



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

MEETING DATE
MAR. 17 2020

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – ALFREDO REYES MARTINEZ AND LETICIA HERNANDEZ GARCIA

STAFF: ELIZABETH JOHNSON, PLANNER III

REQUEST DETAILS

ADDRESS/LOCATION:	1104 N 2 nd Street
TOTAL AREA TO BE REZONED:	1.01± acres
CURRENT ZONING:	I-1 (Light Industrial)
PROPOSED ZONING:	C-4 (Open Display Commercial)
APPLICANT/REPRESENTATIVE:	Alfredo Reyes Martinez and Leticia Hernandez Garcia
PROJECT OWNER/DEVELOPER:	Alfredo Reyes Martinez
PROPERTY OWNER:	Alfredo Reyes Martinez
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map, as C-4 is one of the allowed zoning districts for the Employment Center Growth Designation. See STAFF REVIEW for additional findings.

Community Development recommends approval of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Employment Center.
- b) 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 (CGM Page 1).
- c) Base Density:
6 units per acre.
- d) Max Density:
12 units per acre.
- e) Allowed Zoning Districts:
C-4, W-O, I-1, I-2

2. ZONING:

- a) C-4 (Open Display Commercial):
The purpose and intent of the C-4 zoning district is 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," (Sec. 14-711(a)).
- b) General Findings:
The subject property is surrounded by I-1 zoning. C-4 allows many of the same uses as I-1, but with more of a focus on commercial and retail uses instead of industrial uses. The surrounding I-1 property is eligible for C-4 zoning as well, based on the CGM. Any future development of the subject property is subject to all applicable requirements of the development code.

3. PUBLIC INPUT RECEIVED:

Staff has not received any comments from the public regarding this request.

4. RECOMMENDATIONS:

- a) Approve request.



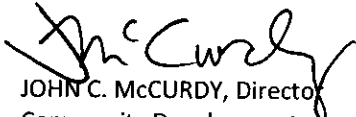
ELIZABETH JOHNSON, Planner III
Planning Division



ETHAN HUNTER, City Planner
Planning Division

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:
Move to recommend rezone for City Council approval as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to recommend rezone for City Council approval subject to [conditions or contingencies].
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request as presented [indefinite or date certain].

TABS

1. Rezone application with required supplements
2. Vicinity maps (aerial, CGM, zoning)



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

C# 2969

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: I-1 to C-4
Permit Number: 20-15
CityView Application: PL202000141
Date: 2/26/2020

REZONE APPLICATION

APPLICANT: Alfredo Reyes Martinez and Leticia Hernandez Garcia

ADDRESS: 1124 HATCHER RD Springdale, Arkansas 72764 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 1104 N 2nd Street, Rogers, Arkansas 72756

PHONE #: 479-601-5458 EMAIL: lilmissnut@aol.com

PROPERTY OWNER: Alfredo Reyes Martinez PHONE #: 479-601-5458

PRESENT USE: Vacant ZONING: I-1

PROPOSED USE: True Self Recovery Clinic ZONING: C-4

Applicant Signature

February 25, 2020

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 2/26/2020 PUBLIC HEARING DATE: 3/17/2020 CERTIFIED MAIL DATE: 3/2/2020

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Part of the N1/2 of the S1/2 of the N1/2 of the NE1/4 of the SE1/4 of Section 1, Township 19 North, Range 30 West, described as follows to-wit: Beginning at a point 85.0 feet South of the Northeast Corner of the N1/2 of the S 1/2 of the N1/2 of the NE1/4 of the SE1/4 and running thence North 88°56' West 552.0 feet; thence South 80.0 feet; thence South 88°56' East 552.0 feet; thence North 80.0 feet to the point of beginning.

LAYMAN'S DESCRIPTION:

1104 N 2nd Street Rogers, Arkansas 72756

PRESENT ZONING: I-1

ZONING REQUEST: C-4

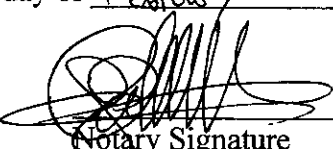
Respectfully Submitted,

By: 

(Property Owner Signature)

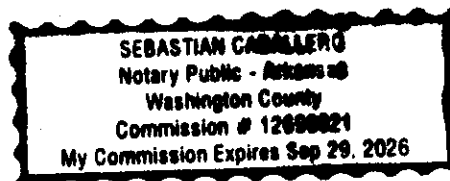
STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 26 day of February, 2020.


Notary Signature

Sebastian Caballero
Notary Name Printed

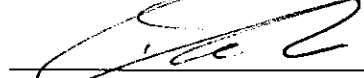
Sep 29, 2026
Commission Expires



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 25 day of February, 20 20.

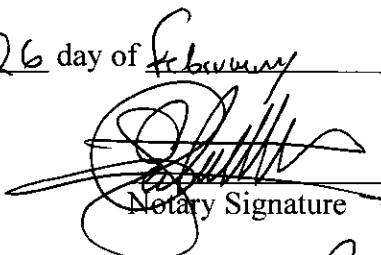

Signed _____

ALFREDO Reyes Martinez
Name Printed

STATE OF ARKANSAS

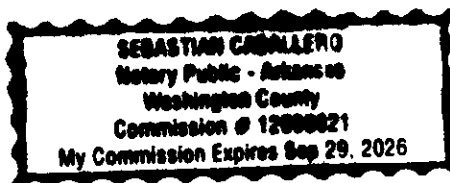
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Sebastian Calabero
Notary Name Printed

Sep 29, 2026
Commission Expires





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
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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 **March 17, 2020** at **5:00 p.m.** on the application by **Alfredo Reyes** to consider a rezone from the **I-1 (Light Industrial)** zoning district to the **C-4 (Open Display Commercial)** zoning district at **1104 N. 2nd Street** the property being more particularly described as follows:

LEGAL DESCRIPTION:

Part of the N1/2 of the S1/2 of the N1/2 of the NE1/4 of the SE1/4 of Section 1, Township 19 North, Range 30 West, described as follows to-wit: Beginning at a point of 85.0 feet South of the Northeast Corner of the N1/2 of the S1/2 of the N1/2 of the NE1/4 of the SE1/4 and running thence North 88°56' West 552.0 feet; thence South 80.0 feet; thence South 88°56' East 552.0 feet; thence North 80.0 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:

1104 N. 2nd Street

Rachel Crawford, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **March 2, 2020**
BILL THE CITY OF ROGERS

[illegible]

REYES ZONING MAP:

