



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

MEETING DATE
SEPTEMBER 15, 2020

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
CONDITIONAL USE PERMIT – MAGNOLIA FARMS DOG GROOMING FACILITY

STAFF: ELIZABETH JOHNSON, PLANNER III

REQUEST DETAILS

BUSINESS/PROJECT NAME:	Dog Grooming Facility at 1.82 acres in the SE corner of the S. 43 rd St. & W. Chastain Crossing Intersection
ADDRESS/LOCATION:	1301 S. 43 rd Street
PROPOSED USE:	Animal Grooming
CURRENT USE:	Undeveloped
CURRENT ZONING:	R-O (Residential Office), PUD
APPLICANT/REPRESENTATIVE:	Hunter Haynes / Barry Williams
PROPERTY OWNER:	EF Capital AR LLC
NATURE OF REQUEST:	Approval of Conditional Use Permit
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

This request is to allow the use “Animal Grooming” which is conditional in the R-O zoning district. The subject property is zoned correctly per the Comprehensive Growth Map, as R-O is an allowed zoning district in the Commerce Corridor Growth Designation. The proposed use is compatible with adjacent property and it is appropriate at this Commerce Corridor location. See STAFF REVIEW for additional findings.

Community Development recommends approval of this request.

STAFF REVIEW

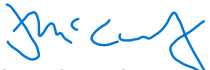
1. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):
 - a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
 - b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
 - c) Can all other zoning requirements be met?
 - d) Will ingress and egress for the proposed use create a traffic hazard?
2. GENERAL FINDINGS:
 - a) The proposed use is conditional in R-O. The property is zoned correctly per the CGM, which allows for R-MF, U-NBT, R-O, C-2, and C-4 within the Commerce Corridor Growth designation.
 - b) The proposed use is compatible with adjacent property and would not set a precedent contrary to the CGM. This use provides a needed service to surrounding residential development.
 - c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations. The applicant has submitted a large-scale development plan for this site to the City that is currently in review.
 - d) This project is undergoing the Large-Scale Development review process which addresses access management, site circulation, and related considerations.
3. COMPREHENSIVE GROWTH MAP:
 - a) Growth Designation:
Commerce Corridor
 - b) Growth Designation Character:
Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes.
 - c) Allowed Zoning Districts:
R-MF, U-NBT, R-O, C-2, C-4
4. ZONING:
 - a) R-O (Residential Office):
The purpose and intent of the R-O zoning district is “to provide for the conversion of existing structures to office use or the construction of offices in areas where the continuation of residential activity is no longer practical or to establish a transition between residential and nonresidential uses. It is further the intent of this district to encourage mixed residential and office uses,” (Sec. 14-706(a)).
 - b) Use Definition:
“Animal Grooming” is defined as “establishments that provide bathing and trimming services for animals on a commercial basis. Animal Grooming may also include the boarding of domestic animals for no more than forty-eight hours,” (Sec. 14-695(b)(3)(c)).
5. PUBLIC INPUT RECEIVED:
Staff has not received any public input at the time this staff report was published.
6. RECOMMENDATIONS:
 - a) Approve request.

SUGGESTED MOTIONS

1. IF APPROVING:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to [conditions, contingencies, staff recommendations].
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request [indefinite or date certain].

