within 300 feet of the above listed tract:

02-09070-000
MORGAN, CLAYTON JOE
1105 N RAVEN RD
ROGERS AR 72756-1992

02-09090-000
UPTOWN OZARKS LLC
793 CYPRESS CT
SILOAM SPRINGS AR 72761

01-08313-006
WAL-MART PROPERTIES INC 01-2741
WAL MART PROPERTY TAX DEPT
P.O. Box 8050 MS 0555
BENTONVILLE AR 72712-8050

02-15078-000
SMITH, TIMOTHY JASON
1303 N WREN DR
ROGERS AR 72756-1953

02-15071-000
SAVOLD, KRISTY MARIE
1201 N WREN DR
ROGERS AR 72756

02-09033-000
KRANZ FAMILY TRUST-MICHAEL S & LORI L
1104 N DOVE DR
ROGERS AR 72756

02-15057-000
DRAINE, ANTHONY & SARAH
1112 N WREN DR
ROGERS AR 72756

02-15137-000
NORTH TWIN 49 LLC
PO BOX 8054
FAYETTEVILLE AR 72703

02-09045-000
MASON, DANA NOELLE
1105 N DOVE DR
ROGERS AR 72756

02-15135-000
NORTH TWIN 49 LLC
PO BOX 8054
FAYETTEVILLE AR 72703

02-15070-000
GRACY REVOCABLE LIVING TRUST, ROBERT COPE
PO BOX 909
ROGERS AR 72757

02-15084-000
STORY, JOHN & MARGIE
4005 W EASY ST
ROGERS AR 72756-1951

02-15136-000
NORTH TWIN 49 LLC
PO BOX 8054
FAYETTEVILLE AR 72703

02-15080-000
VANDEVER, JULIE
1307 N WREN DR
ROGERS AR 72756-1953

02-09067-000
MARKGRAF, TIMOTHY E & DEBORAH RENAE
1007 N RAVEN RD
ROGERS AR 72756

02-15073-000
KOLMAN REVOCABLE TRUST, DIANA P
1205 N WREN DR
ROGERS AR 72756

02-09072-000
STOCKER, DOUGLAS E
1104 N WREN DR
ROGERS AR 72756-1980

02-09051-000
KURPIEWSKI, CLAYTON THOMAS & EDMISON, STEPHANIE MONIQUE
701 E PLEASANT VIEW
ROGERS AR 72756

02-15082-000
SCULLAWL, TARRIN ALESHA
4101 E EASY ST
ROGERS AR 72756

02-15056-000
BARRIOS, ARLETH ESTELA & ADOLFO
1110 N WREN DR
ROGERS AR 72756

02-09071-000
LITTLE, TAMMY
1106 N WREN DR
ROGERS AR 72756

02-00860-102
CROSS FAMILY TRUST-TALVIN J & ROMA P
1116 W PINE ST
ROGERS AR 72756-4334

02-09091-000
RAMIREZ, JOSE
1103 N WREN DR
ROGERS AR 72756

02-15072-000
HINSON, JONATHAN MARCUS & MEGAN BETH
4510 W PAT LEE PKWY
ROGERS AR 72758-8098

01-11477-000
2309 MOBERLY LANE LLC
2201 SE MOBERLY LN
BENTONVILLE AR 72712-3751

01-00002-000
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

02-15064-000
CLINARD REVOCABLE TRUST, ROBERT D
1300 N WREN DR
ROGERS AR 72756

02-00860-103
KOHLETFARBER, SHAWN & AUDRA
1506 S BRECKENRIDGE LP
ROGERS AR 72756

02-15074-000
CHANEY, WAYLON M & STACEY L
1207 N WREN DR
ROGERS AR 72756

02-09034-000
ZAMORA, EMILIA
1106 N DOVE DR
ROGERS AR 72756

02-15075-000
BURNETT, WILLIAM C & PETTY-BURNETT, REBECCA D
1209 N WREN DR
ROGERS AR 72756

02-09042-000
RAUSCH, EARL L & ANITA J
1007 N DOVE DR
ROGERS AR 72756-1983

02-15055-000
HUFFMAN TRUST, JEFFREY S & SARENA L
1108 N WREN DR
ROGERS AR 72756-1980

02-15079-000
SPARKS, MARK S & ROBERTA L
1305 N WREN DR
ROGERS AR 72756-1953

02-09044-000
STILL, KODY NATHANIEL
