



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 – NGN PROPERTIES

STAFF: KYLE BELT, PLANNER I

REQUEST DETAILS

ADDRESS/LOCATION:	Two parcels on north side of W. Pleasant Grove Road east of S. Rainbow Road
TOTAL AREA TO BE REZONED:	8.35± acres
CURRENT ZONING:	A-1 (Agricultural)
PROPOSED ZONING:	R-SF (Residential Single Family)
APPLICANT/REPRESENTATIVE:	NGN Properties / Nick Dozier
PROJECT OWNER/DEVELOPER:	NGN Properties
PROPERTY OWNER:	NGN Properties
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 and is appropriate at this location. 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 per acre.
- d) Max Density:
12 units per 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 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 surrounded by A-1, R-SF, and RMF-6A zoning. R-SF is allowed by the Comprehensive Growth Map and is appropriate at this location based on the existing development context. 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.

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].

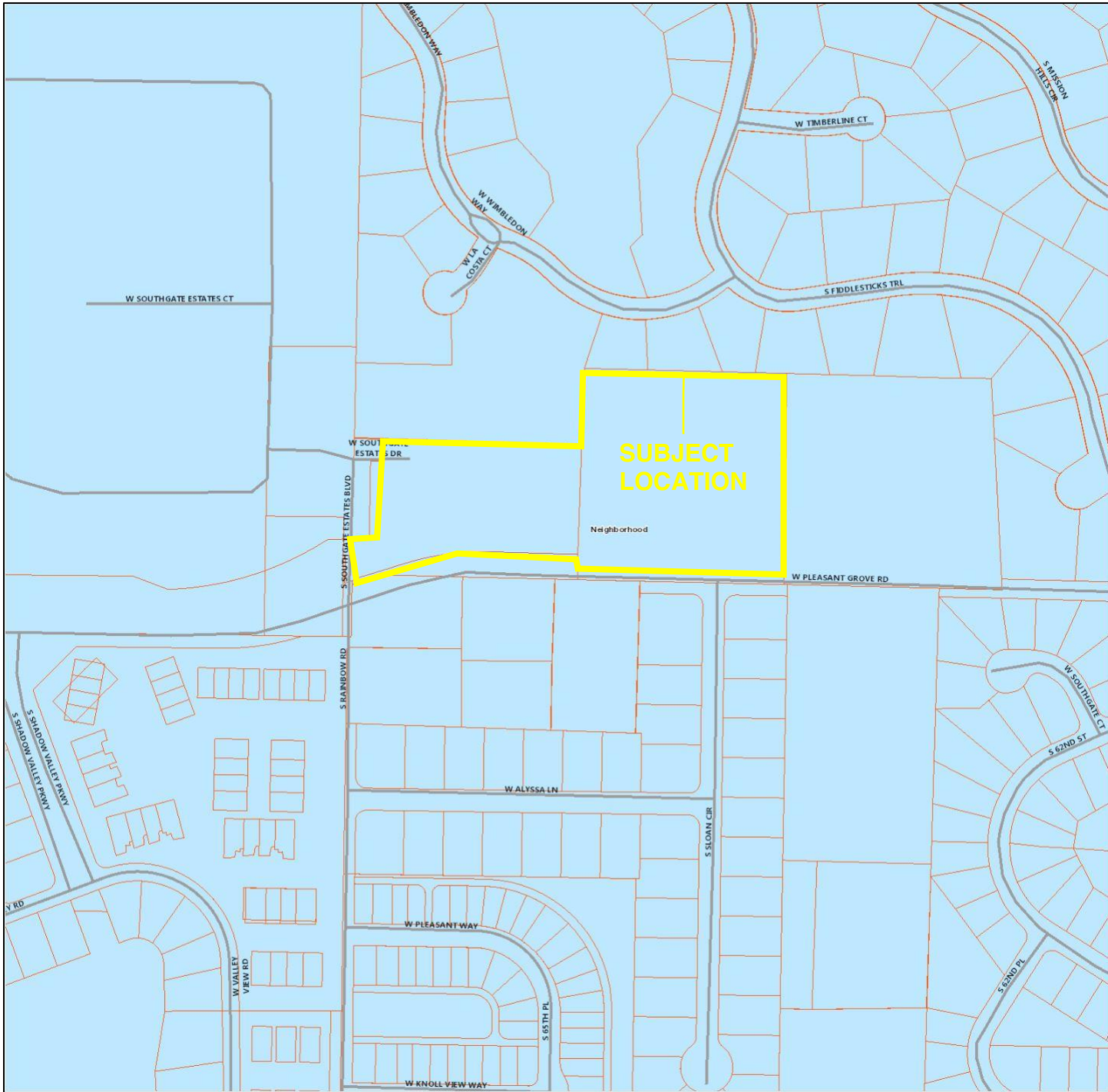
TABS

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

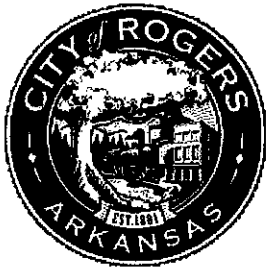
AERIAL VICINITY MAP



CGM VICINITY MAP



[illegible]



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: NGN Properties

ADDRESS: 4300 W Blossom Way Dr Rogers, AR 72758 SUITE #: _____

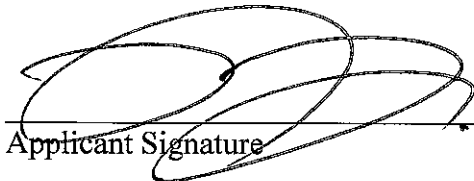
GENERAL LOCATION OF PROPERTY: W Pleasant Grove Rd

PHONE #: _____ EMAIL: _____

PROPERTY OWNER: Nick Dozier PHONE #: 479-236-7513

PRESENT USE: Agricultural ZONING: A-1

PROPOSED USE: residential ZONING: R-SF


Applicant Signature

6-8-20
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, NGN Properties, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: Shown on next page

LAYMAN'S DESCRIPTION: East side of Southgate Estates phase 1 and North side of W. Pleasant Grove Road.

PRESENT ZONING: A-1 Agricultural

ZONING REQUEST: R-SF Residential

Respectfully Submitted,

By: 
(Property Owner Signature)

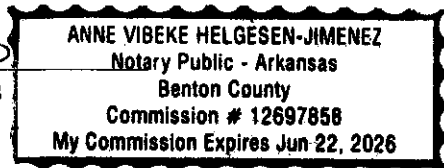
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 8th day of June, 2020.


Notary Signature

Anne Vibeke Helgesen-Jimenez
Notary Name Printed

6.22.2026
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 18 day of June, 20 20.

Signed

Nick Dozier

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 18 day of June, 20 20.

AUDREY BURNETT
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 01/14/2030
COMMISSION NO. 12709768

Audrey Burnett
Notary Signature

Audrey Burnett
Notary Name Printed

01/14/2030
Commission Expires