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

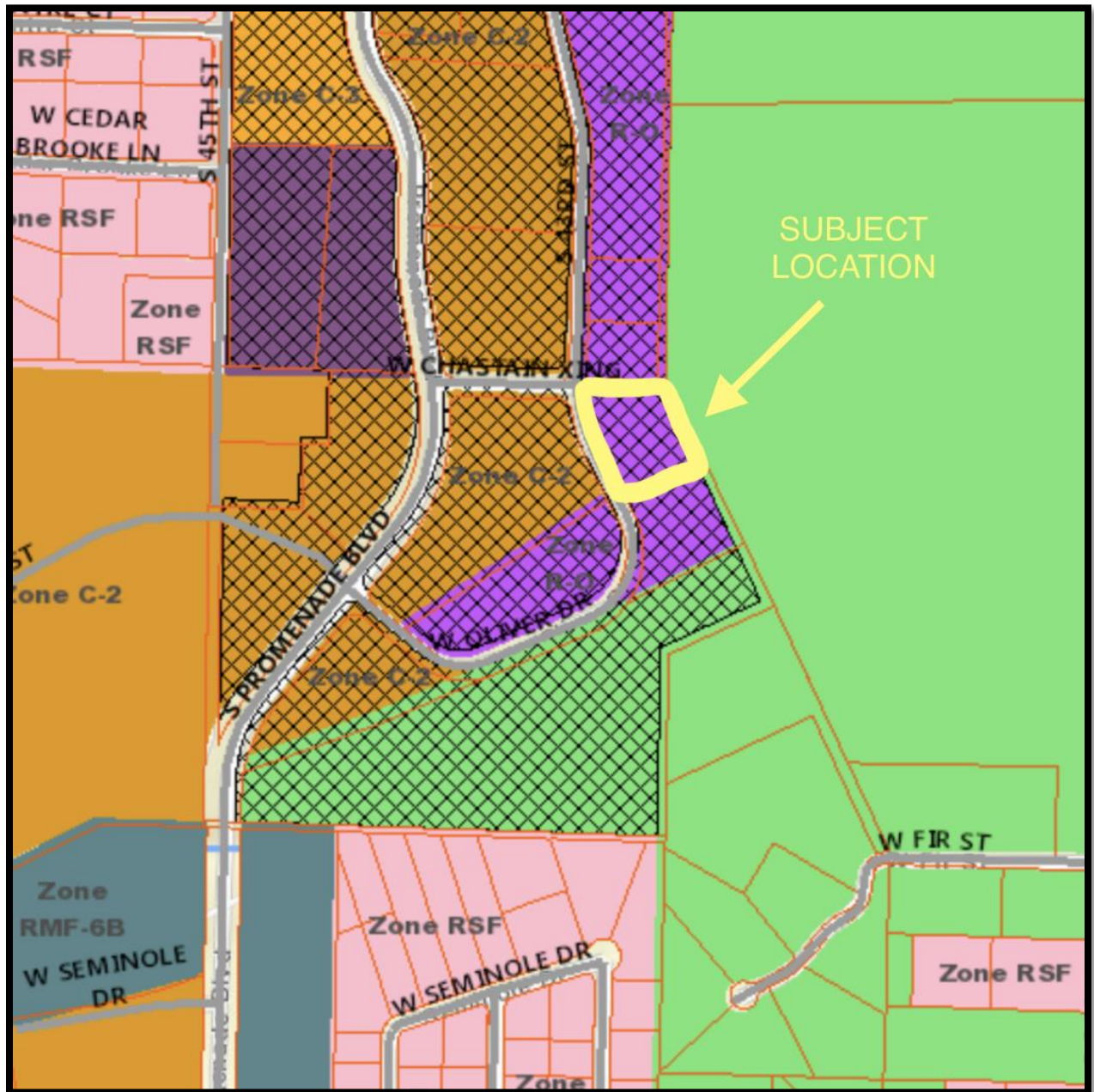
TABS:

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

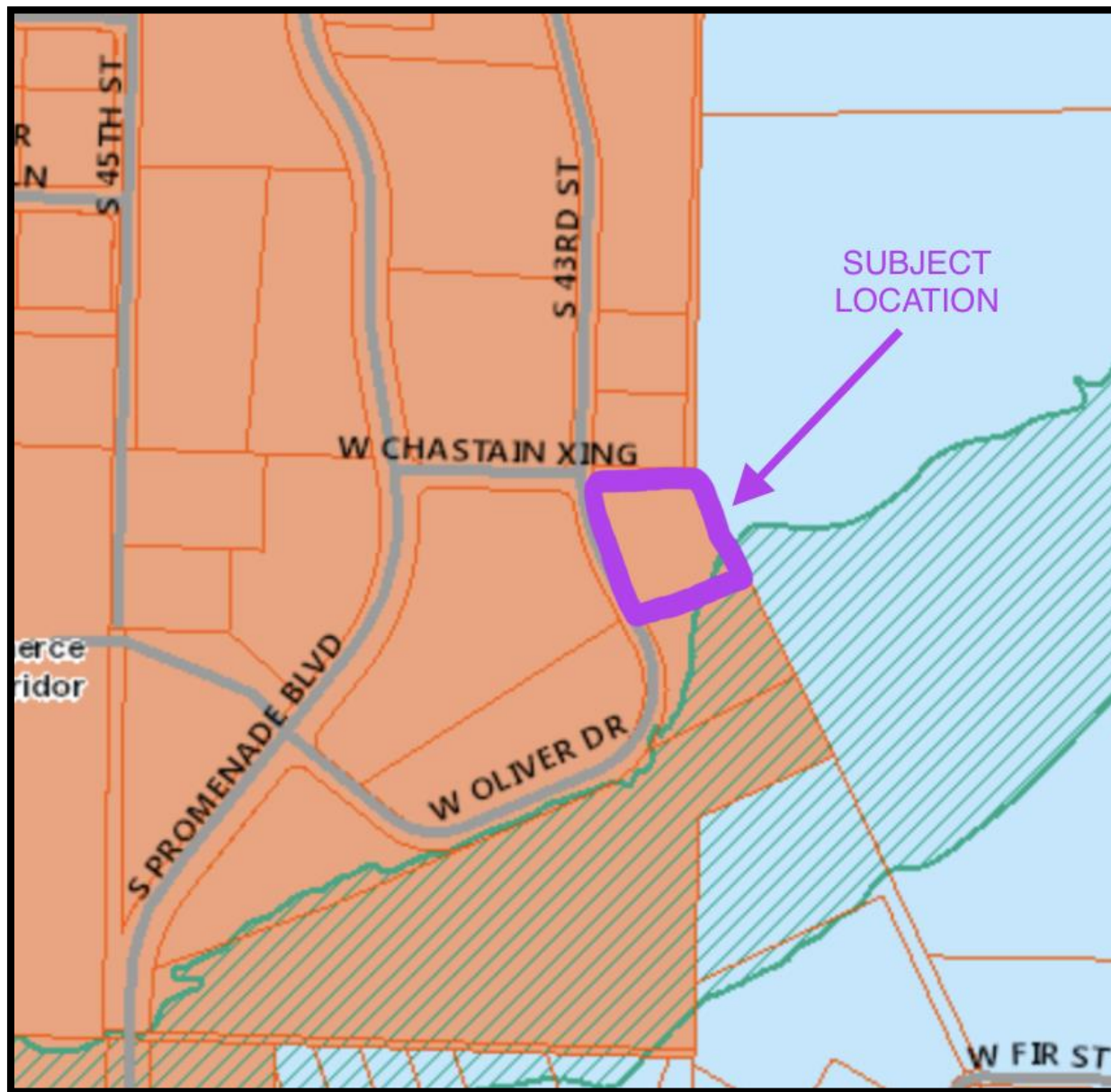
MAGNOLIA DOG GROOMING FACILITY AERIAL MAP:



MAGNOLIA DOG GROOMING FACILITY ZONING MAP:



MAGNOLIA DOG GROOMING FACILITY 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: _____ (\$100)
Zoning: _____
Permit Number: _____
CityView Application: _____
Date: _____

CONDITIONAL USE PERMIT

APPLICANT: Crafton Tull & Assoc.
ADDRESS: 901 N. 47th Street, Rogers, AR 72756 SUITE #: Suite 400
PHONE #: (479) 636-4838 EMAIL: barry.williams@craftontull.com
PROPERTY OWNER: EF CAPITAL AR LLC PHONE #: (479) 640-6392
PRESENT USE: Green Field ZONING: R-O / PUD
PROPOSED CONDITIONAL USE: Dog Grooming Facility
PARKING SPACES AVAILABLE: 33 HOURS OF OPERATION: 6:30 a.m. - 7:30 p.m.
IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

Barry Williams
Applicant Signature

8 / 24 / 2020

Date

Is the property switching from a residential to non-residential use?

