



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 – LISA ACADEMY**

STAFF: ELIZABETH JOHNSON, PLANNER III

**REQUEST DETAILS**

ADDRESS/LOCATION:	NW Corner of Horsebarn Rd and Metro Park Xing
TOTAL AREA TO BE REZONED:	20.29± acres
CURRENT ZONING:	RMF-15B (Residential Multifamily, 15 units per acre, rental), PUD(Planned Unit Development)
PROPOSED ZONING:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	KLS Leasing II, LLC
PROJECT OWNER/DEVELOPER:	KLS Leasing II, LLC
PROPERTY OWNER:	Robert F & Rebecca L Alexander Trust
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

**SUMMARY**

This request is consistent with the Comprehensive Growth Map. R-SF is an allowed zoning district within the Neighborhood Growth Designation. See STAFF REVIEW for additional findings.

Community Development recommends approval of this request.

## STAFF REVIEW

### 1. COMPREHENSIVE GROWTH MAP:

a) Growth Designation:  
Neighborhood.

b) Growth Designation Character:

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development (CGM Page 1).

c) Base Density:  
≤ 6 units/acre.

d) Max Density:  
12 units/acre.

e) Allowed Zoning Districts:  
R-SF, N-R, R-DP, R-MF.

### 2. ZONING:

a) R-SF (Residential Single-Family):

The purpose and intent of the R-SF zoning district is for “single-family detached dwellings at low residential densities. Certain other structures and uses necessary to to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district,” (Sec. 14-699(a)).

b) General Findings:

The subject property is currently used for single-family residential and is enveloped by A-1, R-O and R-MF zoning designations. Surrounding uses include single-family and multifamily residential within the Neighborhood Growth Designation and commercial uses within the Commerce Corridor Growth Designation. The property sits at the border of the Neighborhood Growth Designation and the Commerce Corridor Growth Designation, with Horsebarn Road as the boundary line. By rezoning this property, the PUD designation will be removed. 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].

