



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

MEETING DATE
JULY 7, 2020

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – HUNTER FRY

STAFF: ELIZABETH JOHNSON, PLANNER III

REQUEST DETAILS

ADDRESS/LOCATION:	606 S. 4 th Street
TOTAL AREA TO BE REZONED:	0.14± acres
CURRENT ZONING:	N-R (Neighborhood Residential)
PROPOSED ZONING:	NBT (Neighborhood Transition)
APPLICANT/REPRESENTATIVE:	Bill Watkins
PROJECT OWNER/DEVELOPER:	Hunter Jay Fry
PROPERTY OWNER:	Hunter Jay Fry
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. NBT is the allowed zoning district for this parcel within the Downtown Zoning Plan of the Regional 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:
Regional Center.
- b) 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 (CGM Page 1).
- c) Base Density:
N/A
- d) Max Density:
N/A
- e) Allowed Zoning Districts:
NBT.

2. ZONING:

- a) NBT (Neighborhood Transition):
The purpose and intent of the NBT zoning district 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. Additional transition requirements will also be included in the regulations for the other three Zones,” (Sec. 14-715(1.1)(a)(IV)).
- b) General Findings:
The subject property is currently used for single-family residential and is enveloped by the N-R zoning designation and other single-family homes within the Regional Center Growth Designation. All of the adjacent lots are eligible to rezone to NBT based on the Downtown Regional Center zoning plan. Staff finds this to be an appropriate request due to consistency with the CGM and current neighborhood characteristics.

3. PUBLIC INPUT RECEIVED:

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

4. RECOMMENDATIONS:

- a) Approve request.

DIRECTOR'S COMMENTS

- 1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

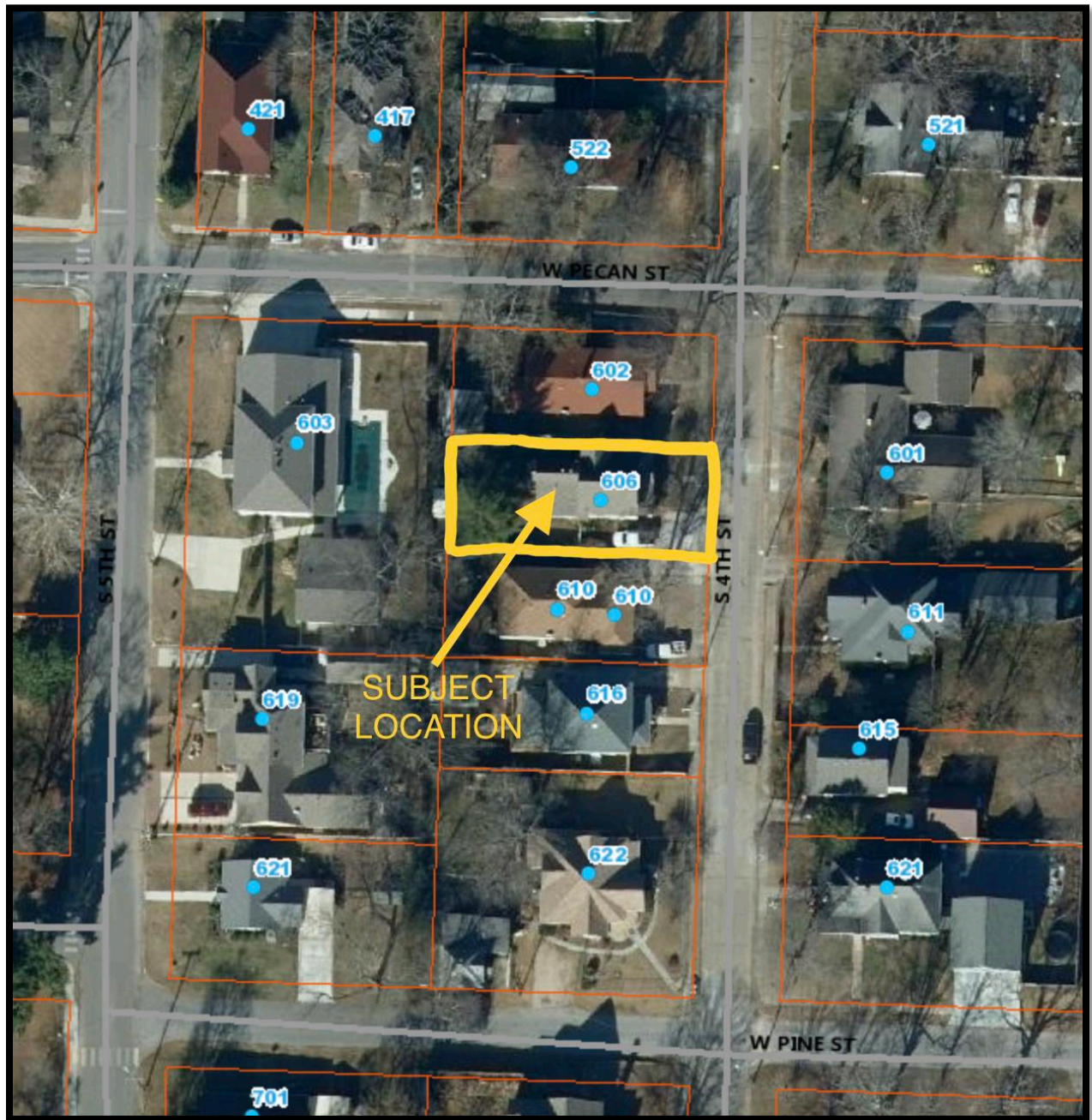
SUGGESTED MOTIONS

1. *IF APPROVING AS PRESENTED:*
Move to recommend City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to recommend 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. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

