DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

August 3, 2017

STAFF SUMMARY REPORT

TO: PLANNING COMMISSION

SUBJECT: Rezone Application #17-18
Gary Still for Bespoke Builders, Inc. requests a rezone per Sec 14-727 of the Rogers Code of Ordinances.

PLANNING OFFICIAL: Lori Ericson

SUMMARY

1. BACKGROUND: The request is to rezone a 4.99-acre lot between S. Pack Lane and S. 45th Street from A-1 (Agricultural), Sec. 14-697, to R-SF (Residential Single Family), Sec. 14-699.
   a. The surrounding property consists of a mix of R-SF and A-1 zoning.
   b. The Growth Comprehensive Zoning Map shows the future zoning to be low-density residential.

2. FINDINGS: The Community Development Department finds the requested zoning appropriate in this location due to adjacent zoning.

3. VIEWS OF OTHERS: None.

4. SUGGESTED MOTION: **"Motion to approve/deny/table the request by Bespoke Builders, Inc. to rezone the subject 4.99 acres to the R-SF Zoning District per Rogers Code Section 14-729."**

5. RECOMMENDATION: **Approval**
   Note: staff recommendations are based on the documentation available at the time they are made and may not reflect all of the information available to the members.

JOHN C. McCURDY, Director
Department of Community Development

Tabs:
1. Application
2. Public Notice
3. Property Owner Affidavit
4. Map

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OFFICE USE ONLY

Permit Fee: $200 CK # 2061 ($200)

Zoning: A-1 to C-2

Permit Number: 17-18

CityView Application: PL201700380

Date: 7-24-17

REZONE APPLICATION

APPLICANT: Bespoke Builders, Inc. / GARY STILL

ADDRESS: 2309 S Mont Blanc Ave Rogers, AR 72758 SUITE #:

GENERAL LOCATION OF PROPERTY: S Pack Lane

PHONE #: 479.316.4308 EMAIL: gary@bespokeNWA.com

PROPERTY OWNER: Mark W Matthews PHONE #: 706.341.5523

PRESENT USE: Open Land ZONING: A-1

PROPOSED USE: Residential ZONING: RSF

Gary Still 7-24-17

Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 7-24-17 PUBLIC HEARING DATE: 8-15-17 CERTIFIED MAIL DATE: 7-31-17

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

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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 on **August 15, 2017** at **4:30 pm** on the application by **Gary Still for Bespoke Builders, Inc.** to rezone **4.99 acres between S. Pack Lane and S. 45th Street** from a **A-1 (Agricultural) to the R-SF (Residential Single Family) zoning district**. The property being more particularly described as follows:

LEGAL DESCRIPTION:

PART OF THE SW1/4 OF THE NE¼ AND PART OF THE NW1/4 OF THE SE¼ OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING S 00°10'32" E 990 FEET SOUTH OF THE NORTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33, THENCE EAST 660 FEET; THENCE S 00°10'32" E 474.61 FEET; THENCE WEST 241.58 FEET; THENCE N 00°39'05" W 226 FEET; THENCE N 89°02'00" W 416,56 FEET; THENCE N 00°10'13" W 242.33 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS TRACT 11 AS DESIGNATED ON PLAT RECORD "U" AT PAGE 250. SUBJECT TO COUNTY ROAD.

LAYMAN'S DESCRIPTION:

4.99 acres between S. Pack Lane and S. 45th

Eriks Zvers, Secretary
Rogers Planning Commission

PUBLISH ONE TIME ONLY: **July 31, 2017**
BILL THE CITY OF ROGERS

PROPERTY OWNER AFFIDAVIT

The petitioner, MARIC W. MATTHENS, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PART OF THE SW1/4 OF THE NE¼ AND PART OF THE NW1/4 OF THE SE¼ OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING S 00°10'32" E 990 FEET SOUTH OF THE NORTHWEST CORNER OF THE NW1/4 OF THE NE1/4 OF SAID SECTION 33, THENCE EAST 660 FEET; THENCE S 00°10'32" E 474.61 FEET; THENCE WEST 241.58 FEET; THENCE N 00°39'05" W 226 FEET; THENCE N 89°02'00" W 416,56 FEET; THENCE N 00°10'13" W 242.33 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS TRACT 11 AS DESIGNATED ON PLAT RECORD "U" AT PAGE 250. SUBJECT TO COUNTY ROAD.

