



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

OCTOBER 23, 2019

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**  
**REZONE – HUNT PLAZA**

STAFF: JESSIE MASTERS, PLANNER III

**REQUEST INFORMATION:**

ADDRESS/LOCATION:	5100 West JB Hunt Dr.
TOTAL AREA TO BE REZONED:	4.00 ± acres
CURRENT ZONING:	C-2 (Highway Commercial)
PROPOSED ZONING:	U-COR (Uptown Core Mixed-Use)
PLANNED USE:	Parking Deck/Office Building

**APPLICANT INFORMATION:**

APPLICANT/REPRESENTATIVE:	PH Office 2, LLC, Hunt Plaza
PROJECT OWNER/DEVELOPER:	PH Office 2, LLC
PROPERTY OWNER:	PH Office 2, LLC
REQUEST:	Rezone approval

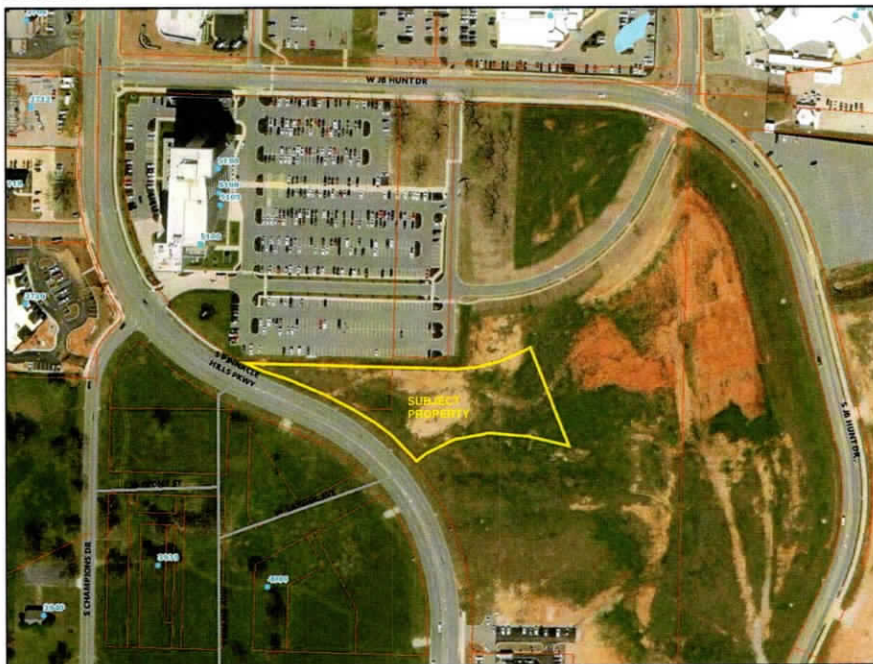
**CITY INFORMATION:**

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 Uptown Core Mixed Use zone is to allow high-intensity, high-density urban mixed-use development characterized by pedestrian-priority streetscapes, inviting storefront, ground level retail and other commercial services, and upper floor office and residential uses. City blocks shall incorporate on-street parking, parking garages that are located so that they are internalized and do not dominate the development context, and public spaces that are connected by a walkable street network. Thereby, U-COR allows for all essential elements of live-work-play within walking distance, provides the most efficient use of land, and is designed to accommodate multi-modal transportation including car, pedestrian, bicycle, and public transit.
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

VICINITY MAP:  
SURROUNDING ZONING



AERIAL



**PLANNING REVIEW:**

1. LAND USE COMPATIBILITY:

- a) CGM Compliance: The subject request aligns with the purpose, character, and goals of the Regional Center Growth Designation, which allows for the COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT zoning districts. Additionally, this zoning request complies with the Uptown Zoning Plan.
- b) General Findings: Staff finds this to be an appropriate rezone request based on consistency with the Comprehensive Growth Map. The subject request fulfills the Uptown Zoning Plan as intended.

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

3. RECOMMENDATIONS: The Planning Commission should always consider requests with regard to land use compatibility and the health, safety, and general welfare of the public in making their decision.

