

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

JULY 30, 2018

TO: PLANNING COMMISSION

**REZONE, GATEWAY HOMES
STAFF SUMMARY REPORT**

| | |
|------------------|--|
| ADDRESS: | ±35 acres at 5904 W Shores Avenue |
| LAND OWNER: | Gateway Homes LLC |
| APPLICANT/REP: | Gateway Homes LLC / Bates & Associates |
| CURRENT ZONING: | A-1 (Agricultural) |
| PROPOSED ZONING: | RSF (Residential Single Family) |
| AUTHORITY: | Sec. 14-727, Rogers Code of Ordinances |

BACKGROUND

- The applicant's intended land use in the RSF zoning district is single-family residential.
- Per Sec. 14-699(a), RSF zoning is intended "primarily for single-family detached dwellings at low residential densities. If more than three units per acre are requested, the developer must submit a density concept plan...outlining certain amenities to offset the density..."
- This rezone request accompanies a preliminary plat for Crescent View subdivision that seeks to build three units per acre.

STAFF REVIEW

ENGINEERING REVIEW: N/A

PLANNING REVIEW:

- 1) **Land-Use Compatibility:**
 - a) **Comprehensive Growth Map:** The current CGM designates the subject location as "Neighborhood" (Tab 2). The proposed rezone is consistent with the purpose and characteristics of the "Neighborhood" Growth Designation.
 - b) **General Findings:** Staff finds this to be an appropriate rezone request based on the RSF zoning description, the purpose and characteristics of the CGM's "Neighborhood" Growth Designation, and the anticipated negligible impact on surrounding property.
- 2) **Views of Others:** No supporting or opposing comments have been received by the Planning Division.
- 3) **RECOMMENDATIONS:**
 - a) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) Recommend for City Council approval.

A handwritten signature in black ink, appearing to read "E. Hunter", is written over a horizontal line.

ETHAN HUNTER, Planner III
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- 1) Move to **recommend for City Council approval/deny/table** the request by Gateway Homes LLC to rezone approximately 35 acres at 5904 W Shores Avenue.

DIRECTOR'S COMMENTS:

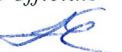
- 1) Agree with recommendations and suggested motion.



JOHN C. McCURDY, Director
City of Rogers Department of Community Development

Tabs:

1. Rezone application with required supplements
2. Maps and/or photos





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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 on **August 7, 2018 at 4:30 pm** on the application by Mike Pennington of **Gateway Homes, LLC** to rezone **37.94 acres at 5904 W. Shores Ave.** from the **A-1 (Agricultural)** zoning district to the **R-SF (Residential Single Family)** zoning district. The property being more particularly described as follows:

LEGAL DESCRIPTION:

The northeast quarter (NE ¼) of the northwest quarter (NW ¼) of Section 5, Township 18 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows, to wit:

Beginning at the northwest corner of said northeast quarter of the northwest quarter; thence S89°59'36" E 1350.09'; thence S03°24'16" W 1232.61'; thence N87°24'04" W 1321.36'; thence N02°04'27" E 1242.15' to the Point of Beginning, containing 37.94 acres more or less. Subject to that portion in West Shores Avenue Right-of-Way on the north side of herein described tract and subject to all other easements and rights-of-way of record.

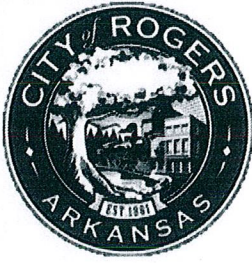
LAYMAN'S DESCRIPTION:

37.94 acres at 5904 W. Shores Ave.

Dennis Ferguson, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY: July 23, 2018

BILL THE CITY OF ROGERS



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: A-1 to RSF
Permit Number: 18-19
CityView Application: PL201800358
Date: 7-18-18

REZONE APPLICATION

APPLICANT: GATEWAY HOMES, LLC (MIKE PENNINGTON) - BATE & ASSOCIATES

ADDRESS: P.O. Box 6095 SPRINGDALE AR 72766 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 5904 W. SHORES AVE.