6142 S UTICA AVE
TULSA OK 74136

02-15069-000
KIM, CHAN H & MYONG C
1202 N WREN DR
ROGERS AR 72756-1955

02-09074-000
STRICKERT, ZOE DALERAI
1008 N WREN DR
ROGERS AR 72756

02-15063-000
DO, JOSEPH D & NYUYEN, THUY DOAN
1302 N WREN DR
ROGERS AR 72756

01-08317-002
JE LINDSEY FAMILY LIMITED PARTNERSHIP
PO BOX 13000
FAYETTEVILLE AR 72703

02-15077-000
WILKERSON, KEVIN & KATHRYN
1301 N WREN DR
ROGERS AR 72756-1953

02-09092-000
GIRON, MARCOS
1107 N WREN DR
ROGERS AR 72756-1980

02-15062-000
LINARES, MANUEL J
505 N 35TH ST
ROGERS AR 72756

01-09883-000
SLONE TRUST, MICHAEL DAVID II - SLONE, RAMAH SUE
4476 N WATERSIDE CT
FAYETTEVILLE AR 72703

02-15083-000
PETERSON, ZELPHA M
4007 W EASY ST
ROGERS AR 72756-1951

02-15081-000
MEYERS, LARRY R & BEVERLY J
4103 W EASY ST
ROGERS AR 72756-1959

02-15067-000
DOVER, RICK
1206 N WREN DR
ROGERS AR 72756

02-09049-000
LEACH, MEGAN
1106 N RAVEN RD
ROGERS AR 72756

02-15060-000
ROBERTS, CHRISTOPHER
1113 N WREN DR
ROGERS AR 72756

18-06419-000
ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

02-09031-000
EVANS, WILLIAM F & REBECCA S
1008 N DOVE DR
ROGERS AR 72756-1981

02-15066-000
THURMAN, DEREK & STEPHANIE
1208 N WREN DR
ROGERS AR 72756-1955

02-15068-000
CORNOG, MICHAEL A & CHRISTIA M
1204 N WREN DR
ROGERS AR 72756-1955

02-15059-000
RICHARDSON LIVING TRUST, DAVID
1111 N WREN DR
ROGERS AR 72756

02-09068-000
BUTLER FAMILY TRUST, JOHN NORMAN & JULIE NOREN
9602 BENTON RIDGE CIR
BENTONVILLE AR 72712-8510

02-15065-000
MAHER, MICHAEL J
1210 N WREN DR
ROGERS AR 72756-1955

02-09069-000
KELLER, DOUGLAS KOLBY
1103 N RAVEN RD
ROGERS AR 72756

02-09073-000
JARECKI LIVING TRUST, RHONDA E
1102 N WREN DR
ROGERS AR 72756-1980

02-09043-000
HELM, HOLLY
1101 N DOVE DR
ROGERS AR 72756

02-09052-000
ROPER, JOSEPH L
1008 N RAVEN RD
ROGERS AR 72756

02-09050-000
BNA REAL ESTATE LLC
PO BOX 969
POPLAR BLUFF MO 63902

02-15076-000
LONG, MATTHEW W & KELLY D
1211 N WREN DR
ROGERS AR 72756-1952

02-09032-000
ORELLANA, LUIS FELIPE
1102 N DOVE DR
ROGERS AR 72756

02-15058-000
WILLIAMS, OMESHIA S
3144 CAMBRIA RD SW
ATLANTA GA 30331

02-15061-000
HURTADO, ADOLFO & HURTADO, ELENA & HURTADO, MAURICIO
1306 N WREN DR
ROGERS AR 72756-1954

Sincerely,
Lenders Title Company

By: Melissa A Pruss



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **May 5, 2026 at 5:30 p.m.** on the application by **April Hamm (Case #: RZ25-00665)** to rezone **20.99 acres at W. Sunset Dr. & N. Dove Dr.** from the **T2 (Rural) & T3.2 (Neighborhood Low-Intensity)** zoning districts to the **T3.2 (Neighborhood Low-Intensity) and T4.1 (Neighborhood Medium-Intensity)** zoning districts, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