- a) **Approve request.**

**ENGINEERING REVIEW: N/A**

**STAFF SIGNATURES:**



Jessie Masters, Planner III  
City of Rogers Planning Division



**SUGGESTED MOTIONS:**

1. FOR APPROVE: "Move to recommend for City Council approval the request by PH Office 2, LLC to rezone 4 acres east of S. Pinnacle Hills Pkwy at S. Champions Drive to the U-COR zoning district as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to recommend for City Council approval the request by PH Office 2, LLC to rezone 4 acres east of S. Pinnacle Hills Pkwy at S. Champions Drive to the U-COR 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 CR (\$200)  
Zoning: U-COR & C-2 to U-COR  
Permit Number: 19-39  
CityView Application: PL201900683  
Date: 10/14/19

REZONE APPLICATION

APPLICANT: PH Office 2, LLC, Hunt Plaza  
ADDRESS: 5100 West JB Hunt Dr, SUITE #: 800  
GENERAL LOCATION OF PROPERTY: Intersection of S Champions Dr. & S. Pinnacle Hills Parkway  
PHONE #: \_\_\_\_\_ EMAIL: \_\_\_\_\_  
PROPERTY OWNER: PH Office 2, LLC PHONE #: \_\_\_\_\_  
PRESENT USE: Parking Lot/Undeveloped ZONING: U-COR & C-2  
PROPOSED USE: Parking Deck/Office Building ZONING: U-COR

Applicant Signature

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 10/14/19 PUBLIC HEARING DATE: 11/5/19 CERTIFIED MAIL DATE: 10/21/19  
PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_





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

## 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 **November 5, 2019 at 5:00 p.m.** on the application by **Hunt Plaza** to consider a rezone from a mix of the **U-COR (Uptown Core Mixed Use)** and **C-2 (Highway Commercial)** zoning to the **U-COR (Uptown Core Mixed Use)** zoning district for **four acres east of S. Pinnacle Hills Pkwy. at S. Champions Drive**, the property being more particularly described as follows:

### LEGAL DESCRIPTION:

PART OF LOT 3D5, PART OF LOT 3D6 AND PART OF LOT 3E1 OF PINNACLE HEIGHTS, AS PER PLAT RECORD L201932598 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 3D6 OF SAID PINNACLE HEIGHTS, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY OF PINNACLE HILLS PARKWAY; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY 223.44 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 560.00 FEET AND A LONG CHORD OF N54°06'53"W 221.96 FEET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N65°32'43"W 139.98 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY N03°06'41"E 157.45 FEET; THENCE S86°50'02"E 484.11 FEET; THENCE 197.95 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 423.00 FEET AND A LONG CHORD OF N79°45'36"E 196.15 FEET; THENCE S03°01'47"E 276.49 FEET; THENCE 332.18 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 613.50 FEET AND A LONG CHORD OF S80°08'05"W 328.13 FEET; THENCE S64°37'24"W 57.07 FEET; THENCE 19.03 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET AND A LONG CHORD OF N79°01'49"W 17.78 FEET TO THE POINT OF BEGINNING, CONTAINING 4.00 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

### LAYMAN'S DESCRIPTION:

**Four acres east of S. Pinnacle Hills Pkwy. at S. Champions Drive**

Mandel Samuels, Secretary  
Planning Commission

**PUBLISH ONE TIME ONLY:    October 21, 2019**  
**BILL THE CITY OF ROGERS**

DESCRIPTION:

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**PROPERTY OWNER AFFIDAVIT**

The petitioner, PH Office 2, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See Attached

LAYMAN'S DESCRIPTION:

PRESENT ZONING: U-COR & C-2

ZONING REQUEST: U-COR

Respectfully Submitted,

By:

Johnella Hunt  
(Property Owner Signature)

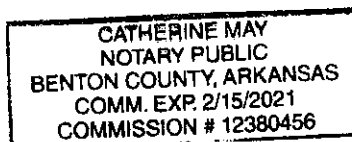
STATE OF ARKANSAS  
COUNTY OF BENTON

Subscribed and sworn before me this the 8 day of October, 2019.

CATHERINE MAY  
Notary Signature

CATHERINE MAY  
Notary Name Printed

2-15-21  
Commission Expires





## **NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST**

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that PH Office 2, LLC is applying to the Rogers Planning Commission to rezone certain real property at the Intersection of S Champions Dr & S Pinnacle Hills Parkway. The property is more particularly described as follows:

### **LEGAL DESCRIPTION:**

PART OF LOT 3D5, PART OF LOT 3D6 AND PART OF LOT 3E1 OF PINNACLE HEIGHTS, AS PER PLAT RECORD L201932598 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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**LAYMAN DESCRIPTION:** S. Champions Dr & S. Pinnacle Hills Parkway

**PRESENT ZONING:** U-COR & C-2

**ZONING REQUEST:** U-COR

A public hearing by the Rogers Planning Commission will be held on November 5, 2019 at 4:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.



