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

ROGERS PLANNING COMMISSION
AGENDA & MEETING INSTRUCTIONS

Date:	**September 21, 2021**
Location:	**Virtual(Zoom)**
Committee Sessions:	**4:30PM**
Regular Session:	**5:00 PM**

MEETING INSTRUCTIONS

- To attend via computer:
  CLICK THIS LINK and enter Webinar Password 682051.

- To attend via phone:
  Call 1-312-626-6799 and enter Webinar ID 849 6695 1939 when prompted.

- Each meeting will take place in the same Zoom room. The Regular Session will begin once the last Committee meeting ends.

- Members of the public wishing to provide input are strongly encouraged to do so in writing. Please email your statement, questions, or concerns to the Planning Commission at planningcommission@rogersar.gov before 5:00 PM Tuesday.

VIRTUAL PARTICIPATION

- Planning Commissioners and Staff are the only visible attendees. All attendees are automatically muted and invisible to others upon entry. Staff will enable/disable talk for each speaker.

- If representing an agenda item or speaking in a public hearing:
  - Click **RAISE HAND** when prompted by the chairman. Staff will enable speaking for your presentation and disable speaking when done.
  - **Dial *9** to **RAISE HAND** if attending meeting by phone.

Proof of public notice (**green Return Receipt cards**) for public hearing items must be **emailed or delivered** to Planning Staff by **5:00 PM Tuesday**. There is a dropbox in the vestibule of the front doors of City Hall for deliveries.

COMMITTEE SESSIONS – 4:30PM

PLANS & POLICIES COMMITTEE

1. RZN & CGM Amendment Request: PHP Holdings

DEVELOPMENT REVIEW COMMITTEE

1. Pre-Submittal Variance & Waiver Requests: Soaring at Scissortail

REGULAR SESSION – 5:00 PM

CALL TO ORDER

ROLL CALL

ACTION ON MINUTES

1. September 7, 2021

REPORTS FROM STAFF

REPORTS FROM BOARDS AND COMMITTEES

1. Plans & Policies Committee
2. Development Review Committee

CONSENT AGENDA

OLD BUSINESS

PUBLIC HEARINGS

1. RZN: PHP Holdings
   A request to rezone 15.57 ± acres located N and SW of the intersection of S. 31st St. and Green Acres Dr. from the A-1 (Agricultural) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district and amend the subject location from the current Comprehensive Growth Designation of "Neighborhood" to "Regional Center".
   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Bill Watkins*

2. CUP: ABC Happy Kids Learning Academy
   A request for a Conditional Use Permit to allow the use "Day Care, General" at 2204 S. 12th St. in the RMF-12B (Residential Multi-Family) zoning district.
   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Teresa Bruno/Gary Rauscher*

3. CUP: Hope is Alive Ministries, Inc.
   A request for a Conditional Use Permit to allow the use "Group Home" at 6608 W. Cambridge Ave. in the R-SF (Residential Single-Family) zoning district.
   - *STAFF: Ethan Hunter*
   - *REPRESENTED BY: Anna Broadaway*

NEW BUSINESS

1. Pre-Submittal Variance & Waiver Requests: Soaring at Scissortail
   A request for multiple Variances and Waivers related to N-R (Neighborhood Residential) zoning standards, connectivity standards, and typical street section design.
   - *STAFF: Ethan Hunter*
   - *REPRESENTED BY: Jennifer Watkins*

ADJOURN

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

MEETING DATE
SEPTEMBER 21, 2021

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – PHP HOLDINGS

STAFF: AMBER LONG, PLANNER II

REQUEST DETAILS

ADDRESS/PARCEL:	N and SW of the intersection of S. 31st St. and Green Acres Dr. / 02-01694-035, 02-01694-040 & 02-01694-045
TOTAL AREA TO BE REZONED:	± 15.57 acres
CURRENT ZONING:	A-1 (Agricultural)
PROPOSED ZONING:	U-COM (Uptown Commercial Mixed Use)
APPLICANT/REPRESENTATIVE:	Daniel Ellis, Crafton Tull
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	PHP Holdings LLC
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This rezone request includes a proposed Comprehensive Growth Map amendment to designate the subject area as Regional Center (and as U-COM on the Uptown Regional Center Zoning Plan). If this amendment were to be approved, then the requested U-COM zoning would be congruent with the CGM. Staff finds that expanding the Uptown Regional Center boundary to include the subject parcels is appropriate for the current and future development context of the area and would "square off" commercially developable land along S. Hampton Place

Community Development recommends the following actions for this request:

1. **Approve** the CGM amendment to designate parcels 02-01694-035, 02-01694-040, and 02-01694-045 as Regional Center.
2. **Approve** the rezoning request.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:
   a) *Growth Designation*:
      Regional Center.

   b) *Growth Designation Character*:
      Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land (CGM Page 1).

   c) *Base Density*:
      N/A

   d) *Max Density*:
      N/A

   e) *Allowed Zoning Districts*:
      COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT.

2. ZONING:
   a) *U-COM (Uptown Commercial Mixed-Use)*
      The purpose and intent of the U-COM zoning district is "to allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces," (Sec. 14-732(1.1)(a)(ii.)).

   b) *General Findings*:
      The subject location consists of three parcels—02-01694-035, 02-01694-040, and 02-01694-045—zoned A-1 in the Neighborhood Growth Designation. Parcel 02-01694-045 currently has a single-family residential use, while parcels 02-01694-035 and 02-01694-040 are undeveloped. The subject location is bordered by the Uptown Regional Center to the west and cater-corner to the Neighborhood Center located at the intersection of S. Bellview Rd. and S. Hampton Place. Adjacent zoning within the Neighborhood includes R-O to the north and RMF-6B and A-1 to the east. Nearby zoning within the Neighborhood Center includes C-3, C-2, RO-CU, R-O and A-1. Adjacent zoning within the Regional Center includes U-COM and C-2. This rezone application includes a request to amend the Comprehensive Growth Map, to allow the subject location to be incorporated into the adjacent Regional Center Growth Designation and to thereby allow the subject location to be considered for U-COM zoning. Staff finds the present request appropriate at this location due to the subject location's proximity to the Regional Center and the existing neighborhood characteristics. U-COM includes Residential Transition Standards, which require buffering and screening from any adjacent single-family residential uses. U-COM also allows for future site adaptability while disallowing uses that are typically incompatible with residential development. Staff therefore recommends that the CGM be amended to allow the subject location to be designated as a part of the Uptown Regional Center and to allow the subject location to be rezoned to U-COM.

3. RECOMMENDATIONS:
   a) **Approve** the CGM amendment to designate parcels 02-01694-035, 02-01694-040, and 02-01694-045 as Regional Center.
   b) **Approve** the rezoning 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.
4. *IF TABLING*:
   Move to table the request.

