



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

**MEETING DATE
OCTOBER 6, 2020**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT
REZONE – JOSEPH AND SCOTT PROPERTIES, LLC**

STAFF: ELIZABETH JOHNSON, PLANNER III

REQUEST DETAILS

ADDRESS/LOCATION:	608 & 610 N 6 th Street
TOTAL AREA TO BE REZONED:	1.1 ± acres
CURRENT ZONING:	R-DP (Residential Duplex and Patio Home)
PROPOSED ZONING:	NBT (Neighborhood Transition)
APPLICANT/REPRESENTATIVE:	Joseph and Scott Properties, LLC
PROJECT OWNER/DEVELOPER:	Joseph and Scott Properties, LLC
PROPERTY OWNER:	Joseph and Scott Properties, LLC
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. NBT is the appropriate zoning district for this property based on the Downtown Zoning Plan of the Regional Center Growth Designation. See STAFF REVIEW for additional findings.

Community Development recommends approval of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Regional Center.
- b) Growth Designation Character:
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity pedestrian-oriented street network. Goals include high-quality design and efficient use of land (CGM Page 1).
- c) Base Density:
N/A.
- d) Max Density:
N/A.
- e) Allowed Zoning Districts:
COR, COM, NBT, IA.

2. ZONING:

- a) NBT (Neighborhood Transition):
The purpose and intent of the NBT zoning district is to “support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Additional transition requirements will also be included in the regulations for the other three Zones,” (Sec. 14-715(1.1)(a)(iv)).
- b) General Findings:
The subject property is currently used for single-family residential and is enveloped by the R-DP, R-MF, and NBT zoning designations and other residential properties within the Downtown Rogers Zoning Plan of the Regional Center Growth Designation. Staff finds this to be an appropriate request due to consistency with the CGM and current neighborhood characteristics.

3. PUBLIC INPUT RECEIVED:

Staff has received one comment for a member of the public who stated that he is concerned about increased flooding problems and increased traffic from the development of this property.

4. RECOMMENDATIONS:

- a) Approve request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:
Move to recommend City Council approval as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to recommend City Council approval subject to [conditions or contingencies].
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request as presented [indefinite or date certain].

TABS

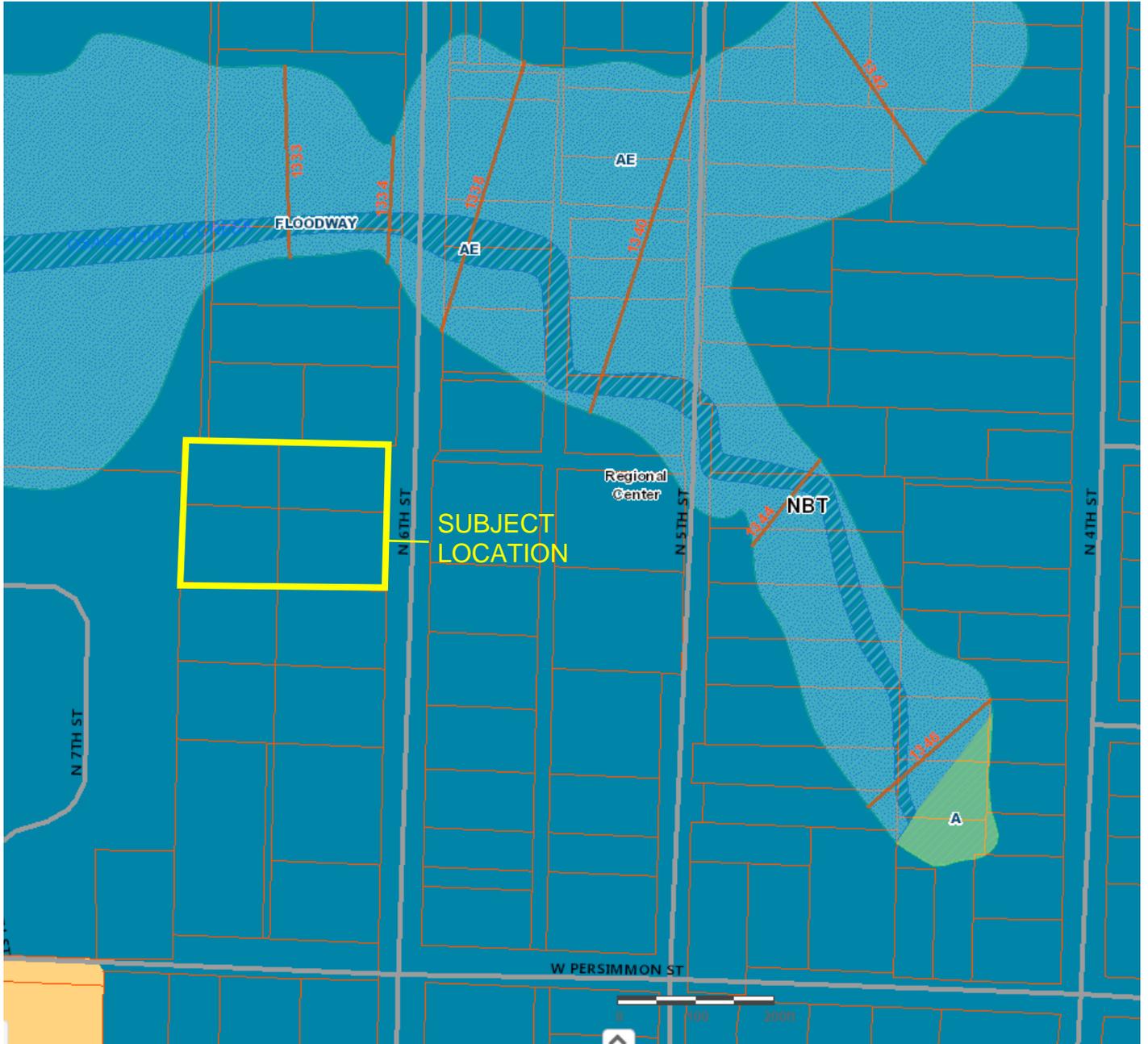
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