- ☒ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
☐ No

Attachment Checklist:

- ☒ Letter explaining request
☒ Legal description of property
☒ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

PROPERTY OWNER PERMISSION

I, Hunter Haynes, hereby permit the use of Dog brooming Facility
(name) (use)
on my property at Lot 10A-2, Part of Lot 10A of Survey Plat Rogers, Arkansas.
(address) L201934983.

Dated this the 23rd day of June, 20 20.

Signed

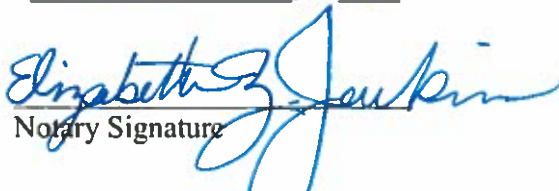


Hunter Haynes
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 23rd day of June, 20 20.


Notary Signature

Elizabeth E. Jenkins
Notary Name Printed

6-13-2029
Commission Expires

OFFICIAL SEAL
ELIZABETH E. JENKINS
WASHINGTON & ARKANSAS COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 06-13-2029
Commission No. 12707788



August 24, 2020

City of Rogers
Department of Community Development
301 W. Chestnut Street
Rogers, AR 72756

Re: Magnolia Dog Grooming Facility – Conditional Use Permit
CTA #20101300

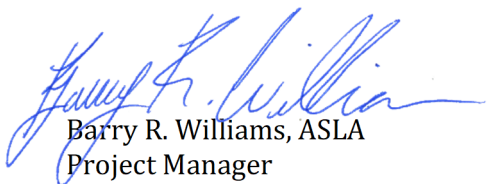
Staff,

We would like to request a Conditional Use Permit to allow a Dog Grooming Facility on the property. Currently the property is Zoned R-O Residential Office. The attached application has all of the particulars requested, and a Large Scale Development Plan has been filed to illustrate how this will be developed.

The facility will consist of two buildings the largest will be +/- 7,400 sq.ft. and the smaller building will be +/-1,400 sq.ft. There will be a total of 33 parking stalls including two ADA spaces. Trash collection and loading zone have been accommodated on the north end of the project. The facility will have direct connection to the sidewalk and trail system along Oliver Street and to Turtle Creek Trail. The hours of operation will be from 6:30 a.m. to 7:30 p.m.

Please let us know if you have any questions or need any additional information.

Thank you,



Barry R. Williams, ASLA
Project Manager

LOT 10A-1

PART OF LOT 10A OF SURVEY PLAT L201934983

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10A OF SURVEY PLAT L201934983; THENCE NORTH 23°46'50" WEST A DISTANCE OF 197.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 63°35'52" WEST A DISTANCE OF 248.15 FEET; THENCE ALONG A CURVE TO THE LEFT A DISTANCE OF 30.13 FEET, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A LONG CHORD OF NORTH 23°11'33" WEST A DISTANCE OF 30.11 FEET; THENCE NORTH 26°38'41" EAST A DISTANCE OF 170.66 FEET; THENCE ALONG A CURVE TO THE RIGHT A DISTANCE OF 178.39 FEET, SAID CURVE HAVING A RADIUS OF 500.00 FEET AND A LONG CHORD OF NORTH 16°25'26" WEST A DISTANCE OF 177.45 FEET; THENCE SOUTH 86°46'30" EAST A DISTANCE OF 261.95 FEET; THENCE SOUTH 23°46'50" WEST A DISTANCE OF 246.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.82 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.