



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 – Stitt Energy Systems, Inc**

STAFF: KYLE BELT, PLANNER I

**REQUEST DETAILS**

ADDRESS/LOCATION:	1301 S. 8 <sup>th</sup> St.
TOTAL AREA TO BE REZONED:	1.19 ± acres
CURRENT ZONING:	C-2 (Highway Commercial)
PROPOSED ZONING:	COM (Commercial Mixed Use)
APPLICANT/REPRESENTATIVE:	Stitt Energy Systems, Inc/Will Kellstrom
PROJECT OWNER/DEVELOPER:	Stitt Energy Systems, Inc
PROPERTY OWNER:	Stitt Energy Systems, Inc
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

**SUMMARY**

This request is consistent with the Comprehensive Growth Map. COM is the appropriate zoning district for this property based on the Downtown Regional Center Zoning Plan (see CGM page 3). 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, IA, NBT, U-COR, U-COM, U-ENT, U-NBT

### 2. ZONING:

a) Commercial Mixed Use (COM):

The purpose of the Commercial Mixed Use zone is “to be compatible with the Core Mixed Use through flexibility of uses, continuing to allow retail, education and commercial as primary uses, but also including residential as a core use to be located within Downtown Rogers. The focus is to transition this area as a more livable location, by upgrading infrastructure for development while also making this area friendlier to residential uses. Development Standards within this DRDC zone specifically address the unique aspects of redevelopment in this area by retaining the existing development pattern while allowing higher density, pedestrian-oriented development to occur. In addition, the standards allow phasing of redevelopment and encourage the use of existing buildings and parking lots to the extent possible.” (Sec. 14-715)(4.3)(a)).

b) General Findings:

The subject property is surrounded by C-2 zoning to the north and south, and N-R zoning to the east and west. COM is the appropriate zoning designation for this property based on the Downtown Regional Center Zoning Plan (CGM page 3). Surrounding properties on the east side of 8<sup>th</sup> street are also eligible for to be rezoned in accordance with the Downtown Regional Center Zoning Plan. Any future development is subject to all applicable zoning and development regulations.

### 3. PUBLIC INPUT RECEIVED:

Staff has not received any comments from the public regarding this request.

### 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 rezone for City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*  
Move to recommend rezone for 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**