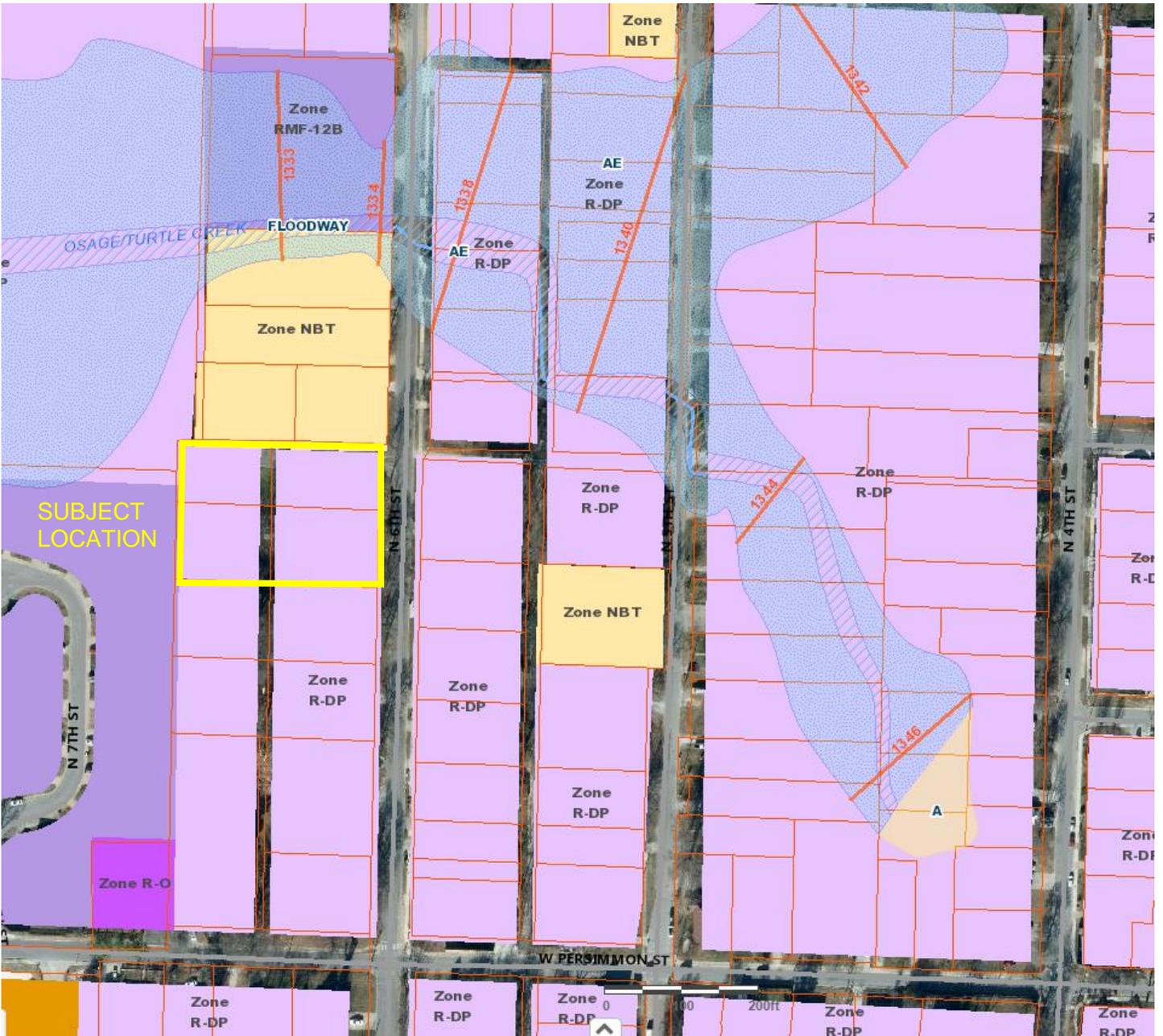
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





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

CH 1011

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
 Zoning: R-DP to NBT
 Permit Number: 20-57
 CityView Application: PL202000623
 Date: 9/10/2020

