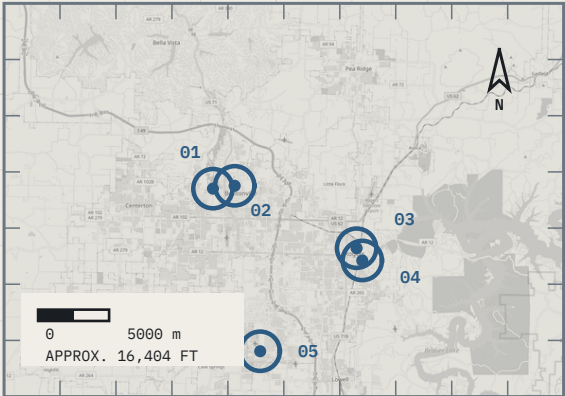


NWA GROWTH SIGNAL

A sheet-by-sheet record of planning and zoning activity in Bentonville and Rogers, Arkansas.



REGIONAL PLATE · FIVE SIGNAL SITES · BASE MAP © OPENSTREETMAP

KEY — PROCEDURAL STATUS

- ☐ **SCHEDULED**
On a published agenda or hearing notice. No decision has been made.
- ☐ **TABLED**
Heard, then postponed to a later meeting. Not approved and not denied.
- ☐ **WITHDRAWN**
Pulled by the applicant. The board did not rule on it.
- ☐ **RECOMMENDED**
Planning Commission has recommended it to City Council. The Council has not acted.

STANDARD OF EVIDENCE

Every line is taken from a document the city itself published: an agenda, a legal notice, or the city's own outcome table. Procedural language is reproduced in the city's words. Where the record is silent, this issue says so rather than inferring.

NOT USED

News coverage, listing data, broker commentary, price or appreciation estimates, and any characterization of construction activity.

SHEET INDEX

01	Rezoning re-advertised after a notice defect	☐ SCHEDULED
	405 NW 5TH ST · BENTONVILLE	
02	Three final plats on one consent agenda	☐ SCHEDULED
	THREE LOCATIONS · BENTONVILLE	
03	In-town rezoning postponed to September 1	☐ TABLED
	209 W. LOCUST ST · ROGERS	
04	Variance withdrawn; rezoning scheduled	☐ WITHDRAWN ☐ SCHEDULED
	408 E. POPLAR ST · ROGERS	
05	Rezoning recommended to City Council	☐ RECOMMENDED
	6253 S. MT HEBRON RD · ROGERS	

Two distinctions this issue never blurs. A Planning Commission action is not a City Council action: in both cities the Commission recommends and the Council decides. And no zoning or platting step is a building permit — no building permits were reviewed for this issue, and nothing here is evidence that construction has started or been scheduled.

DRAWING RECORD	
ISSUE	Issue #1
SHEET SET	01 – 05
RECORDS VERIFIED	Aug 25, 2026
SOURCE	MUNICIPAL RECORD

408 E. Poplar Street

ROGERS, ARKANSAS · PARCEL 02-06755-000 · 36.3302° N 94.1127° W

T W O S E P A R A T E C A S E S O N O N E P A R C E L

C A S E V A R 2 6 - 0 3 9 7



APPLICANT
Ecological Design Group

MATTER
Variance from the Unified Development Code

BODY
Rogers Board of Adjustment

DATE
August 18, 2026

RECORDED
"Withdrawn by applicant"

C A S E R Z 2 6 - 0 0 5 1 1



APPLICANT
Poplar Street Paired Homes

MATTER
Rezoning, T5.2 City Medium-Intensity → T4.2 Neighborhood High-Intensity

BODY
Rogers Planning Commission

DATE
September 1, 2026, 5:30 p.m.

RECORDED
Advertised public hearing. No decision recorded.



E. POPLAR ST · © OPENSTREETMAP

W H Y I T M A T T E R S

The city record does not state why the variance was withdrawn or whether the two filings are related, and no connection is asserted here. What is verifiable is an active, scheduled rezoning case on the parcel. Paired homes is a two-unit attached housing form.

