



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

PLANNING COMMISSION MEETING AGENDA

JULY 21, 2026

5:30 PM

VIEW ONLINE:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/84044150146](https://us02web.zoom.us/j/84044150146)

BOARD OF ADJUSTMENT: MEETING CANCELED

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AGENDA

CALL TO ORDER PLANNING COMMISSION:

ROLL CALL:

ACTION ON MINUTES:

- a. Approving July 7, 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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- i. RZ26-00354 - 9.22 acres at the intersection of W. Pleasant Grove Road and S. 28th Place
A request by Joshua Haley on behalf of Nguyen to rezone 9.22 acres at the intersection of W. Pleasant Grove Road and S. 28th Place from the T2 (Rural) zoning district to the HC (Highway Commercial) zoning district.
STAFF: Laural Scates, Planner I
OWNER REPRESENTED BY: Joshua Haley, Engineering Services, Inc.

PUBLIC HEARINGS:

- a. **OLD BUSINESS** — Items previously discussed and tabled.
- b. **NEW BUSINESS** — Items removed from Consent Agenda.
 - i. RZ26-00339 - 0.77 acres at 706 W. Olrich St.
A request by Panchal-Olrich to rezone 0.77 acres at 706 W. Olrich St. from the I-1 (Light Industrial) zoning district to the T5.1 (City Low-Intensity) zoning district.
STAFF: Christina Moore, Planner I
OWNER: Sunil Panchal
 - ii. RZ26-00345 - at 6253 S. Mt Hebron Rd.
A request by GMD Investments to rezone 6253 S. Mt Hebron Rd. from the T2 (Rural) zoning district to the T4.1 (Neighborhood Medium-Intensity) and T4.2 (Neighborhood High-Intensity) zoning districts.
STAFF: Amber Long, Planner II
OWNER REPRESENTED BY: William Burckart, Burckart Construction and Matt Loos, Olsson Engineering

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 July 7, 2026 at 5:30 P.M. The meeting was called to order by Vice Chair Derek Burnett followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Derek Burnett, Hannah Cicioni, Steve Lane, Isaac Stevens, and Ezequiel Tovar.

DECLARATION OF ABSTENTION

Vice Chair Burnett 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 June 2, 2026 Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

PUBLIC FORUM

None.

CONSENT AGENDA

None.

PUBLIC HEARINGS

Old Business

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.

Planner Zachery Birdsong noted that this item was previously tabled at the 6/16 Planning Commission meeting. After discussions with staff, the applicant has changed their rezone request to HC (Highway Commercial) which is a standard review request. The request to HC meets all the criteria for standard review and staff recommends approval of the request.

Eli La Salle with Bates & Associates represented the request.

The Vice 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 rezone request to HC (Highway Commercial) to City Council for approval.

Voice vote: Unanimous – Yes, Motion carried.

APPROVED.

New Business

None.

Reports

Staff noted that the Commissioners have been invited by the Rogers-Lowell Chamber to attend the 2026 Leaders Conference on July 16th, 2026.

ADJOURN

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

ATTEST:

APPROVED:

Ezequiel Tovar, Secretary

Samantha Best, Chair



Rezone

Nguyen/Pleasant Grove

PLANNING

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



Vicinity Map

Location
W Pleasant Grove Rd & 28th St

Place Type
Pleasant Grove Regional Center

Zoning
T2 (Rural)

Proposed Zoning
HC (Highway Commercial)

Representative
Josh Haley

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 ±9.22 acres from T2 (Rural) to HC (Highway Commercial) in the Pleasant Grove Regional Center (PG-RC) placetype.
- Review Type: Standard



Rezone

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Aerial Vicinity Map

Location Description

The subject property is located north of W Pleasant Grove Rd and east of W Southern Hills Blvd. S 28th Pl goes through each of the three parcels.

Parcels:



Rezone

Nguyen/Pleasant Grove

PLANNING

Rezone Request

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

2.8.6 Standard Review Criteria

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

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

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

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 place type 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 development compatible with the placetype assigned to nearby 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:"

- 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.
- 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.
- 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:

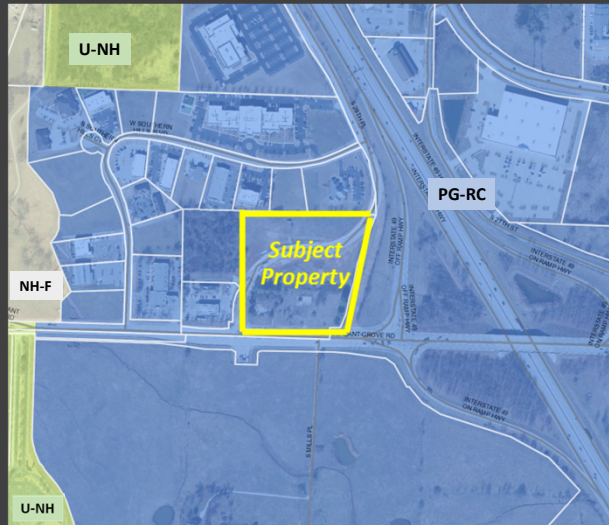
This request for a rezone from T2 (Rural) to HC (Highway Commercial) in the Pleasant Grove Regional Center is subject to Standard Review per Table 2.8.3.A.



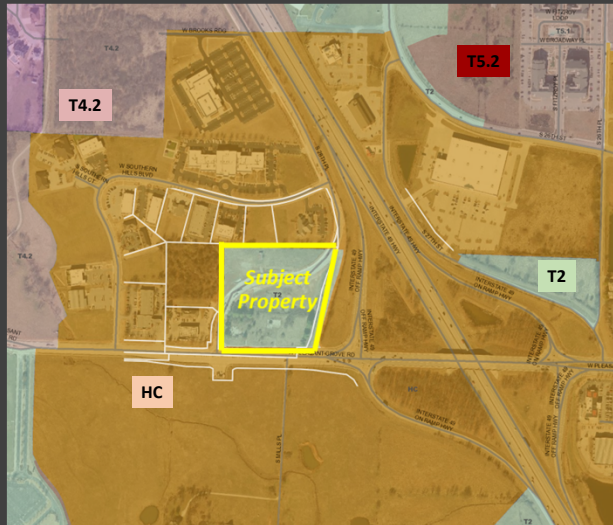
Rezone

Nguyen/Pleasant Grove

PLANNING



FLUM



Current Zoning

Rezone Request

Rezone from T2 to HC in the Pleasant Grove Regional Center (PG-RC).

Placetype Description

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



Rezone

Nguyen/Pleasant Grove

PLANNING

2.8.6.2 Standard Review Criteria for Special Purpose Districts

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.

The proposed district(s) conform to the applicable requirements of this UDC.

Yes. The proposed rezone of the property to HC is an allowed transect within the Pleasant Grove Regional Center placetype. HC is the only special purpose district allowed in this placetype.

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

HC zoning will create the Pleasant Grove Regional Center placetype envisioned by the FLUM. The rezone is for property surrounded by HC zoned parcels. This rezone will help support the surrounding regional center by providing similar uses and development.

Placetype

Pleasant Grove Regional Center

Placetype Description

"The Pleasant Grove Regional Center functions as the southern gateway into Rogers. Future developments will consist of infill and new intensive buildings, including large-format retail, institutional uses, and urban housing. The transportation network will evolve to include safe connections for non-drivers at key locations." *Rogers Future Land Use Placetypes*, pg. 6.



Rezone

Nguyen/Pleasant Grove

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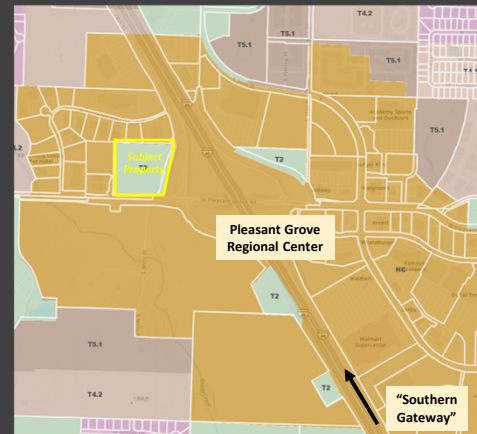
2.8.6.2 Standard Review Criteria for Special Purpose Districts

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.

The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map.

Yes. The FLUM designates the property as the Pleasant Grove Regional Center, reflecting a vision for this location to be part of the southern gateway to the city.



The FLUM designates the property as the Pleasant Grove Regional Center, reflecting a vision for this location to be part of the southern gateway to the city.