20.99 acres at W. Sunset Dr. & N. Dove Dr.
Parcel Number: 02-00861-000

PUBLISH ONE TIME ONLY: **Sunday April 19, 2026**
BILL THE CITY OF ROGERS

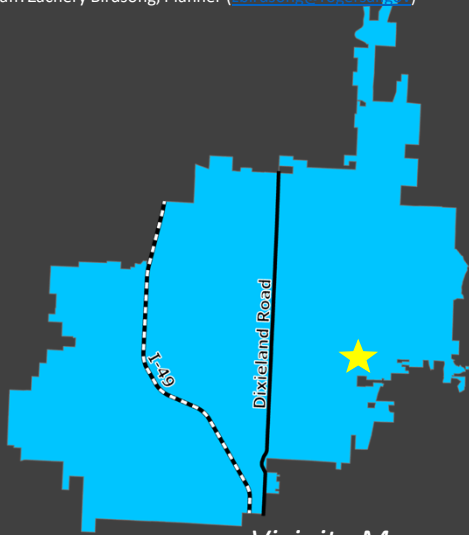




Rezone Blue Sky Rezone

PLANNING

Staff: Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

FLUM Place Type
Neighborhood Fabric

Zoning
T2

Proposed Zoning
T4.1

Location
906 E New Hope Road

Representative
Aldo Hernandez

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.

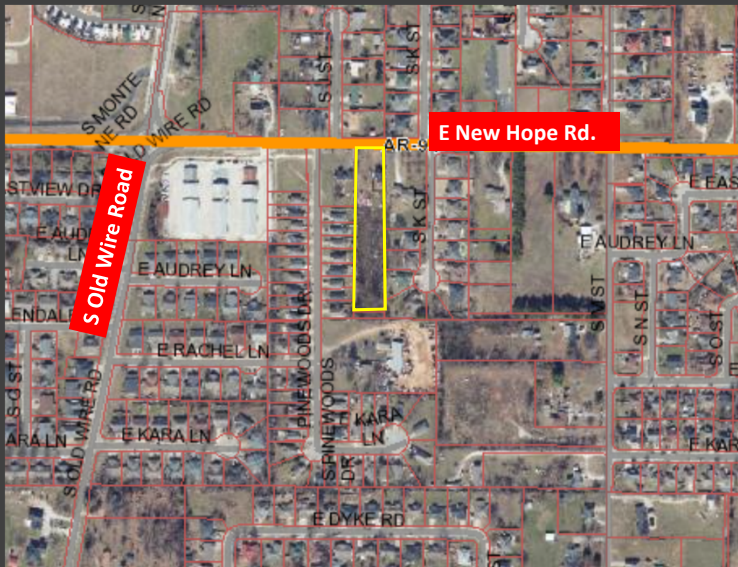
Request Details:

- Proposal: The applicant is proposing to rezone ±1.83 acres from T2 to T4.1 in the Neighborhood Fabric placetype.
- Review Type: Standard



Rezone Blue Sky Rezone

PLANNING



Aerial View

Location Description

The subject property is located near the southeast intersection of S Old Wire Road and E New Hope Road in southeast Rogers.

Parcels: 02-00600-000



Rezone Blue Sky Rezone

PLANNING

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

- 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.

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.

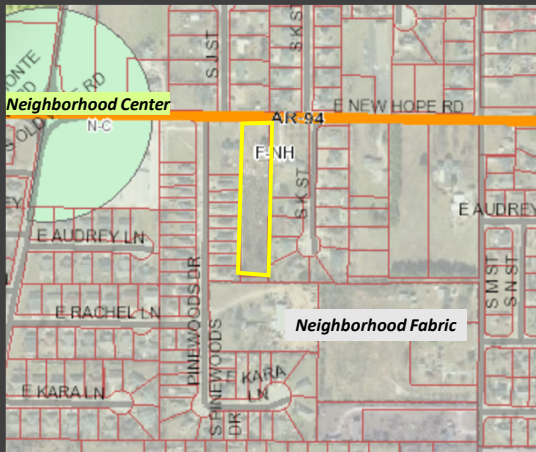
2.8.3 Relationship with Future Land Use Map