REZONE APPLICATION

APPLICANT: Joseph and Scott Properties, LLC

ADDRESS: 608 & 610 N 6th St, Rogers AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: N 6th St and W Wood St – between W Persimmon St & W Olive St

PHONE #: 479.220.7701 EMAIL: JosephandScottProperties@gmail.com

PROPERTY OWNER: Joseph and Scott Properties, LLC PHONE #: 479.220.7701

PRESENT USE: Single Family home and vacant lots ZONING: R-DP

PROPOSED USE: Rental Properties ZONING: NBT

M/S
 Applicant Signature

7th SEPTEMBER 2020

Date

Attachment Checklist:

- Legal description of property
- Applicant Certification
- Property Owner Affidavit
- Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 9/10/2020 PUBLIC HEARING DATE: 10/6/2020 CERTIFIED MAIL DATE: 9/21/2020

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Joseph and Scott Properties, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

608 N 6th: Lots 3 and 6 in Hardin's Addition to the City of Rogers, Benton County, Arkansas, and Part of the NW/4 of the NE/4 of Section 12, Township 19 North, Range 30 West, Rogers, Benton County, Arkansas, described as follows: BEGINNING at a point 535 feet West and 480 feet North of the SE corner of said forty acres, run thence West 125 feet, thence North 100 feet, Thence East 125 feet, Thence South 100 feet, to the POINT OF BEGINNING.

610 N 6th: Lot 2, Hardin's Addition to the City of Rogers, Benton County, Arkansas as shown on Plat Record A at Page 44. Also: Part of the NW/4 of the NE/4 of Section 12, Township 19 North, Range 30 West, Benton County, Arkansas, described as BEGINNING at a point 535 feet West and 580 feet North of the SE corner of said NW/4 of the NE/4; Thence West 125 feet; Thence North 80 feet; Thence East, 125 feet; Thence South 80 feet to the POINT OF BEGINNING.

LAYMAN'S DESCRIPTION:

N 6th St and W Wood St – between W Persimmon St & W Olive St – two large empty lots next to a single family home

PRESENT ZONING: R-DP

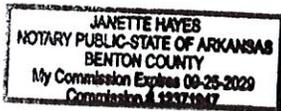
ZONING REQUEST: NBT

Respectfully Submitted,

By: *[Signature]*
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 7th day of September, 2020.



[Signature]
Notary Signature

Janette Hayes
Notary Name Printed

9-25-2029
Commission Expires



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 **October 6, 2020** at **5:00 p.m.** on the application by **Joseph and Scott Properties** to consider a rezone from the **R-DP (Residential Duplex Patio Home)** district to the **NBT (Neighborhood Transition)** zoning district at **608 and 610 N. 6th Street** the property being more particularly described as follows:

LEGAL DESCRIPTION:

608 N. 6th Street:

Lots 3 and 6 in Hardin's Addition to the City of Rogers, Benton County, Arkansas and Part of the NW/4 of the NE/4 of Section 12, Township 19 North, Range 30 West, Rogers, Benton County, Arkansas, described as follows: BEGINNING at a point 535 West and 480 feet North of the SE corner of said forty acres, run thence West 125 feet, thence North 100 feet, thence East 125 feet, thence South 100 feet, to the POINT OF BEGINNING.

610 N. 6th Street:

Lot 2, Hardin's Addition to the City of Rogers, Benton County, Arkansas as shown on Plat Record A at Page 44. Also: Part of the NW/4 of the NE/4 of Section 12, Township 19 North, Range 30 West, Benton County, Arkansas, described as BEGINNING at a point 535 feet West and 580 feet North of the SE corner of said NW/4 of the NE/4; thence West 125 feet; thence North 80 feet; thence East 125 feet; thence South 80 feet to the POINT OF BEGINNING.

LAYMAN'S DESCRIPTION:

608 and 610 N. 6th Street

Rachel Crawford, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **September 20, 2020**
BILL THE CITY OF ROGERS

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 7th day of SEPTEMBER, 2020.

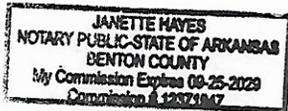
M-B
Signed

MATT BROOKER
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 7th day of September, 2020.



Janette Hayes
Notary Signature

Janette Hayes
Notary Name Printed

9-25-2029
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 14-725-730 of the Rogers City Code that Joseph & Scott Properties LLC is applying to the Rogers Planning Commission to rezone certain real property at 608 & 610 N 6th St, Rogers, AR 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION: See Exhibit A

LAYMAN'S DESCRIPTION: 608 & 610 N 6th St, Rogers, AR 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on October 6, 2020 at 5:00 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By:  _____

EXHIBIT A

608 N 6TH: Lots 3 and 6 in Hardin's Addition to the City of Rogers, Benton County, Arkansas, and Part of the NW/4 of the NE/4 of Section 12, Township 19 North, Range 30 West, Rogers, Benton County, Arkansas, described as follows: BEGINNING at a point 535 feet West and 480 feet North of the SE corner of said forty acres, run thence West 125 feet, thence North 100 feet, Thence East 125 feet, Thence South 100 feet, to the POINT OF BEGINNING.

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