PHONE #: 248-7926 EMAIL: _____

PROPERTY OWNER: GATEWAY HOMES, LLC PHONE #: 248-7926

PRESENT USE: VACANT ZONING: A-1

PROPOSED USE: SINGLE FAMILY RESIDENTIAL ZONING: RSF-X

BATE WATTS
Applicant Signature

7/17/18
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 7-18-18 PUBLIC HEARING DATE: 8-7-18 CERTIFIED MAIL DATE: 7-23-18

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: ATTACHED

LAYMAN'S DESCRIPTION: 5904 W. SHORE AVE.

PRESENT ZONING: A-1

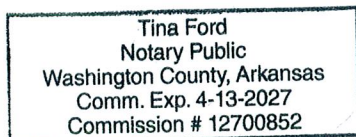
ZONING REQUEST: RSF-X

Respectfully Submitted,

By: Michael Pennington
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 17 day of July, 2018.



Tina Ford
Notary Signature

Tina Ford
Notary Name Printed

04/13/2027
Commission Expires

REQUEST AMENDED
7-18-18
ju

COMPREHENSIVE GROWTH MAP

UPDATED JULY 2018



The CGM serves as a guide for future land use decisions as well as a general growth management system. It centers on these principles:

Development should be structured in a pattern of Neighborhoods and Centers, focusing growth at nodes instead of corridors.

A rational process for successional growth should be established in areas identified for higher density/intensity.

Land use compatibility should be achieved by transitions instead of buffers.

Land use should be planned and managed in consonance with the Master Street Plan.

Development should be interconnected through local street networks that disperse traffic, reduce vehicle miles traveled, and encourage alternate modes of transportation.

Development should be compact, pedestrian-oriented, and mixed-use to the extent contextually possible.

Development should respect natural and environmentally sensitive areas and avoid adverse impacts on current and future open space.

A diversity of land uses should be distributed throughout the City to enable a variety of commercial, residential, and civic activity.

Infill and redevelopment should be encouraged to the extent contextually possible.

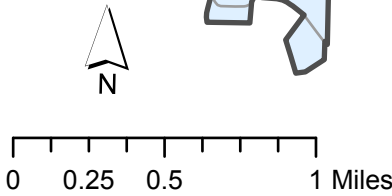
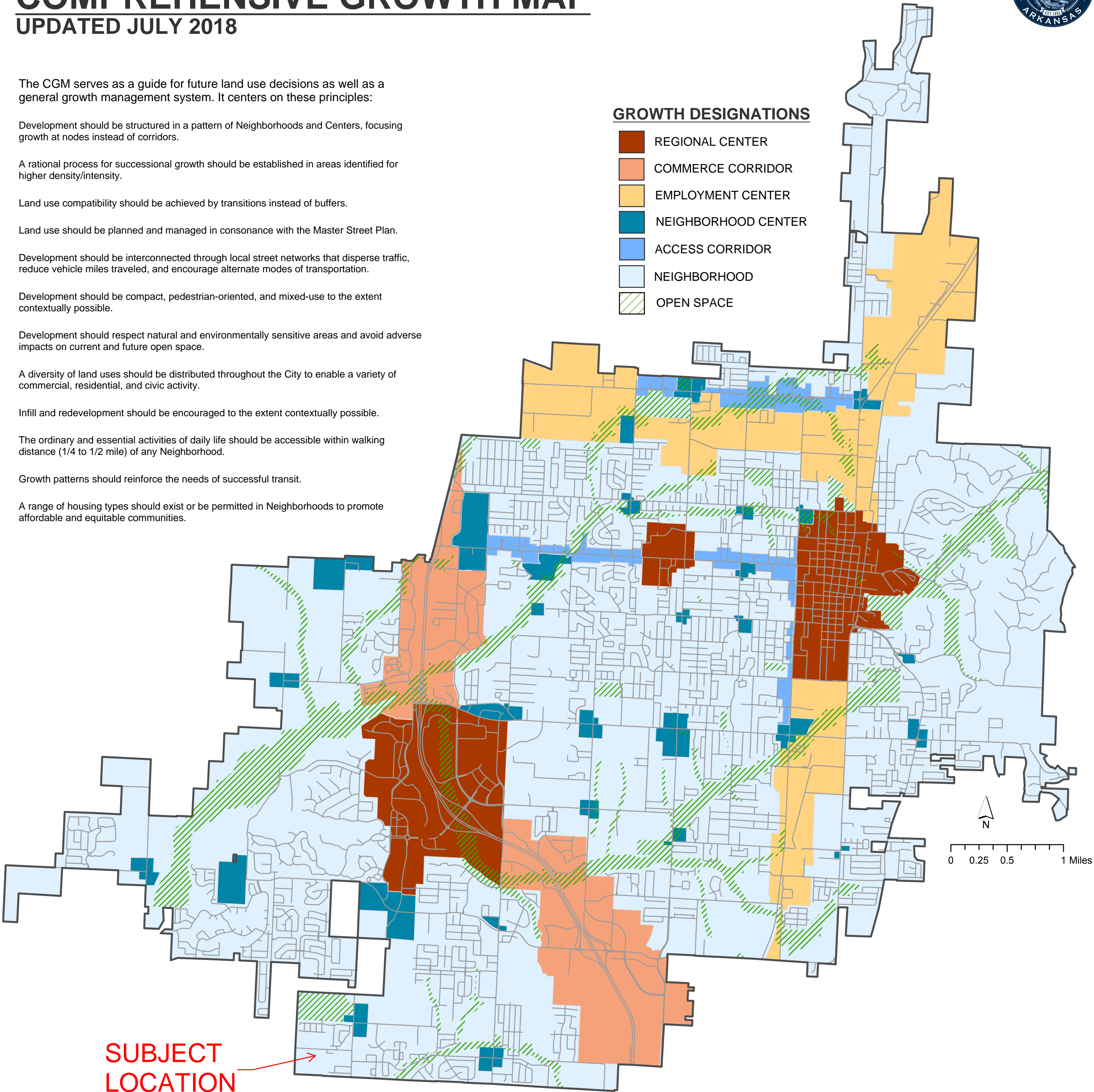
The ordinary and essential activities of daily life should be accessible within walking distance (1/4 to 1/2 mile) of any Neighborhood.