Rezone

Nguyen/Pleasant Grove

PLANNING

2.8.6.2 Standard Review Criteria for Special Purpose Districts

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.

Adequate infrastructure exists to serve the development permitted in the proposed district(s); and

Yes. The subject property is surrounded by previously developed land and is the last to rezone north of Pleasant Grove Rd from T2 in the placetype.

The property is unlikely to develop, or poorly suited for development allowed under the current district(s)

The current T2 zone on this property does not allow the type of development consistent with its' placetype.



The subject property is surrounded by previously developed land and is the last to rezone north of Pleasant Grove Rd from T2 in the placetype.

The current T2 zone on this property does not allow the type of development consistent with its' placetype.



Rezone

Nguyen/Pleasant Grove

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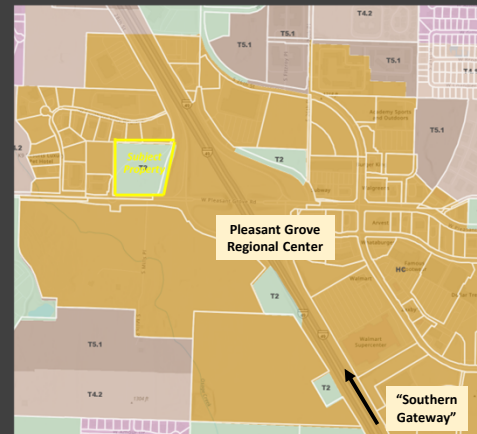
2.8.6.2 Standard Review Criteria for Special Purpose Districts

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.

The proposed district will result in development compatible with the placetype assigned to nearby properties.

Yes. The proposed zone will be the same as surrounding properties. Development on this property can provide infill and new intensive buildings, including large-format retail, institutional uses, and urban housing to residents on a regional scale, consistent with what the surrounding properties provide.



The proposed zone will be the same as surrounding properties. Development on this property can provide infill and new intensive buildings, including large-format retail, institutional uses, and urban housing to residents on a regional scale, consistent with what the surrounding properties provide.



Rezone

Nguyen/ Pleasant Grove

PLANNING

Standard Review Conclusion 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



The proposed district will result in development compatible with the placetype assigned to nearby properties.



FLUM

Staff finds that the proposed rezoning from T2 to HC is consistent with the Unified Development Code and implements the Future Land Use Map's City Corridor placetype. Adequate infrastructure exists to serve the property, but the property is unable to develop in a way that is compatible with the surrounding placetypes. As such, staff finds the request to be appropriate for this location.



Rezone

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Uses Allowed in HC

Use	HC	I-1	I-2
LIVING, in a	P	P	
Detached House			
Cottage House			
Attached House			
Duplex			
Multi-Unit House			
Town House			
Apartment House	P		
Live-Work Building	P		
Mixed-Use Building			
AGRICULTURE	P		
CIVIC SPACES	P	P	P
COMMUNITY SERVICES	P	P	P
OFFICE	P	P	
PROFESSIONAL OR PERSONAL SERVICES	P	P	
EATING AND DRINKING	P	P	
HEALTHCARE SERVICE	P	P	
LODGING	P	P	
PARKING	P	P	
RETAIL	P	P	P
ENTERTAINMENT OR EVENT VENUE	P	P	
ARTISANAL INDUSTRY	P	P	
TECHNOLOGY INDUSTRY	P	P	
AUTO SERVICE	P	P	
FREIGHT, LOGISTICS, AND STORAGE	P	P	
TRANSPORTATION SERVICES	P	P	
GENERAL INDUSTRY	P	P	P

Zoning Standards in HC

Standard	HC	I1	I2
Area Standards			
Max Building Coverage (% of lot)	70	80	80
Max. Impervious Surface (% of lot)	80	80	80
Principal Buildings			
Min. Exterior Yard (ft)	30	30	30
Max. Exterior Yard (ft)	None		
Min. Building Occupancy			
Min. Interior Yard (ft)	20	20	20
Min. Interior Yard, Alleyside	0	0	0
Max Building Height (stories)	6	5	6
Ground Floor Spaces			
Min. Floor to Ceiling Height (ft)	None		
Min. Depth (ft)	None		
Min Entry Frequency (ft)	None		
Min Glazing (% of facade)	None		
Upper Floor Space Min Glazing (% of facade)	15	None	

Placetype: PGRC

Uses Allowed in HC

Use Standards in HC

Freight, Logistics, and Storage uses may not be located within 250 feet of an arterial or collector street or any mixed-use street or boulevard, meaning that while zoned HC, this location would not allow this use.



Rezone

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Conclusion:

- The subject property is one of the last T2 locations within this area of the Pleasant Grove Regional Center, and is surrounded by properties already zoned for Highway Commercial use.
- The request to rezone to HC allows the property to be developed in line with the surrounding area and in accordance with the Future Land Use Map.

Recommendation:

APPROVE

PUBLIC INPUT:

Staff received no public input.

RECOMMENDATIONS:

Conclusion:

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 rezone request.

Dated this the 8 day of July, 2026.

[Signature]

Signed

Karel Hanavee
Name Printed

STATE OF ARKANSAS

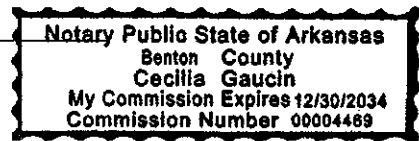
COUNTY OF Benton

Subscribed and sworn before me this the 8 day of July, 2026.

[Signature]
Notary Signature

Cecilia Gaucin
Notary Name Printed

12/30/34
Commission Expires



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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
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City	
PARCEL NO. 02-15890-000 HOME INTERIOR WAREHOUSE INC 4311 E CHURCHILL DR FAYETTEVILLE, AR, 72701-2988	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



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City	
PARCEL NO. 02-02087-318 KENNY NGUYEN P.O. BOX 1187 SPRINGDALE, AR, 72765	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	



OWNERSHIP REPORT

For the use and benefit of: ESI

The undersigned, having made a diligent search of the records of Benton County, Arkansas, through April 13, 2026 at 7:00 a.m. of the following described property:

Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows: Commencing at the SW corner of said SW $\frac{1}{4}$ of the SE $\frac{1}{4}$, thence S86°44'48"E 329.77 feet to the point of beginning, thence S86°44'48"E 480.41 feet to the 28th Street right-of-way line, thence along said right-of-way line as follows: N03°14'51"E 40.57 feet, S86°29'07"E 50.00 feet, N27°01'44"E 89.67 feet, N14°29'24"E 300.54 feet, N22°46'18"E 195.25 feet, N00°22'04"E 56.81 feet, thence leaving said right-of-way line N86°53'13"W 694.85 feet, thence S02°36'41"W 656.29 feet to the point of beginning, and subject to the right-of-way of Pleasant Grove Road along the South side of the property. Also subject to other easements of record or fact.

Less and except Tract 318-R of Warranty Deed to Arkansas State Highway Commission recorded in/as Book 585 at page 278 among the records of Benton County, Arkansas, more particularly described as follows: Part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 19 North, Range 30 West, Benton County, Arkansas, more particularly described as follows: Starting at the NE corner of the West $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 27; thence S00°55'48"E along the East line thereof a distance of 1975.50 feet to a point; thence S89°41'37"W a distance of 303.44 feet to a point on the Southwesterly proposed right of way line of Relocated U.S. Highway #71 for the point of beginning; thence S03°09'56"E along said proposed right of way line a distance of 53.82 feet to a point; thence S19°10'16"W along said proposed right of way line a distance of 108.39 feet to a point; thence N00°54'27"W a distance of 155.94 feet to a point; thence N89°41'37"E a distance of 35.09 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"

Current Owner: Lin & Nguyen, LLC

Parcels: [02-02087-327](#) / [02-02087-328](#) / [02-02087-329](#)

Adjoining Owners within 300 feet:

[02-02087-274](#) / [02-14350-098](#) / [02-14350-099](#)

Arkansas State Highway Commission
PO Box 2261
Little Rock, AR 72203-2261

[02-02087-316](#)

Casey's Marketing Company
PO Box 52488
Lexington, KY 40555

[02-15889-000](#)

NWA Real Property Holdings LLC
1603 S 15th Pl
Rogers, AR 72758-5784

[02-15891-000](#)

Bailey & Oliver Properties LLC
3606 W Southern Hills Blvd Ste 200
Rogers, AR 72758

[02-15893-000](#)

