



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

NOVEMBER 27, 2018

TO: PLANNING COMMISSION

**REZONE – SHUFELT
STAFF SUMMARY REPORT**

ADDRESS:	622 S. 2 nd Street
LAND OWNER:	Scott and Mindy Shufelt
APPLICANT/REP:	Scott and Mindy Shufelt
CURRENT ZONING:	N-R (Neighborhood Residential)
PROPOSED ZONING:	NBT (Neighborhood Transition)
GROWTH DESIGNATION:	Regional Center (Downtown Zoning Plan)
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

BACKGROUND

- 1) Planned Use: Residential.
- 2) Zoning District Intent: Per Sec. 14-715(4.5)(a), the purpose of NBT zoning is “to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown.”
- 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 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 and Downtown Zoning Plan (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 consistent 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, appearing to read "E. Hunter", is written over the name and title of the planner.

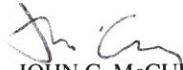
ETHAN HUNTER, Planner III
City of Rogers Planning Division

SUGGESTED MOTION:

- 1) Move to **recommend for City Council approval** or **deny/table** the request by Scott and Mindy Shufelt to rezone property at 622 S. 2nd Street.

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

TAB 1

Permit Fee: \$200 CC (\$200)
Zoning: N-R to NBT
Permit Number: 18-47
CityView Application: PL201801191
Date: 11/14/2018

REZONE APPLICATION

APPLICANT: Mindy Shufelt

ADDRESS: 622 South 2nd Street Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 622 south 2nd street rogers, AR 72756

PHONE #: (427) 2224-1259 EMAIL: mindy.shufelt@gmail.com

PROPERTY OWNER: Scott & Mindy Shufelt PHONE #: (417) 224-1259

PRESENT USE: personal residence ZONING: N-R

PROPOSED USE: personal residence ZONING: NBT

Applicant Signature

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 11-14-18 PUBLIC HEARING DATE: 12-4-18 CERTIFIED MAIL DATE: 11-19-18

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

Lot PT 4, Block 7, J. Wade Sikes Park, Benton County, Arkansas

02-05213-00

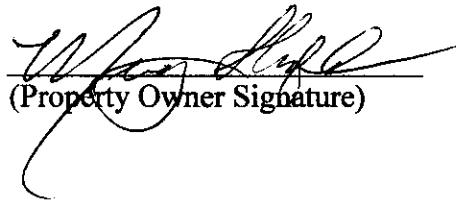
LAYMAN'S DESCRIPTION:

622 S 2nd street, Rogers, Arkansas, 72756

PRESENT ZONING: N-R

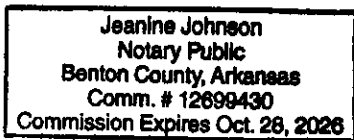
ZONING REQUEST: NBT

Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 14 day of November, 2018.




Notary Signature

Jeanine Johnson
Notary Name Printed

October 28, 2026
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 14 day of November, 2018.

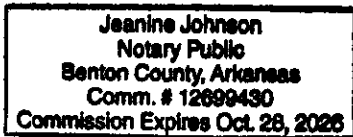
Mindy Shufelt
Signed

Mindy Shufelt
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 14 day of November, 2018.



Jeanine Johnson
Notary Signature

Jeanine Johnson
Notary Name Printed

October 28, 2026
Commission Expire

With Relinquishment of Dower and Curtesy

BENTON COUNTY TITLE & ABSTRACT COMPANY

207 NE Second Street • P.O. Box 306 • Bentonville, Arkansas 72712
Phone (501) 273-9048

That TRAVIS HOPSON, A SINGLE PERSON

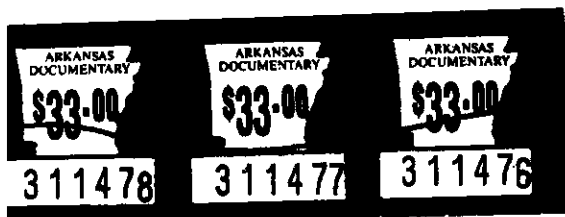
_____ , hereinafter
called GRANTOR _____ , for and in consideration of the sum of _____
One Dollar (\$1.00) ----- DOLLARS
and other good and valuable consideration _____ in hand
paid by ROLANDO RUEDA AND MARIA RUEDA, HUSBAND AND WIFE
_____ the receipt
of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto _____
ROLANDO RUEDA AND MARIA RUEDA, HUSBAND AND WIFE
_____, hereinafter called
GRANTEE S , and unto their heirs and assigns forever the following lands
lying in BENTON _____ County, Arkansas, to-wit:

THE SOUTH SEVENTY-FIVE FEET (75) OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF LOT 4, BLOCK 7 OF THE J. WADE SIKES PARK ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "A" AT PAGE 116.

I certify under penalty of false swearing
at least the legally correct amount of
documentary stamps have been placed
on this instrument. *not done*

Marty Kaplan
agent

RETURN TO: ROLANDO RUEDA
3804 LUPINE WAY
ROGERS, AR 72756



To have and to hold the same unto the said GRANTEE S., and unto their heirs and assigns forever, with all appurtenances thereunto belonging.

