



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

OCTOBER 2, 2018

TO: PLANNING COMMISSION

**REZONE, HUNT VENTURES – AMP OVERFLOW PARKING
STAFF SUMMARY REPORT**

ADDRESS:	10.96 acres at the NE corner of W Northgate Road and S JB Hunt Drive
LAND OWNER:	PH Land Lease 1, LLC
APPLICANT/REP:	Crafton Tull
CURRENT ZONING:	C2-CU (Highway Commercial, Condominium Use)
PROPOSED ZONING:	U-ENT (Uptown Entertainment)
GROWTH DESIGNATION:	Regional Center
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

BACKGROUND

- 1) Planned Use: Entertainment.
- 2) Zoning District Intent: Per Sec. 14-716(1.1)(a)(iii), U-ENT zoning is intended “to allow the development of large entertainment venues such as concert pavilions and sports facilities within the Uptown area and compatible ancillary uses for such venues. The intent is for these venues to retain pedestrian connectivity to the rest of the Uptown regional center, maximize the use of on-street and other off-site parking, provide for a variety of uses, and present a high level of architectural excellence that enhances the overall character of the URDC area.”
- 3) Growth Designation Characteristics: Per CGM Page 1, Regional Centers are characterized by “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.”

STAFF REVIEW

ENGINEERING REVIEW: N/A

PLANNING REVIEW:

- 1) Land-Use Compatibility:
 - a) Comprehensive Growth Map: The proposed rezone is consistent with the CGM (Tab 2).
 - b) General Findings: Staff finds this to be an appropriate rezone request based on consistency with the CGM and zoning district intent. The subject request would not adversely impact adjacent property and is compatible with the development goals of the surrounding area.
- 2) Views of Others: No supporting or opposing comments have been received by the Planning Division to date.
- 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 cursive script, reading "Elizabeth Johnson".

ELIZABETH JOHNSON, Planner II
City of Rogers Planning Division

ADMINISTRATOR’S SUGGESTED MOTION:

- 1) Move to **recommend for City Council approval, deny, or table** the request by Hunt Ventures – AMP Overflow Parking to rezone 10.96 acres at the NE corner of W Northgate Road and S JB Hunt Drive from C-2 to U-ENT.

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

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.

EH





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CITY OF ROGERS, ARKANSAS
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OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: C-2 to U-ENT
Permit Number: 18-36
CityView Application: PL201800787
Date: 9-28-18

REZONE APPLICATION

APPLICANT: Hunt Ventures / AMP overflow Parking

ADDRESS: 5100 W JB Hunt Dr, Rogers, AR 72758 SUITE #: 1000

GENERAL LOCATION OF PROPERTY: North of JB Hunt Drive and W of I-540

PHONE #: _____ EMAIL: _____

PROPERTY OWNER: PH Land Lease I, LLC PHONE #: _____

PRESENT USE: Overflow Parking ZONING: C-2

PROPOSED USE: Entertainment ZONING: UENT

Johnelle Hunt
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 9-27-18 PUBLIC HEARING DATE: 10-16-18 CERTIFIED MAIL DATE: 10-1-18

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____



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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 **October 16, 2018 at 4:30 pm** on the application by **Hunt Ventures for Arkansas Music Pavilion** to rezone **10.96 acres at the NE corner of W Northgate Road and S JB Hunt Drive** from the **C-2 (Highway Commercial)** zoning district to the **U-ENT (Uptown Entertainment)** zoning district. The property being more particularly described as follows:

LEGAL DESCRIPTION:

LOT 9B OF THE LOT SPLIT PLAT OF LOT 9 OF PINNACLE HEIGHTS SUBDIVISION, AS PER PLAT RECORD 2016-53 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

ALSO

LOT 5A AND LOT 6A OF PINNACLE HEIGHTS LOTS 5A & 6A LOT LINE ADJUSTMENT SETBACK & EASEMENT VACATION, AS PER PLAT RECORD 2013-564 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS.

LAYMAN'S DESCRIPTION:

10.96 acres at the NE corner of W Northgate Road and S JB Hunt Drive

Dennis Ferguson, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY: October 1, 2018

BILL THE CITY OF ROGERS

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: See Attached

LAYMAN'S DESCRIPTION: North of JB Hunt Drive and West of I-540

PRESENT ZONING: C-2

ZONING REQUEST: UENT

Respectfully Submitted,

By: Johnella Hunt
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 26 day of September, 2018.

CATHERINE MAY
Notary Signature

CATHERINE MAY

CATHERINE MAY	Notary Name Printed
NOTARY PUBLIC	
BENTON COUNTY, ARKANSAS	
COMM. EXP. 2/15/2021	<u>2-15-21</u>
COMMISSION # 12380456	Commission Expires