Northwest Arkansas Women's Resources Inc
3610 W Southern Hills Blvd
Rogers, AR 72758

[02-25390-000](#)

Hillcrest Holdings LLC
PO Box 564
Johnson, AR 72741-0564

[02-02087-326](#) / [02-15913-025](#)

City of Rogers
301 W Chestnut St
Rogers, AR 72756-3770

[02-02087-318](#)

Kenny Nguyen
PO Box 1187
Springdale, AR 72765

[02-15890-000](#)

Home Interior Warehouse Inc.
4311 E Churchill Dr
Fayetteville, AR 72701-2988

[02-15892-000](#)

Tailor Family Development One LLC
416 Oak Manor Cir
Springdale, AR 72764

[02-15912-000](#)

Harold E Johnson Companies Inc
2531 Bernadette Dr
Columbia, MO 65203-4674

****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.

LAYMAN’S DESCRIPTION: BENTON COUNTY PARCEL NO. 02-02087-327, 02-02087-328, 02-02087-329

PRESENT ZONING: T2

ZONING REQUEST: HC

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

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 Rogers Unified Development Code that **Engineering Services, Incorporated** is applying to the Rogers Planning Commission to rezone (**RZ26-00354**) certain real property at West Pleasant Grove Road (Parcel # 02-02087-327, 02-02087-328, 02-02087-329). The property is more particularly described as follows:

LEGAL DESCRIPTION: PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW 1/4 OF THE SE 1/4, THENCE S 86°44'48" E 329.77 FEET TO THE POINT OF BEGINNING, THENCE S 86°44'48" E 480.41 FEET TO THE 28TH STREET RIGHT OF WAY LINE, THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: N 03°14'51" E 40.57 FEET, S 86°29'07" E 50.00 FEET, N 27°01'44" E 89.67 FEET, N 14°29'24" E 300.54 FEET, N 22°46'18" E 195.25 FEET, N 00°22'04" E 56.81 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE N 86°53'13"W 694.85 FEET, THENCE S 02°36'41" W 656.29 FEET TO THE POINT OF BEGINNING, CONTAINING 9.23 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF PLEASANT GROVE ROAD ALONG THE SOUTH SIDE OF THE PROPERTY. ALSO SUBJECT TO OTHER EASEMENTS OF RECORD OR FACT.

LESS AND EXCEPT TRACT 318-R OF WARRANTY DEED TO ARKANSAS STATE HIGHWAY COMMISSION RECORDED IN/AS BOOK 585 AT PAGE 278 AMONG THE RECORDS OF BENTON COUNTY, AR, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE S00°55'48"E ALONG THE EAST LINE THEREOF A DISTANCE OF 1,975.50 FEET TO A POINT; THENCE S89°41'37"W A DISTANCE OF 303.44 FEET TO A POINT ON THE SOUTHWESTERLY PROPOSED RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY #71 FOR THE POINT OF BEGINNING; THENCE S03°09'56"E ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 53.82 FEET TO A PONT; THENCE S19°10'16"W ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 108.39 FEET TO A POINT; THENCE N00°54'27"W A DISTANCE OF 155.94 FEET TO A POINT; THENCE N89°41'37"E A DISTANCE OF 35.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENT, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES IF ANY.

LEGAL DESCRIPTION PER SPECIAL WARRANTY DEED 2015-18675 (PARCEL NO.'S 02-02087-327, 02-02087-328, 02-02087-329:

PART OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SW 1/4 OF THE SE 1/4, THENCE S 86°44'48" E 329.77 FEET TO THE POINT OF BEGINNING, THENCE S 86°44'48" E 480.41 FEET TO THE 28TH STREET RIGHT OF WAY LINE, THENCE ALONG SAID RIGHT OF WAY LINE AS FOLLOWS: N 03°14'51" E 40.57 FEET, S 86°29'07" E 50.00 FEET, N 27°01'44" E 89.67 FEET, N 14°29'24" E 300.54 FEET, N 22°46'18" E 195.25 FEET, N 00°22'04" E 56.81 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE N 86°53'13"W 694.85 FEET, THENCE S 02°36'41" W 656.29 FEET TO THE POINT OF BEGINNING, CONTAINING 9.23 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF PLEASANT GROVE ROAD ALONG THE SOUTH SIDE OF THE PROPERTY. ALSO SUBJECT TO OTHER EASEMENTS OF RECORD OR FACT.

LESS AND EXCEPT TRACT 318-R OF WARRANTY DEED TO ARKANSAS STATE HIGHWAY COMMISSION RECORDED IN/AS BOOK 585 AT PAGE 278 AMONG THE RECORDS OF BENTON COUNTY, AR, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: STARTING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE S00°55'48"E ALONG THE EAST LINE THEREOF A DISTANCE OF 1,975.50 FEET TO A POINT; THENCE S89°41'37"W A DISTANCE OF 303.44 FEET TO A POINT ON THE SOUTHWESTERLY PROPOSED RIGHT OF WAY LINE OF RELOCATED U.S. HIGHWAY #71 FOR THE POINT OF BEGINNING; THENCE S03°09'56"E ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 53.82 FEET TO A PONT; THENCE S19°10'16"W ALONG SAID PROPOSED RIGHT OF WAY LINE A DISTANCE OF 108.39 FEET TO A POINT; THENCE N00°54'27"W A DISTANCE OF 155.94 FEET TO A POINT; THENCE N89°41'37"E A DISTANCE OF 35.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO RECORDED INSTRUMENTS, COVENANTS, RIGHTS OF WAY, AND EASEMENT, IF ANY. SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES IF ANY.

PROPERTY OWNER AFFIDAVIT

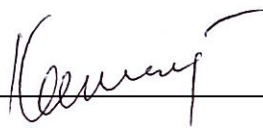
I, Lin & Nguyen, LLC, certify that I am the legal owner of the property located at
(Owner name, printed)

PARCEL NO. 02-02087-329 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Ken NGUYEN 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 28 day of May, 2026.

Signed 

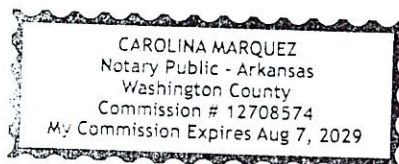
KEN NGUYEN
Name Printed

STATE OF Arkansas

COUNTY OF Washington

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


Notary Signature



Carolina Marquez
Notary Name Printed

August 7, 2029
Commission Expires

PROPERTY OWNER AFFIDAVIT

I, Lin & Nguyen, LLC, certify that I am the legal owner of the property located at
(Owner name, printed)

PARCEL NO. 02-02087-327 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Ken Nguyen 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 28 day of May, 2026.

Signed Ken Nguyen

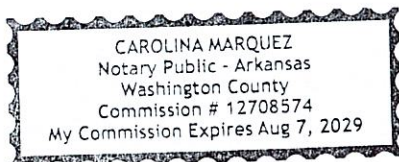
KEN Nguyen
Name Printed

STATE OF Arkansas

COUNTY OF Washington

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

Carolina Marquez
Notary Signature



Carolina Marquez
Notary Name Printed

August 7, 2029
Commission Expires

PROPERTY OWNER AFFIDAVIT

I, Lin & Nguyen, LLC, certify that I am the legal owner of the property located at
(Owner name, printed)

PARCEL NO. 02-02087-328 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Ken Nguyen 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 28 day of May, 2026.

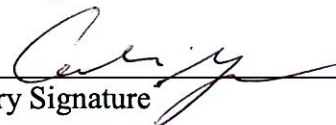
Signed 

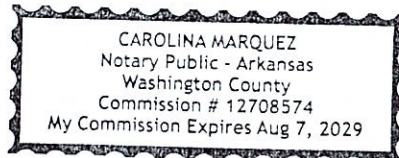
KEN NGUYEN
Name Printed

STATE OF Arkansas

COUNTY OF Washington

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


Notary Signature



Carolina Marquez
Notary Name Printed

August 7, 2029
Commission Expires



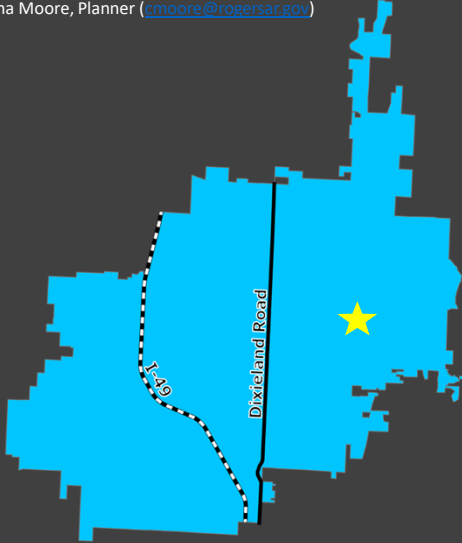


Rezone

Panchal

PLANNING

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



Vicinity Map

Location
706 W Olrich Street
Parcel 02-01507-000

Place Type
Neighborhood Center & City Corridor

Zoning
I-1 (Light Industrial)

Proposed Zoning
T5.1 (City Low Intensity)

Representative
Sunil Panchal

This is a request to rezone the eastern half of the property located at 706 W Olrich Street.

