



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

PLANNING COMMISSION MEETING AGENDA

JUNE 16, 2026

5:30 PM

VIEW ONLINE

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/84335246043](https://us02web.zoom.us/j/84335246043)

BOARD OF ADJUSTMENT: MEETING CANCELED

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 June 2, 2026 meeting minutes.

PUBLIC FORUM:

Public testimony on any issue not listed on the agenda may be provided at this time.

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.



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- a. RZ26-00260 - 835 S. 40th Street and the 26.15 acres surrounding parcel
A request by Blockwright Studio to rezone 835 S. 40th Street and the 26.15 acres surrounding from the T2 (Rural) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.
STAFF: Zachery Birdsong, Planner II
OWNER REPRESENTED BY: Lindsay Hackett, Blockwright Studio
- b. RZ26-00250 - 1013 W. Laurel Ave.
A request by John Schmelzle to rezone 1013 W. Laurel Ave. from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.
STAFF: Laural Scates, Planner I
OWNER REPRESENTED BY: John Schmelzle, Schmelzle & Associates Inc.

PUBLIC HEARINGS:

OLD BUSINESS - Items previously discussed and tabled.

NEW BUSINESS - Items removed from consent agenda.

- a. RZ26-00236 - 3.67 acres west of 701 W. Hudson Rd.
A request by Louis Froud to rezone 3.67 acres west of 701 W. Hudson Rd. from the T5.2 (City Medium-Intensity) zoning district to the I-1 (Light Industrial) zoning district.
STAFF: Zachery Birdsong, Planner II
OWNER REPRESENTED BY: Geoff Bates, Bates & Associates Inc.

REPORTS :

- a. COMMISSIONERS
- b. STAFF

ADJOURN PLANNING COMMISSION:

BOARD OF ADJUSTMENT - NO MEETING:



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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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 June 2, 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, 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 Andrade to approve the May 5, 2026 Planning Commission meeting minutes as presented.

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

APPROVED.

PUBLIC FORUM

None.

CONSENT AGENDA

No items.

PUBLIC HEARINGS

Old Business

a. RZ26-00052 – At 906 E. New Hope Rd.

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 5/5/26)

Planner Zachery Birdsong stated that he had previously presented this staff report and that there was no new information to present.

Tim Lemons with Lemons Engineering Consulting represented the request and had no comments.

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

Motion by Cicioni, second by Stevens to recommend the request as presented to City Council.
Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

New Business

a. SGN26-0215 – At 1771 W. Pleasant Grove Rd.

A request by the Grove Retail Partners for a Common Signage Plan at 1771 W. Pleasant Grove Road in the HC (Highway Commercial) zoning district.

Planner Christina Moore noted that the applicant is proposing a Common Signage Plan to allow more than one wall sign per tenant and signs larger than the 30-sf maximum. The proposal includes seven wall signs ranging from 14-36 square feet. There will be two wall signs on the west elevation, four wall signs on the south elevation, and one wall sign on the east elevation. No public input has been provided and staff recommends approval of the request.

Burke Larkin with Orion Capital Partners represented the request and agreed with staff’s report.

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

Motion by Jensen, second by Tovar to approve the Common Signage Plan as presented.
Voice Vote: Unanimous – Yes, Motion carried.

APPROVED.

REPORTS

ADJOURN

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

ATTEST:

APPROVED:

Ezequiel Tovar, Secretary

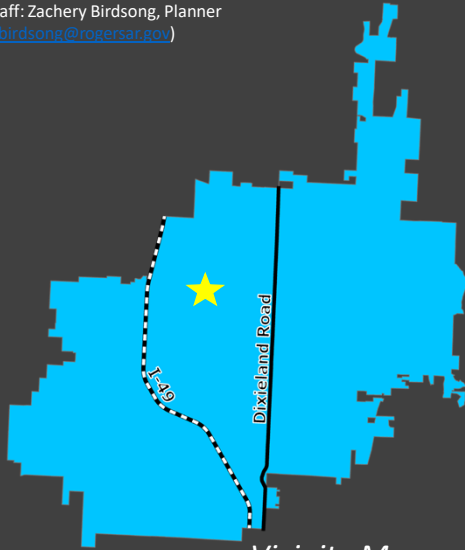
Samantha Best, Chair



Rezone Hackett Rezone

PLANNING

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



Vicinity Map

FLUM Place Type
Urban Neighborhood

Zoning
T2

Proposed Zoning
T4.2

Review Type
Standard Review

Location
Approximately 31 acres at 835 S 40th St

Representative
Lindsay Hackett

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 ±31 acres from T2 to T4.2 in the Urban Neighborhood Placetype.
- Review Type: Standard



Rezone

Hackett 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
Highway Corridor	T4.1, T4.2	T3.2, T5.1

Rezone Request

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



Aerial

Location Description

The subject property is located south of West Walnut and West of South Promenade Blvd.