Growth patterns should reinforce the needs of successful transit.

A range of housing types should exist or be permitted in Neighborhoods to promote affordable and equitable communities.

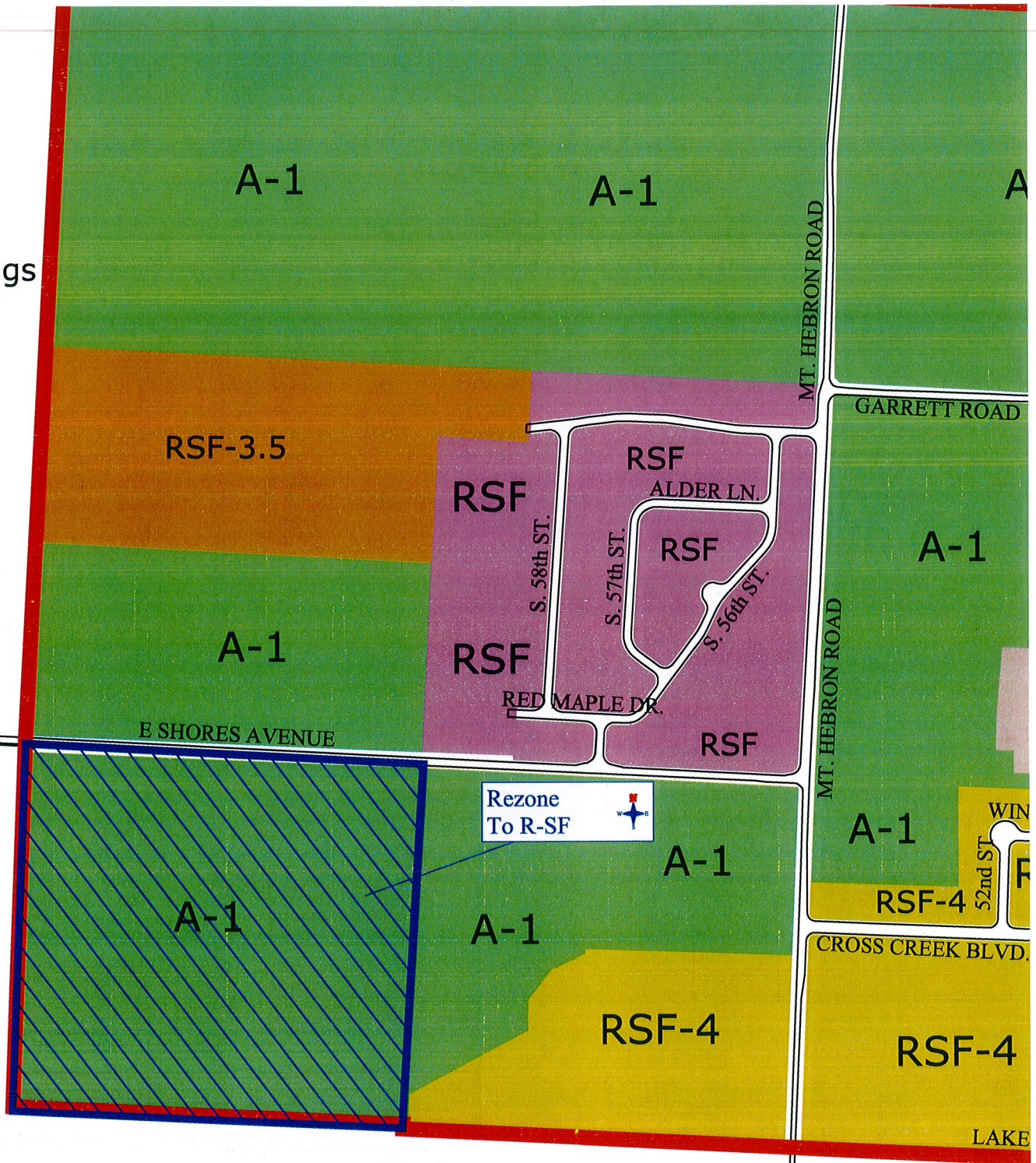
GROWTH DESIGNATIONS

- REGIONAL CENTER
- COMMERCE CORRIDOR
- EMPLOYMENT CENTER
- NEIGHBORHOOD CENTER
- ACCESS CORRIDOR
- NEIGHBORHOOD
- OPEN SPACE



| | REGIONAL CENTER | NEIGHBORHOOD CENTER | EMPLOYMENT CENTER | COMMERCE CORRIDOR | ACCESS CORRIDOR | NEIGHBORHOOD | OPEN SPACE |
|------------------|--|--|--|---|---|---|--|
| PURPOSE | To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region. | To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact building and site design, encourages infill, and reduces vehicles miles traveled for basic needs. | To preserve existing industrial activity while providing a location for activities such as vehicle repair, construction yards, technology centers, and other physically and visually intense uses with high environmental impacts. | To provide a location for conventional commercial development and similar auto-oriented activities along the I-49 corridor. | To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and incorporation of medium-density residential. | To protect and maintain existing residential areas in between nodes of other Growth Designations while encouraging low-density infill. | To identify environmentally sensitive areas that should be considered in relation to development impact. |
| CHARACTERISTICS | High-intensity, high-density mixed-use areas that function as regional activity hubs for commerce, entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity street networks with multi-modal accommodation. Form-based development standards encourage quality design, pedestrian friendliness, and efficient use of land. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type, with special residential transition standards | Medium-intensity, medium-density mixed-use areas that serve neighborhood populations within ½ mile radius. Typically centered on intersections of arterial and collector streets. Nodal distribution conducive to efficient multi-modal transportation network. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type. | Medium-intensity, low-density areas intended for manufacturing, warehousing, and similar uses. Proximity to major arterials and rail. Compatibility with adjacent areas achieved with buffers; physical separation and landscape screening generally appropriate buffer types. Residential uses generally prohibited or limited. | High-intensity, medium-density areas mostly built-out with retail and office development. Conventional development standards allow large-format building and site design. Compatibility with adjacent areas achieved with transitions; mixed-use and medium-density residential generally appropriate transition types. | Low-intensity, medium-density areas along highway corridors that connect nodes of other Growth Designations. Focus on access management and low trip generation. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type. | Low-intensity, low-density areas connected by collector and local streets. May feature light mix of non-residential activities such as schools, places of worship, and other low-impact community-oriented uses. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type. | Parks, floodplain, NWA Open Space priority properties. |
| ZONING DISTRICTS | COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT | C-3 | C-4, W-O, I-1, I-2 | R-MF, R-O, C-2, C-4 | R-MF, R-O, C-2 | R-E, R-SF, N-R, R-DP, R-MF | N/A |

City of
Cave Springs



City of Cave Springs