



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

PLANNING COMMISSION MEETING AGENDA
APRIL 19, 2022
5:00 PM
CITY HALL, 301 W. CHESTNUT STREET OR
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89958064932](https://us02web.zoom.us/j/89958064932)

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. April 5, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Plans & Policies Committee

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: Arando
A request by Laura Arando to rezone 0.34 acres at 901 W. Cypress Street from C-2 (Highway Commercial) to the R-SF (Residential Single Family) zoning district.
 - STAFF: Christina Moore
 - REPRESENTED BY: Laura Arando
2. Rezone/DCP: Willow Creek Apartments
A request application by Willow Creek Apartments to rezone 9.27 acres north of W. New Hope Road, west of S. 8th Street from the C-3 (Neighborhood Commercial) zoning district to the C-3



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(Neighborhood Commercial) zoning district with a revised Density Concept Plan.

- STAFF: Nick Little
- REPRESENTED BY: Geoff Bates

3. CUP: Goad Springs Warehouse Office

A request by Goad Springs Warehouse Office for a Conditional Use Permit to allow the use "Warehouse Office" at 6507 N. Goad Springs Rd. in the C-2 (Highway Commercial) zoning district.

- STAFF: Zachery Birdsong
- REPRESENTED BY: Ali Karr

NEW BUSINESS:

1. Comprehensive Growth Map

Possible changes to the CGM and/or the CGM amendment process as recommended by the Plans & Policies Committee.

- STAFF: Amber Long, John McCurdy

2. Staff Presentation: Drainage, Part 4

The final informational session on Rogers Floodplain Administration requirements and issues.

- STAFF: Development Compliance Manager Kristifier Paxton, Project Engineer Ever Villalobos, City Engineer Lance Jobe

ADJOURN:



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
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ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut St. on April 5, 2022 at 5:02 P.M. The meeting was called to order by Chairwoman Rachel Crawford.

ROLL CALL

Commissioners attending: Jorge Andrade, Derek Burnett, Rachel Crawford, Kevin Jensen, Steve Lane, Mark Myers, Mandel Samuels, John Schmelzle and Eriks Zvers.

ACTION ON MINUTES

Motion by Jensen, Second by Zvers to approve the March 15, 2022, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous - Yes. *Motion carried.*

Approved.

REPORTS FROM STAFF

None

REPORTS FROM BOARDS AND COMMITTEES

DEVELOPMENT REVIEW COMMITTEE —

Jensen presented the Committee report. One large-scale development and a variance for LSDP development requirements were recommended for approval:

1. LSDP, Kum & Go, No. 2421, a proposed 5,620-sf convenience store with gasoline pumps at 101 W. New Hope Road in the C-3 (Neighborhood Commercial) zoning district. Approval was also recommended for the two waivers and a variance, as follows:
 - Waiver from Sec. 14-260(1)(d) requiring centerline alignment of nonresidential driveways or offset by 75 ft.
 - Waiver from 14-46(g) requiring improvements to the right-of-way fronting the development along S. 1st Street.
 - Variance from Sec. 14-710(d)(1)(b) to allow a maximum accessory structure height greater than 16 ft.
2. LSDP Variance: Pinnacle Village Masonry Wall
A request to allow a variance from Sec. 14-732(4.5)(d), requiring construction of an 8-ft. tall masonry or block wall between a development in U-NBT and The Manors, an adjacent single-family detached use, located East of the intersection of S Pinnacle Hills Parkway and W Blossom Way Drive. The wall requirement was not waived along the development's eastern border with the Highland Knolls Subdivision.

PLANS & POLICIES COMMITTEE —

Crawford said the Committee met to consider staff-recommended updates to the Comprehensive Growth Map and changes to the process for such updates in the future. Community Development Director John McCurdy presented a proposal that would provide more “focused attention” on any updates to the CGM, decouples such requests from rezoning requests, and requires an additional public hearing at the City Council level. He said the Committee will study the proposal, take input from other Commissioners, and review at the next meeting.