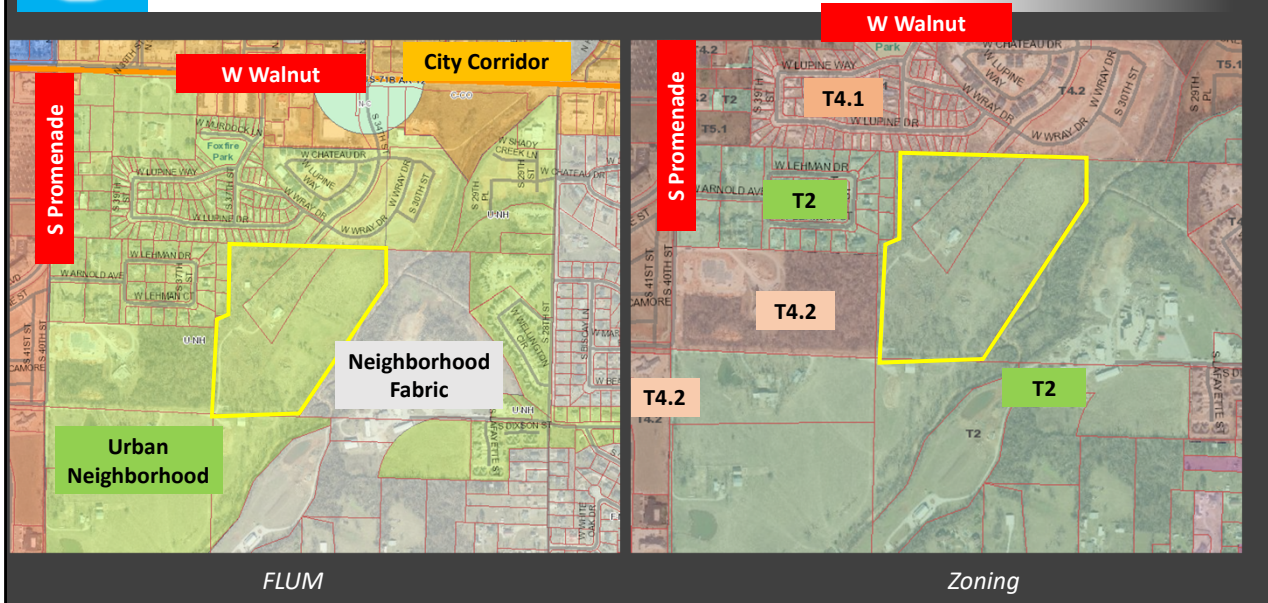
Standard Review Criteria for Transect Districts

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



Rezone
Hackett Rezone

PLANNING



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. 5

Policy Maps Analysis:

Per the Future Land Use Map (FLUM), the subject area is located in Urban Neighborhood and is adjacent to Urban Neighborhood to the south, west, and north. The abutting property to the east is Neighborhood Fabric and they are separated by floodplain.

Adjacent Zoning:

The properties within the surrounding area are either zoned T2, a non conforming zone, or are zoned T4.1 or higher. The request to T4.2 is compatible with the surrounding area.



Rezone

Hackett Rezone

PLANNING

Zone Standards	T2 (Existing)	T4.2 (Proposed)	Uses	T2 (Existing)	T4.2 (Proposed)
Max Building Coverage	30%	70%	Detached House, Cottage House, Attached House, Agriculture, Civic Space	P	P
Max Impervious Surface	30%	80%			
Exterior Yard	30'	5'	Duplex, Townhouse, Live-Work, Mixed-Use, Office, Professional or Personal Services, Eating and Drinking, Lodging, Parking Retail	-	P
Interior Yard Setback	30'	5'			
Alley side setback	10'	0'			
Max building height	2 stories	4 stories	Multi-Unit House, Apartment House, Community Services, Eating and Drinking, Parking, Retail	-	P/C

Use Table Legend

- P = Permitted without location conditions
- P/C = Permitted with location/use conditions
- - = Not permitted

Zone Standards

- T2 is a non conforming zone with higher setbacks and lower lot coverage allowances. T4.2 permits more buildable area and smaller setbacks.

Use Allowances

- T2 primarily allows low intensity residential uses and agriculture. T4.2 permits all residential uses and a variety of low intensity commercial.

Relevant Use Standards in T5.2

- *Multi-unit Houses (4.7.1.7)*
 - Must be consistent in scale with the two nearest residential buildings on the same block face.
- *Apartment Houses (4.7.1.9)*
 - Only permitted when Located on a lot with frontage on an arterial or collector street according to the Master Street Plan; or located on a property in a center placetype; or located on a property abutting or across the street from a public park or programmed open space approved per this UDC
- *Community Services (4.7.4)*
 - Such uses providing intensive services are prohibited in T4 in all cases.
- *Eating and Drinking and Retail (4.7.7 and 4.7.10)*
- In T4.2, such uses are allowed on the ground floor of a mixed-use building. Such uses are only allowed in a single-purpose building where:
 - Located within 660 feet or one block, whichever is less, of the intersection of two streets each being a collector or an arterial; and they do not have a drive-through.
- *Parking (4.7.9)*
 - *Surface parking is not allowed within 150 feet of a mixed-use street.*
- Such uses are prohibited on corner lots except in HC and I-1.
 - Car washes are not permitted within 150 feet of any arterial street. Gas pumps must be accessory to a principal building and must be located in interior yards except in HC and I-1. Vehicle bays shall be oriented toward the interior of the lot and not visible from the street in T5 and T6.



Rezone

Hackett Rezone

PLANNING



Aerial View

Recommendation
Approve

PUBLIC INPUT:

No public input has been provided 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, Martha Meenen, certify that I am the legal owner of the property located at
(Owner name, printed)

02-00900-003 and 02-00900-008 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, MATT HOFFMAN 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 21 day of April, 2026

Martha Meenen
Signed

Martha Meenen
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 21 day of April, 2026

[Signature]
Notary Signature

JEREMY GOUCHER
Notary Name Printed



25 SEPT 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 28 day of May, 2026.

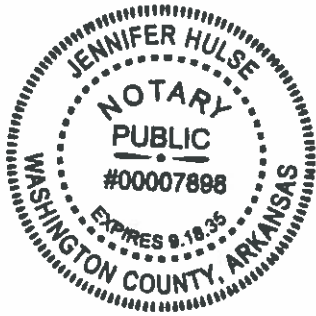
Stacie Journagan
Signed

Stacie Journagan
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 28th day of May, 2026.