Nature of the Request:

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

Request Details:

- Proposal: The applicant is proposing to rezone 0.66 acre to T5.1(City Low Intensity) as presented in the Neighborhood Center and City Corridor placetypes.
- Review Type: Enhanced & Standard



Subject Property and Surrounding Conditions

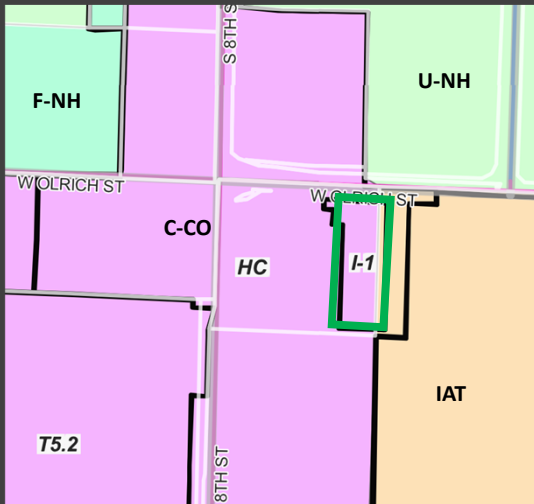
Location Description

East Rogers; 0.66 acre on the southeast corner of W Olrich Street and S 8th Street
Parcel

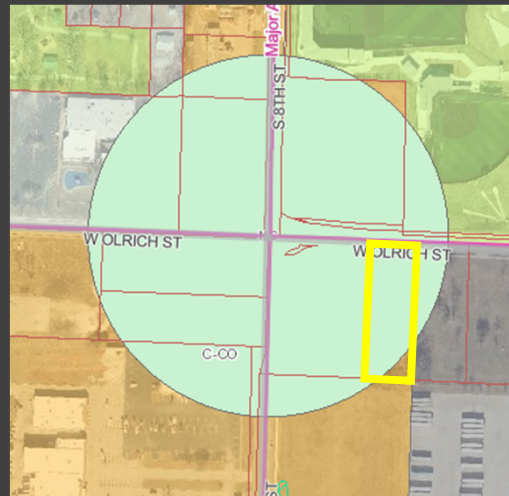


Rezone Panchal

PLANNING



Current Zoning with FLUM



FLUM

Current Zoning

I-1 – Light Industrial: An industrial district with uses that are not particularly noxious or dangerous, that can be integrated with other nearby mixed-use districts.

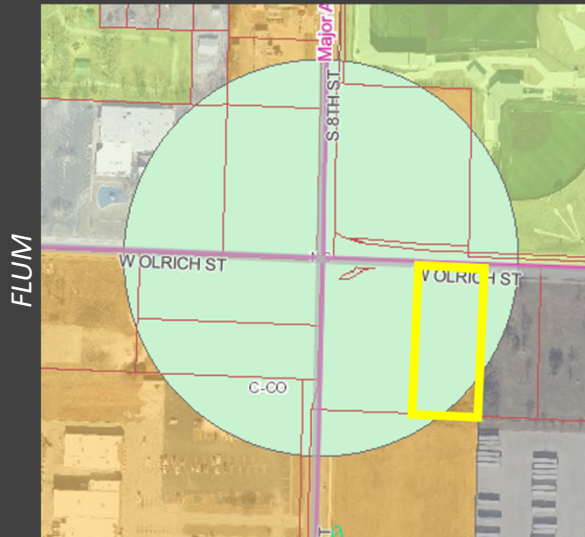
Proposed Zoning

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



Rezone Panchal

PLANNING



Rezone Request

1. T5.1 in City Corridor is subject to Standard Review
2. T5.1 in Neighborhood Center is subject to Enhanced Review

2.8.6 Standard Review Criteria

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

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

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3
Neighborhood Center				ER	ER	ER		
City					ER	SR	SR	ER

T5.1 zoning is the lowest intensity zone allowed with standard review in City Corridor and the highest allowed zone in Neighborhood Center. Also note that all zones in Neighborhood Centers are subject to enhanced review.

Placetype

City Corridor

Placetype Description

"Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods." *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

"Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces and active storefronts." *Rogers Future Land Use Placetypes*, pg. 4.



Rezone Panchal

PLANNING

2.8.7 Enhanced 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 the applicable requirements of this UDC.

Yes. The proposed rezone of the property to T5.1 is an allowed transect within the Neighborhood Center and City Corridor placetypes. All transects in Neighborhood Centers, including T5.1, are subject to Enhanced Review. T5.1 zoning is the highest allowed in Neighborhood Center and the lowest zone allowed subject to standard review in City Corridor.

Place Type	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3
Neighborhood Center				ER	ER	ER		
City					ER	SR	SR	ER

T5.1 zoning will create the Neighborhood Center placetype envisioned by the FLUM. The rezone is also for a small piece of the outer edge of the Neighborhood Center where more intense development can occur. This rezone will help support the higher intensity towards the middle of the Neighborhood Center.

Placetype

City Corridor

Placetype Description

“Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

“Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces and active storefronts.” *Rogers Future Land Use*

Placetypes, pg. 4.



Rezone Panchal

PLANNING

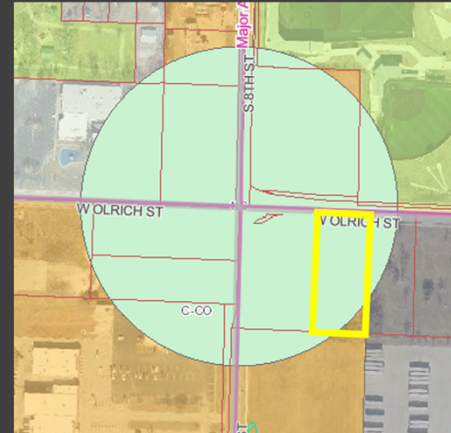
2.8.7 Enhanced Review Criteria

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) are likely to implement the place type envisioned by the Future Land Use Map.

Yes. The FLUM designates the property as Neighborhood Center and City Corridor Placetypes, reflecting a vision for this location to transition from auto-oriented commercial strip development toward a more urban, mixed-use center that serves the residential areas to the west and east.



T5.1 zoning is likely to implement the placetype of Neighborhood Center while also helping a smooth transition from the less intense neighborhoods to the bustling city corridor on 8th Street.

Placetype

City Corridor

Placetype Description

“Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

“Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces and active storefronts.” *Rogers Future Land Use Placetypes*, pg. 4.



Rezone Panchal

PLANNING

2.8.7 Enhanced Review Criteria

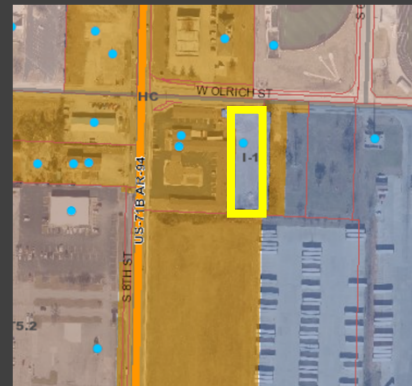
When reviewing and making decisions on zoning map amendments labeled “ER” in Table 2.8.3.A, the Planning Commission:

- May recommend approval where the commission finds:

The proposed district(s) contribute to establishing an orderly transition of intensity with the broader place type by:

I) Where the subject property is within a center and corridor placetype ensuring higher intensity zones are generally interior to the placetype to provide an orderly transition between the center and edge of the placetype.

Yes. The proposed T5.1 district is the Highest-intensity transect allowed in the Neighborhood Center placetype and sits in the center of it. The adjacent HC zones are not compliant in Neighborhood Center or City Corridor placetypes. This rezone request is bringing the lot into compliance with the UDC.



The subject property is surrounded by Highway Corridor zoned properties. The HC zone is not an allowed zone in Neighborhood Centers or the City Corridor placetypes.