E X H I B I T — P U B L I S H E D H E A R I N G N O T I C E S , V E R B A T I M

CITY OF ROGERS, ARKANSAS · LEGAL NOTICES · PUBLIC HEARING NOTICES

ROGERS BOARD OF ADJUSTMENT · AUGUST 18, 2026

An application for **Ecological Design Group** (Case #: **VAR26-0397**) for a variance to differ from the Unified Development Code at **408 E. Poplar Street** in the **T5.2 (City Medium-Intensity)** zoning district more particularly described as follows: **PARCEL NUMBER:** 408 E. Poplar Street Parcel Number: 02-06755-000

ROGERS PLANNING COMMISSION · SEPTEMBER 1, 2026, 5:30 P.M.

An application by **Poplar Street Paired Homes** (Case #: **RZ26-00511**) to rezone **408 E. Poplar Street** from the **T5.2 (City Medium-Intensity)** zoning district to the **T4.2 (Neighborhood High-Intensity)** zoning districts, the properties being more particularly described as follows:
PROPERTY DESCRIPTIONS: 408 E. Poplar Street Parcel Numbers: 02-06755-000

VAR26-0397
WITHDRAWN

RZ26-00511
SCHEDULED

Excerpt: City of Rogers, Legal Notices — public hearing notices

S E Q U E N C E — T R A C K E D S E P A R A T E L Y

VAR26-0397	WITHDRAWN	RZ26-00511	SCHEDULED
AUG 18, 2026 Heard by the Board of Adjustment		SEPT 1, 2026 Planning Commission public hearing	
RECORDED Withdrawn by applicant		THEN Commission recommendation	
— No further step appears in the record		THEN City Council action	

N O T C L A I M E D

The city record does not connect the two filings, and no connection is asserted here.

O F F I C I A L S O U R C E

- [City of Rogers, Public Hearing Items outcome table](#)
- [City of Rogers, Legal Notices](#)
- [City of Rogers permit portal, case VAR26-0397](#)

6253 S. Mt Hebron Rd.

ROGERS, ARKANSAS · PARCEL 02-14174-230 · 36.2724° N 94.1932° W

P O S I T I O N I N T H E P R O C E S S



STAGE AS OF AUGUST 25, 2026 · THE COUNCIL HAS NOT ACTED

C A S E R Z 2 6 - 0 0 3 4 5



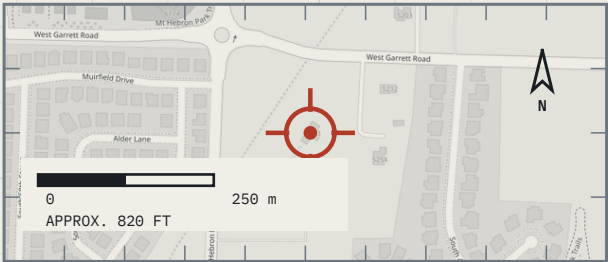
A P P L I C A N T
GMD Investments

M A T T E R
Rezoning, T2 Rural → T4.1 Neighborhood Medium-Intensity
and T4.2 Neighborhood High-Intensity

B O D Y
Rogers Planning Commission

D A T E
Heard July 21 and August 4, 2026

R E C O R D E D
"Recommended to City Council"



S. MT HEBRON ROAD, SOUTHERN ROGERS · © OPENSTREETMAP

W H Y I T M A T T E R S

A rezoning changes what land use is permitted on a parcel already inside the city. It does not change municipal boundaries; annexation is the separate process that does that. No site plan, plat, or development permit for this property appears in the reviewed records.

E X H I B I T - O U T C O M E T A B L E

CITYWORKS CASE NO.	CASE NAME	LOCATION	BOARD OR COMMISSION	ANTICIPATED HEARING DATE	OUTCOME
RZ26-00345	GMD Investments	6253 S. Mt Hebron Rd	Planning Commission	7/21 & 8/4	Recommended to City Council

Excerpt: City of Rogers, Public Hearing Items outcome table

S E Q U E N C E

- JULY 21 / AUG 4, 2026

Planning Commission hearings held.
- RECORDED

Recommended to City Council.
- NEXT

Council must act separately and may approve, deny, or modify.

R E A D T H I S A S

Until the Council acts, the parcel is not rezoned.

O F F I C I A L S O U R C E

- [City of Rogers, Public Hearing Items outcome table](#)
- [City of Rogers permit portal, case RZ26-00345](#)