Jennifer Hulse
Notary Signature

Jennifer Hulse
Notary Name Printed

9-18-35
Commission Expire



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

NOTICE OF PUBLIC HEARING

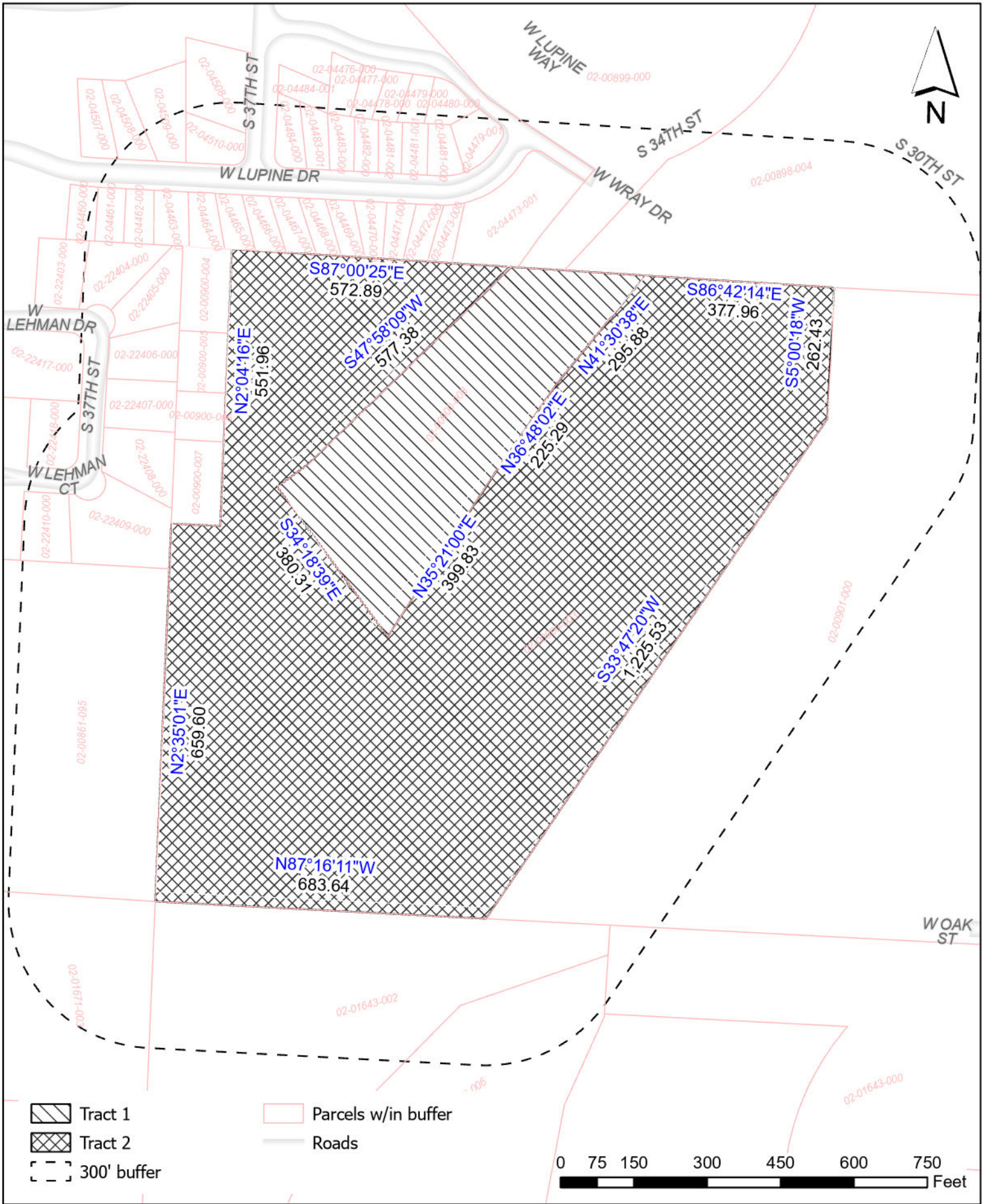
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **June 16, 2026** at **5:30 p.m.** on the application by **Blockwright Studio (Case #: RZ26-00260)** to rezone **835 S. 40th Street and the +26.15 acres surrounding** from the **T2 (Rural)** zoning district to the **T4.2 (Neighborhood-High Intensity)** zoning district, the properties being more particularly described as follows:



PROPERTY DESCRIPTIONS:



835 S. 40th Street and the +26.15 acres surrounding

Parcel Number: 02-00900-008 and 02-00900-003

PUBLISH ONE TIME ONLY: **Sunday May 31, 2026**
BILL THE CITY OF ROGERS



-  Tract 1
-  Tract 2
-  300' buffer

-  Parcels w/in buffer
-  Roads



RZ26-00260
40th St Rezone

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE

DESCRIPTION	To rezone 835 S. 40th St. and 25.25 acres surrounding from T2 (Bural) to the T4.2 (Neighborhood High-Intensity) zoning district.
APPLICANT & CASE #	Hickel 404 (Case # 14.228-00236)
BOARD COMMISSION	Planning Commission
MEETING DATE/TIME	June 16, 2025 at 5:30 PM
MEETING LOCATION	Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS	planning@rogersar.gov Email: planning@rogersar.gov or 318.16.1666. Please be sure to include the case number.



