



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

NOVEMBER 26, 2018

TO: PLANNING COMMISSION

**REZONE, WAREHOUSE PROPERTIES, LLC  
STAFF SUMMARY REPORT**

ADDRESS:	12.5 acres at 2002 S Dixieland Rd
LAND OWNER:	Warehouse Properties, LLC
APPLICANT/REP:	Warehouse Properties, LLC
CURRENT ZONING:	A-1 (Agricultural)
PROPOSED ZONING:	C-3 (Neighborhood Commercial)
GROWTH DESIGNATION:	Neighborhood Center
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

**BACKGROUND**

- 1) Planned Use: Multifamily.
- 2) Zoning District Intent: Per Sec. 14-710(a) the purpose of C-3 zoning is "for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility."
- 3) Growth Designation Characteristics: Per CGM Page 1, Neighborhood Centers are characterized by "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."

**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 blue ink, reading "Elizabeth Johnson".

ELIZABETH JOHNSON, Planner II  
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- 1) Move to **recommend for City Council approval** or **deny/table** the request by Warehouse Properties, LLC to rezone 12.5 acres at 2002 S. Dixieland Rd from A-1 to C-3.

DIRECTOR'S COMMENTS:

- 1) Agree with recommendations and suggested motion.



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

Tabs:

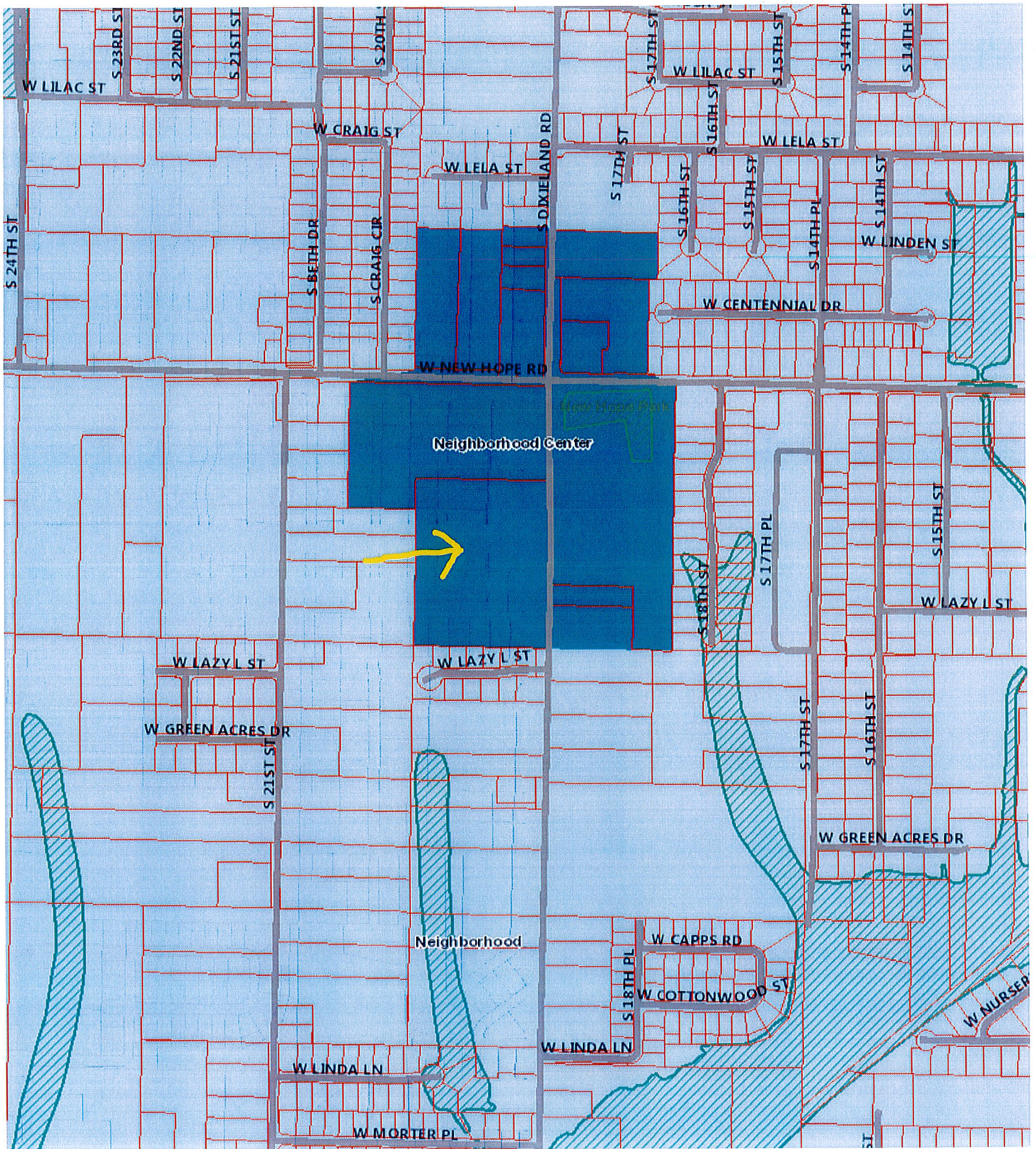
1. Rezone application with required supplements
2. Maps and/or photos

