



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**
REZONE – SUNIL PANCHAL

STAFF: KYLE BELT, PLANNER I

REQUEST DETAILS

| | |
|---------------------------|--|
| ADDRESS/LOCATION: | 706 W. Olrich Street |
| TOTAL AREA TO BE REZONED: | 0.77 ± acres |
| CURRENT ZONING: | C-2 (Highway Commercial) |
| PROPOSED ZONING: | I-1 (Light Industrial) |
| APPLICANT/REPRESENTATIVE: | Sunil Panchal |
| PROJECT OWNER/DEVELOPER: | Krishna Holdings, LLC. |
| PROPERTY OWNER: | Krishna Holdings, LLC. |
| NATURE OF REQUEST: | Approval of Rezone |
| AUTHORITY: | Sec. 14-727, Rogers Code of Ordinances |

SUMMARY

This request is consistent with the Comprehensive Growth Map. I-1 is an allowed zoning district in the Employment Center Growth Designation and is appropriate at this location between I-2 to the east and the commercial intersection to the west. 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/acre
- d) Max Density:
12 units/acre
- e) Allowed Zoning Districts:
C-4, W-O, I-1, I-2

2. ZONING:

- a) Light Industrial District (I-1):
The purpose of the Light Industrial District zone is “to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan.” (Sec. 14-713)(a)).
- b) General Findings:
The subject property is surrounded by the I-2, C-2, C-4, and N-R zoning districts. I-1 zoning is appropriate at this location by serving as a transition within the Employment Center Growth Designation from I-2 to the east to the commercial intersection to the west. Staff finds this request to be consistent with the CGM and the existing development context. Any future development is subject to all applicable zoning and development regulations.

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 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

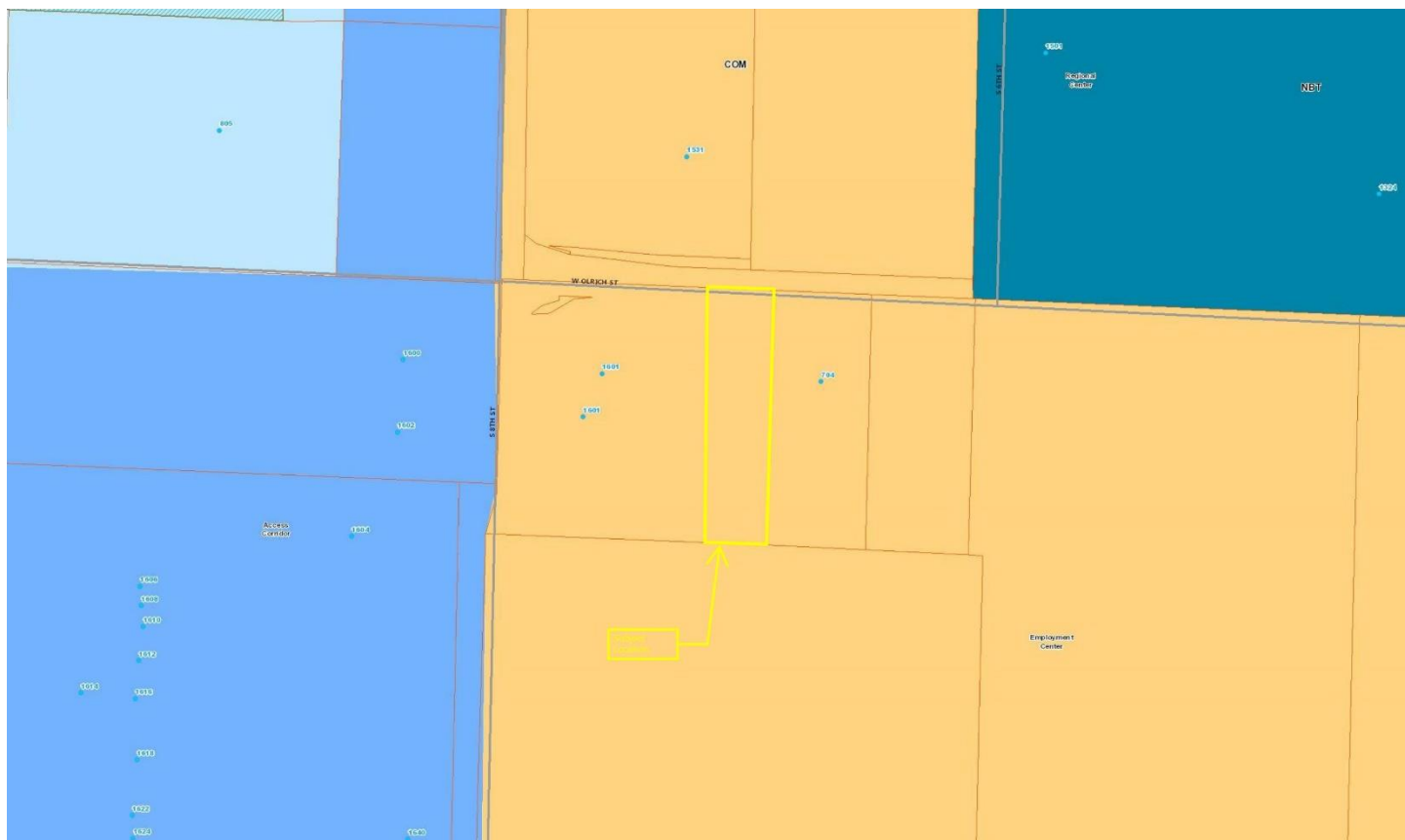
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