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

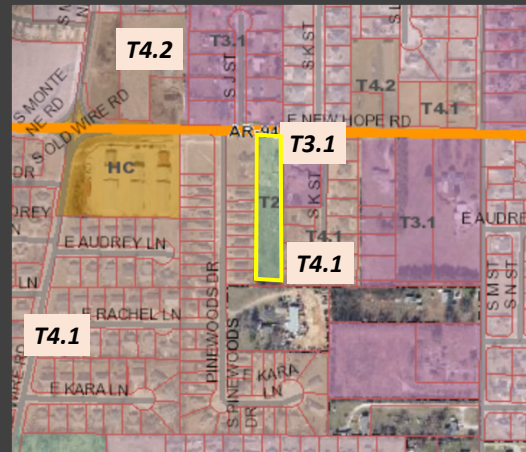
- (A) Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.
- (B) May create the placetype envisioned by the Plan and thus may conform to the Future Land Use Map. Such districts are subject to Standard Review 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 T4.1 in Neighborhood Fabric is subject to Standard Review.



FLUM



Zoning Map

Rezone Request

Rezone from T2 to T4.1 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 (T4.1)

“A medium-intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.” (UDC Section 4.2).



Rezone Blue Sky Rezone

PLANNING

Table 4.5.A Selected Zone Standards

Standard	T4.1	T4.2	T5.1	T5.2	T5.3
Area Standards					
Max Building Coverage (% of lot)	60	70	90	100	100
Max. Impervious Surface (% of lot)	70	80	100	100	100
Principal Buildings					
Min. Exterior Yard (ft)	10	5	0	0	0
Max. Exterior Yard (ft)			30	10	0
Min. Building Occupancy			70	80	100
Min. Interior Yard (ft)	5	5	0	0	0
Min. Interior Yard, Alley-side	0	0	0	0	0
Max Building Height (stories)	3	4	4	6	6
Ground Floor Spaces					
Min. Floor to Ceiling Height (ft)		12	12	12	12
Min. Depth (ft)		12	12	12	12
Min Entry Frequency (ft)		60 residential; 100 nonresidential			
Min Glazing (% of facade)	15/15	50/25	50/25	50/25	70/25
Upper Floor Space Min Glazing (% of facade)	15	15	15	15	15

Uses Allowed in T4.1

- All Residential Uses
- Agriculture, Civic Spaces, Parking

Relevant Use Standards in T4.1

- 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; or
 - Located on a property abutting or across the street from a public park of programmed open space
- Live-Work (4.7.1.10) - The nonresidential uses allowed in live-work buildings are limited to those allowed in T4.2 regardless of the zoning of the subject property

Policy Maps Analysis:

Per the Future Land Use Map (FLUM), the subject area is located in and surrounded by the Neighborhood Fabric placetype with a Neighborhood Center nearby to the west. Per the Master Street Plan (MSP), the subject property fronts E New Hope Road which is a collector street. The proposed zone T4.1 is appropriate in this context.

Zoning Analysis:

Per Table 2.8.3.A of the UDC, the requested zone T4.1 is considered generally appropriate throughout the Neighborhood Fabric placetype and along collector streets such as E New Hope Rd. A Neighborhood Center is nearby to the west 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 and southeast. The adjacent T3.1 zoning is non-conforming in Neighborhood Fabric with the lowest zone allowed being T3.2.

Uses

Per Section 4.6 of the UDC, T4.1 permits primarily residential uses.



Aerial View

Recommendation:

*Postpone to the June 2nd
Planning Commission
meeting at request of the
applicant*

PUBLIC INPUT:

Some residents voiced concerns at the previous when this was heard at the April 7th meeting.

RECOMMENDATIONS:

Staff recommends to **postpone** this request until the June 2nd Planning Commission meeting at the request of the applicant.

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.

REZONING NOTIFICATION - PROPERTY OWNERS WITHIN 300 FEET

Subject Property: 906 E. New Hope Rd., Rogers, AR 72758 | Parcel: 02-00596-000 | Owner: Gonzalez, Blanca R & Hernandez, Aldo E

Generated: March 20, 2026 | Source: Benton County AR GIS & Assessor Records (bentoncountyar.gov)

#	Parcel ID	Property Owner	Mailing Address	Property Address	Direction	Notes
1	02-00597-000	MP Development LLC & Skyline Construction of NWA LLC	1000 Captain Good St, Pea Ridge, AR 72751	904 E New Hope Rd	West (adjacent)	
2	02-00600-000	FJH Partners LLC	908 E New Hope Rd, Rogers, AR 72758	908 E New Hope Rd	East (adjacent)	
3	02-00601-000	Sluik, Timothy S & Sonya G	926 E New Hope Rd, Rogers, AR 72758	926 E New Hope Rd	East	
4	02-00591-002	Jimenez, Daniel & Maria G	901 E New Hope Rd, Rogers, AR 72758	E New Hope Rd (no #)	West	2.47 acres, vacant
5	02-00587-000	First Missionary Baptist Church	112 N Main, PO Box 124, Cave City, AR 72521	1005 E New Hope Rd	East	Exempt religious
6	02-06972-000	Caceres, Victor Javier	1814 S J St, Rogers, AR 72756	1814 S J St	North	
7	02-06975-000	Peralta-Garcia, Helena	1812 S J St, Rogers, AR 72756	1812 S J St	North	
8	02-06979-000	Coulter, John D & Christina M	16 Talana Pl, Bella Vista, AR 72715	1811 S J St	North	Mailing ≠ property
9	02-06980-000	Martinez, Jaime Chavez	1813 S J St, Rogers, AR 72756	1813 S J St	North	
10	02-06973-000	Santillan, Araceli	1822 S J St, Rogers, AR 72756	1822 S J St	North	
11	02-06981-000	Ruan, Santiago J & Guzman-DeRuan, Patricia	1823 S J St, Rogers, AR 72756	1823 S J St	North	
12	02-10697-000	Guzman, Carlos	1810 S K St, Rogers, AR 72756	1810 S K St	North/East	
13	02-10698-000	Dominguez, Ruben Figueroa	1812 S K St, Rogers, AR 72756	1812 S K St	North/East	
14	02-10699-000	Lopez, Juana	1814 S K St, Rogers, AR 72756	1814 S K St	North/East	
15	02-10700-000	Vega, Juvenal & Alejandra	1816 S K St, Rogers, AR 72756	1816 S K St	North/East	
16	02-10701-000	Gonzalez, Gamaliel Sr	1815 S K St, Rogers, AR 72756	1815 S K St	North/East	
17	02-10702-000	Duffek, Tina Louise	1813 S K St, Rogers, AR 72756	1813 S K St	North/East	
18	02-10703-000	Chavez, Ana Vilma Solano	1811 S K St, Rogers, AR 72756	1811 S K St	North/East	
19	02-12492-000	Cooper, Nancy J	910 E Linden Pl, Rogers, AR 72756	910 E Linden Pl	North	
20	02-13674-000	Garcia, Denise A	4500 SW Swinton, Bentonville, AR 72713	1901 S K St	East	Mailing ≠ property
21	02-13675-000	Albin, Nancy P & Steven F	1903 S K St, Rogers, AR 72758	1903 S K St	East	
22	02-13676-000	Toyco, Nilton Reynoso	1905 S K St, Rogers, AR 72758	1905 S K St	East	
23	02-13677-000	Albarran, Caritina Hurtado	1907 S K St, Rogers, AR 72758	1907 S K St	East	
24	02-13678-000	Tobey, Jerry T & Kathy E	1909 S K St, Rogers, AR 72758	1909 S K St	East	
25	02-13679-000	Cardona, Oscar A	1911 S K St, Rogers, AR 72758	1911 S K St	East	
26	02-13680-000	Lopez, Juan Garcia & Hurtado, Miriam	1913 S K St, Rogers, AR 72758	1913 S K St	East	
27	02-13681-000	City of Rogers	301 W Chestnut St, Rogers, AR 72756	S K St (no #)	East	Exempt - government
28	02-13682-000	Lineberger Revocable Trust, John R & Barbara J	19018 Pinecrest Trl, Rogers, AR 72756	1914 S K St	East	Trust - mailing ≠ property
29	02-13683-000	Garcia, Marcos T Ruiz & Lillian T Morales	1912 S K St, Rogers, AR 72758	1912 S K St	East	
30	02-13684-000	Thomas, Zachary & Christy	2417 W Hendrix Heights, Fayetteville, AR 72704	1910 S K St	East	Mailing ≠ property
31	02-13685-000	Stokes, Tyler S & Lyndsey W	1908 S K St, Rogers, AR 72758	1908 S K St	East	
32	02-18852-000	Silent Properties LLC	PO Box 3618, Fayetteville, AR 72702	Pinewoods Sub (no #)	Southwest	Vacant lot
33	02-18853-000	Jimenez, Maria & Jesus	1900 S Pinewoods Dr, Rogers, AR 72758	1900 S Pinewoods Dr	Southwest	
34	02-18854-000	Garcia, Sergio & Ma Eugenio Garcia Garcia	1902 S Pinewoods Dr, Rogers, AR 72758	1902 S Pinewoods Dr	Southwest	
35	02-18855-000	Interiano, Heydi	1904 S Pinewoods Dr, Rogers, AR 72758	1904 S Pinewoods Dr	Southwest	
36	02-18856-000	Judd, Joel & Rachel	1906 S Pinewoods Dr, Rogers, AR 72758	1906 S Pinewoods Dr	Southwest	
37	02-18857-000	Kohler, Derek	1908 S Pinewoods Dr, Rogers, AR 72758	1908 S Pinewoods Dr	South	
38	02-18858-000	Granados, German Huerta	1910 S Pinewoods Dr, Rogers, AR 72758	1910 S Pinewoods Dr	South	
39	02-18859-000	Rawlins, Matthew Scott	1912 S Pinewoods Dr, Rogers, AR 72758	1912 S Pinewoods Dr	South	
40	02-18860-000	Cano, Joel	1914 S Pinewoods Dr, Rogers, AR 72758	1914 S Pinewoods Dr	South	
41	02-18861-000	Ballesteros, Maria G & Albarran, Samuel C	1916 S Pinewoods Dr, Rogers, AR 72758	1916 S Pinewoods Dr	South	

