



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 – MARK R. VALDEZ

STAFF: ELIZABETH JOHNSON, PLANNER III

REQUEST DETAILS

ADDRESS/LOCATION:	1504 and 1600 W. Walnut Street
TOTAL AREA TO BE REZONED:	1.33± acres
CURRENT ZONING:	R-SF (Residential Single-Family)
PROPOSED ZONING:	C-2 (Highway Commercial)
APPLICANT/REPRESENTATIVE:	Mark R. Valdez / Will Kellstrom
PROJECT OWNER/DEVELOPER:	Mark R. Valdez
PROPERTY OWNER:	Mark R. Valez
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. C-2 is an allowed zoning district within the Access Corridor Growth Designation. See STAFF REVIEW for additional findings.

Community Development recommends approval of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Access Corridor.
- b) Growth Designation Character:
Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development. (CGM Page 1).
- c) Base Density:
≤ 6 units/acre (N/A for this request)
- d) Max Density:
12 units/acre (N/A for this request)
- e) Allowed Zoning Districts:
R-MF, R-O, C-2.

2. ZONING:

- a) C-2 (Highway Commercial):
The purpose and intent of the C-2 zoning district is for “commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets,” (Sec. 14-709(a)).
- b) General Findings:
The subject property is currently used for single-family residential and is enveloped by the R-SF zoning designation on the west and south side and the C-2 zoning district on the north and east side. The properties to the east are also eligible for a rezone to C-2. The property sits at the border of the Neighborhood Growth Designation and the Access Corridor Growth Designation. Staff finds this to be an appropriate request due to consistency with the CGM and current neighborhood characteristics.

3. PUBLIC INPUT RECEIVED:

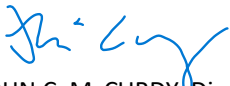
Staff has not received any comments from the public regarding this request.

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

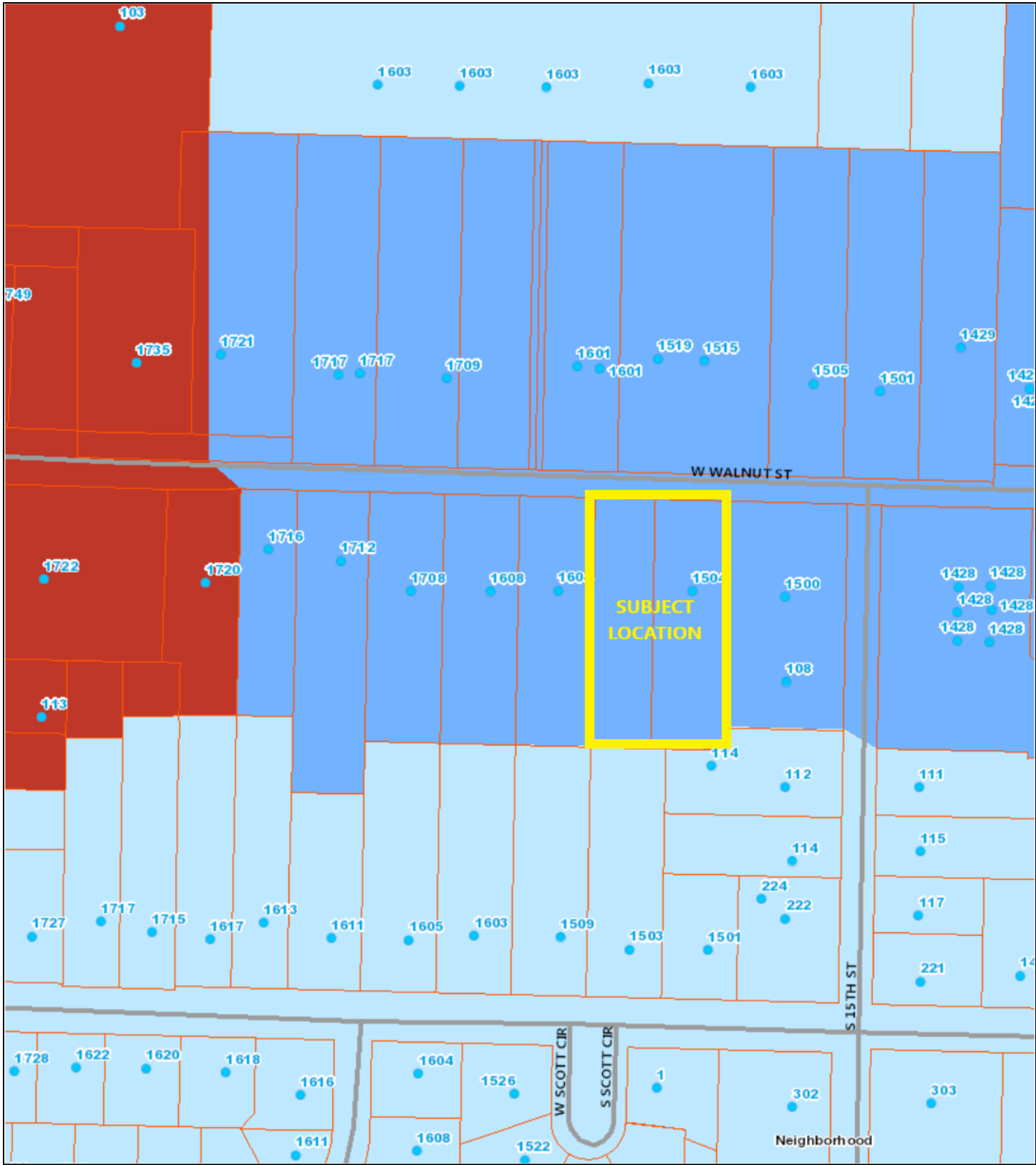
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

AERIAL VICINITY MAP

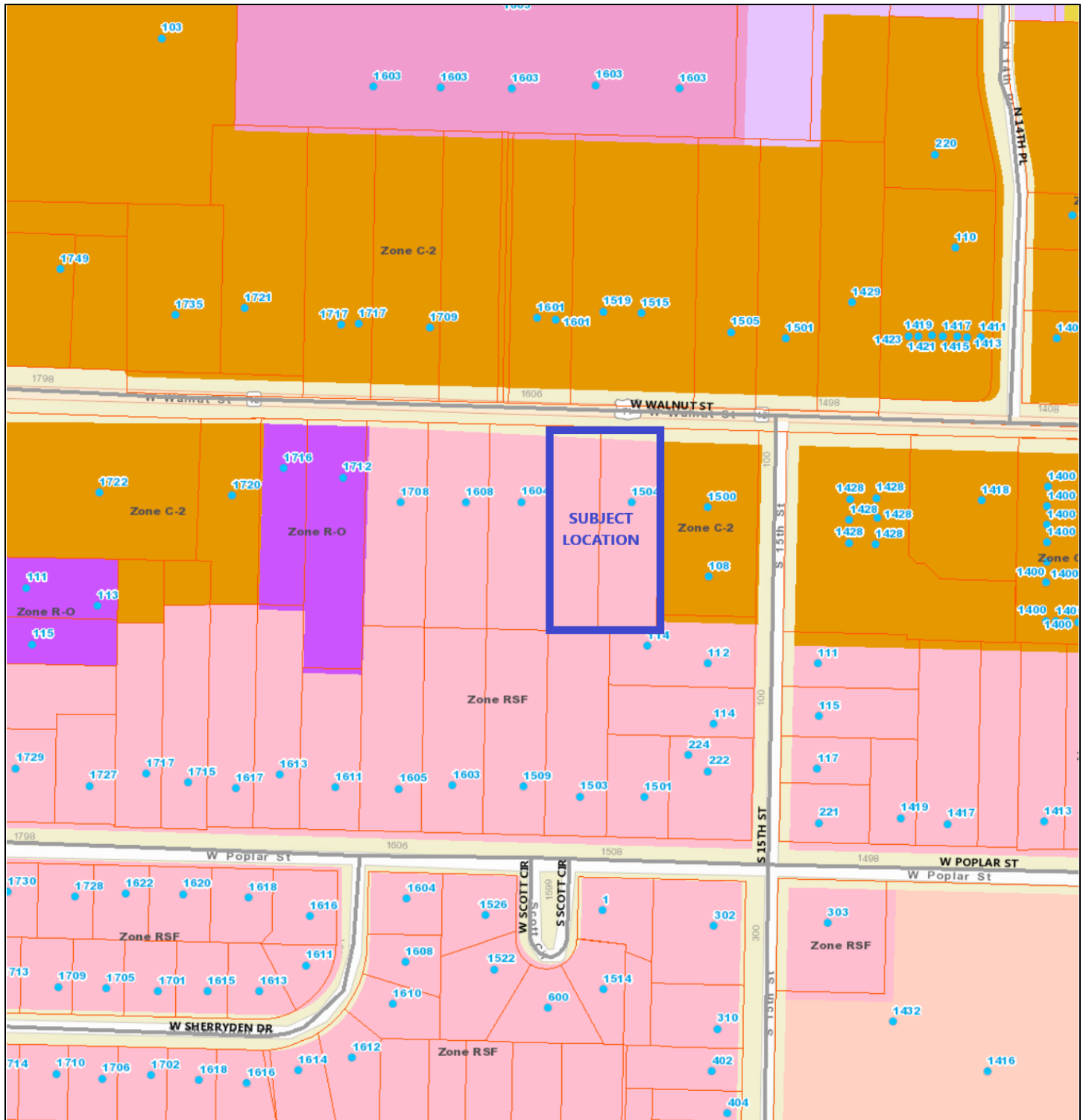


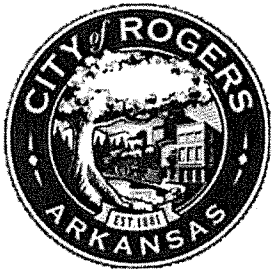
TAB 2

CGM VICINITY MAP



ZONING VICINITY 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: Mark R. Valdez

ADDRESS: 1504 and 1600 W. Walnut St., Rogers, AR SUITE #: _____

GENERAL LOCATION OF PROPERTY: Near corner of 15th & Walnut

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

PROPERTY OWNER: Mark R. Valdez PHONE #: 479-636-2168

PRESENT USE: Residential ZONING: RSF

PROPOSED USE: Commercial ZONING: C-2

[Signature]
Applicant Signature

8-20-20
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, **Mark R. Valdez**, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:


LEGAL DESCRIPTION: **See Exhibit A, attached hereto**

LAYMAN'S DESCRIPTION: **1504 & 1600 W. Walnut St., Rogers, Arkansas**

PRESENT ZONING: **R-SF, Residential Single Family**

ZONING REQUEST: **C-2, Highway Commercial**

Respectfully Submitted,

By: 
Mark R. Valdez

STATE OF ARKANSAS)
)
COUNTY OF BENTON)

Subscribed and sworn before me this the 20th day of August, 2020.


Notary Signature

Delynn Hale
Notary Name Printed



01-18-2022
Commission Expires