AERIAL VICINITY MAP

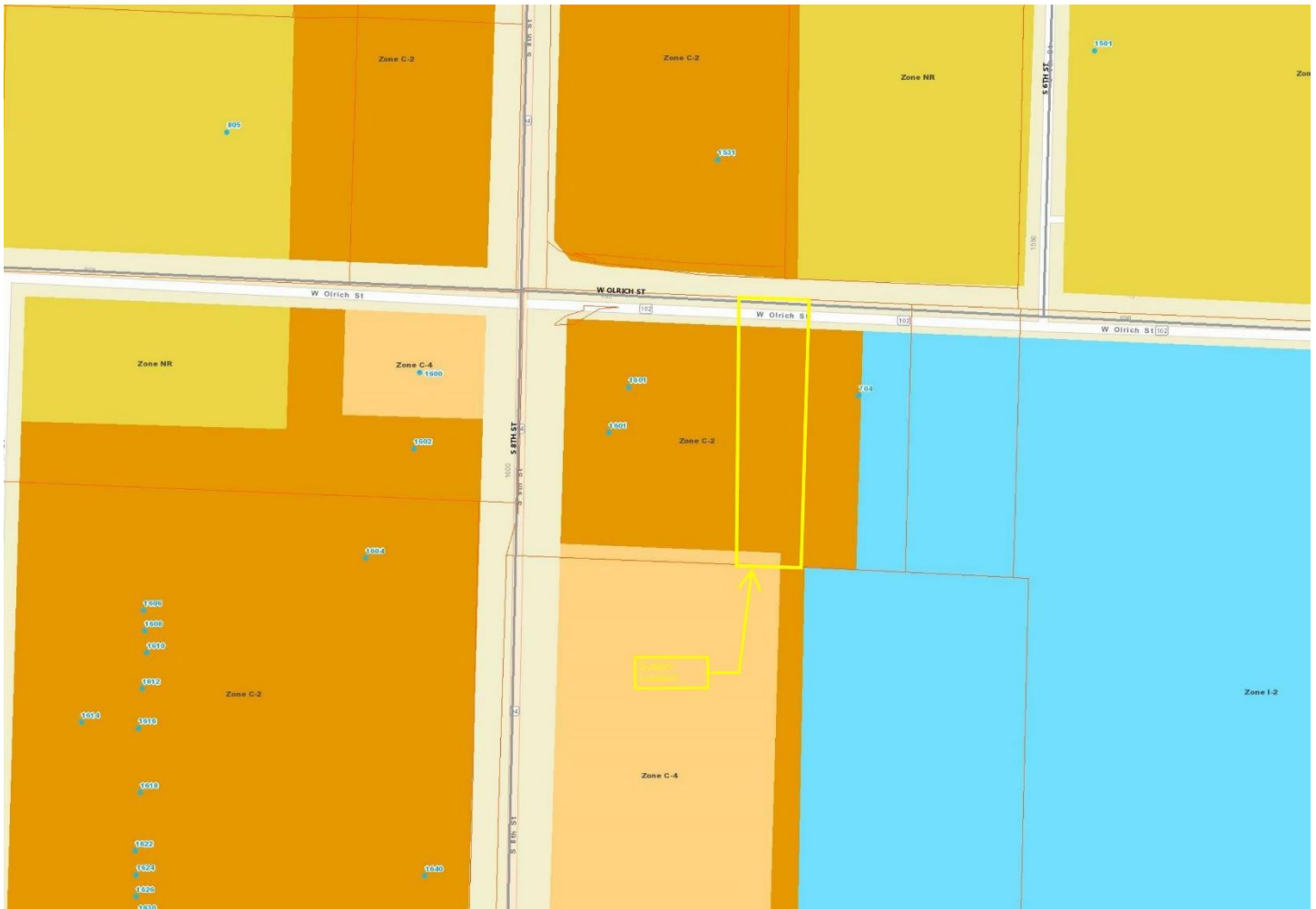


TAB 2

CGM VICINITY MAP

TAB 3

ZONING VICINITY MAP





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

CH 117
OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: C-2 to I-1
Permit Number: 20-56
CityView Application: _____
Date: 8/24/2020