Crawford said the Committee also discussed and supported two staff-proposed updates to the CGM:

- Updates to the CGM for 8.2 acres owned by Tom Hopper near Pinnacle Country Club
- Extension of the Regional Center to include Pinnacle Springs and Village on the Creeks subdivision

The Committee also recommended approval of the rezone to C-2 and change in the CGM proposed for the Goad Springs Warehouse.

OLD BUSINESS

None

PUBLIC HEARINGS:

1. CUP: Jiffy Trip

A request for a Conditional Use Permit to allow a “Convenience Store with Gas” at 1310 W. Walnut Street in the C-2 (Highway Commercial) zoning district. (Previously tabled)

Crawford introduced the item and asked for a staff report. Planner Justin Couch said the request is to allow the use “Convenience Store” which is permitted in the C-2 zoning district. He said the property is zoned correctly in the CGM’s Access Corridor Growth Designation. The proposed use is compatible with adjacent property, appropriate at the proposed site, and staff recommended approval.

Crawford noted the item had been previously tabled because of a lack of notification of neighboring property owners regarding the public hearing.

Applicant Don Rose didn’t have anything to add to the staff report, but said they were happy to be locating in Rogers.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Jensen, Second by Schmelzle to approve the CUP as presented.

Voice Vote: YES – unanimous **Motion carried.**

APPROVED

2. CUP: Sunshine Auto Sales

A request for a Conditional Use Permit to allow “Vehicle/Equipment Sales and Rentals” at 2002 S. 8th Street in the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Kyle Belt said the use is conditional in the C-2 zoning district, but C-2 is not an allowed zoning district in the Employment Center Growth Designation. Staff recommended denial.

Paul Njorage, the applicant, did not have any comment.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Schmelzle, noting the floodplain concerns detailed in the staff report, stated that the Commission has tried to be sensitive to floodplain issues with vehicle repair services particularly. Such repair businesses are known for problems with fluids that can leach into the stormwater system, Schmelzle said, calling it “a big no-no” in this location.

Motion by Schmelzle, Second by Myers to deny the Conditional Use Permit for this location
Voice Vote: YES – unanimous **Motion carried.**

DENIED

3. CUP: Oldridge Place

A request by Blue Ribbon Industries for Oldridge Place Warehouse to allow the use “Warehouse Office” at 6388 S. Oldridge Place in the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Christina Moore noted the location and the pending development plans. She said the requested use is conditional in the C-2 zoning district. The property is zoned correctly per the Comprehensive Growth Map, as part of the Commerce Corridor Growth Designation. She noted plans for road improvements for Garrett and Goad Springs that will impact the development.

Attorney Bill Watkins, representing the request, said he didn’t have anything to add to the staff report, but noted the proposed use is “consistent with development patterns in the area.”

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Jensen, Second by Zvers to approve the CUP as presented.

Voice Vote: YES – unanimous **Motion carried.**

APPROVED

4. Rezone: Goad Springs Warehouse

A request to rezone 17.9 acres at 6507 S. Goad Springs Street from A-1 (Agricultural) to the C-2 (Highway Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Zachery Birdsong said the property is just south of the site just approved for CUP and borders the city of Lowell on two sides. He said the ask is for C-2, which is not an allowed zoning district in the CGM’s

Neighborhood Growth Designation, so the applicant is also requesting an amendment to the CGM to designate it as Commerce Corridor. Staff recommended approval.

Attorney Bill Watkins, representing this request as well, again noted the proposed use is “consistent with development patterns in the area.” He also pointed out surrounding commercial development.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Crawford reminded Commissioners that the Plans & Policies Committee had recommended approval of both the change to the CGM and the proposed rezone to C-2. She said the approval needed to be in two separate motions.

Motion by Jensen, Second by Myers to recommend approval of the change to the CGM as presented.