COMMUNITY DEVELOPMENT
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(479) 521-1156
planning@rogersar.gov

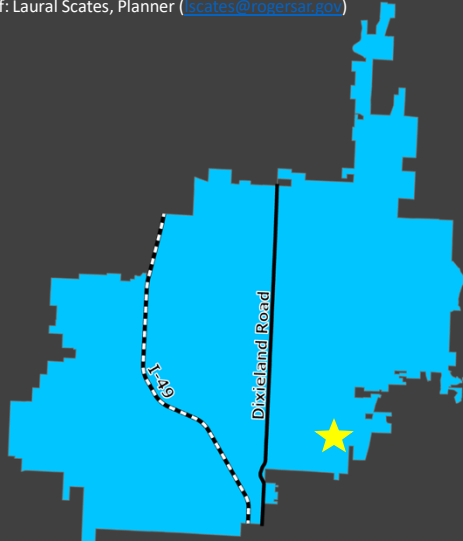




Rezone Sherman/Laurel

PLANNING

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



Vicinity Map

Location

1013 W Laurel Ave

Place Type

Urban Neighborhood

Zoning

T2

Proposed Zoning

T4.1

Representative

Ben Sherman

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 ±10.00 acres from T2 to T4.1 in the Urban Neighborhood (U-NH) placetype.
- Review Type: Standard



Rezone Sherman/Laurel

PLANNING



Aerial Vicinity Map

Location Description

The subject property is located north of W Laurel Ave and west of US-71B.

Parcels: 02-02074-000



Rezone Sherman/Laurel

PLANNING



Rezone Request

T4.1 in the **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 Neighborhood is subject to Standard Review per Table 2.8.3.A.



Rezone

Sherman/Laurel

PLANNING



FLUM

Current Zoning

Rezone Request

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

Placetype Description

Urban Neighborhood (U-NH) “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 Sherman/Laurel

PLANNING

Uses Allowed in T4.1

- Should the rezone be approved, duplexes, multi-unit houses, townhouses, and apartment houses would be allowed.

Use Standards in T4.1

- Duplexes may have units arranged side by side as viewed from the street, front to back as viewed from the street, or stacked vertically.
- In T4 zones multi-unit houses are permitted when they are consistent in scale with the two nearest residential buildings on the same block face.
- Townhouses with garages must be rear or side-loaded.
- In T4 apartment houses are permitted only when:
 - Located on a lot with frontage on an arterial or collector street according to the Master Street Plan; or
 - Located on a property in a center placetype; or
 - Located on a property abutting or across the street from a public park or programmed open space approved per this UDC.

Table 4.6.A Permitted Principal Uses

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

Placetype: Urban Neighborhood

Uses Allowed in T4.1

Use Standards in T4.1



Rezone Sherman/Laurel

PLANNING



Recommendation:

APPROVE

PUBLIC INPUT:

Staff received once phone call in opposition to the rezone request.

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.

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.

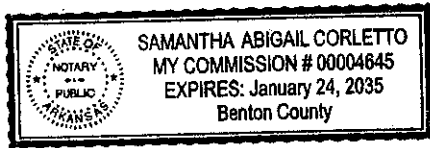
Dated this the 28 day of May, 2026.

[Signature]
Signed
John Schmelzle
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 28 day of May, 2026.



[Signature]
Notary Signature
Samantha Abigail Corletto
Notary Name Printed
Jan. 24, 2035
Commission Expire

9589 0710 5270 2111 9374 32

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Extra Services & Fees (check box, add fee as appropriate)		
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<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	05/27/2026
Total Postage and Fees	\$10.48	
Sent To <u>Peggy J. Hart</u>		
Street and Apt. No., or PO Box No. <u>1247 W. Laurel Ave.</u>		
City, State, ZIP+4® <u>Rogers AR 72758</u>		

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

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<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	05/27/2026
Total Postage and Fees	\$10.48	
Sent To <u>Green Valley Inc.</u>		
Street and Apt. No., or PO Box No. <u>816 W. Poplar</u>		
City, State, ZIP+4® <u>Rogers AR 72756</u>		

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

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Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00	
<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	05/27/2026
Total Postage and Fees	\$10.48	
Sent To <u>Neal Revocable Trust</u>		
Street and Apt. No., or PO Box No. <u>101 W Laurel Ave</u>		
City, State, ZIP+4® <u>Rogers, AR 72758</u>		

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	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00	
<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	05/27/2026
Total Postage and Fees	\$10.48	
Sent To <u>Fellowship Bible Church</u>		
Street and Apt. No., or PO Box No. <u>1051 W Pleasant Grove Rd</u>		
City, State, ZIP+4® <u>Rogers, AR 72758-8052</u>		

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

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Fort Smith AR 72903

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	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00	
<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	05/27/2026
Total Postage and Fees	\$10.48	
Sent To <u>Don Bearden RT</u>		
Street and Apt. No., or PO Box No. <u>3520 Free Ferry Rd</u>		
City, State, ZIP+4® <u>Fort Smith, AR 72903</u>		

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

9589 0710 5270 2111 9374 63

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Rogers AR 72758

OFFICIAL USE

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	\$4.40	05
Extra Services & Fees (check box, add fee as appropriate)		
<input type="checkbox"/> Return Receipt (hardcopy)	\$17.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	05/27/2026
Total Postage and Fees	\$10.48	
Sent To <u>Leon Hodge family JRT</u>		
Street and Apt. No., or PO Box No. <u>1000 W Laurel Ave</u>		
City, State, ZIP+4® <u>Rogers AR 72758</u>		

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

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Springdale AR 72762

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	05
<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	

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Sent To
Wildflower Residential LLC
Street and Apt. No., or PO Box No.
2468 N. 56th St.
City, State, ZIP+4®
Springdale AR 72762

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Springdale AR 72762

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
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<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.78	
Total Postage and Fees	\$10.48	

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Red Point LLC
Street and Apt. No., or PO Box No.
PO Box 6245
City, State, ZIP+4®
Springdale AR 72766

