

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

July 30, 2018

**REZONE, Joe Hewgley
STAFF SUMMARY REPORT**

ADDRESS:	0.69 acres south of 904 W Olrich St
LAND OWNER:	Joe Hewgley, Inc.
APPLICANT/REP:	Joe Hewgley
CURRENT ZONING:	N-R (Neighborhood Residential) District
PROPOSED ZONING:	R-DP (Residential Duplex and Patio Home) District
CURRENT USE:	Undeveloped Land
PROPOSED USE:	Residential
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

BACKGROUND

- The applicant's intended use within the R-DP zoning district is to build a duplex.
- Per Sec. 14-701(a), R-DP zoning is intended "to provide areas for the development of one- or two-family residential structures. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can also be established."
- The current Comprehensive Growth map shows the subject location as Neighborhood. The purpose of the Neighborhood growth designation is "to protect and maintain existing residential areas in between nodes of other Growth Designations while encouraging low-density infill." The characteristics of the Neighborhood growth designation is "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."

STAFF REVIEW

ENGINEERING REVIEW: N/A

PLANNING REVIEW:

- 1) **Land-Use Compatibility:**
 - a) **General Findings:** The applicant requests this rezone to build a duplex. To the north of the property is a duplex, to the west and south is a manufactured housing community, and to the east are warehousing and storage buildings. The Comprehensive Growth Map shows the subject location as Neighborhood, so rezoning to a residential zoning district is consistent with the Comprehensive Growth Map. The subject location will have access off W Olrich Street, a local street, which meets the intent of the Neighborhood growth designation. Staff recommends approval of this request based on consistency with the Comprehensive Growth Map and the R-DP zoning district.
- 2) **Views of Others:** Staff has not received any comments from the public concerning this rezone.
- 3) **RECOMMENDATIONS:**
 - a) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) Approve.

ELIZABETH TREAT, District Planner
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- 1) Motion to **recommend for City Council to approve** the request by Joe Hewgley to rezone 0.69 acres south of 904 W Olrich Street from N-R to R-DP.

Note: staff recommendations are based on technical review of city code and may not reflect all information made available to officials during discussion and public input.

DIRECTOR'S COMMENTS:

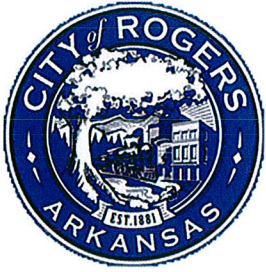
- 1) Agree with recommendations and suggested motion.



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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OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: N-R to R-DP
Permit Number: 18-22
CityView Application: PL201800363
Date: 7-19-18

REZONE APPLICATION

APPLICANT: JOE HEWBLEY
ADDRESS: 2805 S. CREEKSIDE DR SUITE #: _____
GENERAL LOCATION OF PROPERTY: 904 W. OLNEY - 0.69 acres south of
PHONE #: 479 366-1398 EMAIL: Kevinneilbuilder@aol.com (representative for applicant)
PROPERTY OWNER: JOE HEWBLEY, INC PHONE #: 479 366 1398
PRESENT USE: VACANT LAND ZONING: N-R
PROPOSED USE: RDP ZONING: RDP

Joseph W Hewbley 7-18-18
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 7-19-18 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, Joe Hewbley, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: R-1

ZONING REQUEST: RDP

Respectfully Submitted,

By: Joseph W. Hewbley
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

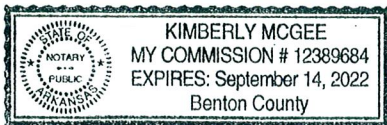
Subscribed and sworn before me this the 18th day of July, 2018.

Kimberly McGee
Notary Signature

Kimberly McGee
Notary Name Printed

9-14-2022

Commission Expires



CERTIFICATION

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

Dated this the ____ day of _____, 20____.

Joseph W. Hensley
Signed

JOSEPH W HENSLEY
Name Printed

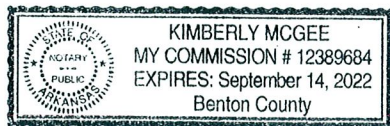
STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 18th day of July, 2018.

Kimberly MCGEE
Notary Signature

Kimberly m cgee
Notary Name Printed



9-14-2022
Commission Expires

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

Notice is hereby given pursuant to Section 14-725-730 of the city of Rogers City Code that Joe Hewgley is applying to the Rogers Planning Commission to rezone certain property at 904 W Olrich. The property is more particularly described as follows:

Legal description: Part of the west 1/2 of tract 3, subdivision of the PG Smith Farm as recorded in the plat book 'A' at page 43, Benton County, Arkansas. More particularly described as follows:

Beginning at the northeast corner of said west 1/2 of tract 3, subdivision of the PG Smith Farm; thence S02°53'11"W 292.11 feet; thence N86°37'54"W 105.11 feet; thence N02°45'08"E 90.95 feet; thence N03°19'40"E 201.05 feet; thence S86°44'28"E 103.77 feet to the point of beginning. Containing 0.70 acres, more or less. Subject to any easements, Rights-of-way or covenants of record of fact.