Voice Vote: YES – unanimous ***Motion carried.***

RECOMMENDED for City Council Approval

Motion by Jensen, Second by Myers to recommend the rezone to the City Council for approval as presented.

Voice Vote: YES – unanimous ***Motion carried.***

RECOMMENDED for City Council Approval

5. Rezone: Snack Gurus, LLC

A request to rezone 2.44 acres at 1626 S. Dixieland Road from A-1 (Agricultural) to the RMF-6 (Residential Multifamily, six units per acre) zoning district.

Crawford introduced the item and asked for a staff report. Planner Justin Couch said the request is to allow residential multifamily and pointed out the location with nearby similar zoning. He also said it is consistent with criteria the CGM’s Neighborhood Growth Designation, and recommended approval.

Jay Young, Development Consultants, represented the applicant. He said the staff report sums up the request and he had nothing to add.

Crawford opened the public hearing for comments. There were no comments. The public hearing was declared closed.

Motion by Jensen, Second by Burnett to recommend the rezone to the City Council for approval as presented.

Voice Vote: YES – unanimous ***Motion carried.***

RECOMMENDED for City Council Approval

NEW BUSINESS

1. LSDP: Kum & Go

A proposed 5,620-sf convenience store with gasoline pumps at 101 W. New Hope Road in the C-3 (Neighborhood Commercial) zoning district.

Crawford introduced the item and asked for a staff report. Planner Amber Long noted the location at W. New Hope Road and S. 1st Street and gave a brief explanation of the development plan. She said the two waivers and a variance recommended for approval by staff.

Crawford noted the project was recommended for approval by the Development Review Committee.

Mike Clotfelter, Ozark Engineering, represented the request. Crawford reminded Commissioners its Development Review Committee recommended approval of the project along with the requested waivers and a variance.

Motion by Jensen, Second by Myers, to approve the LSDP including the two waivers and the variance.

Voice Vote: YES – Unanimous. **Motion carried.**
APPROVED.

2. LSDP Variance: Pinnacle Village Masonry Wall

A request to allow a variance from Sec. 14-732(4.5)(d), which requires the construction of an 8-ft. tall masonry or block wall between a development in U-NBT and an adjacent single-family detached use located East of the intersection of S Pinnacle Hills Parkway and W Blossom Way Drive.

Crawford introduced the item and asked for a staff report. Planner Amber Long explained the history of the project. She said the plan is for the required 8-foot masonry screen wall to only be built along the southern end of the east side of the project. The proposal is for the wall to be built on property adjacent Highland Knolls Subdivision, but not on property adjacent to The Manors. Instead, landscape screening is proposed. Long explained the number of materials required by staff to support the request, including comment letters from adjoining property owners. She also noted the high-power gas line along the project's west side and the added complication of dodging that while trying to save trees located on the site. She said staff is recommending approval of the variance.

Tony Vanderploeg, landscape architect for Blue Ribbon, represented the request.

Crawford noted the Plans & Policies Committee recommended approval of the variance to remove the requirement for part of the wall. Commissioners discussed the gas line and landscaping maintenance, in addition to confirming what part of the wall will remain.

Motion by Jensen, Second by Myers, to approve the revised Large-Scale Development Plan and the waiver of the wall requirement as recommended.

Voice Vote: YES – Unanimous. **Motion carried.**
APPROVED.

3. **Comprehensive Growth Map Revision**

Possible changes to the CGM as recommended by the Plans & Policies Committee.

John McCurdy presented a proposal to amend the CGM property owned by TallChamps LLC that is considered part of the Pinnacle Subdivision but isn't technically. The CGM calls for UNBT (Neighborhood Transition) zoning for much of the property but allows UCOM (Uptown Commercial Mixed Use) along the eastern side bordering S. Champions Drive.

The proposed CGM change would move much of the property from the Uptown Regional Center and designate it as part of the Neighborhood Growth Designation District. It leaves the northwest corner, north of where it aligns with W. Front Street and west of the sewer line that dissects the property, in the Uptown Regional Center allowing commercial development.