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

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Van Buren AR 72957

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	05
<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	

Postmark Here
05/27/2026

Sent To
Mid America Auto Transport Inc
Street and Apt. No., or PO Box No.
PO BOX 989
City, State, ZIP+4®
Van Buren, AR 72957-0989

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

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Extra Services & Fees (check box, add fee as appropriate)	\$4.40	05
<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	

Postmark Here
05/27/2026

Sent To
Neal family Revocable LT
Street and Apt. No., or PO Box No.
1119 W Laurel Ave
City, State, ZIP+4®
Rogers, AR 72758

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

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Certified Mail Fee	\$5.30	0718
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<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	

Postmark Here
05/27/2026

Sent To
Ronald + Lisa Young
Street and Apt. No., or PO Box No.
962 W. Laurel Ave.
City, State, ZIP+4®
Rogers AR 72758

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

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OFFICIAL USE

Certified Mail Fee	\$5.30	0718
Extra Services & Fees (check box, add fee as appropriate)	\$4.40	05
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<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	

Postmark Here
05/27/2026

Sent To
John Micah Carpenter
Street and Apt. No., or PO Box No.
924 W. Laurel Ave.
City, State, ZIP+4®
Rogers AR 72758

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



OWNERSHIP REPORT


For the use and benefit of: **JTS Holdings, LLC**

The undersigned, having made a diligent search of the records of Benton County, Arkansas, through April 16, 2026 at 7:00 a.m. of the following described property:

Part of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, Township 19 North, Range 30 West, Benton County, Arkansas, described as beginning at the SW corner of said SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 25, and running thence North to the NW corner thereof, thence East 330 feet, thence South to the South line thereof, thence West 330 feet to the point of beginning.

Find the adjoining owners within 300 feet, and their respective mailing addresses, of the above described property as set forth in Exhibit "A" attached hereto.

CITY TITLE & CLOSING LLC

By: 

Tonja Smith, Authorized Signatory
License No. 9937313

****DISCLAIMER****

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

Exhibit "A"

Report prepared for: JTS Holdings, LLC
Parcel Number: [02-02074-000](#)

Adjoining Owners within 300 feet:

[02-02076-000](#)

Fellowship Bible Church
1051 W Pleasant Grove Rd
Rogers, AR 72758-8052

[02-02076-025](#)

John Micah Carpenter
924 W Laurel Ave
Rogers, AR 72758

[02-02076-026](#) / [02-02076-027](#)

Ronald A. & Lisa J. Young
962 W Laurel Ave
Rogers, AR 72758

[02-02076-028](#)

Leon Hodge Family JRT
1000 W Laurel Ave
Rogers, AR 72758

[02-02076-100](#)

Green Valley Inc.
816 W Poplar
Rogers, AR 72756

[02-02064-000](#)

Neal Revocable Trust
1101 W Laurel Ave
Rogers, AR 72758

[02-02058-001](#)

Peggy J. Hart
1247 W Laurel Ave
Rogers, AR 72758

[02-02073-000](#)

Dan Bearden RT
3520 Free Ferry Rd
Fort Smith, AR 72903

[02-21076-000](#)

Wildflower Residential LLC
2468 N 56th St
Springdale, AR 72762

[02-02064-001](#) / [02-02063-001](#)

[02-02063-002](#) / [02-02060-000](#)
Neal Family Revocable LT
1119 W Laurel Ave
Rogers, AR 72758

[02-02072-001](#) / [02-02072-002](#)

[02-02072-003](#) / [02-02072-004](#)
Mid-America Auto Transport Inc
PO Box 989
Van Buren, AR 72957-0989

[21 PARCELS - SEE LIST](#)

Red Point LLC
PO Box 6245
Springdale, AR 72766

****DISCLAIMER****

This report is being issued without any representation as to the status or validity of the title, and the Company assumes no liability by virtue of errors or omissions. Any liability of the Company shall not exceed the amount paid for the report.

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 **John Schmelzle** is applying to the Rogers Planning Commission to rezone (**INSERT CASE #**) certain real property at **1013 W Laurel Ave Rogers, AR 72758**. The property is more particularly described as follows:

LEGAL DESCRIPTION: (**Insert complete legal description here or attach as Exhibit "A"**)

LAYMAN'S DESCRIPTION: **1013 W Laurel Ave Rogers, AR 72758**

PRESENT ZONING: **T2**

ZONING REQUEST: **T4.1**

A public hearing by the Rogers Planning Commission will be held on _____, 20____
(**Date assigned by Planning Staff**) at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____
(**Applicant's Signature**)

PROPERTY OWNER AFFIDAVIT

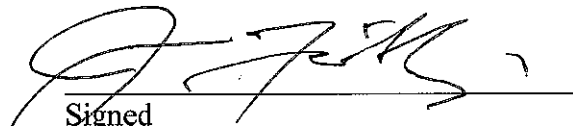
I, JASON FIELDING, certify that I am the legal owner of the property located at
(Owner name, printed)

1013 W LAUREL which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, JOHN SCHMELZLE 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.

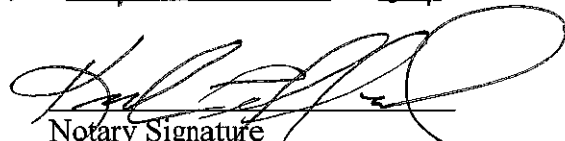
Dated this the 24 day of April, 2026.