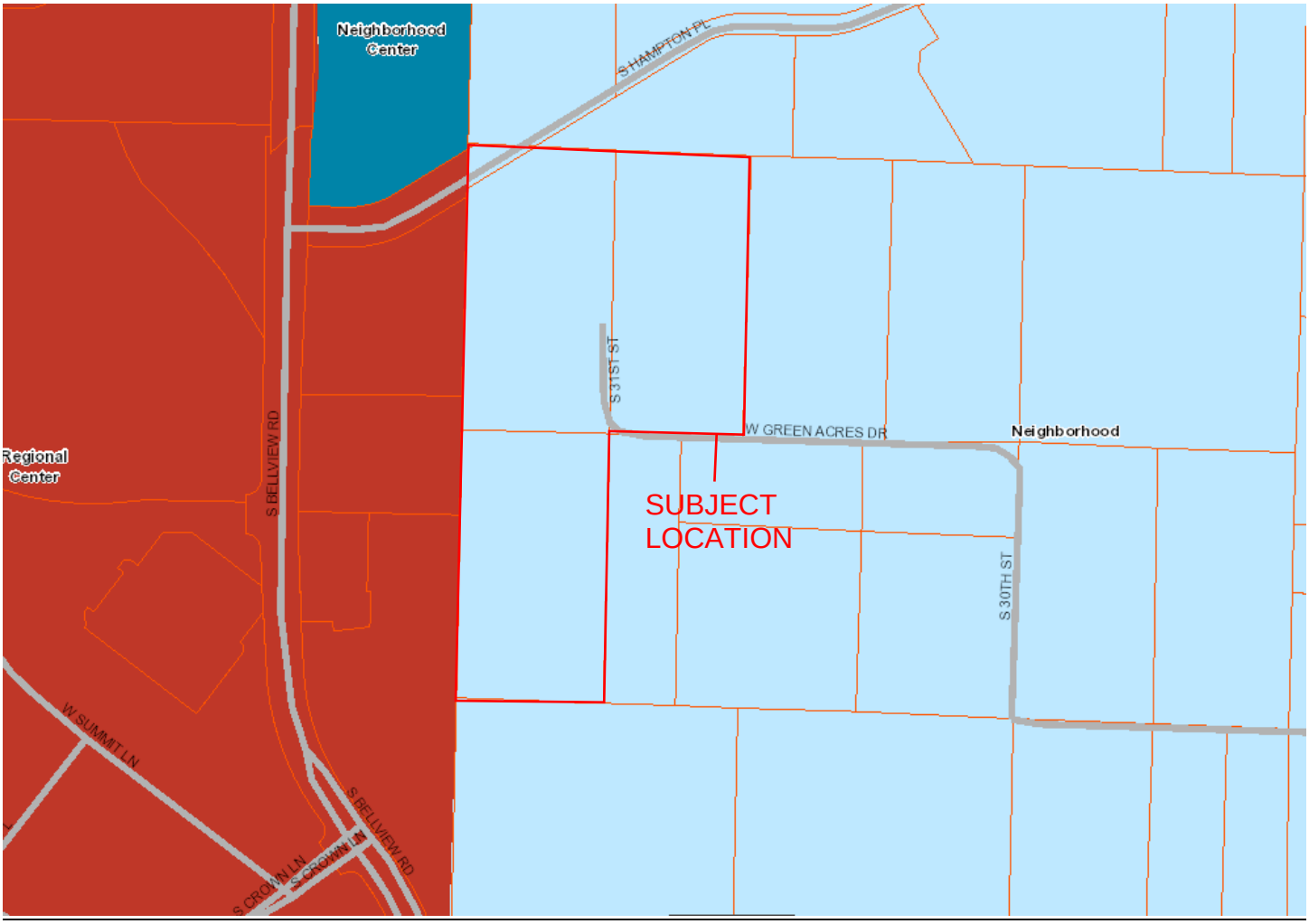
TABS

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

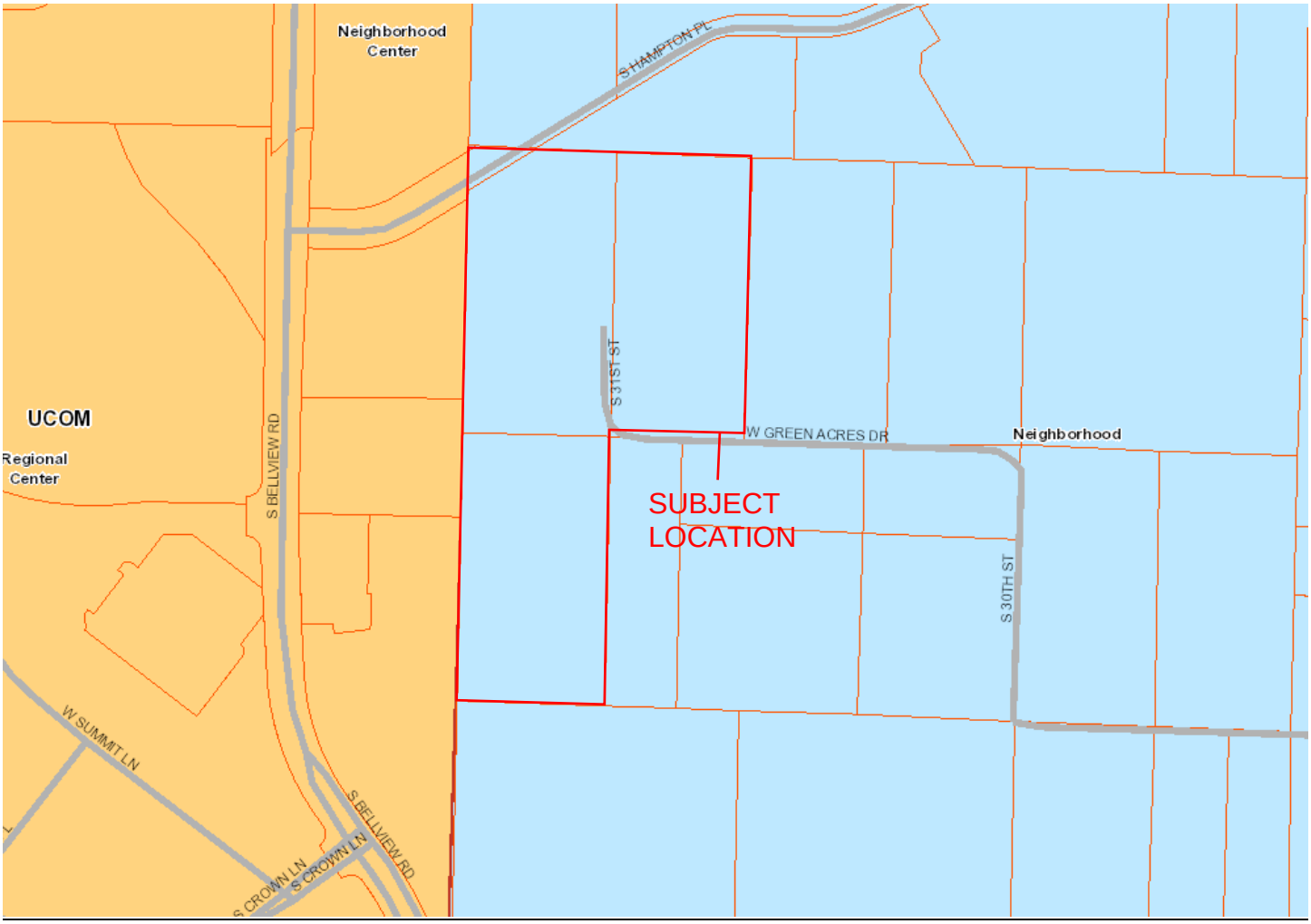
TAB 1

AERIAL VICINITY MAP

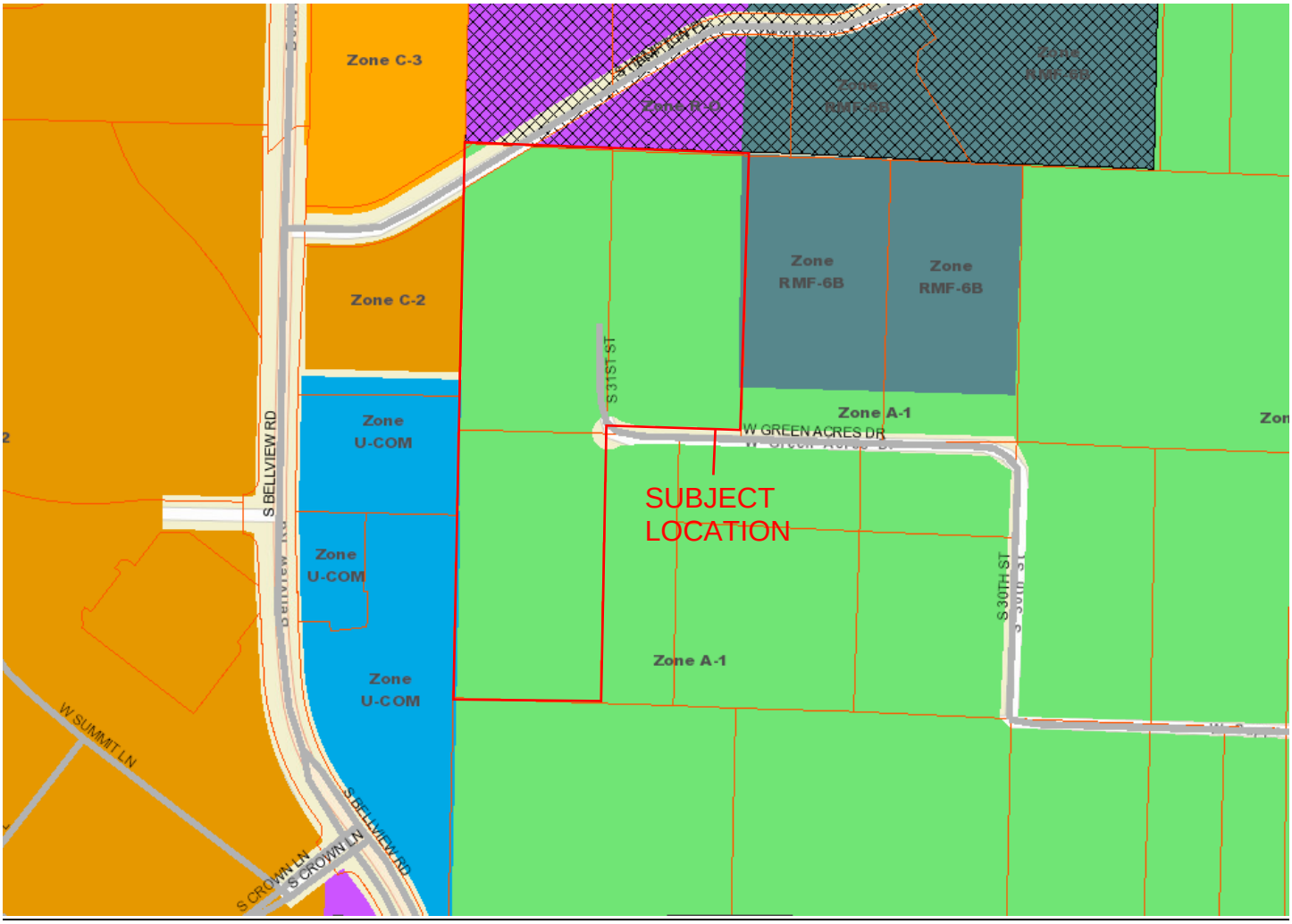
CGM VICINITY MAP



UPTOWN ZONING VICINITY MAP



ZONING VICINITY 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: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Crafton Tull - Daniel Ellis, P.E.