Motion by Myers, Second by Jensen, to recommend the CGM change to City Council for approval.

Voice Vote: YES – 8, Abstain – Burnett. **Motion carried.**
RECOMMENDED.

Crawford said the Committee recommended another change to the CGM. McCurdy presented the proposal to add the commercial subdivision at the northeast corner of New Hope Road and I-49 to the Regional Center Growth Designation. He also included Village on the Creeks on the west side of I-49, and noted that both areas make sense as part of the Regional Center and would allow the CGM to better match what is on the ground.

Motion by Zvers, Second by Jensen, to recommend the CGM change to City Council for approval.

Voice Vote: YES – 8, Abstain – Lane. **Motion carried.**
RECOMMENDED.

4. **Staff Presentation: Drainage, Part 4**

The informational session was postponed until the next meeting.

ADJOURN

There being no further business, Crawford adjourned the meeting at 5:46 p.m.

ATTEST:

APPROVED:

Eriks Zvers, Secretary

Rachel Crawford, Chairwoman



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

MEETING DATE
APRIL 19, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – ARANDO

STAFF: CHRISTINA MOORE, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	901 W Cypress Street / 02-04083-000
TOTAL AREA TO BE REZONED:	± 0.34 acres
CURRENT ZONING:	C-2 (Highway Commercial)
PROPOSED ZONING:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	Laura Arando
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	Laura Arando
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. R-SF is an allowed zoning district within the Neighborhood Growth Designation.

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

STAFF REVIEW

1. 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) Base Density:
6 units/acre
- d) Max Density:
12 units/acre
- e) Allowed Zoning Districts:
R-SF, N-R, R-DP, R-MF.

2. 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. 14-715 (1.1)(a)(iv)).

3. General Findings:

- The subject property is zoned incorrectly as C-2 in the Neighborhood Growth Designation.
- The property is bordered by C-2 zoning to the North and East, to the South is R-DP, and to the West is zoned RMF-12B.
- The property has an existing residential home.
- Per the Comprehensive Growth Map, the subject property is intended for R-SF zoning.
- A surrounding neighbor came into the Community Development office and voiced his approval of this rezone request.
- Staff finds this to be an appropriate request due to its consistency with the CGM and the current neighborhood characteristics.