Placetype

City Corridor

Placetype Description

“Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

“Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces and active storefronts.” *Rogers Future Land Use Placetypes*, pg. 4.



Rezone Panchal

PLANNING

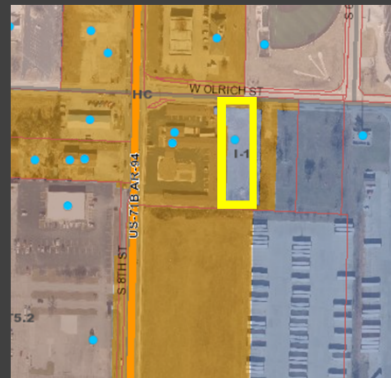
2.8.7 Enhanced Review Criteria

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) is within one full transect of the most intense zone allowed on adjacent properties.

Yes. T5.1 is the highest zone allowed in Neighborhood Center but the lowest zone allowed in City Corridor placetypes. The lot directly to the west is on 8th street a major arterial, and can support T5.1 rezone. The lot to the south is in City Corridor and on 8th street and a higher T5 zone is allowed on the property.



The FLUM anticipates this area transitioning away from the current special purpose HC zone and into the numbered transect scale. T5.1 is the highest allowed zone in Neighborhood center and the lowest allowed zone under standard review in the City Corridor.

Placetype

City Corridor

Placetype Description

“Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

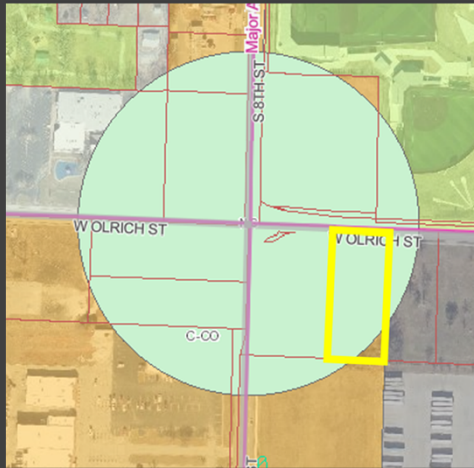
“Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities

for active mobility, gathering spaces and active storefronts.” *Rogers Future Land Use Placetypes*, pg. 4.



Rezone Panchal

PLANNING



FLUM

Enhanced Review Conclusion

The proposed district(s) conform to the applicable requirements of this UDC.



The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map.



The proposed district(s) contribute to establishing an orderly transition of intensity with the broader place type by:

I) Where the subject property is within a center and corridor placetype ensuring higher intensity zones are generally interior to the placetype to provide an orderly transition between the center and edge of the placetype.



The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties.



Staff finds that the proposed rezoning from I-1 to T5.1 is consistent with the Unified Development Code, implements the Future Land Use Map's City Corridor placetype, and establishes an orderly and logical transition of development intensity. The request aligns with the FLUM, respects adjacent neighborhood-scale development, and supports the planned progression of intensity toward the middle of the Neighborhood Center. As such, staff finds the request to be appropriate for this location.

Placetype

City Corridor

Placetype Description

"Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods." *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

"Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment

for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces and active storefronts.” *Rogers Future Land Use Placetypes*, pg. 4.



Rezone Panchal

PLANNING

Uses Allowed in T5.1 vs I-1

- T5.1: All residential building types, mixed-use buildings, and most commercial/service uses (office, retail, eating and drinking, healthcare, lodging, artisanal and technology industry, auto service, etc.). Live-work buildings and heavy/industrial uses are not permitted.
- I-1: Residential uses, mixed-use buildings, and most commercial/service uses (office, retail, eating and drinking, healthcare, lodging, artisanal and technology industry, auto service, etc.) and it includes freight, logistics, storage and transportation uses.

Use Standards in T5.1

- Town houses: courtyard/terrace design or street frontage on the Master Street Plan; garages rear- or side-loaded.
- Apartment Houses (and other ground-level multi-unit residential): walk-to units within the build-to area, each with its own street entrance.
- Auto service: prohibited on corner lots (except HC/I-1); vehicle bays oriented away from the street.

This slide notes the allowed use changes between I-1 and T5.1

Placetype

City Corridor

Placetype Description

“Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

“Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces and active storefronts.” *Rogers Future Land Use Placetypes*, pg. 4.



Rezone Panchal

PLANNING

Selected Zone Standards in T5.1 vs I-1

Standard	I1	T5.1
Area Standards		
Max Building Coverage (% of lot)	80	90
Max. Impervious Surface (% of lot)	80	100
Principal Buildings		
Min. Exterior Yard (ft)	30	0
Max. Exterior Yard (ft)		30
Min. Building Occupancy		70
Min. Interior Yard (ft)	20	0
Min. Interior Yard, Alleyside	0	0
Max Building Height (stories)	5	4
Ground Floor Spaces		
Min. Floor to Ceiling Height (ft)		12
Min. Depth (ft)		12
Min Entry Frequency (ft)		ential; 10
Min Glazing (% of facade)		50/25
Upper Floor Space Min Glazing (% of facade)	None	15

This slide depicts the differences between the I-1 and T5.1 zoning. The rezone will have a decrease in max building height, decrease in interior and exterior yard setbacks and an increase in building/impervious surface coverage.

Placetype

City Corridor

Placetype Description

“Moderately-intense areas comprising housing, retail, commercial and civic services along regional highways. New development, redevelopment and infill will add compact mixed-use or multi-tenant buildings with attractive signage and outdoor amenities. Access between sites will be prioritized through improved sidepaths, trails and front cross-access driving lanes. Streets will evolve to accommodate single-drivers, transit, and active transportation users traveling between City Centers and adjacent neighborhoods.” *Rogers Future Land Use Placetypes*, pg. 5.

Placetype

Neighborhood Center

Placetype Description

“Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces and active storefronts.” *Rogers Future Land Use Placetypes*, pg. 4.



Rezone Panchal

PLANNING



Aerial

Recommendation:

APPROVE

PUBLIC INPUT:

Staff has not received input from the public.

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 Sunil Panchal is applying to the Rogers Planning Commission to rezone (INSERT CASE #) certain real property at 706 W OLRICH Street, Rogers, Arkansas, 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION:

TRACT 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, ALSO BEING THE INTERSECTION OF SOUTH 8TH STREET AND OLRICH STREET, THENCE ALONG THE CENTERLINE OF SAID SOUTH 8TH STREET AND THE WEST BOUNDARY OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, S02°37'45"W A DISTANCE OF 45.49'; THENCE, LEAVING SAID WEST BOUNDARY LINE S87°22'14"E A DISTANCE OF 45.12' TO A SET MAG NAIL LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF OLRICH STREET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY OF OLRICH STREET; THENCE N 88°18'07" E A DISTANCE OF 23.80' TO A SET MAG NAIL; THENCE N 60°48'53" E A DISTANCE OF 38.16' TO A SET MAG NAIL; THENCE N86°58'31"E A DISTANCE OF 24.01' TO A SET MAG NAIL; THENCE S 85°50'48" E A DISTANCE OF 107.45' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S 85°50'48" E A DISTANCE OF 35.11' TO A SET 1/2" REBAR, THENCE S 85°50'48" E A DISTANCE OF 106.40' A FOUND 5/8" REBAR CAPPED (PLS 1086); THENCE LEAVING SAID RIGHT-OF-WAY, S 02°24'27" WA DISTANCE OF 308.04'; THENCE N 86°28'06" WA DISTANCE OF 101.22' TO A SET 1/2" REBAR; THENCE N 03°05'29" E A DISTANCE OF 231.74' TO A SET 1/2" REBAR, THENCE N86°52'55"W A DISTANCE OF 23.45' TO A SET 1/2" REBAR, THENCE N02°48'00"E A DISTANCE OF 32.73' TO A SET 1/2" REBAR. THENCE N 85°50'48" WA DISTANCE OF 20.35' TO A SET 1/2" REBAR, THENCE N 03°06'21" E A DISTANCE OF 45.01' TO THE POINT OF BEGINNING. CONTAINING 0.77 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LAYMAN'S DESCRIPTION: 706 W Olrich Street, Rogers, Arkansas, 72756

PRESENT ZONING: I-1

ZONING REQUEST: T5.1

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: _____



SUNIL PANCHAL

Cele: 918 397 0491;

E-mail: panchal61@yahoo.com

PROPERTY OWNER AFFIDAVIT

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

706 W OIRICH, Rogers, AR, 72756 which is the subject of this application. I hereby
(Address or Parcel ID)

authorize, Self 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 29 day of May, 2026.