LAYMAN'S DESCRIPTION: S Pack Lane

PRESENT ZONING: A-1

ZONING REQUEST: RSF

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

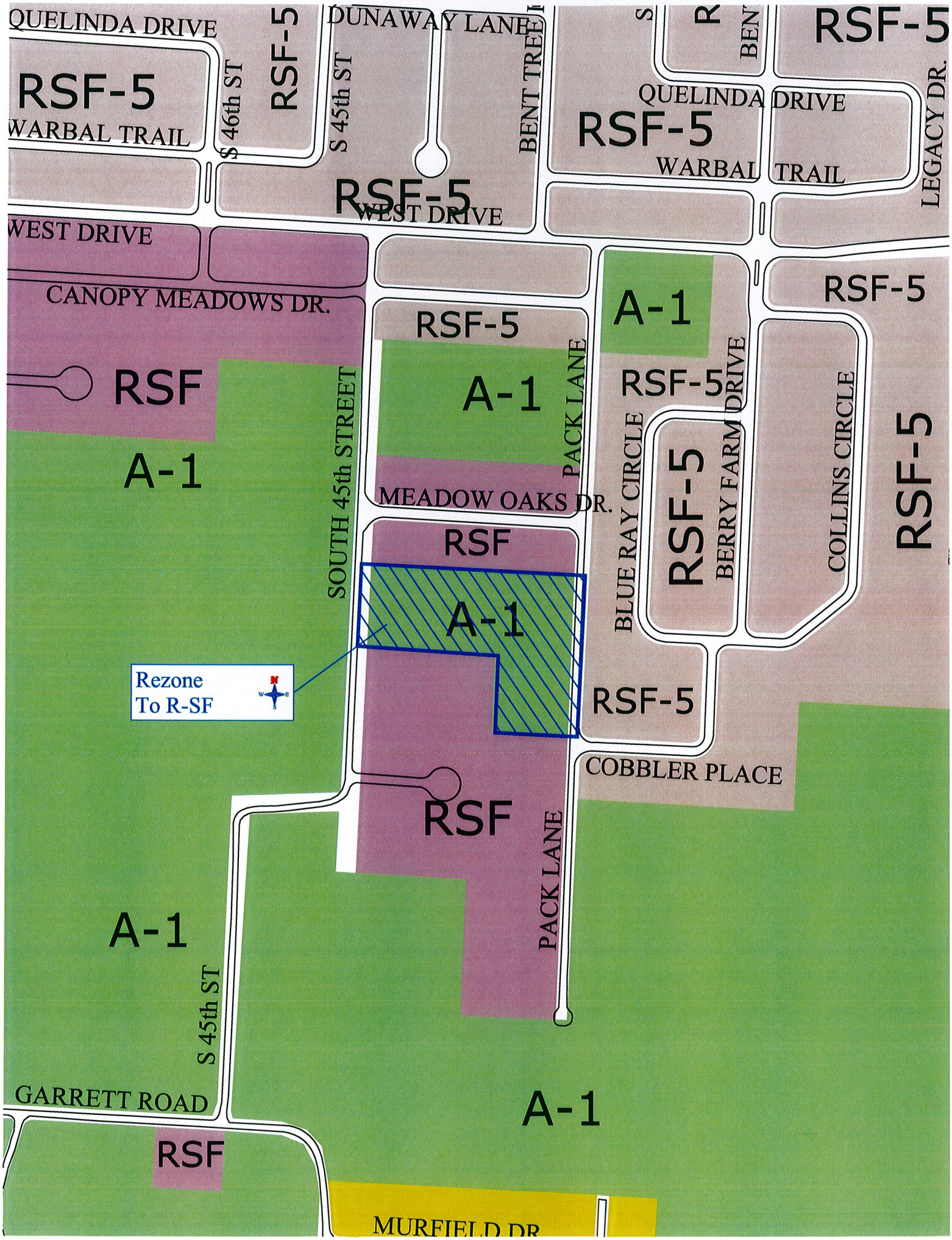
Subscribed and sworn before me this the 22nd day of July, 2017.

_____
Notary Signature

BETH LEIBOWITZ
Notary Name Printed

7/18/2023
Commission Expires

BETH LEIBOWITZ
CARROLL COUNTY
NOTARY PUBLIC -- ARKANSAS
My Commission Expires July 18, 2023
Commission No. 12394911


QUELINDA DRIVE
RSF-5
DUNAWAY LANE
RSF-5
WARBAL TRAIL
S 46th ST
RSF-5
S 45th ST
BENT TREE
QUELINDA DRIVE
RSF-5
WARBAL TRAIL
LEGACY DR.
RSF-5
WEST DRIVE
WEST DRIVE
CANOPY MEADOWS DR.
RSF
A-1
SOUTH 45th STREET
RSF-5
A-1
PACK LANE
A-1
RSF-5
MEADOW OAKS DR.
BLUE RAY CIRCLE
RSF-5
BERRY FARM DRIVE
COLLINS CIRCLE
RSF-5
RSF
A-1
Rezone
To R-SF
RSF-5
COBBLER PLACE
RSF
PACK LANE
A-1
S 45th ST
GARRETT ROAD
A-1
RSF
MURFIELD DR