4. RECOMMENDATIONS:

- a) **Approve** request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

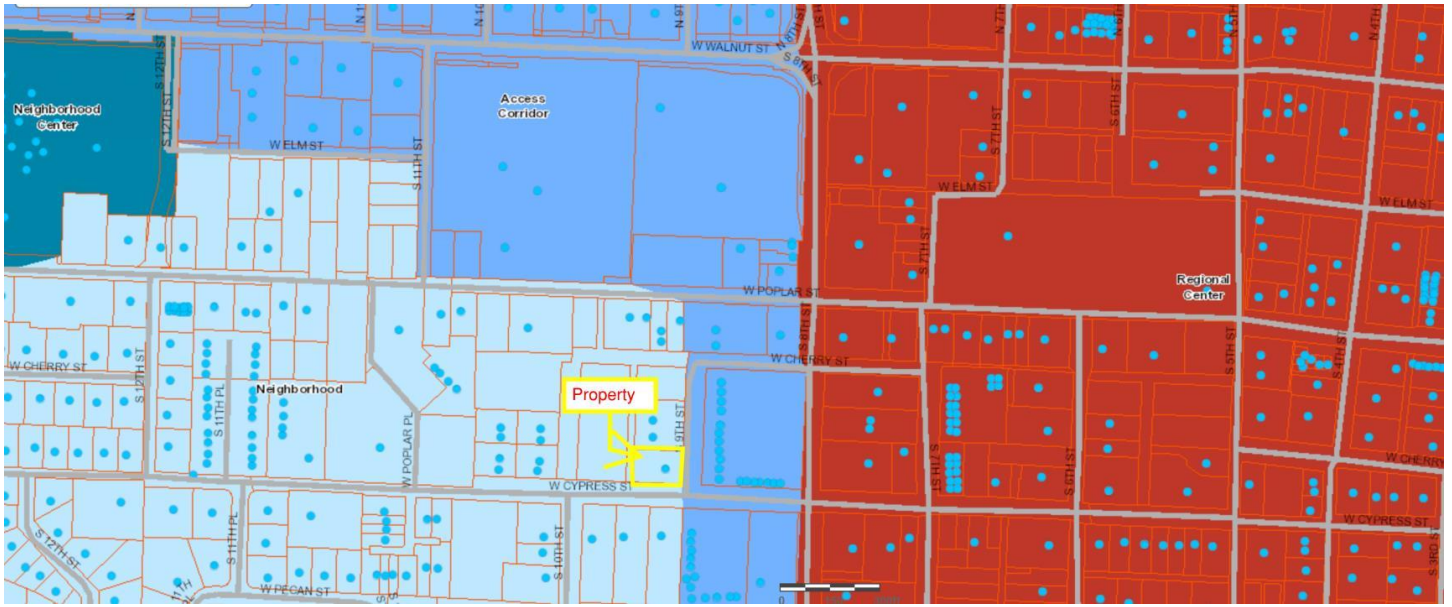
1. *IF APPROVING AS PRESENTED:*
Move to recommend City Council approval as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to recommend City Council approval subject to [conditions or contingencies].
3. *IF DENYING:*
Move to deny the request.
4. *IF TABLING:*
Move to table the request.

TABS

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

AERIAL VICINITY MAP

CGM VICINITY MAP



ZONING VICINITY MAP





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PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
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OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: C-2 to R-SF
Permit Number: _____
CityView Application: PL2022 00148
Date: 3-28-22

REZONE APPLICATION

APPLICANT: Laura Arando
ADDRESS: 901 W. Cypress St SUITE #: _____
GENERAL LOCATION OF PROPERTY: X 02-04083-000
PHONE #: 479-313-3493 479-3651576 EMAIL: X Marcos11921@gmail.com
PROPERTY OWNER: Laura Arando PHONE #: 479-3651576
PRESENT USE: _____ ZONING: X C-2
PROPOSED USE: Building Storage Unit ZONING: X RSF

X
Applicant Signature

12-14-21
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 3-28-22 PUBLIC HEARING DATE: 4-19-22 CERTIFIED MAIL DATE: 4-1-22
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

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 04 day of 04, 2022.

Laura Aranda
Signed

Laura Aranda
Name Printed

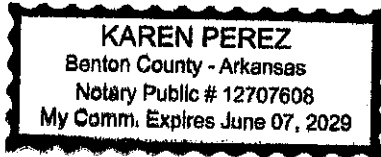
STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 4th day of April, 2022.

Karen Perez
Notary Signature

Karen Perez
Notary Name Printed



June 7, 2029
Commission Expires

PROPERTY OWNER AFFIDAVIT

The petitioner, X Marcos Mendoza Laura Aranda petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

901 W. Cypress St
PRESENT ZONING: C-2

ZONING REQUEST: RSF

Respectfully Submitted,

By: Laura Aranda
(Property Owner Signature)

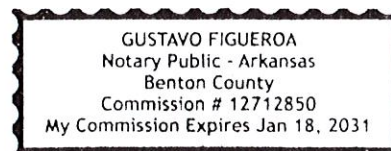
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 22nd day of December, 2021.