REZONING NOTIFICATION - PROPERTY OWNERS WITHIN 300 FEET

Subject Property: 906 E. New Hope Rd., Rogers, AR 72758 | Parcel: 02-00596-000 | Owner: Gonzalez, Blanca R & Hernandez, Aldo E

Generated: March 20, 2026 | Source: Benton County AR GIS & Assessor Records (bentoncountyar.gov)

#	Parcel ID	Property Owner	Mailing Address	Property Address	Direction	Notes
42	02-18862-000	Martinez, Rosalia	1918 S Pinewoods Dr, Rogers, AR 72758	1918 S Pinewoods Dr	South	
43	02-18863-000	Molina, Carlos E & Maria Roxana	1920 S Pinewoods Dr, Rogers, AR 72758	1920 S Pinewoods Dr	South	
44	02-18895-000	Blevins Family Farms Limited Partnership	PO Box 1055, Bentonville, AR 72712	1907 S Pinewoods Dr	South	
45	02-18894-000	Whitt, Brooke Elizabeth & Harrison Connor	1909 S Pinewoods Dr, Rogers, AR 72758	1909 S Pinewoods Dr	South	
46	02-18893-000	Ruvalcaba, Rosalba & Gutierrez, Jesus Ruvalcaba	1911 S Pinewoods Dr, Rogers, AR 72758	1911 S Pinewoods Dr	South	
47	02-18892-000	Smedley, Justin R	1913 S Pinewoods Dr, Rogers, AR 72758	1913 S Pinewoods Dr	South	
48	02-18891-000	Almaraz, Antonio & Martha	1915 S Pinewoods Dr, Rogers, AR 72758	1915 S Pinewoods Dr	South	
49	02-18890-000	Cuenca, Adriana Gonzalez	1917 S Pinewoods Dr, Rogers, AR 72758	1917 S Pinewoods Dr	South	
50	02-18896-000	Roberts, Cody B	1905 S Pinewoods Dr, Rogers, AR 72758	1905 S Pinewoods Dr	South	
51	02-18897-000	Mendez, Osiel	1903 S Pinewoods Dr, Rogers, AR 72758	1903 S Pinewoods Dr	South	
52	02-18864-000	Garrison, Randy L & Laura B	901 E Rachel Ln, Rogers, AR 72758	901 E Rachel Ln	South	
53	02-18865-000	Reedy, John	903 E Rachel Ln, Rogers, AR 72758	903 E Rachel Ln	South	
54	02-18866-000	Miles, Katherine E	900 E Rachel Ln, Rogers, AR 72758	900 E Rachel Ln	South	
55	18-03569-000	Morgan Property Management LLC	2218 Little Flock Dr, Rogers, AR 72756	1923 Pinewoods Dr	South	Commercial, 2.99 acres
56	18-03567-000	Perez, Erick A Rico	1912 S M St, Rogers, AR 72758	1912 S M St	Southeast	2.5 acres
57	02-00599-011	Perez, Erick A Rico & Almaras, Cristina Rico	1912 S M St, Rogers, AR 72758	S M St (no #)	Southeast	3.35 acres, vacant