ADDRESS: 901 N. 47th St., Rogers, AR 72756 SUITE #: 400

GENERAL LOCATION OF PROPERTY: N and SW of the intersection of S 31st St. and W Green Acres Dr

PHONE #: 479-636-4838 EMAIL: daniel.ellis@craftontull.com

PROPERTY OWNER: PHP HOLDINGS LLC PHONE #: _____

PRESENT USE: Greenspace, 1 single family home ZONING: A-1

PROPOSED USE: Mixed use office/commercial ZONING: U-COM

Daniel P. Ellis August 30, 2021

Applicant Signature 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, PHP HOLDINGS LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: NW THE INTERSECTION OF S 31st ST AND W GREEN ACRES DR (PARCEL #02-01694-040)

PRESENT ZONING: A-1

ZONING REQUEST: U-COM

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 30th day of August, 2021.

Gloria Hatfield
Notary Signature

Gloria Hatfield
Notary Name Printed

7-16-2024
Commission Expires

GLORIA HATFIELD
Notary Public
WASHINGTON COUNTY, ARKANSAS
My Commission Expires 7-16-2024
Commission # 12400049

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: NE THE INTERSECTION OF S 31st ST AND W GREEN ACRES DR (PARCEL #02-01694-035)

PRESENT ZONING: A-1

ZONING REQUEST: U-COM

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 30th day of August, 2021.

Gloria Hatfield
Notary Signature

Gloria Hatfield
Notary Name Printed

7-16-2024
Commission Expires

GLORIA HATFIELD
Notary Public
WASHINGTON COUNTY, ARKANSAS
My Commission Expires 7-16-2024
Commission # 12400049

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: SW THE INTERSECTION OF S 31st ST AND W GREEN ACRES DR (PARCEL #02-01694-045)

PRESENT ZONING: A-1

ZONING REQUEST: U-COM

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 30th day of August, 2021.

Gloria Hatfield
Notary Signature

Gloria Hatfield
Notary Name Printed

7-16-2024
Commission Expires

GLORIA HATFIELD
Notary Public
WASHINGTON COUNTY, ARKANSAS
My Commission Expires 7-16-2024
Commission # 12400049

DESCRIPTION FROM QUIT CLAIM DEED L201865924:

THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS.

LESS AND EXCEPT, PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 22, IN TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 660 FEET NORTH OF AND 669.6 FEET EAST OF THE SW CORNER OF THE SAID SW 1/4 OF THE NW 1/4, RUNNING THENCE NORTH 660 FEET; THENCE EAST 330 FEET; THENCE SOUTH 660 FEET; THENCE WEST 330 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT, PART OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, THENCE SOUTH 88 DEGREES 00 MINUTES EAST 511.9 FEET; THENCE NORTH 01 DEGREE 43 MINUTES EAST 662.5 FEET TO A FOUND IRON PIN; THENCE SOUTH 88 DEGREES 27 MINUTES 40 SECONDS EAST 487.45 FEET TO A SET IRON PIN SET ON THE CENTERLINE OF CAPPS ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE SOUTH 88 DEGREES 27 MINUTES 40 SECONDS EAST 330.03 FEET TO A FOUND IRON PIPE; THENCE LEAVING SAID CENTERLINE NORTH 01 DEGREE 42 MINUTES 16 SECONDS EAST 657.15 FEET TO A FOUND IRON PIPE; THENCE NORTH 88 DEGREES 19 MINUTES 19 SECONDS WEST 329.64 FEET TO A SET IRON PIN; THENCE SOUTH 01 DEGREE 44 MINUTES 18 SECONDS WEST 657.95 FEET TO THE TRUE POINT OF BEGINNING AND BEING SUBJECT TO THE RIGHT-OF-WAY OF CAPPS ROAD ALONG THE SOUTH SIDE THEREOF AND SUBJECT TO COVENANTS AND EASEMENT IF ANY.

LESS AND EXCEPT, PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST IN ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS BEGINNING S 88°00' E 339,6 FEET FROM THE SW CORNER OF THE SAID SW 1/4 OF THE NW 1/4; THENCE N 01°43' E 661.11 FEET; THENCE S 88°27'40" E 172.4 FEET; THENCE S 01°43' W 661.85 FEET; THENCE N 88°13' W 172.4 FEET TO THE POINT OF BEGINNING, CONTAINING 2.62 ACRES, MORE OR LESS.

LESS AND EXCEPT, PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST IN ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SW CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE S 88°00' E 339.6 FEET; THENCE S 88° 13' E 172.4 FEET TO THE POINT OF BEGINNING; THENCE N 01°43' E 450.85 FEET; THENCE S 88°00'50" E 435.0 FEET; THENCE S 01°43' W 449.30 FEET; THENCE N 88° 13' W 435.0 FEET TO THE POINT OF BEGINNING, CONTAINING 4.49 ACRES.

LESS AND EXCEPT, PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS BEGINNING AT A POINT WHICH IS S 88° E 511.90 FEET AND N 01°43' E 451.50 FEET FROM THE SW CORNER OF THE NW 1/4 OF SAID SECTION 22; THENCE N 01°43' E 210.86 FEET; THENCE S 88°27'40" E 435.00 FEET; THENCE S 01°43' W 214.4 FEET; THENCE N 88°00'48" W 435.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT, A PART OF THE S 1/2 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID NW 1/4 WHICH IS DESCRIBED AS BEING 947 FEET EASTERLY OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 1 DEGREE 43 MINUTES EAST 663.2 FEET; THENCE SOUTH 88

DEGREES 27 MINUTES 40 SECONDS EAST 382.6; THENCE SOUTH 1 DEGREE 43 MINUTES WEST 664.5 FEET; THENCE NORTH 88 DEGREES 16 MINUTES WEST 382.6 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT, PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SW 1/4 OF THE NW 1/4; THENCE ALONG THE NORTH LINE OF SAID SW1/4 OF THE NW 1/4 S86*51'16"E 18.53 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S86°51'16"E 146.31 FEET; THENCE S60°00'00"W 195.84 FEET TO THE WEST LINE OF SAID SW1/4 OF THE NW1/4; THENCE ALONG SAID WEST LINE N02°40'51°E 95.05 FEET; THENCE N60°00'00"E 22.01 FEET TO THE POINT OF BEGINNING, CONTAINING 8,714.11 SQUARE FEET OR 0.20 ACRES, MORE OR LESS.

LESS AND EXCEPT, PART OF THE SW1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NW CORNER OF SAID SW1/4 OF THE NW1/4; THENCE ALONG THE NORTH LINE OF SAID SW1/4 OF THE NW1/4 S86°51'16"E 18.53 FEET; THENCE S60°00'00"W 22.01 FEET TO THE WEST LINE OF SAID SW 1/4 OF THE NW1/4; THENCE ALONG SAID WEST LINE N02°40'51 "E 12.04 FEET TO THE POINT OF BEGINNING, CONTAINING 111.50 SQUARE FEET .

LESS AND EXCEPT, PART OF THE SW1/4 OF THE NW1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NW CORNER OF SAID SW1/4 OF THE NW1/4; THENCE ALONG THE WEST LINE OF SAID SW1/4 OF THE NW1/4 S02°40'51"W 107.08 FEET TO THE POINT OF BEGINNING; THENCE N60°00'00'E 35.44 FEET; THENCE S30°00'00"E 12.32 FEET; THENCE S60°00'00"W 25.00 FEET; THENCE N30°00'00"W 5.82 FEET; THENCE S60°00'00"W 14.62 FEET TO THE WEST LINE OF SAID SW1/4 OF THE NW1/4; THENCE ALONG SAID WEST LINE N02°40'51"E 7.72 FEET TO THE POINT OF BEGINNING, CONTAINING 389.41 SQUARE FEET.

Crafton Tull

901 N 47th Street, Suite 400
Rogers, AR 72756

479.636.4838 (ph)
479.631.6224 (fax)

September 2, 2021

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

RE: PL202101020 - PHP Holdings Rezone Request
CTA Job #21108600

Mr. Hunter,

We would like to formally amend our rezoning request to also include a change in the City of Rogers Comprehensive Growth Plan. Currently within the CGP this property is listed as Neighborhood. We would like to request that this be changed to Regional Center to more closely align with the proposed rezoning request already submitted.