Signed

JASON FIELDING, ESTATE REPRESENTATIVE
Name Printed

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 24 day of April, 2026


Notary Signature

KEITH CROFFORD
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires March 28, 2027
Commission No. 12359774

Keith Crofford
Notary Name Printed

3-28-27
Commission Expires

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
REZONE

DESCRIPTION:	To rezone 0.13 W Laurel Ave from T2 (Rural) to the R-1 (Single-Family Medium-Density) zoning district. (Case # RZ2018-00000)
APPLICANT & CASE #:	James W. Rogers (Case # RZ2018-00000)
BOARD/COMMISSION:	Planning Commission
MEETING DATE/TIME:	June 14, 2018 at 6:30 PM
MEETING LOCATION:	Mayor City Council Chamber, 303 W. Chestnut St.
PUBLIC COMMENTS:	planning@rogersar.gov

 **COMMUNITY DEVELOPMENT**
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov



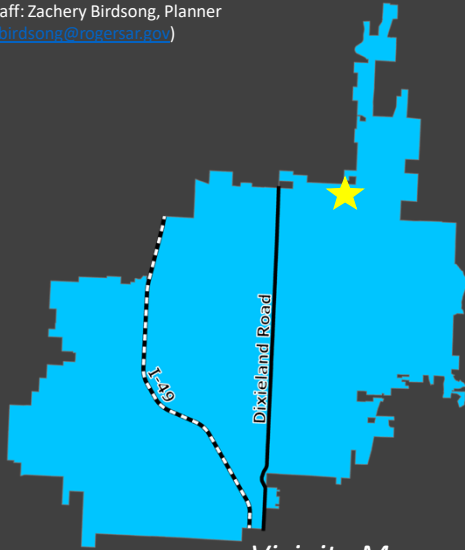


Rezone

Froud-Hudson Rezone

PLANNING

Staff: Zachery Birdsong, Planner
zbirdsong@rogersar.gov



FLUM Place Type
 Highway Corridor

Zoning
 T5.2

Proposed Zoning
 I-1

Review Type
 Enhanced Review

Location
 Approximately 3.67 acres north of the junction of N 8th St and W Hudson Road

Representative
 Eli La Salle

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 ±3.67 acres from T5.2 to I-1 in the Highway Corridor Placetype.
- Review Type: Enhanced



Rezone

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

Rezone Request

- I-1 in the Highway Corridor Placetype is subject to Enhanced Review



Aerial

Location Description

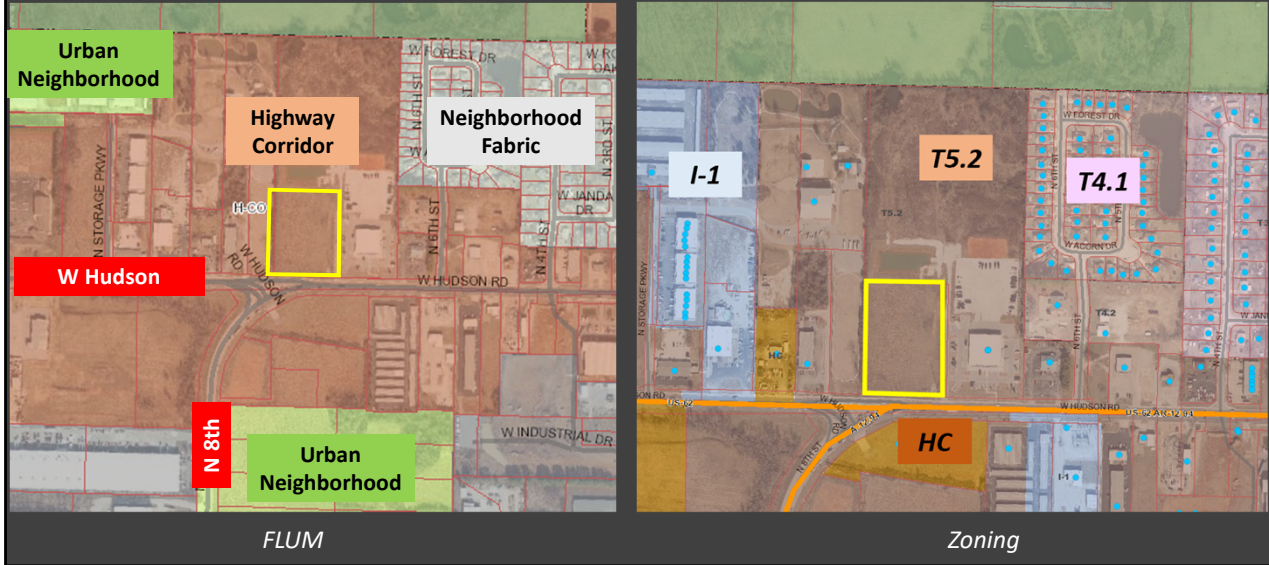
The subject property is located north of the junction of North 8th Street and West Hudson Road.

Enhanced Review Criteria for Special Purpose Districts

- The proposed district(s) conform to the applicable requirements of this UDC; and
- The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map; and
- Adequate infrastructure exists to serve the development permitted in the proposed district(s); and
- The property is unlikely to develop, or poorly suited for development allowed under the current district(s); and
- Development allowed in the proposed district is less likely to detrimentally affect nearby properties than development allowed by a district subject only to standard review in the same place type; and
- The proposed district is more likely to protect the public health, safety, and welfare than any district subject only to standard review in the same place type; or
- The proposed district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.



Froud-Hudson Rezone



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. There is some Neighborhood Fabric further northeast as well as Urban Neighborhood and Industry and Technology to the south.

Adjacent Zoning:

A portion of the property to the east was recently rezoned to HC. The rest of the abutting properties are T5.2. There is some HC to the south, I-1 further west, and T4.1 to the northeast.