Total Properties: 57 parcels within 300 feet of 906 E. New Hope Rd (Parcel 02-00596-000)

IMPORTANT NOTES:

1. Mailing addresses shown are from Benton County Assessor records — use these for notification letters, not the property addresses.
2. Properties marked "Mailing ≠ property" have owners whose mailing address differs from the property location.
3. City of Rogers parcels included — notify City Clerk at 301 W Chestnut St, Rogers, AR 72756.
4. The subject property owner (Gonzalez, Blanca R & Hernandez, Aldo E) and their adjacent vacant parcel (18-03570-001) are excluded.
5. City of Rogers right-of-way parcel (02-18898-000, streets/infrastructure) is excluded.
6. This list is based on the Benton County GIS 300-foot buffer tool. Verify with the City of Rogers Planning Department for official requirements.
7. Data sourced from Benton County GIS (gis.bentoncountyar.gov) and Assessor Records (arcountydata.com) on March 20, 2026.

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

BEGINNING AT A POINT WHICH IS SOUTH 89°14'18" EAST 335.51 FEET FROM THE NORTHWEST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 19, SAID POINT BEING IN THE CENTERLINE OF STATE HIGHWAY NO. 94; THENCE CONTINUING WITH THE CENTERLINE OF SAID HIGHWAY SOUTH 89°14'18" EAST 119.80 FEET; THENCE LEAVING SAID HIGHWAY SOUTH 00°48'16" WEST 688.64 FEET; THENCE NORTH 89°42'11" WEST 122.42 FEET; THENCE NORTH 01°01'19" EAST 689.70 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 50.00 FOOT WIDE RIGHT-OF-WAY FOR STATE HIGHWAY NO. 94 CENTERED ALONG THE NORTH LINE OF THE DESCRIBED BOUNDARY.

LAYMAN'S DESCRIPTION: 906 E New Hope Rd Rogers AR 72758

PRESENT ZONING: T2

ZONING REQUEST: T4.1

Respectfully Submitted,

BY: [Signature]
(Property Owner Signature)

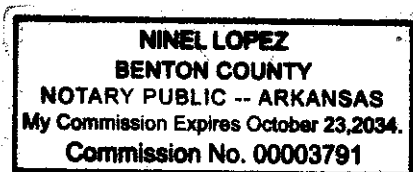
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 20 day of March, 2026.

[Signature]
Notary Signature

Ninel Lopez
Notary Name Printed

Oct 23 2034
Commission Expires



CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my public hearing request.

Dated this the 20 day of MARCH, 2026.

Signed

Aldo Edgar Hernandez
Name Printed

STATE OF ARKANSAS

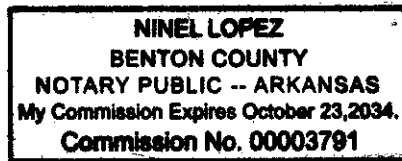
COUNTY OF Benton

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Ninel Lopez
Notary Signature

Ninel Lopez
Notary Name Printed

OCT 23 2034
Commission Expire





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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **April 7, 2026** at **5:30 p.m.** on the application by **Blue Sky Townhomes (Case #: RZ26-00052)** to rezone **906 E. New Hope Rd** from the **T2 (Rural)** zoning district to the **T4.1 (Neighborhood Medium-Intensity)** zoning district, the properties being more particularly described as follows:

PROPERTY DESCRIPTIONS:

906 E. New Hope Rd.

Parcel Number: 02-00596-000

PUBLISH ONE TIME ONLY: **Sunday March 22, 2025**
BILL THE CITY OF ROGERS