We do appreciate you allowing us to make this amendment, and should you need anything further from our office please let us know.

Thank you,

Barry R. Williams, ASLA

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
200' 0 200'

COMPREHENSIVE MAP

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 1111104
ISSUE DATE: 09/14-21
CONTACT: D. ELLIS
CHECKED BY:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET · NOT FOR CONSTRUCTION · REVIEW SET

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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DRAWING: G:\1111-MUSCO\COMPREHENSIVE GROWTH\BELLMEN-ROAD\CONCEPT.DWG
LAYOUT: 1 PLOTTED BY: MICHAEL LAKEY 11/10/2021 2:24 PM PLOTTED IN PDF-XCHANGE PRINTER PLOT-XCHANGE.PC3 (PDF-XCHANGE PRO COPY)

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
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CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
300' 0 300'

ZONING MAP

ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 1111104
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CHECKED BY:

PRELIMINARY PLANS

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NOT FOR CONSTRUCTION • • • REVIEW SET • • • NOT FOR CONSTRUCTION • • • REVIEW SET

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

MEETING DATE
SEPTEMBER 21, 2021

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
CONDITIONAL USE PERMIT – HOPE IS ALIVE MINISTRIES, INC

STAFF: NICHOLAS LITTLE, PLANNER II

REQUEST DETAILS

BUSINESS/PROJECT NAME:	Hope is Alive Ministries, Inc
ADDRESS/PARCEL:	6608 W Cambridge Avenue / 02-19422-000
PROPOSED USE:	Group Residential
CURRENT USE:	Single-Family Residential
CURRENT ZONING:	R-SF (Single-Family Residential)
APPLICANT/REPRESENTATIVE:	Anna Broadaway
PROPERTY OWNER:	Hope is Alive Ministries, Inc
NATURE OF REQUEST:	Approval of Conditional Use Permit
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

This request is to allow the use "Group Residential" which is conditional in the R-SF zoning district. The subject property is zoned correctly per the Comprehensive Growth Map, as R-SF is an allowed zoning district in the Neighborhood Growth Designation. The proposed use, however, is not appropriate at this particular location based on the considerations stated in the use definition: "Group Residential is generally appropriate in locations that are suitable for multifamily residential, connected by streets classified as collector or above, accessible to public or commercial services, or in higher-intensity Growth Designations such as Neighborhood Center or Regional Center," (Sec. 14-695(b)(1)(c)(3)).

Community Development recommends **denial** of this request.

Note: the applicant is seeking retroactive permit approval after repeated and ongoing code violations (Notice of Violation on 5-6-21 and 8-4-21; Citation on 9-1-21.)

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

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-SF. The property is zoned correctly per the CGM, as R-SF is an allowed zoning district within the Neighborhood Growth Designation.
   b) The subject property is zoned R-SF within the Neighborhood Growth Designation. The subject property is surrounded by R-SF zoned properties that all lie within the Neighborhood Growth Designation. Rogers City Limits sit within 0.10 miles on three sides of the proposed location. To the north of the proposal, R-SF zoning continues for about 0.75 miles until other zoning types are present. The proposed use is incompatible with adjacent property as it does not comply with the location considerations found in the use definition.
   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.
   d) Ingress and egress at this location is standard for a single-family residential development, but is not suitable for the proposed use. On-street and driveway parking (11 spaces, per applicant) could cause potential traffic hazards and congestion, especially considering its location on the inside of a curve.

3. COMPREHENSIVE GROWTH MAP:
   a) *Growth Designation*:
      Neighborhood.

   b) *Growth Designation Character*:
      Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development (CGM Page 1).

   c) *Allowed Zoning Districts*:
      R-SF, N-R, R-DP, R-MF.

4. ZONING:
   a) *R-SF (Residential Single-Family)*:
      The purpose and intent of the R-SF zoning district is "for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district." (Sec. 14-699(a)).

   b) *Use Definition*:
      "Group Residential" is defined as "shared living quarters, for four or more unrelated persons, without separate kitchen or bathroom facilities. Group Residential does not include residential hotels. Group Residential allows for associated support services. Group Residential is generally appropriate in locations that are suitable for multifamily residential, connected by streets classified as collector or above, accessible to public or commercial services, and in higher-intensity Growth Designations such as Neighborhood Center or Regional Center," (Sec. 14-695(b)(1)(c)).

5. RECOMMENDATIONS:
   a) **Deny** 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.
4. *IF TABLING*:
   Move to table the request.

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

TAB 1

AERIAL VICINITY MAP

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: $100 ($100)

Zoning: R-SF

Permit Number:

CityView Application: PL202101021

Date: 8/30/2021

CONDITIONAL USE PERMIT

APPLICANT: Hope is Alive Ministries, Inc. (via Anna Broadaway, its Attorney)

ADDRESS: 6608 W. Cambridge Avenue - Parcel No. 02-19422-000 SUITE #: N/A

GENERAL LOCATION OF PROPERTY: Lot 38 - Biltmore Subdivision

PHONE #: 479-443-2705 EMAIL: abroadaway@rmp.law

PROPERTY OWNER: Hope is Alive Ministries, Inc. PHONE #:

PRESENT USE: Residential ZONING: R-SF

PROPOSED CONDITIONAL USE: Group Home - *See* Rogers Ordinance Sec. 14-694.

PARKING SPACES AVAILABLE: 11 HOURS OF OPERATION: 24 hours per day, 365 days per year.

IF APPLYING TO OPEN A DAYCARE: N/A

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

Applicant Signature Anna Broadaway, on behalf of Hope is Alive Ministries, Inc. Date 8/30/21

Attachment Checklist:

- ☒ Letter explaining request (**Exhibit A**)
- ☒ Legal description of property (**Exhibit B**)
- ☒ Applicant Certification (**Exhibit C**)
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 8/30/2021 PUBLIC HEARING DATE: CERTIFIED MAIL DATE:

PLANNING COMMISSION ACTION:

COMMENTS, CONDITIONS, LIMITS:

EXHIBIT
B

L202119655
BENTON CO. AR FEE $25.00
PRESENTED & E-RECORDED
03/18/2021 09:20:50 AM
BRENDA DESHIELDS
Circuit Clerk & Recorder

File #21-12730-2

ADVANTAGE TITLE & ESCROW

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Cole J. Powell and Julia Powell, husband and wife**, GRANTORS for the consideration of the sum of One Dollar and no/100 ($1.00), in hand paid by **Hope is Alive Ministries, Inc**, GRANTEE the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto the said GRANTEE and unto its heirs and assigns forever the following described land, situate in the **County of Benton**, State of Arkansas, to-wit:

Lot 38, Biltmore Subdivision, to the City of Rogers, Benton County, Arkansas, as shown on Plat Record "2006" at Pages 180 and 181.

Subject to Easements, Rights of Way, and Covenants of Record, if any. Subject to all prior reservations, restrictions, and conveyances of gas, oil, and/or other minerals and rights thereto. Subject to oil and gas leases, if any. Subject to all matters that would be shown by an accurate survey and inspection of the premises

TO HAVE AND TO HOLD the same unto the GRANTEE and unto its heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with the GRANTEE that we will forever warrant and defend the title to the property against all lawful claims whatever and relinquish unto the GRANTEE all of our rights of dower, curtesy, and homestead in and to the above described property, if applicable.

WITNESS our hands this 11 day of March, 2021.

Cole J. Powell

Julia Powell

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Benton)ss

I, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, do hereby certify that **Cole J. Powell and Julia Powell, husband and wife,** are personally known to me or sufficiently proven to be the same persons whose names are subscribed to the forgoing instrument and that they appeared before me this day in person and acknowledged and swore that the statements set forth in the forgoing instrument are true and correct and that they signed and delivered the instrument as their free and voluntary act, for the consideration uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 11 day of March, 2021.

My commission expires: 02/13/2021

Notary Public

I certify under penalty of false swearing that the legally correct amount of documentary stamps or documentary symbol have been placed on this instrument.

Grantee/Grantee Agent:

Grantee Address for Tax Purposes:

Prepared by or under the supervision of:
Thorn Law Firm, PLLC
1236 Silver Oak St.
Elkins, AR 72727

Contact for questions:
Advantage Title & Escrow, LLC
2744 E Millennium Drive, Ste 3
Fayetteville, AR 72703

GUSTAVO GAETA
Notary Public-Arkansas
Benton County
My Commission Expires 02-13-2023
Commission # 12392314

STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid

File Number: 21-12730-2

Grantee: HOPE IS ALIVE MINISTRIES, INC
Mailing Address: 14401 NORTH MAY AVENUE
OKLAHOMA CITY OK 731340000

Grantor: COLE J. POWELL AND JULIA POWELL
Mailing Address: 3901 NORTHEAST CADBURY AVENUE
BENTONVILLE AR 727120000

Property Purchase Price: $430,000.00
Tax Amount: $1,419.00

County: BENTON
Date Issued: 03/16/2021
Stamp ID: 1323378688

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Deidre M. Ness

Grantee or Agent Name (signature): Deidre M. Ness Date: 03/16/2021

Address: 2744 E. Millennium Dr. Suite 3

City/State/Zip: Fayetteville, AR 72703

CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L202119655**
03/18/2021 09:20:50 AM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

PROPERTY OWNER PERMISSION

I, Lance Lang (name), hereby permit the use of group home under ordinance 14-694 (use)

on my property at 6608 W. Cambridge Ave (address) Rogers, Arkansas.