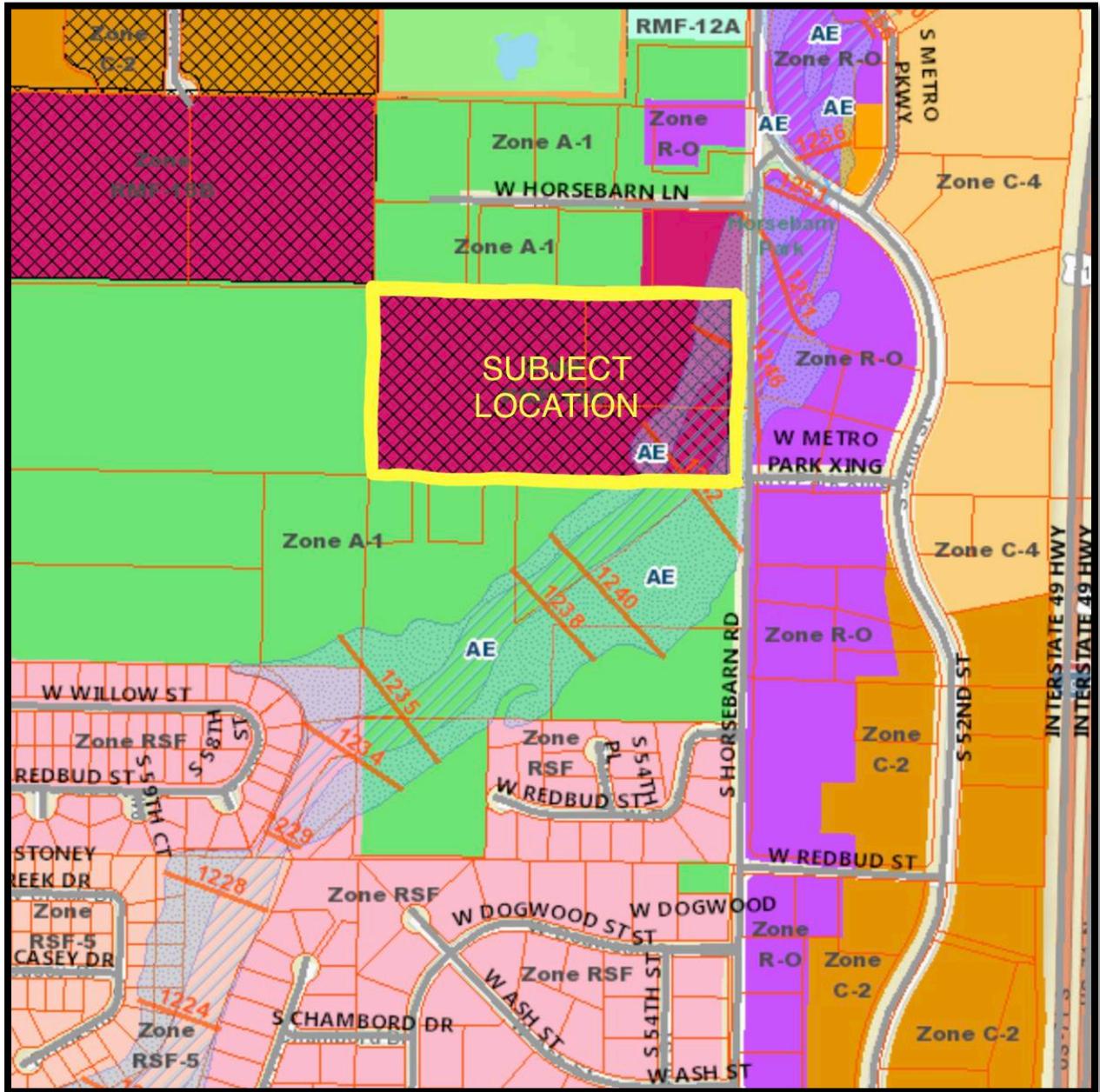
**TABS**

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

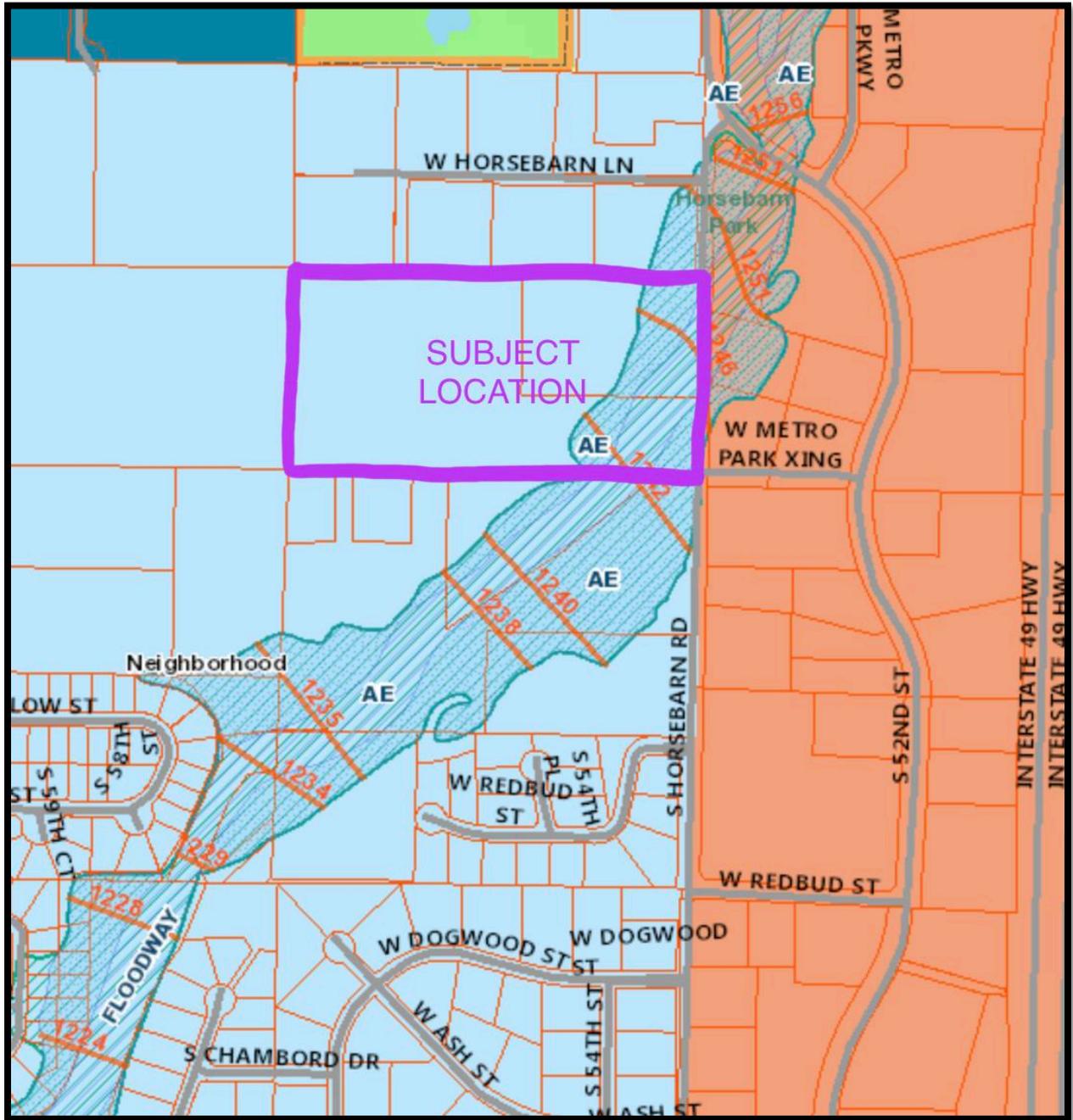
LISA ACADEMY REZONE AERIAL MAP:



LISA ACADEMY REZONE ZONING MAP:



LISA ACADEMY REZONE CGM MAP:





**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)  
 Zoning: \_\_\_\_\_ to \_\_\_\_\_  
 Permit Number: \_\_\_\_\_  
 CityView Application: \_\_\_\_\_  
 Date: \_\_\_\_\_

**REZONE APPLICATION**

APPLICANT: KLS Leasing II, LLC

ADDRESS: P.O. Box 2030 Bentonville, AR 71712 SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: NW Corner of the Intersection of Horsebarn Rd & Oak

PHONE #: 479.553.5924 EMAIL: chumann@weioffice.com

PROPERTY OWNER: Robert F & Rebecca L Alexander Trust PHONE #: \_\_\_\_\_

PRESENT USE: Undeveloped ZONING: PUD-RMF15B

PROPOSED USE: Private School ZONING: RSF

Cheryl Humann 6/17/2020  
 Applicant Signature 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, KLS Leasing II, 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: NW Corner at the Intersection of Horsebarn Road and Oak

PRESENT ZONING: PUD- RMF-15B

ZONING REQUEST: RSF

Respectfully Submitted,

By: Robert F. Alexander  
(Property Owner Signature)  
Rebecca L. Alexander

STATE OF ARKANSAS  
COUNTY OF Benton

Subscribed and sworn before me this the 16<sup>th</sup> day of June, 2020.



Rebecca Moll  
Notary Signature

Rebecca Moll  
Notary Name Printed

10.08.2025  
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 JUNE, 2020.

Daniel P. Ellis  
Signed

DANIEL T. ELLIS  
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 29 day of June, 2020.

Kerri Pingel  
Notary Signature

Kerri Pingel  
Notary Name Printed

8/2/2026  
Commission Expires





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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 7, 2020 at 5:00 p.m.** on the application by **Lisa Academy** to consider a rezone from the **RMF-15B PUD (Residential Multifamily, 15 units per acre, rentals, Planned Unit Development)** zoning district to the **R-SF (Residential Single Family)** zoning district on **20.29 acres in the NW corner of the S. Horsebarn Road and W. Metro Park Xing intersection** the property being more particularly described as follows:

### **LEGAL DESCRIPTION:**

THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 8, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 8; THENCE ALONG THE SOUTH LINE THEREOF N87°10'34"W 1328.16 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 8; THENCE ALONG THE WEST LINE THEREOF N02°40'08"E 662.40 FEET TO THE NORTHWEST CORNER OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 8; THENCE ALONG THE NORTH LINE THEREOF S87°29'44"E 1325.68 FEET TO THE NORTHEAST CORNER OF THE S 1/2 OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 8; THENCE ALONG THE EAST LINE THEREOF S02°27'26"W 669.81 FEET TO THE POINT OF BEGINNING, CONTAINING 20.29 ACRES MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF HORSEBARN ROAD ON THE EAST SIDE THEREOF AND TO ANY EASEMENTS OF RECORD OR FACT.

### **LAYMAN'S DESCRIPTION:**

**20.29 acres in the NW corner of the S. Horsebarn Road and W. Metro Park Xing intersection**

Rachel Crawford, Secretary  
Planning Commission

**PUBLISH ONE TIME ONLY:    June 22, 2020**  
BILL THE CITY OF ROGERS