Rezone

PLANNING

Froud-Hudson Rezone

Zone Standards	T5.2 (Existing)	I-1 (Proposed)	Uses	T5.2 (Existing)	I-1 (Proposed)
Max Building Coverage	100%	80%	Townhouse	P	-
Max Impervious Surface	100%	80%	Apartment House	P	-
Exterior Yard	0' – 10' btz	30'	Mixed Use Building	P	-
Interior Yard Setback	0'	20'	Agriculture, Civic Spaces, Community Services, Office, Professional or Personal Services, Eating and Drinking, Lodging, Parking, Retail, Event Venue	P	P
Alley side setback	0'	0'	Healthcare Service, Artisanal Industry, Technology Industry, Auto Service	P/C	P
Max building height	6 stories	5 stories	Freight, Logistics, and Storage	-	P
			Transportation Services	-	P

Use Table Legend

- P = Permitted without location conditions
- P/C = Permitted with location conditions
- X = Not permitted

Zone Standards

- T5.2 zoning requires buildings to be located along the street with urban form. I-1 zoning allows for buildings to be set back an unlimited distance from the street with parking surrounding the building.

Use Allowances

- T5.2 permits residential, commercial, and mixed use development. I-1 does not allow for residential or mixed-use. Permitting only commercial and light industrial.

Relevant Use Standards in T5.2

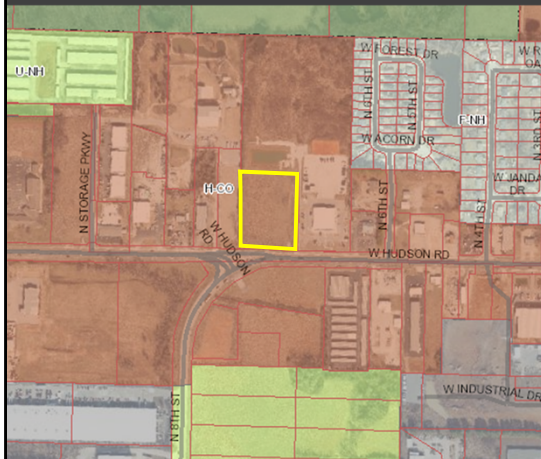
- *Community Service (4.7.4)*
 - Such uses providing intensive services are prohibited in T4 in all cases and in T5 and T6 on a property with frontage on a mixed use street or boulevard.
- *Healthcare Service (4.7.8)*
 - In T5 and T6 such uses are prohibited on lots with frontage on a mixed use street.
- *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.
- *Auto Service (4.7.14)(B), (C), (D), and (E)*
 - Such uses are prohibited on corner lots except in HC and I-1.
 - Car washes are not permitted within 150 feet of any arterial street.
 - Gas pumps must be accessory to a principal building and must be located in interior yards except in HC and I-1.
 - Vehicle bays shall be oriented toward the interior of the lot and not visible from the street in T5 and T6.



Rezone

Froud-Hudson Rezone

PLANNING



FLUM

Staff Analysis

- The requested rezone does not conform to some of the rezone criteria.
- The Highway Corridor description allows for continuance of existing warehouse operations and light industrial. It emphasizes that infill and redevelopment consists of mixed-use buildings with residential and amenities. I-1 form and permitted uses would therefore not implement the placetype envisioned by the FLUM on this greenfield site and would be incompatible with adjacent T zoned sites.
- Adequate infrastructure is accessible for permitted development.
- The property is not poorly suited for the existing zone. There is no challenge to developing the site as it is currently zoned.
- This zone is more likely to detrimentally affect nearby properties than those under standard review given the additional industrial uses that would be permitted and lack of residential uses allowed.
- The proposed district is not more likely to protect the public health, safety, and welfare than those subject to only standard review due to the light industrial allowances and adjacency to T zones.
- The proposed district is not necessary to allow economic development of regional significance.

Enhanced Review Criteria for Special Purpose Districts

- The proposed district(s) conform to the applicable requirements of this UDC; and
- The proposed district(s) are likely to implement the place type envisioned by the FLUM; and
- Adequate infrastructure exists to serve the development permitted in the proposed district(s); and
- The property is unlikely to develop or poorly suited for development allowed under the current district; and
- Development allowed in the proposed district is less likely to detrimentally affect nearby properties than development allowed by a district subject only to standard review in the same place type; and
- The proposed district is more likely to protect the public health, safety, and welfare than any district subject only to standard review in the same place type; or
- The district is necessary to allow economic development of regional significance or a use unique in the region and its impact can be mitigated to preserve the public's health, safety, and welfare.

Staff Analysis

- The requested rezone does not conform to some of the review criteria for enhanced review zones.
- The Highway Corridor description allows for continuance of existing warehouse operations and light industrial. It emphasizes that infill and redevelopment consists of mixed-use buildings with residential and amenities. I-1 form and permitted uses would therefore not implement the placetype envisioned by the FLUM on this greenfield site and would be incompatible with adjacent T zoned sites.
- Adequate infrastructure is accessible for permitted development.
- The property is not poorly suited for the existing zone. There is no challenge to developing the site as it is currently zoned.
- This zone is more likely to detrimentally affect nearby properties than those under standard review given the additional industrial uses that would be permitted and lack of residential uses allowed. While HC also allows freight, logistics, and storage use, it does not permit it to be located right along the street.
- The proposed district is not more likely to protect the public health, safety, and welfare than those subject to only standard review due to the light industrial allowances and adjacency to T zones.
- The proposed district is not necessary to allow economic development of regional significance.



Rezone

Froud-Hudson Rezone

PLANNING



Aerial View

Recommendation
Denial

PUBLIC INPUT:

No public input has been provided regarding this request.

RECOMMENDATIONS:

Staff recommends **denial** 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 Enhanced Review:

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

CERTIFICATION

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

Dated this the 29th day of May, 2026.