Dated this the 30 day of August, 2021.

Signed

Lance Lang
Name Printed

STATE OF ~~ARKANSAS~~ GF Oklahoma

COUNTY OF Oklahoma

Subscribed and sworn before me this the 30 day of August, 2021.

Notary Signature

Gizelle Failla
Notary Name Printed

03.02.2025
Commission Expires

NOTARY PUBLIC SEAL
GIZELLE FAILLA
Notary Public
State of Oklahoma
Comm. # 21002890 Expires 03/02/25

EXHIBIT C

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.

Dated this the 30 day of August, 2021.

Signed

LANCE A. LANG
Name Printed

STATE OF OKLAHOMA

COUNTY OF Oklahoma

Subscribed and sworn before me this the 30 day of August, 2021.

Notary Signature

Gizelle Failla
Notary Name Printed

03.02.2025
Commission Expires

NOTARY PUBLIC SEAL
GIZELLE FAILLA
Notary Public
State of Oklahoma
Comm. # 21002890 Expires 03/02/25

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

MEETING DATE
SEPTEMBER 21, 2021

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
PRE-SUBMITTAL VARIANCE & WAIVER REQUESTS – SOARING AT SCISSORTAIL

STAFF: ETHAN HUNTER, CITY PLANNER
LANCE JOBE, CITY ENGINEER
KRIS PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Soaring at Scissortail
ADDRESS/LOCATION:	± 5.05 acres on W. Pleasant Grove Road east of Scissortail Subdivision
APPLICANT/REPRESENTATIVE:	Sand Creek Engineering / Jennifer Watkins
PROPERTY OWNER:	Leadership Team LLC
NATURE OF REQUEST:	N-R zoning standards; Connectivity standards; Typical street section
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

The applicant is seeking early approval of multiple variances and waivers to determine project feasibility prior to complete Preliminary Plat submittal. See Tab 1 for applicant's request letter.

Staff recommends the following actions:

1) Consider **VARIANCE** from Section 14-702(c)(2) requiring minimum building setbacks for N-R zoning
2) Consider **VARIANCE** from Section 14-702(d)(1) requiring minimum lot area for N-R zoning
3) Approve **WAIVER** from Section 14-46(g) regarding the Typical Street Section for a Minor Arterial Street along W. Pleasant Grove Road with a **CONDITION** to match existing conditions east along Pleasant Grove Road in front of Scissortail Subdivision, provide street trees and streets lights as required by City Engineer during the review process, and include right-of-way dedication for a planned future round-about.
4) Deny **WAIVER** from Section 14-604 requiring Connectivity Standards.

THIS REPORT MAY NOT REFLECT ALL INFORMATION, DOCUMENTS, OR OTHER MATERIALS MADE AVAILABLE TO OFFICIALS DURING DISCUSSION AND PUBLIC INPUT. STAFF RECOMMENDATIONS ARE BASED ON TECHNICAL REVIEW OF CITY CODE AND MATERIALS PROVIDED BY APPLICANT AT TIME OF SUBMITTAL. ALL REQUESTS SHOULD BE CONSIDERED WITH REGARD TO LAND USE COMPATIBILITY AND THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE PUBLIC.

PLANNING REVIEW

1. The applicant requests a **VARIANCE** from Section 14-702(c)(2) requiring minimum building setbacks for N-R zoning. The request includes a 5' front setback reduction (20' to 15'), a 10' rear setback reduction (20' to 10'), a 10' exterior side setback reduction (20' to 10'), and a 4' interior side setback reduction (6' to 10'/2').
   a) RECOMMENDATION: **Consider request. While staff supports the creation of more functional private and common open space, the applicant has not identified any site-specific hardships or unique circumstances to warrant the request.**

2. The applicant requests a **VARIANCE** from Section 14-702(d)(1) requiring minimum lot area for N-R zoning. The applicant proposes 5,500-sf minimum lot area instead of 6,000-sf as required by code.
   a) RECOMMENDATION: **Consider request. While staff supports the creation of more functional private and common open space, the applicant has not identified any site-specific hardships or unique circumstances to warrant the request.**

ENGINEERING REVIEW

1. The applicant requests a **WAIVER** from Section 14-46(g) regarding the Typical Street Section for a Minor Arterial Street along W. Pleasant Grove Road. The applicant states that they would like to match existing conditions at the location.
   a) RECOMMENDATION: **Approve request with a condition to match existing conditions east along Pleasant Grove Road in front of Scissortail Subdivision, provide street trees and streets lights as required by City Engineer during the review process, and include right-of-way dedication for a planned future round-about.**

2. The applicant requests a **WAIVER** from Section 14-604 requiring Connectivity Standards at the proposed site.
   a) RECOMMENDATION: **Deny request and require the connectivity standards to be upheld. Connectivity will allow residents within this development to access alternative routes to the north to avoid traffic conditions along W Pleasant Grove Road during peak traffic conditions and school traffic. A proposed project, Evening Star Subdivision, has already demonstrated through early submission the ability to achieve connectivity to the north of this location, and has proposed a stub of a minor street that extends approximately ½ mile to the north of this connectivity point. This connectivity point is planned to be a future round-about to better align with Roberts Road to the south, and establish a north/south Minor Street connection for Roberts Road that will extend further north. Additionally, this connection will resolve a connection issue in which allows a City Street to be connected to the proposed Evening Star Subdivision from W Pleasant Grove Road without the need for driving outside of the City of Rogers City Limits to access the subdivision**

DIRECTOR'S COMMENTS

1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

TABS:

1. Request letter and supporting documents

SAND CREEK
Engineering and Land Surveying

June 23, 2021

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

Re: Proposed Development

This planned unit development is a 28-unit single family residential development encompassing approximately 5 acres on Pleasant Grove Rd. that is based on the N-R, Neighborhood Residential Zone and fits with the City of Rogers Master Plan and vision for this area. This design structures residences around a large communal greenspace and pavilion. By clustering houses together in this fashion around the perimeter, it gives the opportunity to create more open space and amenities to be utilized by the neighborhood as a whole. Sidewalks, trees and other vegetation line both sides of the private streets within the development, encouraging walkability and use of the centrally located amenities. Variations from the standard setbacks allow for a more efficient use of the land that maintains the base density set forth in the Comprehensive Growth Plan while allowing for more usable open space areas, both shared and private.

The proposed base zoning for this development is N-R, Neighborhood Residential, allowable under the City's Comprehensive Growth Plan. Surrounding zonings include RSF, Residential Single Family to the East and North, A-1, Agricultural to the South, which has been developed into an elementary school, and a mixture of Agricultural and Single Family Residential to the West that lies within the Bentonville City Limits. According to the Zoning Code, "the N-R neighborhood residential district is created to encourage the continuation and revitalization of low- to medium-density housing throughout the City.

This planned unit development falls within the "Neighborhood" designation on the City's Comprehensive Growth Plan:

GROWTH DESIGNATION	PURPOSE	CHARACTER	DENSITY			ALLOWED ZONING DISTRICTS
			BASE	MAX	LEVEL	
Neighborhood	To protect and maintain existing residential in between other Growth Designation nodes while encouraging low-density infill.	Single-use residential areas connected by collector and local street that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.	6 units/ acre	12 units/ acre	Low	R-SF, N-R, R-DP, R-MF

This proposal maintains the base density of the "Neighborhood" designation at 6 units per acre, and the proposed base zoning of N-R, Neighborhood Residential, is an allowed zoning district under said designation. This concept allows for the creation of low density development near what is designated as a proposed "Neighborhood Center" within a walkable distance to the East on Pleasant Grove Road and within walking distance of Evening Star Elementary School.

Variances from Underlying Zone:

By shifting the interior side setbacks from the standard 6' on each side, we are proposing interior side setbacks be 10' and 2'. This variation will still maintain the 12' distance between structures and the spirit of the N-R code, while giving a larger, more useable open space to each individual lot.

Due to the narrower width of the property, reducing the front setback from 20 feet to 15 feet, the rear setback from 20 feet to 10 feet, and the exterior side yard from 20 feet to 10 feet allows for the creation of the central greenspace and amenities area, along with looping the drives for emergency vehicle circulation. The larger community gathering space is a more efficient use of open space than having slightly deeper private yards.

When combined with the shift in interior side setbacks, a wider side yard has been formed, allowing for a more functional open space area. These shifts to one side and the rear of the lot create a larger and more practical greenspace for each unit.