*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.*

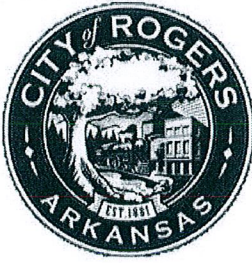




# COMPREHENSIVE GROWTH MAP







DEPT. OF PLANNING  
CITY OF ROGERS, ARKANSAS  
301 W. CHESTNUT  
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OFFICE USE ONLY

Permit Fee: \$200 CL# 34598 (\$200)  
Zoning: A-1 to RMF-6A  
Permit Number: 18-46  
CityView Application: PL201801162  
Date: 11-8-18

REZONE APPLICATION

APPLICANT: Warehouse Properties, LLC

ADDRESS: 5 S. Newhaven Ct., Rogers, AR 72758 SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: 12.5 acres at 2002 S. Dixieland Rd.

PHONE #: (479)636-2168 Bill Watkins EMAIL: bwatkins@watkinslawoffice.com

PROPERTY OWNER: Applicant PHONE #: \_\_\_\_\_

PRESENT USE: Vacant ZONING: A-1

PROPOSED USE: Multi-Family ZONING: RMF-6A C-3

[Signature]  
Applicant Signature

9/26/18  
Date

OK  
PER BILL  
WATKINS

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 11-8-18 PUBLIC HEARING DATE: 12-4-18 CERTIFIED MAIL DATE: 11-19-18

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

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

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

**EXHIBIT "A"**

**PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:**

**BEGINNING AT THE SE CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N87°22'40"W 660.00 FEET; THENCE N02°06'01"E 828.79 FEET; THENCE S87°04'36"E 660.00 FEET; THENCE S02°05'51"W 825.32 FEET TO THE POINT OF BEGINNING, CONTAINING 545,816.93 SQUARE FEET OR 12.53 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.**

## PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: SEE EXHIBIT "A"

LAYMAN'S DESCRIPTION: 2002 S. Dixieland Road, Rogers, AR

PRESENT ZONING: A-1

ZONING REQUEST: RMF-6A

Respectfully Submitted,  
Warehouse Properties, LLC

By: Don Glass  
(Property Owner Signature)  
Don Glass, Manager

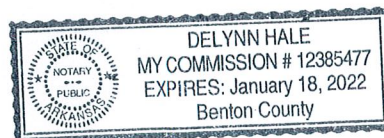
STATE OF ARKANSAS  
COUNTY OF Benton

Subscribed and sworn before me this the 5<sup>th</sup> day of November, 2018.

DeLynn Hale  
Notary Signature

DeLynn Hale  
Notary Name Printed

01-18-2022  
Commission Expires





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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 **December 4, 2018 at 4:30 pm** on the application by **Warehouse Properties** to rezone **12.5 acres at 2002 S. Dixieland Road** from the **A-1 (Agricultural)** zoning district to the **C-3 (Neighborhood Commercial)** zoning district. The property being more particularly described as follows:

### LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SE CORNER OF THE NE1/4 OF THE NW1/4 OF SAID SECTION 23; THENCE N87°22'40"W 660.00 FEET; THENCE N02°06'01"E 828.79 FEET; THENCE S87°04'36"E 660.00 FEET; THENCE S02°05'51"W 825.32 FEET TO THE POINT OF BEGINNING, CONTAINING 545,816.93 SQUARE FEET OR 12.53 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

### LAYMAN'S DESCRIPTION:

**12.5 acres at 2002 S. Dixieland**

Dennis Ferguson, Secretary  
Rogers Planning Commission

**PUBLISH ONE TIME ONLY: Nov. 19, 2018**

BILL THE CITY OF ROGERS



