



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

JULY 10, 2019

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT
REZONE – MICHAEL VILLEGAS**

STAFF: ETHAN HUNTER, CITY PLANNER

REQUEST INFORMATION:

ADDRESS/LOCATION:	1316 S. 4 th Street
TOTAL AREA TO BE REZONED:	0.13 ± acres
CURRENT ZONING:	N-R (Neighborhood Residential)
PROPOSED ZONING:	NBT (Neighborhood Transition)
PLANNED USE:	Residential

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Michael Villegas
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	Michael Villegas
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 Michael Villegas to rezone property located at 1316 S. 4th Street to the NBT zoning district as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to recommend for City Council approval the request by Michael Villegas to rezone property located at 1316 S. 4th 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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: N-R to NBT
Permit Number: 19-24
CityView Application: PL201900415
Date: 06/27/19

REZONE APPLICATION

APPLICANT: Michael Villegas
ADDRESS: 904 W Mulberry, Rogers AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: 1316 S 4th St, Rogers AR 72758
PHONE #: 479-283-9608 EMAIL: M-Villegas1@hotmail.com
PROPERTY OWNER: Michael Villegas PHONE #: (479) 283-9608
PRESENT USE: Residential ZONING: N-R
PROPOSED USE: Residential ZONING: NBT

[Signature]
Applicant Signature

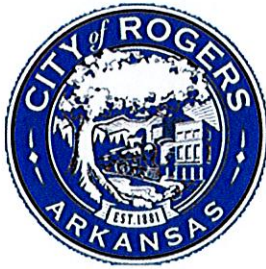
6/24/19
Date

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 **July 16, 2019** at **5:00 p.m.** on the application by **Michael Villegas** to consider a rezone from the **N-R (Neighborhood Residential)** zoning district to the **NBT (Neighborhood Transition)** zoning district at **1316 S. 4th St.** the property being more particularly described as follows:

LEGAL DESCRIPTION:

A part of Lot Two (2) in Block One (1), McGaughey's Orchard Addition to the Addition to the City of Rogers, Benton County, Arkansas, described as follows: Beginning at a point 93 feet North of the Southeast corner of said lot 2; running thence North 50 feet; thence West 110 feet; thence South 50 feet; thence East 110 feet to the Point of Beginning.

Subject to easements, right-of-ways, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases, if any.

LAYMAN'S DESCRIPTION:

1316 S. 4th St.

Mandel Samuels, Secretary
Planning Commission

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

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 24 day of June, 2019.

[Signature]
Signed

Michael Villagas
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24 day of June, 2019.



[Signature]
Notary Signature

Alice Ehrie
Notary Name Printed

5-17-29
Commission Expires

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

1903 Atlas Pg 45 N 50' S 143' E 110' L 2' B 1

LAYMAN'S DESCRIPTION: 1316 S 4th St, Rogers AR 72758

PRESENT ZONING: U-R

ZONING REQUEST: UBT

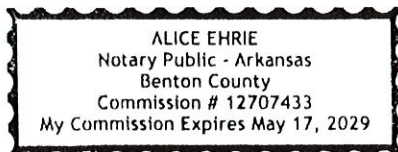
Respectfully Submitted,

By:

[Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 24 day of June, 2019.



Alice Ehrie
Notary Signature

Alice Ehrie
Notary Name Printed

5-17-29
Commission Expires

