

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

TO: PLANNING COMMISSION

APRIL 10, 2019

**REZONE – 3712 PHP LLC
STAFF SUMMARY REPORT**

ADDRESS:	3712 S. Pinnacle Hills Parkway
LAND OWNER:	3712 PHP LLC
APPLICANT/REP:	3712 PHP LLC / Portfolio Real Estate
CURRENT ZONING:	R-O (Residential Office)
PROPOSED ZONING:	U-COM (Uptown Commercial Mixed-Use)
GROWTH DESIGNATION:	Regional Center
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

BACKGROUND

- 1) Planned Use: Mixed-use.
- 2) Zoning District Intent:
 - a) U-COM: Per Sec. 14-716(1.1)(a), the purpose of U-COM zoning is “to allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces.”
- 3) Growth Designation Characteristics:
 - a) Regional Center: 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.”
- 4) Existing PUD Designation: The proposed rezone is intended to replace a portion of the existing Pinnacle Hills West PUD (Tab 2). The subject property is not affected by any requirements or exceptions tied to the PUD and could reasonably be removed from the PUD without violating its conditions of approval. Since this rezone request is in accordance with the Uptown Zoning Plan, the proposed rezone would serve as a formal PUD modification per Sec. 14-717(c)(2).

STAFF REVIEW

ENGINEERING REVIEW: N/A

PLANNING REVIEW:

- 1) Land-Use Compatibility:
 - a) Comprehensive Growth Map: The proposed rezone is consistent with the CGM as it currently categorizes the subject property under the Regional Center Growth Designation. The Uptown Zoning Plan shows the subject property as U-COM.
 - b) General Findings: Staff finds this to be an appropriate rezone request based on the surrounding development context and consistency with the Uptown Zoning Plan. The subject property is unaffected by any specific PUD requirements that would be violated by the introduction of U-COM zoning standards.
- 2) Views of Others: No opposing or supporting 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 rezone for City Council approval.**

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 3712 PHP LLC to rezone property at 3712 S. Pinnacle Hills Parkway to the U-COM zoning district.

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. Pinnacle Hills West PUD (plat)
3. Maps and/or photos



DEPT. OF PLANNING
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OFFICE USE ONLY

Permit Fee: \$ 200 (\$200)
Zoning: R-O to U-COM
Permit Number: 19-20
CityView Application: PL201900222
Date: 3-26-19

REZONE APPLICATION

APPLICANT: 3712 PHP, LLC

ADDRESS: 3712 S. Pinnacle Hills Parkway, Rogers, AR 72758 SUITE #: 101

GENERAL LOCATION OF PROPERTY: 3712 S. Pinnacle Hills Parkway, Rogers, AR 72758

PHONE #: 479-685-6660 EMAIL: kristen@portfolionwa.com

PROPERTY OWNER: 3712 PHP, LLC PHONE #: 479-685-6660

PRESENT USE: Mixed Use ZONING: R-O

PROPOSED USE: Mixed Use ZONING: UCOM

Kristen B.

Applicant Signature

03.26.19

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 3-26-19 PUBLIC HEARING DATE: 4-16-19 CERTIFIED MAIL DATE: 4-1-19

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 Street on **April 16, 2019** at **5:00 p.m.** on the application by **3712 PHP, LLC** to consider a rezone from the **R-O (Residential Office)** zoning district to the **U-COM (Uptown Commercial Mixed Use)** zoning district at **3712 S. Pinnacle Hills Pkwy.** the property being more particularly described as follows:

LEGAL DESCRIPTION:

Lot 1, Pinnacle Hills Office Park, Rogers, Benton County, Arkansas. PLAT 8/28/014 2014-422 & 423.

LAYMAN'S DESCRIPTION:

3712 S. Pinnacle Hills Pkwy.

Mandel Samuels, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **April 1, 2019**
BILL THE CITY OF ROGERS

PROPERTY OWNER AFFIDAVIT

The petitioner, 3712 PHP, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: Lot 1, Pinnacle Hills Office Park-Rogers, PLAT 8/28/2014 2014-422 & 423

LAYMAN'S DESCRIPTION: 3712 S. Pinnacle Hills Parkway, Rogers, AR 72758

PRESENT ZONING: RO

ZONING REQUEST: UCOM

Respectfully Submitted,

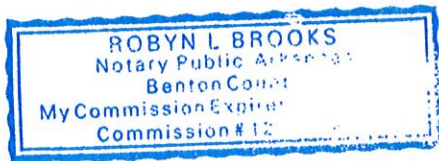
By: Kristen B

(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this 20th day of March, 2019.



Robyn Brooks

Notary Signature

Robyn Brooks

Notary Name Printed

11-11-21

Commission Expires