Gandhi
Signed

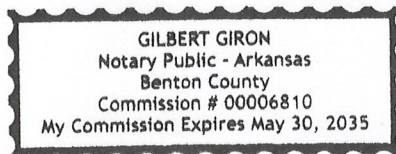
SUNIL PANCHAL
Name Printed

STATE OF Arkansas

COUNTY OF Benton

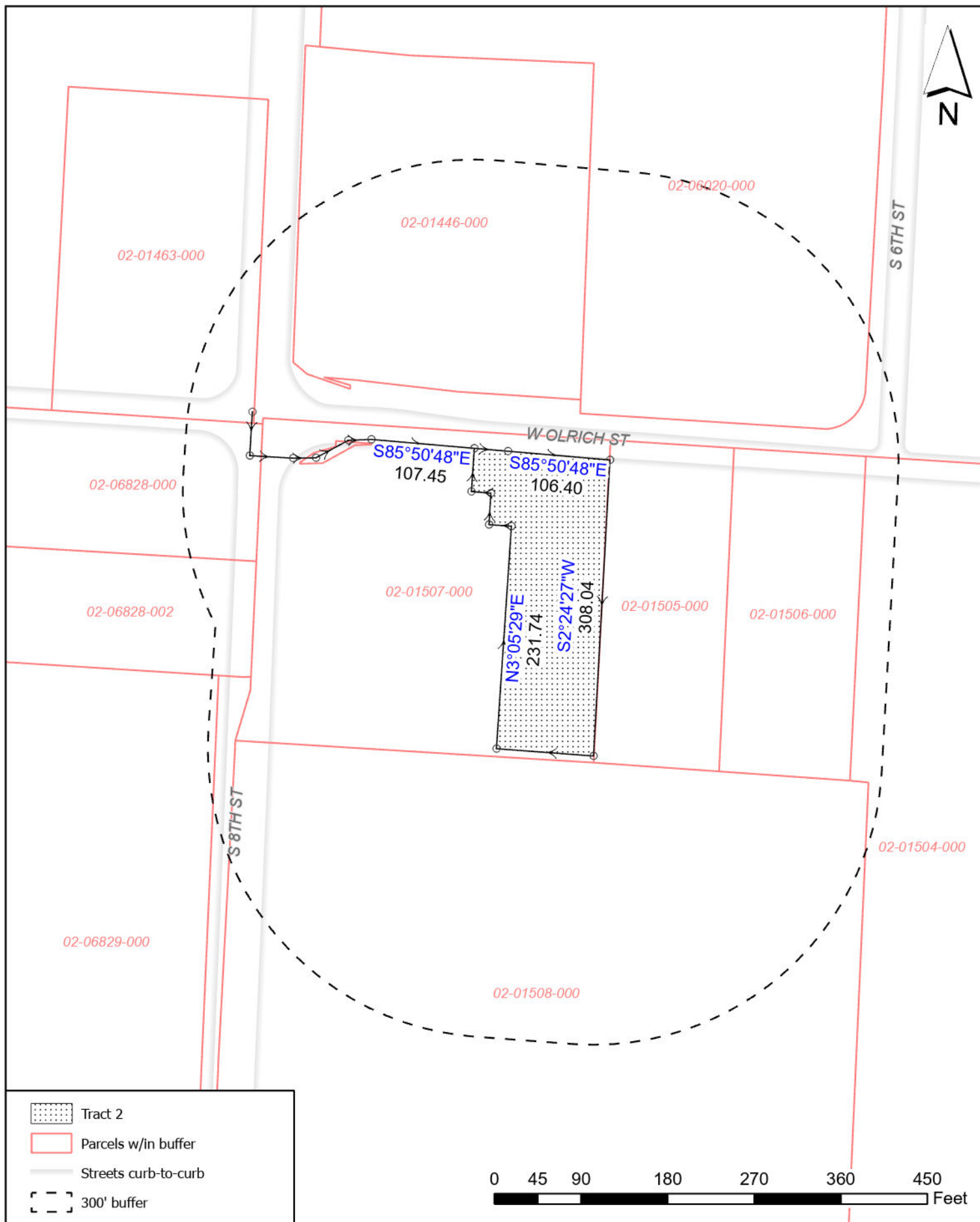
Subscribed and sworn before me this the 29 day of May, 2026.

Gilbert Giron
Notary Signature



Gilbert Giron
Notary Name Printed

May 30, 2035
Commission Expires



RZ26-00339
Panchal - Olrich



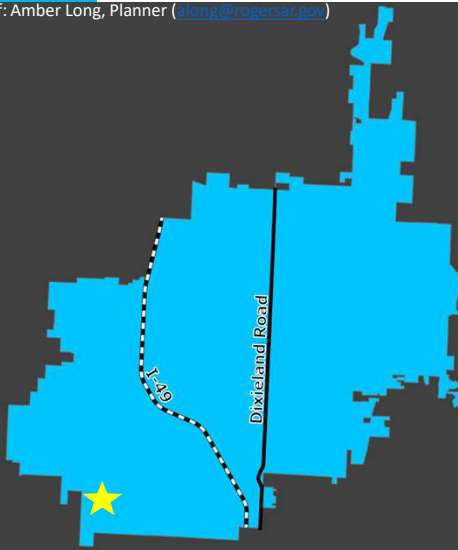


Rezone

GMD Investments

PLANNING

Staff: Amber Long, Planner (along@rogersar.gov)



Vicinity Map

Location
6253 S Mt. Hebron Rd.

Place Type
Neighborhood Center/Neighborhood Fabric

Zoning
T2 (Rural)

Proposed Zoning
T4.1 (Neighborhood Medium-Intensity) & T4.2 (Neighborhood High-Intensity)

Representative
Bill Watkins
Watkins, Boyer, Gray & Curry - PLLC

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 acres from T2 to T4.1 & T4.2 in the Neighborhood Center (N-C) and Urban Neighborhood (U-NH) placetypes.
- Review Type: Standard/Enhanced
- Case Number: RZ26-00345



Rezone GMD Investments

PLANNING



*Existing Conditions:
Aerial Vicinity Map*

Location Description

The subject property is at the southeast corner of S Mt. Hebron Road and W Garrett Road, cater-corner to Mt. Hebron Park. The subject property is currently used for Living, in a Detached House. Surrounding properties are used for Living, in a Detached House (i.e. single-family residential) and Civic Space (i.e. public park).

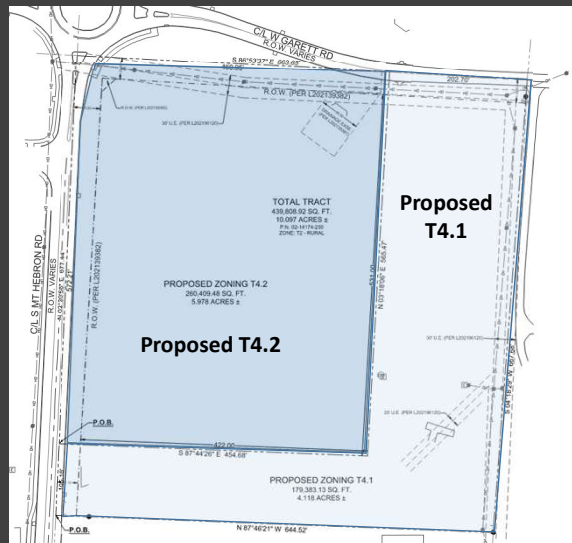
Parcels: 02-14174-230



Rezone

GMD Investments

PLANNING



Zoning Exhibit: T2 to T4.1 & T4.2

Rezone Request Summary

Existing Zoning	Placetype(s)		
T2	Neighborhood Center (N-C) Neighborhood Fabric (F-NH)		
Proposed Zoning	Placetype(s)	Review Criteria	Code Reference
T4.1	N-C	Enhanced Review	UDC § 2.8.3.1 UDC § 2.8.7
	F-NH	Standard Review	UDC § 2.8.7
T4.2	N-C	Enhanced Review	UDC § 2.8.3.1 UDC § 2.8.7
	F-NH	Enhanced Review	UDC § 2.8.6

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).

