



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

SEPTEMBER 17, 2019

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – LISSETT FLORES

STAFF: ASHON ROBINSON, PLANNER I

REQUEST INFORMATION:

ADDRESS/LOCATION:	1201 N 2 nd St
TOTAL AREA TO BE REZONED:	.99 ± acres
CURRENT ZONING:	C-2 (Highway Commercial)
PROPOSED ZONING:	C-4 (Open Display Commercial)
PLANNED USE:	Vehicle/Equipment Repair and Installation; Sales and Rentals

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Lissett Flores
PROJECT OWNER/DEVELOPER:	Lissett Flores
PROPERTY OWNER:	Michael Herzterg
REQUEST:	Rezone approval

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Employment Center
GROWTH DESIGNATION CHARACTER:	Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibly organizing uses with like impacts and maintaining capacity for industry and service.
ZONING DISTRICT INTENT:	This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development.
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 Employment Center Growth Designation, which allows for C-4, W-O, I-1, and I-2 zoning districts.
 - b) General Findings: Staff finds this to be an appropriate rezone request based on consistency with the zoning district intent, the Comprehensive Growth Map, and compatibility with surrounding land use. Any future development is subject to all applicable standards of the 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:



Ashon Robinson, Planner I
City of Rogers Planning Division

EH

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to recommend for City Council approval the request by Lissett Flores to rezone property located at 1201 N 2nd Street to the C-4 zoning district as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to recommend for City Council approval the request by Lissett Flores to rezone property located at 1201 N 2nd Street to the C-4 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.



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: C-2 to C-4
Permit Number: 19-~~38~~ 37
CityView Application: PL 201900585
Date: 8-29-19

REZONE APPLICATION

APPLICANT: Lisett Flores
ADDRESS: 520 N 3rd St Rogers Ar. 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: 1201 N 2nd St Rogers Ar. 72756
PHONE #: (479) 381-8639 EMAIL: hernandezv0805@gmail.com
PROPERTY OWNER: Michael Herzberg PHONE #: (479) 306-5359
PRESENT USE: General ZONING: C-2
PROPOSED USE: Vehicle ZONING: C-4

Lisett Flores
Applicant Signature

08-29-19
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 8/29/2019 PUBLIC HEARING DATE: 9/17/19 CERTIFIED MAIL DATE: 9/21/19
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

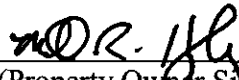
LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: C-2

ZONING REQUEST: C-4


Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 29th day of August, 2019.




Notary Signature

Kara King
Notary Name Printed

7-1-29
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 29 day of August, 2019.

Lissett Flores

Signed

Lissett Flores

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 29th day of August, 2019.



Kara King
Notary Signature

Kara King
Notary Name Printed

July 1, 2029
Commission Expires