# Elite Title Company, Inc.

P.O. Box 7028, 1526 Plaza Place, Springdale, AR 72764

## ADJACENT PROPERTY OWNERS LIST

Order No: 19-38552-007

Prepared For: Crafton Tull

October 02, 2019

We hereby certify that we have searched the records of Benton County, Arkansas, for the property owners located within 300 feet adjacent to a tract of land carved from parcel numbers designated as **02-22635-009, 02-22635-008, 02-22635-005, 02-22635-013 & 02-22635-014**, and the following information was found:

1. Parcel Number 02-22635-009  
PH OFFICE 2, LLC  
3333 PINNACLE HILLS PKWY # 601  
ROGERS, AR 72758-9016
2. Parcel Number 02-22635-008  
JH LAND HOLDINGS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
3. Parcel Number 02-22635-015  
JH LAND HOLDINGS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
4. Parcel Number 02-22640-000  
CITY OF ROGERS ATTN: CITY CLERK  
301 W CHESTNUT ST  
ROGERS, AR 72756-4559
5. Parcel Number 02-22635-013  
JH LAND HOLDINGS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
6. Parcel Number 02-22635-001  
JH LAND HOLDINGS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758

Title Insurance

Real Estate Closings

Escrow Services

Tax Free Exchanges

Phone: 479-756-0151

FAX: 479-756-0478

Web Site: [www.elitetitle.com](http://www.elitetitle.com)

Email: [elite@elitetitle.com](mailto:elite@elitetitle.com)



# Elite Title Company, Inc.

P.O. Box 7028, 1526 Plaza Place, Springdale, AR 72764

7. Parcel Number 02-22635-012  
JH LAND HOLDINGS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
8. Parcel Number 02-22636-040  
PINNACLE CORNER, LLC & HG LAND HOLDINGS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
9. Parcel Number 02-22636-042  
URBAN HEIGHTS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
10. Parcel Number 02-22636-041  
URBAN HEIGHTS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
11. Parcel Number 02-22636-047  
PINNACLE CORNER, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758-8953
12. Parcel Number 02-22636-048  
URBAN HEIGHTS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758

Title Insurance

Real Estate Closings

Escrow Services

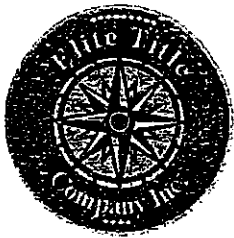
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Email: [elite@elitetitle.com](mailto:elite@elitetitle.com)



# Elite Title Company, Inc.

P.O. Box 7028, 1526 Plaza Place, Springdale, AR 72764

13. Parcel Number 02-22636-028  
URBAN HEIGHTS, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
14. Parcel Number 02-22640-033  
CITY OF ROGERS ATTN: CITY CLERK  
301 W CHESTNUT ST  
ROGERS, AR 72756-4559
15. Parcel Number 02-22636-030  
PINNACLE CORNER, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
16. Parcel Number 02-22636-002  
PINNACLE CORNER, LLC  
5100 JB HUNT DR STE 1000  
ROGERS, AR 72758
17. Parcel Number 02-22636-001  
HSG HOLDINGS, LLC (PINNACLE HEIGHTS 1, LLC) C/O SAGE PARTNERS  
5100 JB HUNT DR STE 800  
ROGERS, AR 72758

This report is an adjacent property owners search of the records and is not to be construed as a title insurance binder, legal opinion or commitment to insure. Elite Title Company Inc. is neither expressing or attempting to express any opinion as to the validity of the title to property described above nor expressing or attempting to express the validity of any encumbrances, either recorded or unrecorded, that might pertain to the property described above. Although Elite Title Company Inc. considers the information stated above to be accurate, no assurances are made nor does Elite Title Company Inc. assume any liability for either the inaccuracy of any information stated herein or omissions of information hereto. Liability herein is limited to the amount paid for this certificate. The adjacent property owner search is intended for the exclusive use of the addressee for informational purposes only. For assurances as to the title to the property described above, addressee should obtain a title insurance commitment/policy.

Elite Title Company, Inc.

By: Raymond D Mansell  
Raymond D Mansell

Title Insurance    Real Estate Closings    Escrow Services    Tax Free Exchanges

Phone: 479-756-0151

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Web Site: [www.elitetitle.com](http://www.elitetitle.com)

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