Laymans description: 904 West Olrich

Present Zoning: R-1

Zoning request: RDP

A public hearing by the Rogers Planning Commission will be held on Aug 7, 2018 (Date assigned by planning staff) at 4:30 PM in the City Council Chambers of the City Hall Building located at 301 W. Chestnut, Rogers, Arkansas

Respectfully Submitted,

By:



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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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 **Joe Hewgley** to rezone **0.69 acres directly south of 904 W Olrich Street.** from the **N-R (Neighborhood Residential)** zoning district to the **R-DP (Residential Duplex Patio Home)** zoning district. The property being more particularly described as follows:

LEGAL DESCRIPTION:

Part of the west 1/2 of tract 3, subdivision of the PG Smith Farm as recorded in plat book 'A' at page 43, Benton County, Arkansas. More particularly described as follows:

Beginning at the northeast corner of said west 1/2 of tract 3, subdivision of the PG Smith Farm; thence S02°53'11"W 292.11 feet; thence N86°37'54"W 105.11 feet; thence N02°45'08"E 90.95 feet; thence N03°19'40"E 201.05 feet; thence S86°44'28"E 103.77 feet to the point of beginning. Containing 0.70 acres, more or less. Subject to any easements, Rights-of-way or covenants of record or fact.

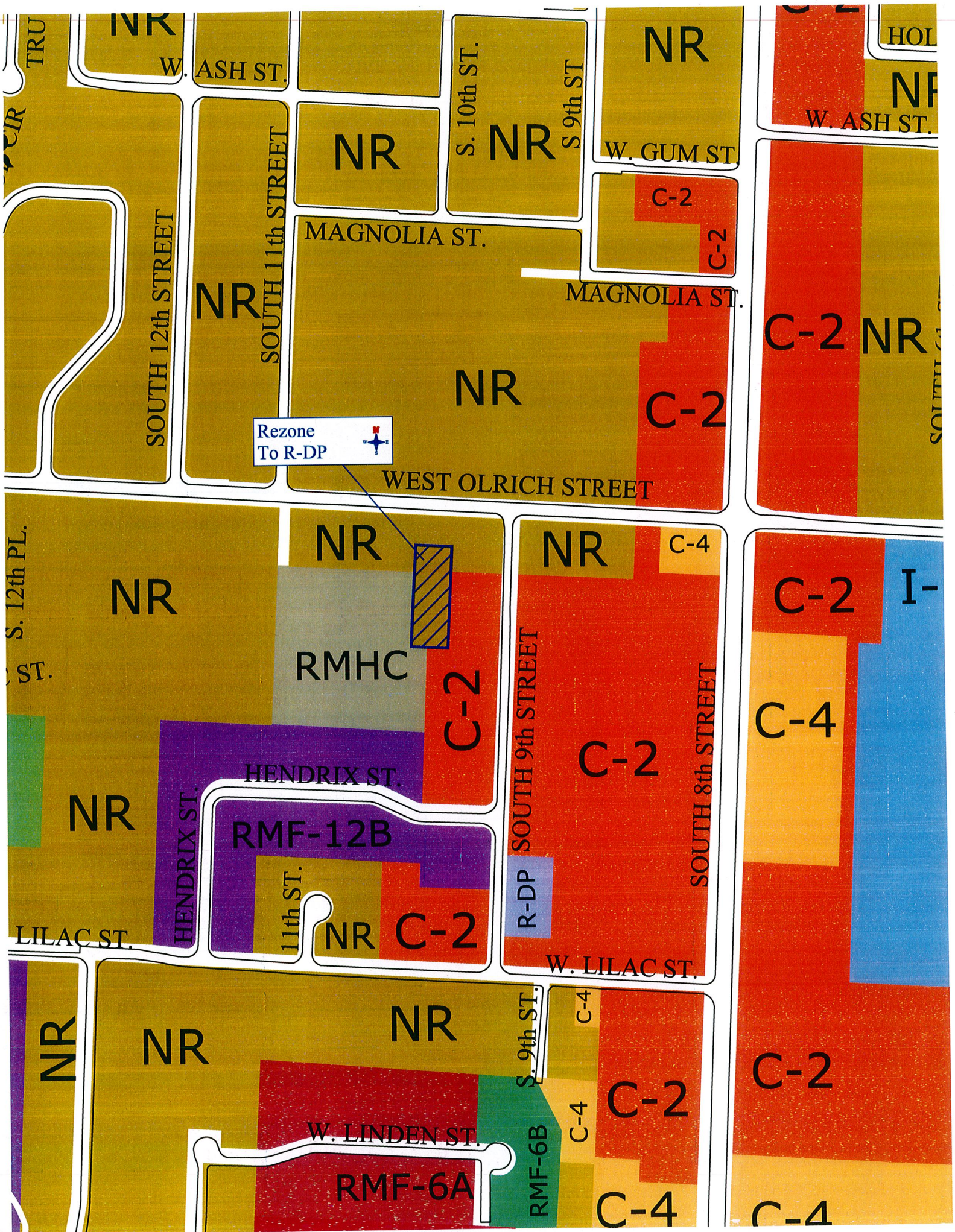
LAYMAN'S DESCRIPTION:

0.69 acres directly south of 904 W Olrich Street

Dennis Ferguson, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY: July 23, 2018

BILL THE CITY OF ROGERS



Rezone
To R-DP