And I hereby covenant with said GRANTEE S that I will forever warrant and defend the title to the said lands against all claims whatever.

[illegible]

Witness my hand and seal as such Grantor this 18th day of November, 19 97.

1 *Tr Vg* _____ (L.S.) _____ (L.S.)
 TRAVIS HOPSON _____ (L.S.) _____ (L.S.)
 _____ (L.S.) _____ (L.S.)



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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 **Mindy Shufelt** to rezone **622 S 2nd Street** from the **N-R (Neighborhood Residential)** zoning district to the **NBT (Neighborhood Transition Unit)** zoning district. The property being more particularly described as follows:

LEGAL DESCRIPTION:

THE SOUTH SEVENTY-FIVE FEET (75) OF EQUAL AND UNIFORM WIDTH OFF THE SOUTH SIDE OF LOT 4, BLOCK 7 OF THE J. WADE SIKES PARK ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT RECORD BOOK "A" AT PAGE 116.

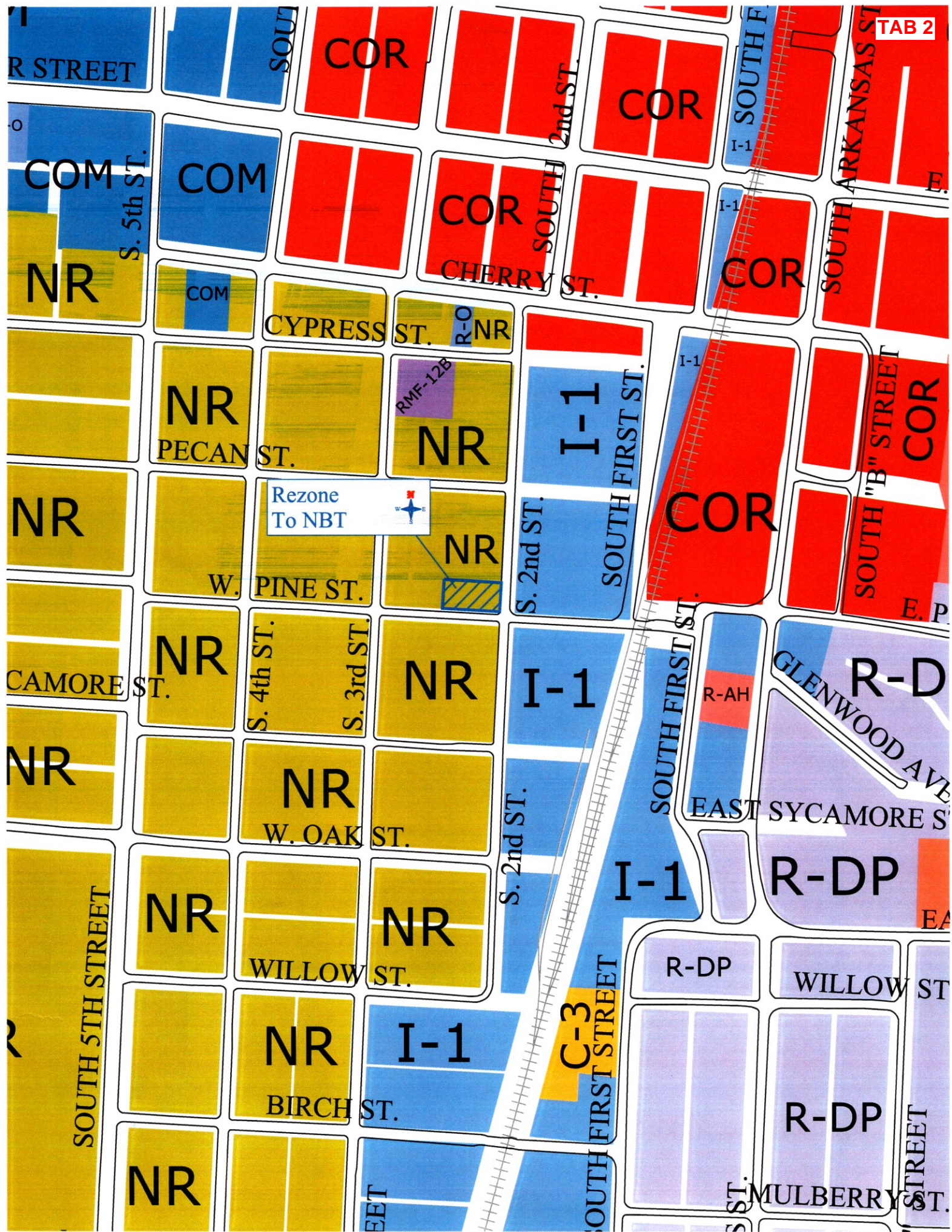
LAYMAN'S DESCRIPTION:

622 S 2nd Street

Dennis Ferguson, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY: Nov. 19, 2018

BILL THE CITY OF ROGERS



[illegible]