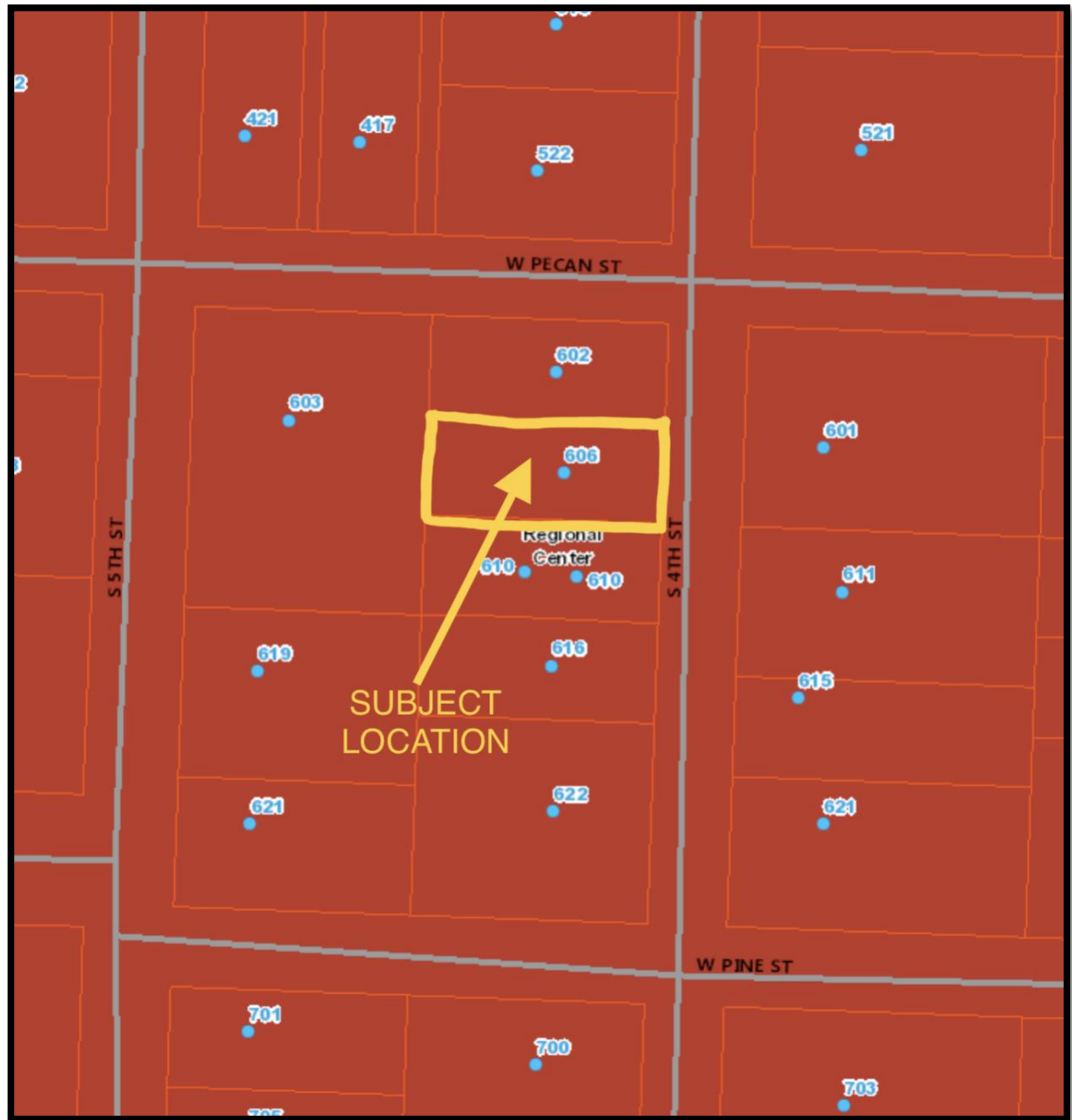
HUNTER FRY REZONE AERIAL MAP:



HUNTER FRY REZONE ZONING MAP:



HUNTER FRY REZONE CGM MAP:





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

OFFICE USE ONLY

Permit Fee: _____ (\$200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Fry, Hunter Jay

ADDRESS: 606 S. 4th Street SUITE #: _____

GENERAL LOCATION OF PROPERTY: 4th Street and Pecan Street

PHONE #: c/o 479-636-2168 EMAIL: c/o wkellstrom@watkinslawoffice.com

PROPERTY OWNER: Hunter Jay Fry PHONE #: c/o 479-636-2168

PRESENT USE: Single Family Residence ZONING: N-R

PROPOSED USE: Single Family Residence ZONING: NBT


Applicant Signature

6/18/2020
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, **Jay Hunter Fry**, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: **The South 50 feet of the North 100 feet of the E½ of Lot 1 in Block 5 in J. Wade Sikes Park Addition, to the City of Rogers, Benton County, Arkansas.**

LAYMAN'S DESCRIPTION: **606 S. 4th St., Rogers, AR 72701**

PRESENT ZONING: **N-R**

ZONING REQUEST: **NBT**

Respectfully Submitted,

By: _____

JAY HUNTER FRY

STATE OF ARKANSAS)

)

COUNTY OF BENTON)

Subscribed and sworn before me this the 17th day of June, 2020.



Notary Signature

Notary Name Printed

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 17th day of June, 2020.



JAY HUNTER FRY

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

Subscribed and sworn before me this the 17th day of June, 2020.



Notary Signature

Amy Benson

Notary Name Printed

April 10, 2023

Commission Expires