2.8.3.1 Zoning Transition in Neighborhood Centers

“Neighborhood Centers may extend up to 660 feet or one block, whichever is less, from the designated intersection shown on the Master Street Plan and Future Land Use Map. When zoning map amendments are proposed in Neighborhood Centers adjacent to Suburban Neighborhood placetypes, the proposed zoning plan shall include two or more zones with the most intense zone located closer to the intersection. Zoning boundaries shall follow mid-block lines such as alleys or interior property lines rather than along streets,” (UDC 2.8.3.1).

2.8.6 Standard Review Criteria

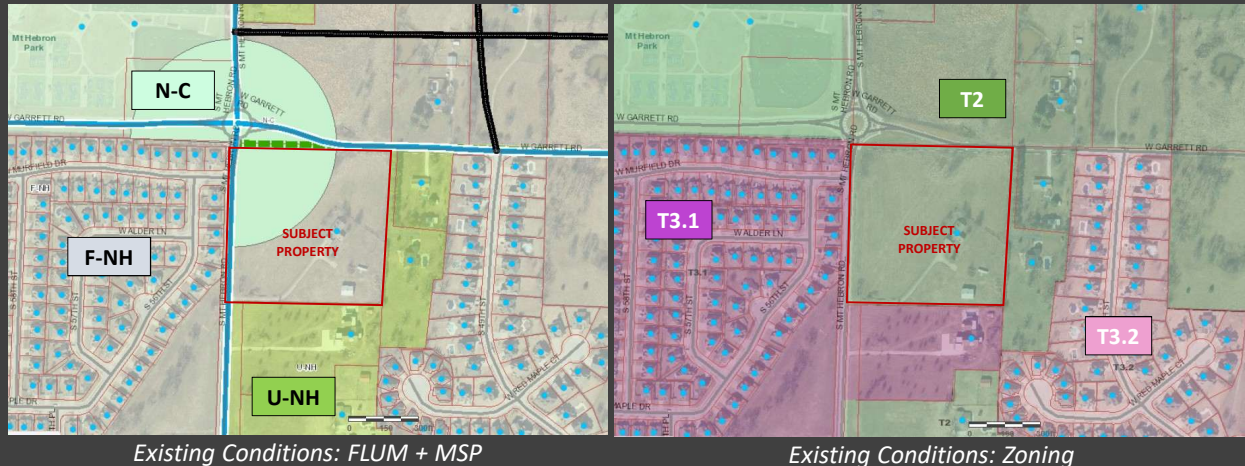
“When reviewing and making decisions on zoning map amendments labeled “SR” in Table 2.8.3.A, the Planning Commission shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC,” (UDC 2.8.6).

2.8.7 Enhanced 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),” (UDC 2.8.7).



Existing Conditions



Rezone Request

Rezone from T2 to T4.1 to T4.2 in Neighborhood Center (N-C) and Neighborhood Fabric (F-NH).

Placetype Descriptions

- Neighborhood Center (N-C): “Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces, and active storefronts,” (*Rogers Future Land Use Placetypes*, pg. 4).
- 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).

Zoning Summary

- Current Zone (T2): “A low-intensity district intended primarily for suburban neighborhoods, neighborhood fabric, and downtown neighborhood placetypes where nonresidential uses are limited,” (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).
- Proposed Zone (T4.2): “A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are

encouraged,” (UDC Section 4.2).

The Planning Commission may recommend approval where the commission finds:

- Proposed zoning conforms to zoning arrangement for Neighborhood Centers:
 - T4.2 is proposed closer to the intersection
 - T4.1 is proposed closer to the adjacent neighborhoods.
- T4 zones support compact, pedestrian-oriented development; ideal near trails and parks.
- T4.2 permits small-scale services with active storefronts, gathering spaces, and compact residential developments.
- T4.1 permits a range of residential building types, civic uses, and mixed-use buildings.



The applicant's zoning exhibit conforms to this vision. The exhibit shows the more-intensive T4.2 zone closer to the intersection. This arrangement fulfills the requirements of UDC Section 2.8.3.1, which calls for a primarily residential zone such as T4.1 to be closer to adjacent Neighborhood Fabric and Urban Neighborhood areas. The proposed T4 districts enable the compact and pedestrian-oriented development preferred in this placetype. T4.2 permits commercial uses that are generally compatible with neighborhoods: schools, churches, government buildings, offices, personal or professional services, retail, and restaurants. Like T4.2, T4.1 allows detached homes, duplexes, apartment houses, townhomes, and mixed-use buildings—allowing medium-intensity residential and mixed-use developments within walking distance of everyday services and community resources. Drive-throughs are prohibited to ensure that commercial uses in this location are inviting for pedestrians and cyclists.



Rezone GMD Investments

PLANNING

Staff Analysis - 2.8.7 Enhanced Review Criteria

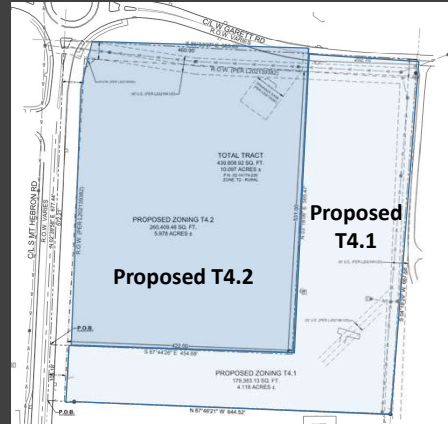
The Planning Commission may recommend approval where the commission finds:

The proposed districts contributes to establishing an orderly transition of intensity within the broader placetype by:

I) Where the subject property is within a center and corridor placetype, ensuring higher intensity zones are generally interior to the placetype to provide an orderly transition between the center and edge of the placetype.

Conforms.

- T4.2 is proposed adjacent to the intersection.
- T4.1 is proposed adjacent to urban neighborhood, across from F-NH.



Existing Conditions: FLUM + MSP

Staff Analysis

The proposed zones contribute to an orderly transition of intensity within the broader placetype. Per UDC Section 2.8.3.1, when requested with T4.1, T4.2 should be located closer to the intersection to direct the more intensive development away from adjacent neighborhood areas. The applicant's zoning exhibit reflects this arrangement.



Rezone

GMD Investments

PLANNING

Staff Analysis - 2.8.7 Enhanced Review Criteria

The Planning Commission may recommend approval where the commission finds:

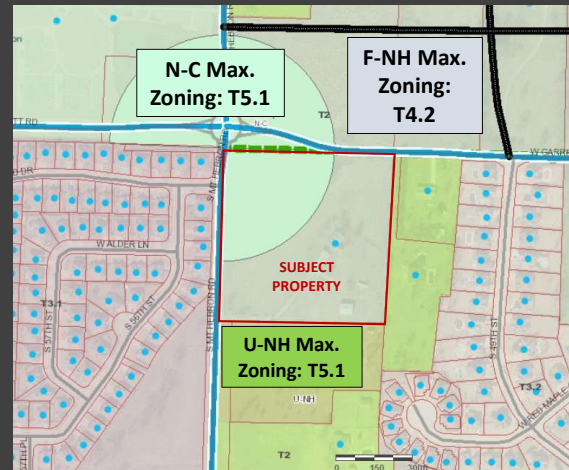
The proposed districts are within one full transect of the most intense zone allowed on adjacent properties.

Conforms.

- T4.2 is the most intense zone allowed in F-NH.
- T5.1 is the most intense zoning district allowed in U-NH and N-C.

The proposed districts conform to the applicable requirements of this UDC.

Conforms.



Existing Conditions: FLUM + MSP

Staff Analysis

The requested zones are within one full transect of the most intense zone allowed on all adjacent properties. The adjacent properties north and south of W Garretts Road are in the Neighborhood Center, Urban Neighborhood, and Neighborhood Fabric placetypes. T4.2 is the most intense zone allowed in Neighborhood Fabric and the second-most intense zone allowed in Urban Neighborhoods and Neighborhood Centers. Notably, T4.1 is permitted by standard review in Neighborhood Fabric and Urban Neighborhood, as it is considered generally appropriate throughout those placetypes. The subject property is separated from the properties at the southwest corner of the intersection by a 3-lane road, which exempts this adjacency from the requirement to be within one full transect.

The subject property and the proposed districts conform to all applicable requirements in the UDC.



Rezone GMD Investments

PLANNING

Selected Zone Standards from Table 4.5.A

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

Principal Use Standards from Table 4.6.A and 4.7

Zoning District	Permitted Uses
T4.1	Detached house, cottage house, attached house, duplex, multi-unit house*, town house, apartment house*, live-work building*, agriculture, civic spaces, parking
T4.2	Detached house, cottage house, attached house, duplex, multi-unit house*, town house, apartment house*, live-work building*, mixed-use building, agriculture, civic spaces, community services*, office, personal or professional services, eating and drinking*, lodging, parking, and retail*

Uses permitted with standards are marked with an asterisk (*). See staff report notes section for more information.