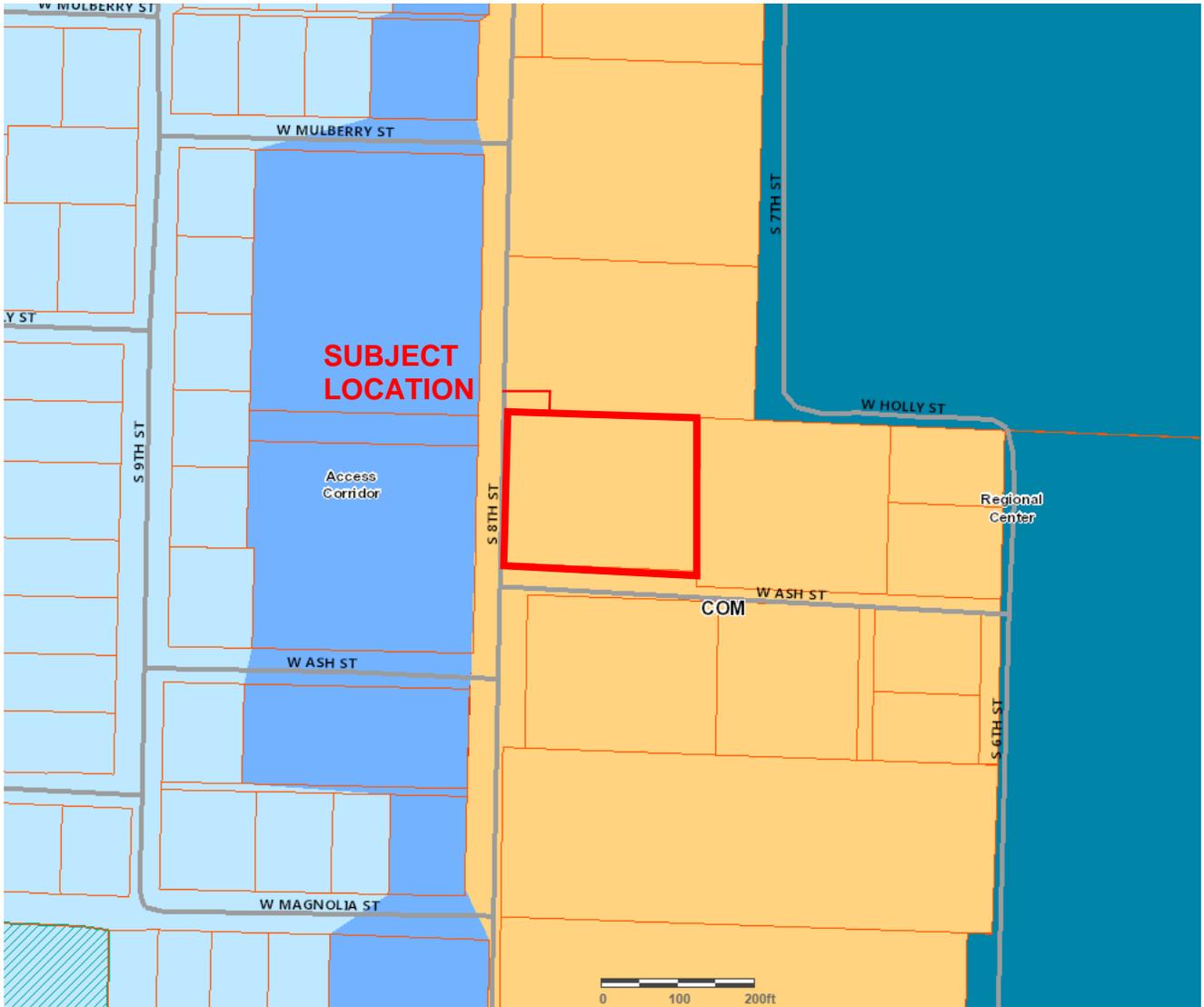
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





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

OFFICE USE ONLY	
Permit Fee:	_____ (\$200)
Zoning:	_____ to _____
Permit Number:	_____
CityView Application:	_____
Date:	_____

### REZONE APPLICATION

APPLICANT: Stitt Energy Systems, Inc

ADDRESS: 1301 S. 8th St. SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: Corner of S. 8th St. & W. Ash St.

PHONE #: (479) 636-2168 EMAIL: wkellstrom@watkinslawoffice.com

PROPERTY OWNER: Stitt Energy Systems, Inc PHONE #: (479) 636-2168

PRESENT USE: Commercial ZONING: C-2

PROPOSED USE: Commercial ZONING: COM

*Will Kellestrom*, Attorney for Applicant

*9/14/20*

Applicant Signature

Date

**Attachment Checklist:**

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

PLANNING STAFF PROVIDES:

DATE FILED: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_ CERTIFIED MAIL DATE: \_\_\_\_\_

PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_

**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 14<sup>th</sup> day of September, 2020.

Will Keltner, Attorney for Applicant  
Signed

STATE OF ARKANSAS

COUNTY OF BENTON

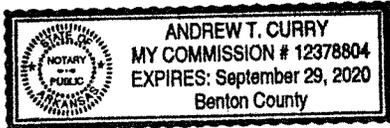
Subscribed and sworn before me this the 14<sup>th</sup> day of September, 2020.

[Handwritten Signature]

Notary Signature

Andrew T. Curry  
Notary Name Printed

September 29, 2020  
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 Stitt Energy Systems, Inc. is applying to the Rogers Planning Commission to rezone certain real property at 1301 S. 8<sup>th</sup> St. The property is more particularly described as follows:

LEGAL DESCRIPTION:                    See Exhibit A

LAYMAN'S DESCRIPTION:            1301 S. 8<sup>th</sup> Street

PRESENT ZONING:                    C-2, Highway Commercial

ZONING REQUEST:                    COM, Mixed Use Commercial

A public hearing by the Rogers Planning Commission will be held on October 6th, 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,

Will Kelleher, Attorney for  
Stitt Energy Systems, Inc.                    Applicant  
By: Orlo Stitt