Deviation from the minimum lot area is requested to allow the achievement of the base density for the N-R zone, while still achieving a central community greenspace and amenities.

Ordinance No.	Description	Required	Min. Provided	Waiver Request
14.702-(c)(1)	Building Height	35'	35'	No
14.702-(c)(2)	Front Yard	20'	15'	Yes
	Interior Side Yard	6'	10'/2'	Yes
	Exterior Side Yard	20'	10'	Yes
	Rear Yard	20'	10'	Yes
14.702-(d)(1)	Minimum Lot Area	6,000 SF	5,500 SF	Yes
14.702-(d)(2)	Minimum Lot Width	50'	55'	No
14.702-(d)(4)	Max Building Coverage	55%	51%	No
14.702-(d)(5)	Minimum Open Space	30%	36%	No
14.702-(e)	Off Street Parking	2	4	No

Requested Waivers:

We are requesting a waiver from 14-604-(c)(1), 14-604-(c)(2), and 14-604-(c)(7). This development is intended to be gated with private streets. As the city has moved away from the PUD process, which is required by 14-604-(c)(7), a waiver is necessary for installation of a gated entrance. Sections 14-604-(c)(1) and 14-602-(c)(2) pertain to stub connections to adjacent developments and properties that could

potentially be developed in the future. We are requesting a waiver from making this stub connection. As this is intended to be a private and gated development, this connection would prevent the privacy of the development. Further, the adjacent property to the north is intended to be a 230 lot residential subdivision. With the elementary school directly across the street from our proposed development, it is reasonable to expect that an excessive amount of traffic would attempt to travel through this development during peak traffic periods. Traffic backs up significantly in both directions of W. Pleasant Grove Rd. and Roberts Rd., as well as into the existing Scissortail development to the East. Should that traffic back into this subdivision, residents would be unable to enter and exit their driveways and the development itself for significant periods of time. There is also limited room between the existing intersection of Roberts Rd. and W. Pleasant Grove Blvd., which contains a heavily trafficked crosswalk to the school, and the proposed entrance to this development. Excessive traffic entering and exiting this subdivision during peak traffic periods would be a safety hazard, particularly to children and parents utilizing said crosswalk as visibility is limited during periods of severe traffic back up. Keeping traffic counts lower in and out of this proposed development entrance would be safer for the general public. The proposed 230 lot subdivision to the North was designed with three exits onto nearby Gaston Rd., as well as multiple stubs to adjacent future developments and should not be negatively impacted by not connecting to this development.

We are also requesting a waiver from Section 14-46(g) regarding the typical cross section for a Minor Arterial Street. W. Pleasant Grove has existing improvements across the street as well as adjacent to the east of this development. We are requesting to match the existing improvements for continuity, as well as to avoid a large area of existing utility structures in the Southwest portion of this property.

SOARING AT SCISSORTAIL

CONCEPT PLAN

ROGERS, ARKANSAS

CONTACT LIST

OWNER/DEVELOPER
LEADERSHIP PROPERTIES
8600 W. PLEASANT GROVE RD.
BENTONVILLE, AR 72712
BOB DAVID/JULIE VAUGHT
918-808-6792
BOB@LEADERSHIPPROPERTIES.COM
JULIE@LEADERSHIPPROPERTIES.COM

CIVIL ENGINEER / SURVEYOR
SAND CREEK ENGINEERING
JENNIFER WATKINS
1610 N.W. 12TH STREET
BENTONVILLE, AR 72712
(479) 464-9282
JWATKINS@SANDCREEK.US

PLANNING DEPARTMENT
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
ETHAN HUNTER
(479) 621-1186

CITY ENGINEER
CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
LANCE JOBE
(479) 621-1186

STREET DEPARTMENT
CITY OF ROGERS
3101 W. OAK STREET
ROGERS, AR 72758
FRANKIE GUYLL
(479) 621-1140

WATER DEPARTMENT
ROGERS WATER UTILITIES
601 S. 2ND STREET
ROGERS, AR 72756
STEPHEN PONDER
(479) 621-1142

FIRE DEPARTMENT
CITY OF ROGERS
201 N. FIRST ST.
ROGERS, AR 72756
THOMAS C. JENKINS
(479) 621-1179

GAS COMPANY
BLACK HILLS COOPERATION
1301 FEDERAL WAY
LOWELL, AR 72745
BRANDON STUBBS
(479) 225-3726

CABLE COMPANY
COX COMMUNICATIONS
4901 S. 48TH ST.
SPRINGDALE, AR 72762
STEVEN THOMPSON
(479) 871-2430

TELEPHONE COMPANY
AT&T
1313 HAROLD ST
FAYETTEVILLE, AR 72703
BRETT BALDWIN
479-571-6609

FLOOD STATEMENT:

(BY GRAPHICAL PLOTTING ONLY)
This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Benton County, Arkansas. Map Number 05007C0070J. Map. NO 05007C0265K Effective June 5, 2012.

CONTRACTOR:

OWNER:
ADDRESS:
PHONE:
EMAIL:

STATE CONTRACTOR LICENSE #:_____

A state contractor's license is required for projects exceeding $20,000.

GENERAL SITE NOTES:

Site address: W. Pleasant Grove Road Rogers, AR 72758

It is the responsibility of the Engineer of Record to include all items required by ordinance. If approved plans conflict with ordinance requirements, the ordinance takes precedence unless a waiver or variance has been granted.

Stockpiles with excess construction site materials, including but not limited to excess top soil stockpiles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.

All civil plans used on site must include most current stamp by Rogers Planning

Easement plat is required by Certificate of Occupancy

VICINITY MAP

NOT TO SCALE

SAND CREEK
Engineering and Land Surveying

SHEET LIST

1 COVER SHEET
2 CONCEPTUAL SITE PLAN
3 LANDSCAPING PLAN
4 PRELIMINARY PLAT

LEGAL DESCRIPTION (PER L202047711)

Located in a part of the SE 1/4 of the NE 1/4 of Section 26, Township 19 North, Range 31 West in Benton County, Arkansas, more precisely described as follows: starting at a set cotton spindle at the Southeast corner of the SE 1/4 of the NE 1/4 of section 26 for the true point of beginning: thence along the South line of the SE 1/4 of the NE 1/4, north 87°02'29" West 331.39 feet to a set cotton spindle; thence North 02°26'37" East 663.51 feet to a set 5/8" rebar; thence South 87°07'57" East 331.39 feet to a set 5/8" rebar; thence along the East line of the SE 1/4 of the NE 1/4, South 02°26'37" West 664.04 feet to a set cotton spindle and the true point of beginning, containing 5.05 acres, more or less and being subject to the right of way of Haxton Road and any easements of record.

REVISION CHART

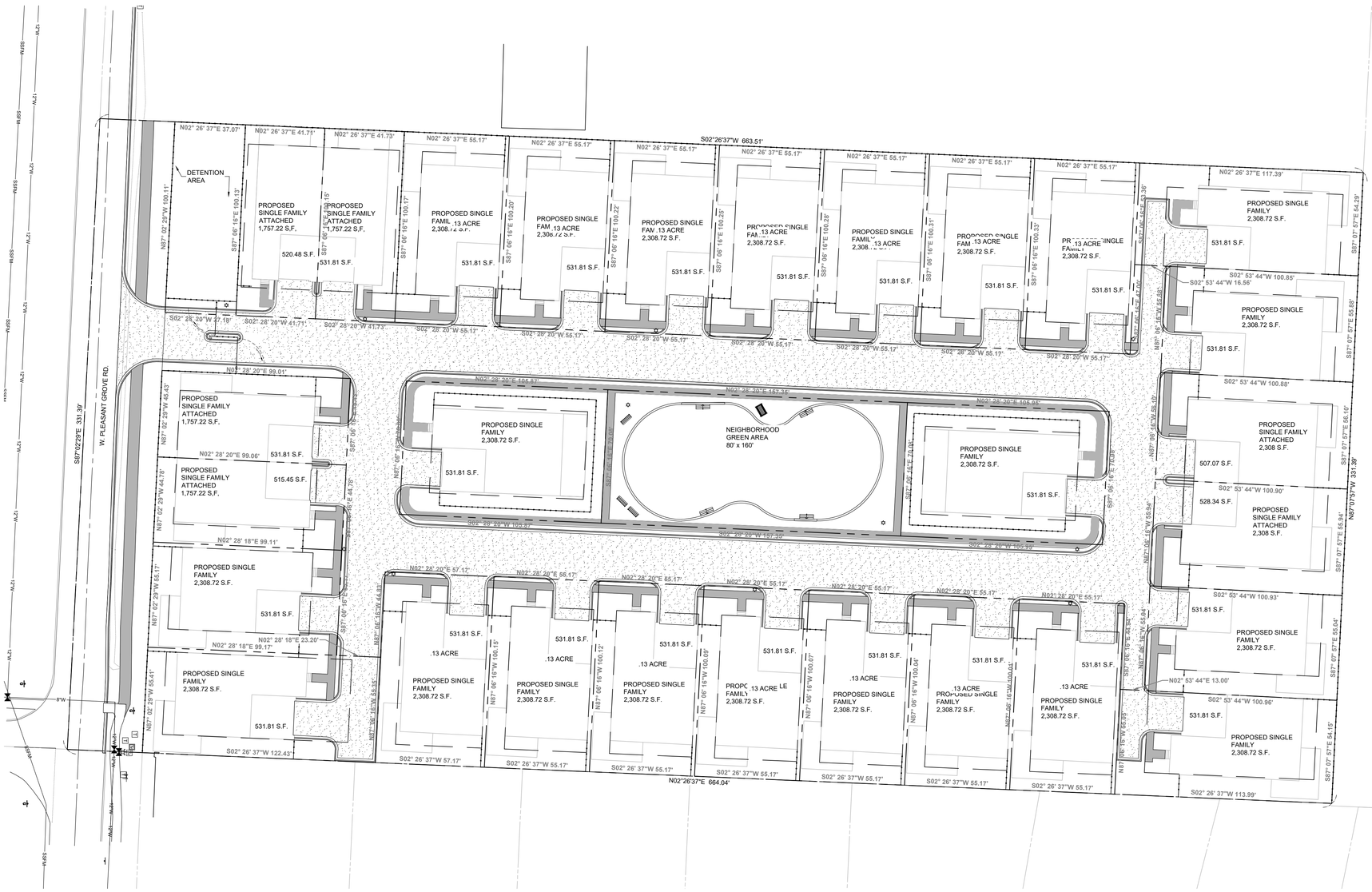
#	TITLE	DATE	NOTES:
	REV-0	XX/XX/2020	INITIAL SUBMITTAL
1	REV-1	XX/XX/2020	REASON
2	REV-2	XX/XX/2020	REASON
3	REV-3	XX/XX/2020	REASON
4	REV-4	XX/XX/2020	REASON
5	REV-5	XX/XX/2020	REASON

