



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

JULY 10, 2019

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – BRADLEY GODWIN

STAFF: ETHAN HUNTER, CITY PLANNER

REQUEST INFORMATION:

ADDRESS/LOCATION:	742 N. 5 th Street
TOTAL AREA TO BE REZONED:	0.3 ± acres
CURRENT ZONING:	R-DP (Residential Duplex and Patio Home)
PROPOSED ZONING:	NBT (Neighborhood Transition)
PLANNED USE:	Residential

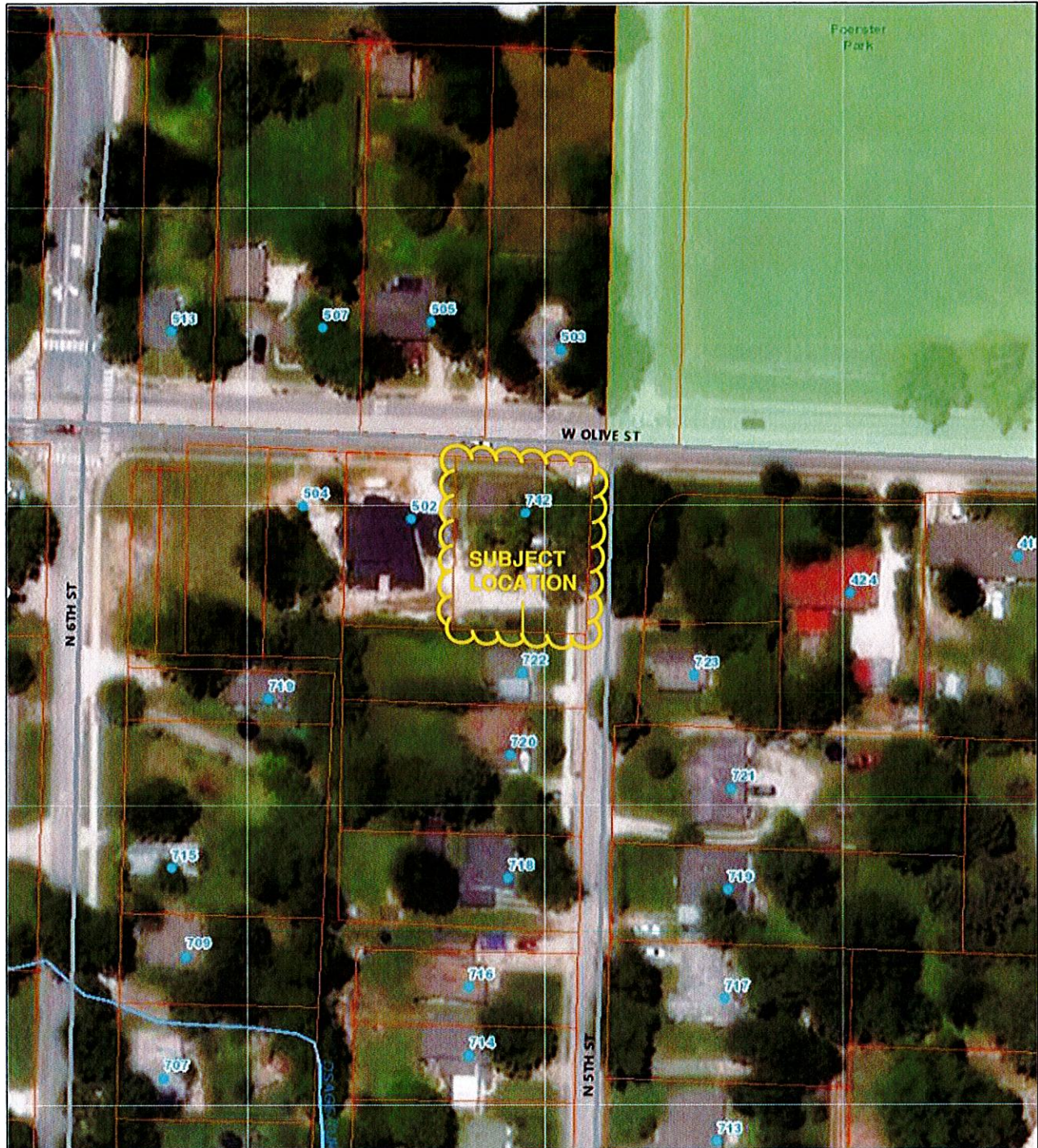
APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Bradley Godwin
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	Bradley Godwin
REQUEST:	Rezone approval

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Regional Center
GROWTH DESIGNATION CHARACTER:	Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.
ZONING DISTRICT INTENT:	The purpose of the Neighborhood Transition zone 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. Development Standards within this DRDC zone specifically address the unique aspects of redevelopment in this area by retaining the existing development pattern while allowing higher density, pedestrian-oriented development to occur.
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

VICINITY MAP:



PLANNING REVIEW:

1. LAND USE COMPATIBILITY:

- a) CGM Compliance: The proposed project is in compliance with the purpose, character, and goals of the Regional Center Growth Designation, which is further defined by the Downtown Regional Center Zoning Plan.
- b) General Findings: Staff finds this to be an appropriate rezone request based on consistency with the Downtown Regional Center Zoning Plan. Any future non-residential uses in NBT require a Conditional Use Permit to operate. Any future development is subject to all applicable standards of the Downtown Rogers Development Code.