REZONE APPLICATION

APPLICANT: SUNIL PANCHAL
ADDRESS: 706 W Olrich Street SUITE #: _____
GENERAL LOCATION OF PROPERTY: 706 W Olrich St.
PHONE #: 918 397 0491 EMAIL: panchal61@yahoo.com
PROPERTY OWNER: Krishna Holdings LLC. PHONE #: 918.397.0491
PRESENT USE: Commercial lot. ZONING: C-2
PROPOSED USE: Light industrial ZONING: I-1

Panchal
Applicant Signature

8/19/2020
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 8/24/2020 PUBLIC HEARING DATE: 9/15/2020 CERTIFIED MAIL DATE: 8/31/2020
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____



Blew & Associates, P.A.

Civil Engineers

Professional Land Surveyors

3825 N. Shiloh Dr.
Fayetteville, Arkansas 72703
479-443-4506
Fax 582-1883

TRACT 2:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPLE MERIDIAN, ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID FORTY ACRE TRACT, ALSO BEING THE INTERSECTION OF SOUTH 8TH STREET AND OLRICH STREET, THENCE ALONG THE CENTERLINE OF SAID SOUTH 8TH STREET AND THE WEST BOUNDARY OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, S02°37'45"W A DISTANCE OF 45.49'; THENCE, LEAVING SAID WEST BOUNDARY LINE S87°22'14"E A DISTANCE OF 45.12' TO A SET MAG NAIL LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF OLRICH STREET; THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID RIGHT-OF-WAY OF OLRICH STREET; THENCE N 88°18'07" E A DISTANCE OF 23.80' TO A SET MAG NAIL; THENCE N 60°48'53" E A DISTANCE OF 38.16' TO A SET MAG NAIL; THENCE N86°58'31"E A DISTANCE OF 24.01' TO A SET MAG NAIL; THENCE S 85°50'48" E A DISTANCE OF 107.45' TO A SET 1/2" REBAR BEING THE TRUE POINT OF BEGINNING; THENCE S 85°50'48" E A DISTANCE OF 35.11' TO A SET 1/2" REBAR, THENCE S 85°50'48" E A DISTANCE OF 106.40' A FOUND 5/8" REBAR CAPPED (PLS 1086); THENCE LEAVING SAID RIGHT-OF-WAY, S 02°24'27" W A DISTANCE OF 308.04'; THENCE N 86°28'06" W A DISTANCE OF 101.22' TO A SET 1/2" REBAR; THENCE N 03°05'29" E A DISTANCE OF 231.74' TO A SET 1/2" REBAR, THENCE N86°52'55"W A DISTANCE OF 23.45' TO A SET 1/2" REBAR, THENCE N02°48'00"E A DISTANCE OF 32.73' TO A SET 1/2" REBAR. THENCE N 85°50'48" W A DISTANCE OF 20.35' TO A SET 1/2" REBAR, THENCE N 03°06'21" E A DISTANCE OF 45.01' TO THE POINT OF BEGINNING. CONTAINING 0.77 ACRES MORE OR LESS, SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Attached paper.

LAYMAN'S DESCRIPTION: 706 W Olrick street Rogers AR-72756.

PRESENT ZONING: C-2 (Commercial)

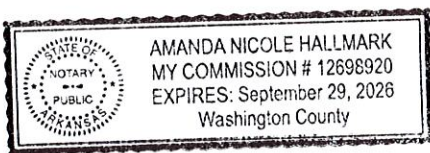
ZONING REQUEST: I-1. (light industry)

Respectfully Submitted,

By: *S. Panchal*
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this 14th day of Aug, 2020.



A. Nicole Hallmark
Notary Signature

Amanda Nicole Hallmark
Notary Name Printed

Sept 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 8 day of 19, 2020.

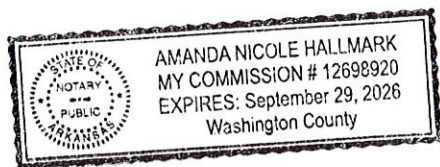
Panchal
Signed

SUNIL PANCHAL
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 19th day of Aug, 2020.



A Nicole Hallmark
Notary Signature

Amanda Nicole Hallmark
Notary Name Printed

Sept 29, 2026
Commission Expires