811 Know what's **below.** **Call** before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

\\sandcreek-fs\users\Jwatkins\Desktop\Projects\21020\21020_Master-Rev-0.dwg - Plotted on 9/2/2021 12:12 PM @ a scale of 1:1 to DWG TO PDF.PC3 by JWATKINS

21020 SOARING AT SCISSORTAIL



LEGAL DESCRIPTION

Located in a part of the SE 1/4 of the NE 1/4 of Section 26, Township 19 North, Range 31 West in Benton County, Arkansas, more precisely described as follows: starting at a set cotton spindle at the Southeast corner of the SE 1/4 of the NE 1/4 of section 26 for the true point of beginning: thence along the South line of the SE 1/4 of the NE 1/4, north 87°02'29" West 331.39 feet to a set cotton spindle; thence North 02°26'37" East 663.51 feet to a set 5/8" rebar; thence South 87°07'57" East 331.39 feet to a set 5/8" rebar; thence along the East line of the SE 1/4 of the NE 1/4, South 02°26'37" West 664.04 feet to a set cotton spindle and the true point of beginning, containing 5.05 acres, more or less and being subject to the right of way of Haxton Road and any easements of record.

30' 0 30'

SCALE: 1" = 30'

SITE DATA

SITE ADDRESS: W. PLEASANT GROVE RD. ROGERS
SITE ACREAGE = 5.05 ACRES
PARCEL #02-02137-425
EXISTING ZONING: N-R

28 UNITS
DENSITY = 5.54 UNITS/AC
GROSS BUILDING AREA = 29,871 SF
BUILDING HEIGHT 28'

TOTAL LOT AREA: 121,097 SF
AMOUNT OF PERVIOUS: 63,741 SF
-53%
AMOUNT OF IMPERVIOUS: 57,356 SF
-47%

EXISTING LEGEND

- BENCH MARK
- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- UTILITY POLE
- GUY WIRE
- 35 MPH SIGN
- GAS MARKER SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER WELL
- DRAINAGE MANHOLE
- GRATED INLET
- SANITARY MANHOLE
- GAS METER
- ELECTRICAL RISER
- TELEPHONE RISER
- CABLE RISER
- DECIDUOUS TREE
- EVERGREEN TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OHE — OVERHEAD ELECTRIC LINE
- FENCE (BARB WIRE)
- XXXX — MAJOR CONTOUR LINE
- XXXX — MINOR CONTOUR LINE

PROPOSED LEGEND

- EXTENTS OF DEVELOPMENT
- CONCRETE CURB & GUTTER
- SIDEWALKS
- PAVING

SITE NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR BACK OF CURB UNLESS NOTED OTHERWISE
2. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF SLOPED PAVING, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. TRANSITION CURB FROM 6" TO 0" IN 1.5 FEET.
4. RADII TO BE AS NOTED ON THE PLANS TO BACK OF CURB OR EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
5. TIE PROPOSED DRIVES TO EXISTING ROAD PAVING. SAW CUT EDGE FOR CLEAN, SMOOTH CONNECTION AND TRANSITION TO MATCH IN GRADE AND ALIGNMENT.
6. BUILDING CORNERS ARE DIMENSIONED PERPENDICULAR TO ADJACENT PROPERTY LINES.
7. CONTRACTOR SHALL COORDINATE WITH OWNER OR ARCHITECT FOR ALL LIGHTING FIXTURES, LOCATIONS AND CONDUITS. CONDUITS MUST BE PLACED PRIOR TO PAVING AND CURB WORK.
8. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CERTIFICATION OF SERVICES.
9. ALL CURBS SHALL BE CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
10. TIE PROPOSED CURB TO EXISTING ROAD CURB.TRANSITION TO MATCH IN GRADE AND ALIGNMENT IN THREE FEET.
11. IF A SIGN PERMIT IS REQUIRED FOR ANY PROPOSED SIGN. OBTAIN PERMIT FORM AND SUBMIT REQUIRED DESIGN DRAWINGS AND SPECIFICATIONS TO GOVERNING AUTHORITY PRIOR TO SIGN CONSTRUCTION.

CAUTION - NOTICE TO CONTRACTOR:

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DEVELOPER:
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918-808-6792
bob@leadershipproperties.com

Engineer and Land Surveyor:

Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
Jwatkins@sandcreek.us

SHEET: CONCEPTUAL SITE PLAN

PROJECT: SOARING AT SCISSORTAIL
CONCEPT PLAN
ROGERS, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
Engineering & Land Surveying
Bentonville, Arkansas (479) 464-9282

MANAGER:	JDW
DESIGNED BY:	JDW
DRAWN BY:	JDW
CHECKED BY:	TRS
SCE PROJECT #:	21020
CURRENT REVISION:	1
DATE:	09/02/2021
SHEET:	2 of 4

SOARING AT SCISSORTAIL 21020

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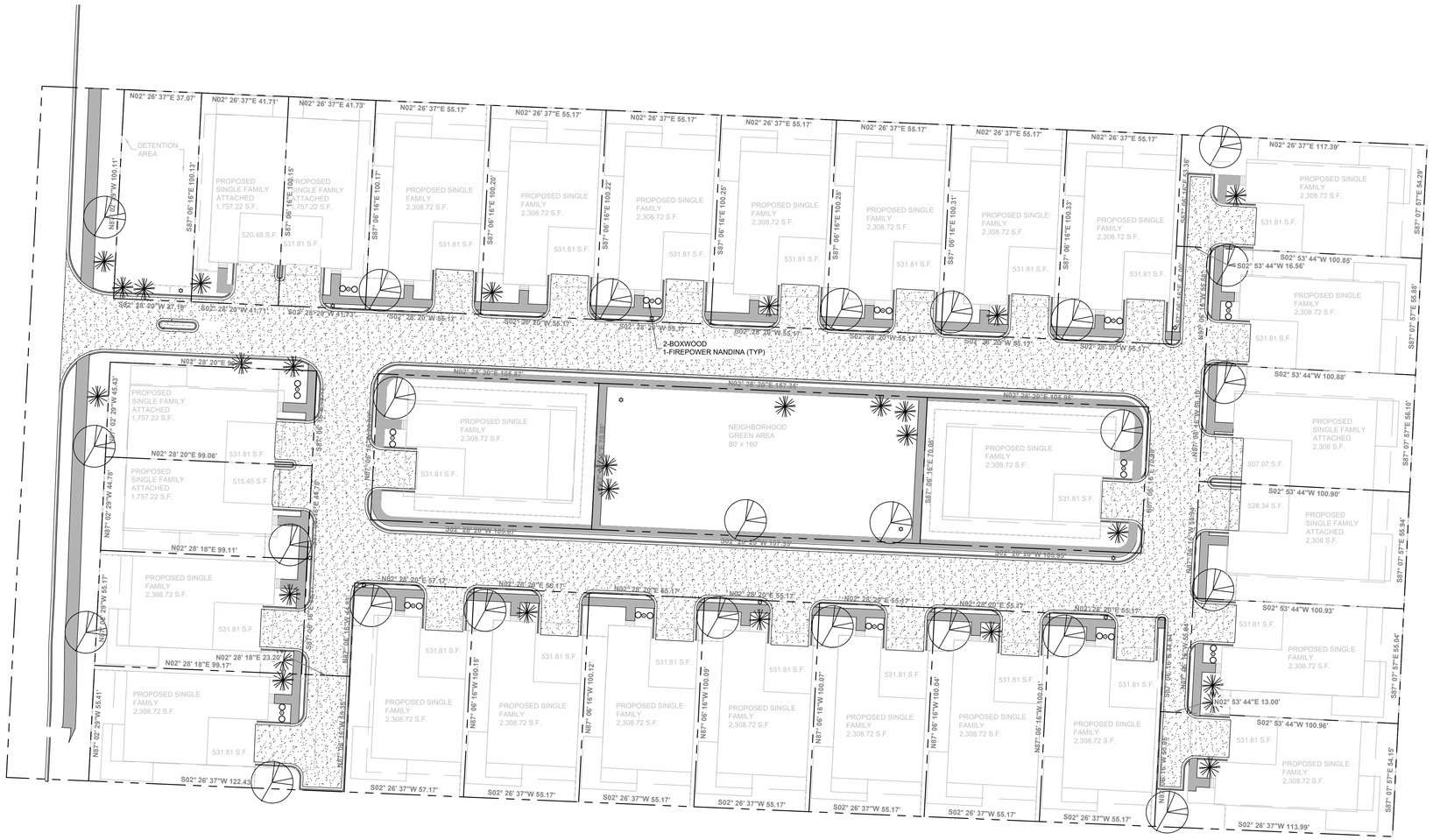
PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height
25		Red Bud	Cercis canadensis	8'
27		Burford Holly	Ilex cornuta	8'
28		Boxwood	Buxus japonica	24"
14		Dwarf Nandina	Nandina domestica 'Firepower'	12"