2. REPORTS FROM OTHERS: The Planning Division has not received supporting or opposing comments to date.

3. RECOMMENDATIONS:

- a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
- b) Approve request.

ENGINEERING REVIEW: N/A

STAFF SIGNATURES:



Ethan Hunter, City Planner
City of Rogers Planning Division

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to recommend for City Council approval the request by Bradley Godwin to rezone property located at 742 N. 5th Street to the NBT zoning district as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to recommend for City Council approval the request by Bradley Godwin to rezone property located at 742 N. 5th Street to the NBT zoning district, subject to [conditions or contingencies]."
3. FOR DENY: "Move to deny the request as presented."
4. FOR TABLE: "Move to table the request [indefinite or date certain]."

DIRECTOR'S COMMENTS:

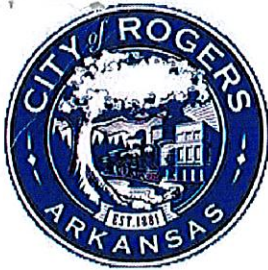
1. Agree with recommendations and suggested motions.



John McCurdy, Director
City of Rogers Community Development

TABS:

1. Rezone application
2. Maps and/or photos



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

CH1452

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: RDP to NBT
Permit Number: 19-27
CityView Application: PL201900446
Date: 06/27/19

REZONE APPLICATION

APPLICANT: BRADLEY GODWIN

ADDRESS: 502 W. OLIVE ST. ROGERS, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 742 N. 5th Street, ROGERS, AR 72756

PHONE #: (479) 657-8111 EMAIL: bradleydavidgodwin@gmail.com

PROPERTY OWNER: BRADLEY GODWIN PHONE #: (479) 657-8111

PRESENT USE: SINGLE FAMILY RESIDENTIAL ZONING: RDP

PROPOSED USE: ADDING ONE 2 STORY DUPLEX ON EMPTY LOT ZONING: NBT
TO THE SOUTH OF THE EXISTING HOUSE ON THIS PARCEL

Bradley Godwin 6/26/19
Applicant Signature Date

Attachment Checklist:

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

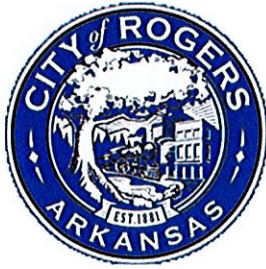
PLANNING STAFF PROVIDES:

DATE FILED: 06/27/19 PUBLIC HEARING DATE: 07/16/19 CERTIFIED MAIL DATE: 07/01/19

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 **May 21, 2019** at **5:00 p.m.** on the application by **Bradley Godwin** to consider a rezone from the **R-DP (Residential Duplex Patio Home)** zoning district to the **NBT (Neighborhood Transition)** zoning district at **742 N. 5th St.** the property being more particularly described as follows:

LEGAL DESCRIPTION:

TRACT 2 A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, SHOWN AS TRACT 2 IN PLAT RECORD BOOK 2017 AT PAGE 102, BEING MORE PARTICULARLY DESCRIBED, TO-WIT: BEGINNING AT A FOUND P/K NAIL, SAID POINT BEING IN THE CENTER OF THE INTERSECTION OF WEST OLIVE STREET AND NORTH 5TH STREET, BEING THE NORTHEAST CORNER OF SAID FORTY ACRE TRACT AND RUNNING THENCE ALONG THE EAST LINE OF SAID FORTY ACRE TRACT ALSO BEING THE CENTERLINE OF SAID NORTH 5TH STREET S02°50'37"W 132.00'; THENCE LEAVING SAID EAST LINE N86°32'08"W 99.42' TO A SET ½" REBAR; THENCE N02°31'41"E 132.39' TO A POINT IN THE NORTH LINE OF SAID FORTY ACRE TRACT ALSO BEING IN THE CENTERLINE OF WEST OLIVE STREET; THENCE ALONG SAID NORTH LINE S86°19'11"E 100.16' TO THE POINT OF BEGINNING. CONTAINING IN ALL 0.30 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD

LAYMAN'S DESCRIPTION:

742 N. 5th St.

Mandel Samuels, Secretary
Planning Commission

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

PROPERTY OWNER AFFIDAVIT

The petitioner, BRADLEY GODWIN, 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: RDP

ZONING REQUEST: NBT

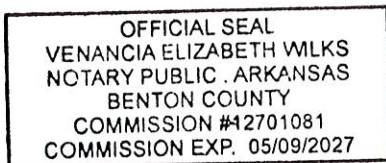
Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 27 day of June, 2019.

[Signature]
Notary Signature



Venancia Elizabeth Wilks
Notary Name Printed
May 109/2027
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 1 day of JULY, 20 19.

[Signature]

Signed

BRAD GODWIN
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 1 day of July, 20 19.

[Signature]
Notary Signature

Kara King
Notary Name Printed

July 1, 2029
Commission Expires