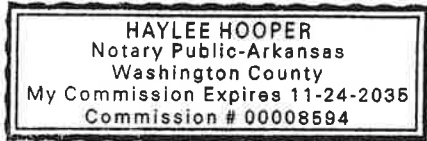
Eli La Salle
Signed

Eli La Salle
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

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



Haylee Hooper
Notary Signature

Haylee Hooper
Notary Name Printed

11-24-2035
Commission Expire

PROPERTY OWNER AFFIDAVIT

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

Parcel #02-02129-000 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Bates and Associates, INC. 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 April, 2026.

Louis Froud
Signed

Louis Froud
Name Printed

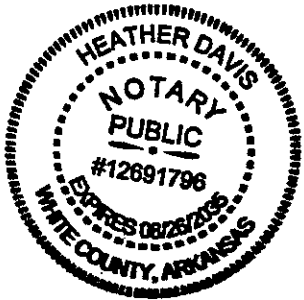
STATE OF Arkansas
COUNTY OF White

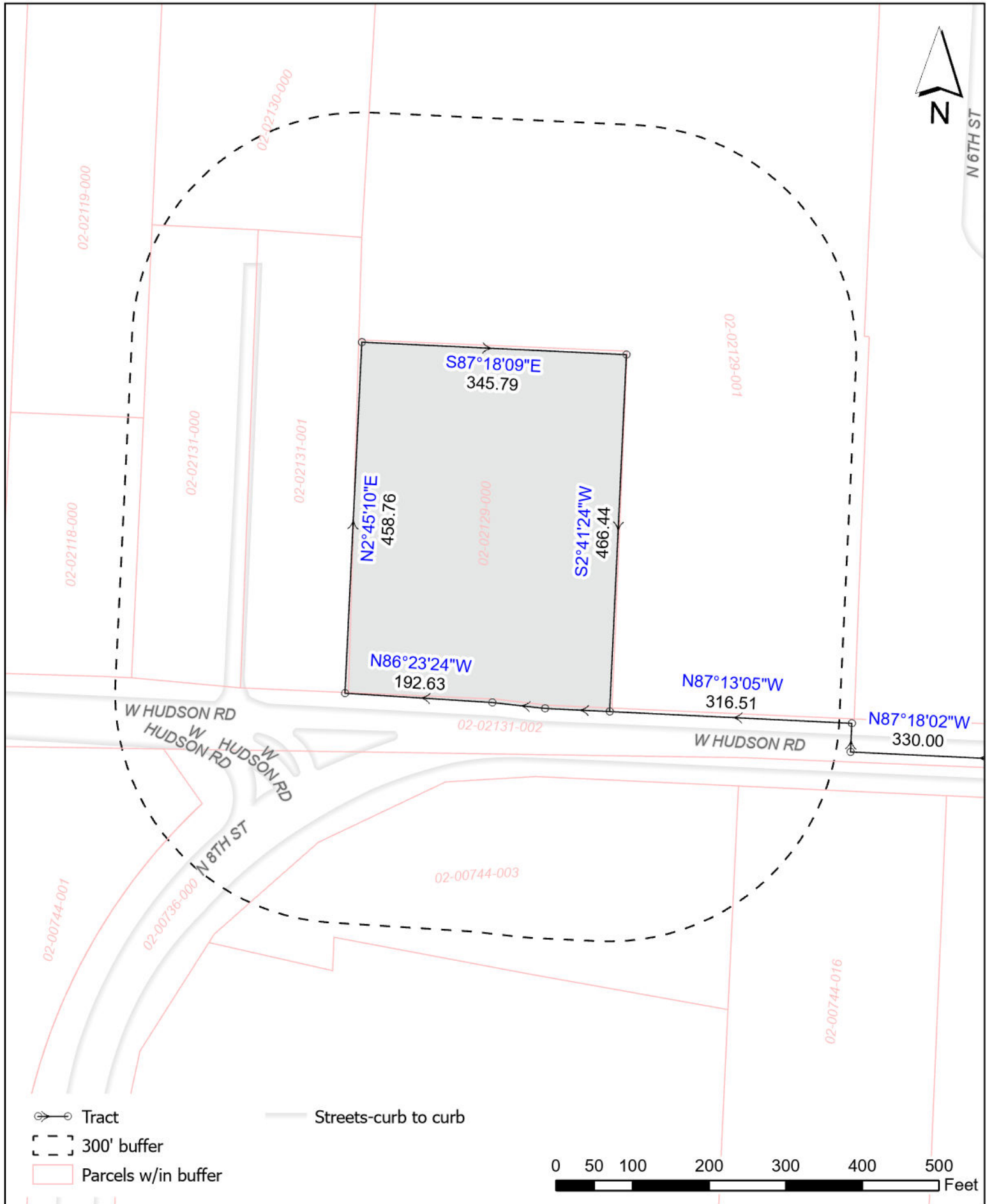
Subscribed and sworn before me this the 17 day of April, 2026.

Heather Davis
Notary Signature

Heather Davis
Notary Name Printed

08/26/2035
Commission Expires





**RZ26-00236
Froud Hudson Rezone**





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 **June 16, 2026** at **5:30 p.m.** on the application by **Bates and Associates, Inc on behalf of Louis Froud (Case #: RZ26-00236)** to rezone **±3.67 acres west of 701 W. Hudson Road** from the **T5.2 (City Medium-Intensity)**, zoning district to the **I-1 (Light Industrial)** zoning district, the properties being more particularly described as follows:

PROPERTY DESCRIPTIONS:

±3.67 acres west of 701 W. Hudson Road
Parcel Number: 02-02129-000

PUBLISH ONE TIME ONLY: **Sunday May 31, 2026**
BILL THE CITY OF ROGERS