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that Mark R. Valdez is applying to the Rogers Planning Commission to rezone certain real property at 1504 and 1600 W. Walnut St., Rogers, Arkansas. The property is more particularly described as follows:

LEGAL DESCRIPTION: **See Exhibit A, attached hereto**

LAYMAN'S DESCRIPTION: **1504 & 1600 W. Walnut St., Rogers, Arkansas**

PRESENT ZONING: **R-SF, Residential Single Family**

ZONING REQUEST: **C-2, Highway Commercial**

A public hearing by the Rogers Planning Commission will be held on September 15th, 2020 at 5:00 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,


By:  _____
Mark R. Valdez

EXHIBIT A

Tract 1:

A strip of land of equal width 80 feet wide off of the West side of Lot 3 in Mitchell's Place, a subdivision of Lots 1 and 4 in Block 2 of Felker's Subdivision of a part of the NW 1/4 of the SE 1/4 of Section 11, Township 19 North of Range 30 West, Benton County Arkansas.

Tract 2:

The West 75 feet of Lot 2 and the East 20 feet of Lot 3 EXCEPT the South 30 feet thereof in Mitchell's Place in the City of Rogers, Benton County, Arkansas

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 20th day of August, 2020.

Mark Valdez
Signed

Mark R. Valdez

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 20th day of August, 2020.

DeLynn Hale
Notary Signature

DeLynn Hale
Notary Name Printed

01-18-2022
Commission Expires