Zoning Standards

The slide above includes select building disposition, contextual development, and use standards for T4.1 and T4.2.

Applicable Use Standards

- **Multi-unit houses (UDC 4.7.1.7)** - permitted only when consistent in scale with the two nearest residential buildings on the same block face.
- **Apartment Houses (UDC 4.7.1.9)** - permitted when located on lots with frontage on an arterial or collector street on the Master Street Plan, in a Center placetype, or when abutting or across the street from a public park.
- **Live-Work Buildings (UDC 4.7.1.10)** – the nonresidential uses allowed are limited to those allowed in T4.2.
- **Mixed-Use Buildings (UDC 4.7.1.11)** - nonresidential uses allowed are the same as those allowed in the zone of the subject property.
- **Community Services (UDC 4.7.4)** - intensive services are prohibited in T4 in all cases.
- **Eating and Drinking (UDC 4.7.7)/Retail (UDC 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: 1) Located within 660 feet or one block, whichever is less, of the intersection of two streets each being a collector or an arterial; and 2) They do not have a drive-through.



Rezone

GMD Investments

PLANNING

Staff Analysis Conclusion- 2.8.7 Enhanced Review

The proposed district(s) conform to the applicable requirements of this UDC.	✓
The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map.	✓
The proposed district(s) contribute to establishing an orderly transition of intensity with the broader place type by: I) Where the subject property is within a center and corridor placetype ensuring higher intensity zones are generally interior to the placetype to provide an orderly transition between the center and edge of the placetype.	✓
The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties.	✓

Staff Analysis - Conclusion

Staff finds the request to rezone from T2 to T4.2 and T4.1 appropriate at this location. Staff recommends approval of this request.



Aerial

Recommendation:

APPROVE

PUBLIC INPUT:

Staff received one email and one phone call requesting general information. Staff has also received one email voicing concerns related to potential increases in density, traffic, speeding and sight-line obstruction.

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 6th day of July, 2026.

W.P. Burkhardt
Signed

W.P. Burkhardt
Name Printed

STATE OF ARKANSAS

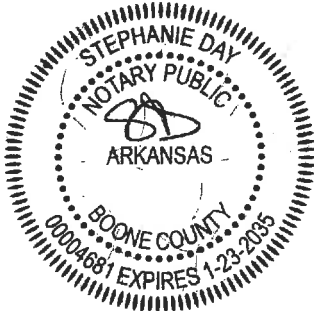
COUNTY OF Benton

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

Stephanie Day
Notary Signature

Stephanie Day
Notary Name Printed

January 23, 2035
Commission Expire



PROPERTY OWNER AFFIDAVIT

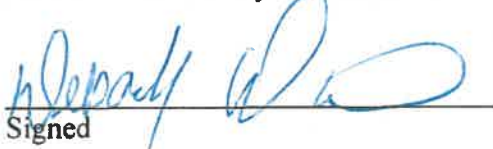
I, GMD Investments, LLC - Deb Davis, certify that I am the legal owner of the property located at

6253 S Mount Hebron Rd, Rogers, AR 72758-9427 - Parcel ID: 02-14174-230, which is the subject of this application.

I hereby authorize, Bill Burckart, to act as my agent for this application only.

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 1st day of June, 2026.

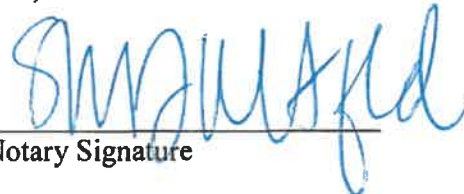

Signed


Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 1st day of June, 2026.


Notary Signature

NANCY CRUTCHFIELD
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 11/08/29
COMMISSION NO. 12709052

Nancy Crutchfield
Notary Name Printed

November 8, 2026
Commission Expires

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 GMD Investments, LLC – Deb Davis is applying to the Rogers Planning Commission to rezone RZ26-00345 certain real property at 6253 S Mt. Hebron, Rogers Ar. The property is more particularly described as follows:

LAYMAN's DESCRIPTION: 6253 S. Mt Hebron Road, Rogers, Benton CO., AR.

Legal Descriptions below for each zone:

ZONE T4.2 - 5.978AC TRACT DESCRIPTION :

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4 SE1/4, THENCE N 87°23'25" W A DISTANCE OF 1327.74 FEET; THENCE N 02°39'58" E A DISTANCE OF 748.15 FEET TO THE POINT OF BEGINNING, THENCE N 02°39'58" E A DISTANCE OF 572.21 FEET; THENCE S 86°53'37" E A DISTANCE OF 460.95 FEET; THENCE S 03°18'06" W A DISTANCE OF 565.47 FEET; THENCE N 87°44'26" W A DISTANCE OF 454.68 FEET TO THE POINT OF BEGINNING WITH AN AREA OF 260409.48 SQUARE FEET, OR 5.978 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

ZONE T4.1 - 4.118AC TRACT DESCRIPTION :

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4 SE1/4, THENCE N 87°23'25" W A DISTANCE OF 1327.74 FEET; THENCE N 02°39'58" E A DISTANCE OF 642.97 FEET TO THE POINT OF BEGINNING, THENCE N 02°39'58" E A DISTANCE OF 105.18 FEET; THENCE S 87°44'26" E A DISTANCE OF 454.68 FEET; THENCE N 03°18'06" E A DISTANCE OF 565.47 FEET; THENCE S 86°53'37" E A DISTANCE OF 202.70 FEET; THENCE S 04°18'29" W A DISTANCE OF 667.68 FEET; THENCE N 87°46'05" W A DISTANCE OF 644.52 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 179383.13 SQUARE FEET, OR 4.118 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

LAYMAN's DESCRIPTION: 6253 S. Mt Hebron Road, Rogers, Benton CO., AR.

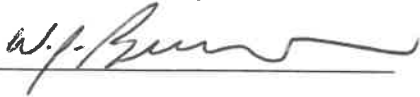
PRESENT ZONING: T2

ZONING REQUEST: See Attached map for split zoning of T4.1 and T4.2

A public hearing by the Rogers Planning Commission will be held on July 21, 2026 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

W.P. Burckart, Agent

By: 

EXHIBIT

LEGEND

- FOUND REBAR
- CORNER POINT
- ADJUT
- ELECTRIC RISER
- TELEPHONE RISER
- ELECTRIC METER
- UTILITY POLE
- ADJUSTABLE
- RIGHT-OF-WAY
- CENTERLINE
- EASEMENT
- OVERHEAD LINE



ZONE T4.2 - 5.97AC TRACT DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE N 87°46'21" E A DISTANCE OF 1327.74 FEET, THENCE N 02°39'59" E A DISTANCE OF 744.15 FEET TO THE POINT OF BEGINNING, THENCE N 02°39'59" E A DISTANCE OF 572.21 FEET, THENCE S 86°53'37" E A DISTANCE OF 460.95 FEET, THENCE S 07°18'06" E A DISTANCE OF 565.47 FEET, THENCE N 03°18'06" E A DISTANCE OF 531.00 FEET, THENCE S 04°18'29" W A DISTANCE OF 687.68 FEET, THENCE S 87°44'26" E A DISTANCE OF 454.68 FEET, THENCE S 87°46'21" E A DISTANCE OF 644.52 FEET, THENCE N 87°46'21" W A DISTANCE OF 644.52 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 5.97 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

ZONE T4.1 - 4.118AC TRACT DESCRIPTION:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 SE1/4) OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT, THENCE N 87°46'21" E A DISTANCE OF 1327.74 FEET, THENCE N 02°39'59" E A DISTANCE OF 744.15 FEET TO THE POINT OF BEGINNING, THENCE N 02°39'59" E A DISTANCE OF 572.21 FEET, THENCE S 86°53'37" E A DISTANCE OF 460.95 FEET, THENCE S 07°18'06" E A DISTANCE OF 565.47 FEET, THENCE N 03°18'06" E A DISTANCE OF 531.00 FEET, THENCE S 04°18'29" W A DISTANCE OF 687.68 FEET, THENCE S 87°44'26" E A DISTANCE OF 454.68 FEET, THENCE S 87°46'21" E A DISTANCE OF 644.52 FEET, THENCE N 87°46'21" W A DISTANCE OF 644.52 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 4.118 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