NOTES:
ALL LANDSCAPE AREAS OUTSIDE OF PLANTING BEDS TO BE SODDED.

PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATON IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.



SCALE: 1" = 30'

LANDSCAPE DATA

SITE ACREAGE =	219,978 SF
IMPERVIOUS AREA =	140,496 SF
DETENTION AREA TO BE SOLID SOD =	3,444 SF
GREEN SPACE =	76,038 SF
GREEN SPACE =	28.9%

EXISTING TREES = 242
242 REMOVED

5/1 = 49 TREES REQUIRED

TOTAL TREES PROVIDED =	52
TOTAL SHRUBS PROVIDED =	42
TOTAL TREES/SHRUBS PROVIDED =	94

EXISTING LEGEND

- BENCH MARK
- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- UTILITY POLE
- GUY WIRE
- 35 MPH SIGN
- GAS MARKER SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER WELL
- DRAINAGE MANHOLE
- GRATED INLET
- SANITARY MANHOLE
- GAS METER
- ELECTRICAL RISER
- TELEPHONE RISER
- CABLE RISER
- DECIDUOUS TREE
- EVERGREEN TREE
- PROPERTY LINES
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- OVERHEAD ELECTRIC LINE
- FENCE (BARB WIRE)
- MAJOR CONTOUR LINE
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PROPOSED LEGEND

- EXTENTS OF DEVELOPMENT
- CONCRETE CURB & GUTTER
- SIDEWALKS
- PAVING

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SHEET: LANDSCAPE PLAN

PROJECT: SOARING AT SCISSORTAIL
CONCEPT PLAN
ROGERS, ARKANSAS

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
Engineering and Land Surveying
Bentonville, Arkansas (479) 464-9282

MANAGER:	JDW
DESIGNED BY:	JDW
DRAWN BY:	JDW
CHECKED BY:	TRS
SCE PROJECT #: 21020	
CURRENT REVISION: 1	
DATE: 09/02/2021	
SHEET: 3 of 4	

SOARING AT SCISSORTAIL 21020

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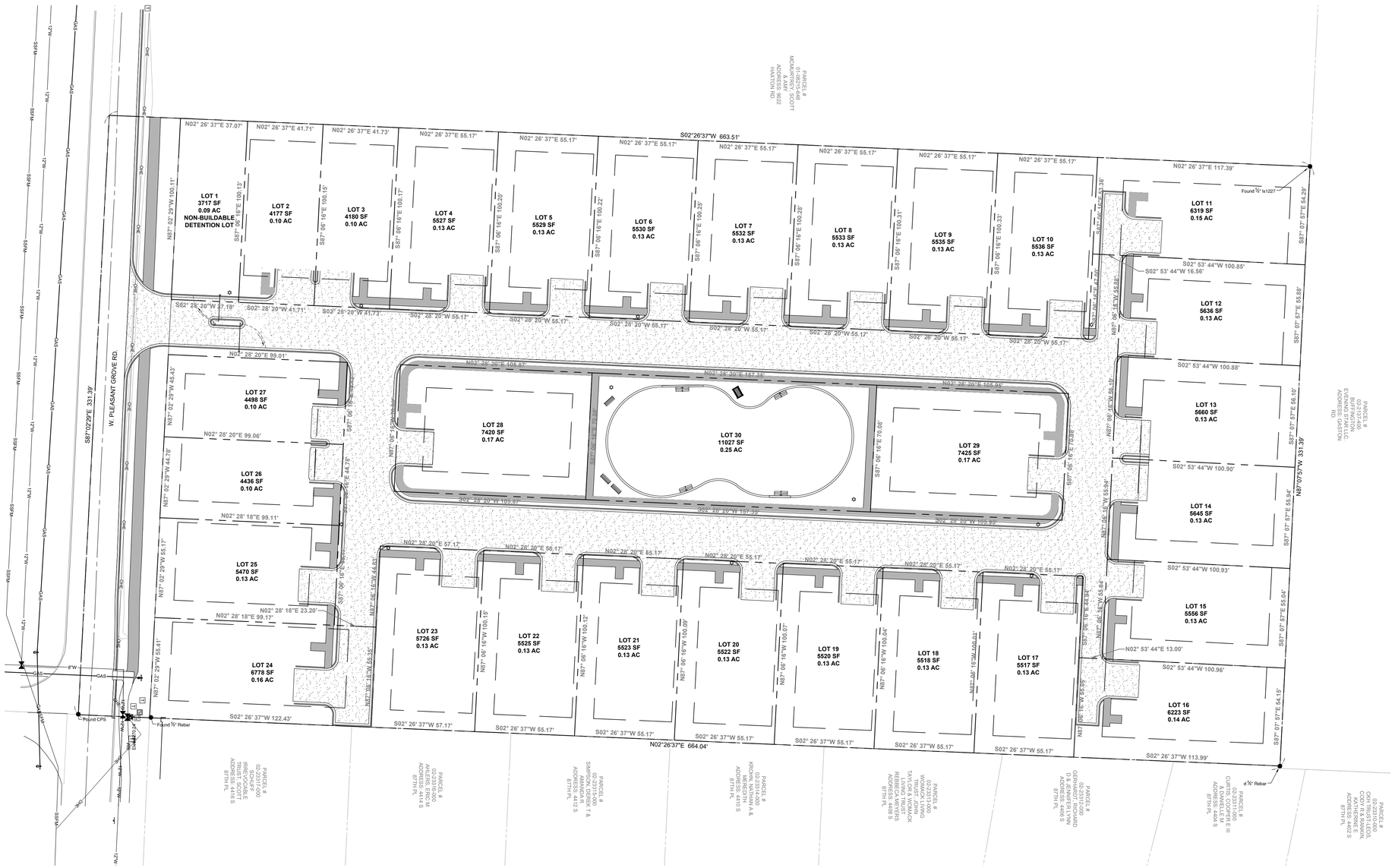

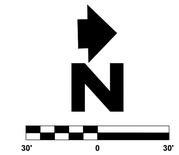

SCALE: 1" = 30'

SITE DATA

ZONING - N-R, NEIGHBORHOOD RESIDENTIAL

SETBACKS (NOT SHOWN) - FRONT 15'
REAR - 10'
SIDE INTERIOR - 10'/2' AND 12'/0'
SIDE EXTERIOR - 10'-12'

LOT COUNT: 28 BUILDABLE LOTS
02 NON BUILDABLE LOTS
30 TOTAL LOTS

EXISTING LEGEND

- BENCH MARK
- MONUMENT SET (AS NOTED)
- MONUMENT FOUND (AS NOTED)
- UTILITY POLE
- GUY WIRE
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- GAS MARKER SIGN
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SHEET: PRELIMINARY PLAN

PROJECT: SOARING AT SCISSORTAIL
CONCEPT PLAN
ROGERS, ARKANSAS

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NOT FOR CONSTRUCTION

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MANAGER:	JDW
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SCE PROJECT #: 21020	
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SOARING AT SCISSORTAIL 21020

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