Gustavo Figueroa
Notary Signature

Gustavo Figueroa
Notary Name Printed

January 18, 2031
Commission Expires





DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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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 Street on **April 19, 2022** at **5:00 p.m.** on the application by **Laura Arando** to rezone **±0.34 acres at 901 W. Cypress St.** from the **C-2** (Highway Commercial) zoning district to the **R-SF** (Residential Single Family) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

901 W. Cypress St.

Parcel Number: 02-04083-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday April 3, 2022**
BILL THE CITY OF ROGERS

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

FOR THE CITY OF CHICAGO
OFFICE OF THE CITY CLERK
100 N. LAKE STREET, 10TH FLOOR
CHICAGO, ILLINOIS 60602
TEL: 312.321.1000
WWW.CITYOFCHICAGO.IL.GOV





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

MEETING DATE
APRIL 19, 2022

TO: PLANNING COMMISSION
PLANS & POLICIES COMMITTEE

RE: **STAFF SUMMARY REPORT**
REZONE WITH DCP – WILLOW CREEK APARTMENTS

STAFF: NICHOLAS LITTLE, PLANNER II
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Willow Creek Apartments RZNDP
ADDRESS/LOCATION:	02-01495-000; 580 ft. west of the intersection of W New Hope Road and S 8 th Street
CURRENT ZONING:	C-3
PROPOSED ZONING/DENSITY:	C-3 with DCP / 23 units per acre
# UNITS/GROSS SITE AREA:	210 units / 9.27 acres
BUILDING TYPE:	3-Story Apartment Buildings ; 2-story Apartment Building
APPLICANT/REPRESENTATIVE:	Bates & Associates / Geoff Bates
PROJECT OWNER/DEVELOPER:	Landmarc Custom Homes, LLC
PROPERTY OWNER:	Landmarc Custom Homes, LLC
NATURE OF REQUEST:	Approval of Rezone with Density Concept Plan
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

SUMMARY

A rezone/DCP was approved at this location for the same use by the same developer at the April 21, 2020 Planning Commission meeting. Due to costs and delays, this project was stalled by the developer. This is a modification to the originally approved rezone and DCP.

Staff recommends **approval** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Neighborhood Center.
- b) Growth Designation Character:
Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 1/2 mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation (CGM Page 1).
- c) Base Density:
DCP**.
- d) Max Density:
24 units per acre.

2. ZONING:

- a) C-3with DCP:
The purpose and intent of the C-3 zoning district is “for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility,” (Sec. 14-710(a)).

3. DENSITY CONCEPT PLAN:

- a) Compatibility with Surrounding Environment:
 - i) Site Layout:
The proposed site layout is adequate for this development concept.
 - ii) Building Form & Placement:
The proposed building placement and orientation appears compliant with basic zoning requirements and would be further reviewed during Large-Scale Development.
 - iii) Architectural Design:
The applicant has provided a sample building elevation, and outlines the use of brick veneer, hardie board, timber and brick on the exterior of the buildings.
 - iv) Use Intensity:
The proposed density is within CGM Growth Designation limits. C-3 zoning encourages medium-density residential development and pedestrian accessibility to the nearby Neighborhood Center. The location and medium-density characteristic of this proposal would act as a good transition from the more commercial uses at the New Hope & 8th Neighborhood Center core, and the adjacent single-family neighborhood north and west of the subject property.
- b) Capacity of Surrounding Infrastructure:
 - i) Travel Demand Management:
The applicant has proposed a bus kiosk within the development, to accommodate those who cannot or choose not to travel in a personal vehicle. Ozark Regional Transit has a route that runs along New Hope Road, just in front of this development. Otherwise, New Hope Road is considered a Major Arterial, which is the highest and most intense street designation that the City of Rogers has.

ii) Traffic Characteristics:

The applicant has stated in their proposal letter that the development will generate an estimated 1,587 vehicle trips per average weekday. They also state that the impact of site-generated traffic volumes compared to existing traffic volumes on New Hope Road is expected to be minimal.

c) Development Waivers and Zoning Variances:

i) The applicant has not formally requested any waivers or variances with this submittal.

ii) DCPs are conceptual in nature and do not undergo complete review for development compliance. Any waivers or variances requested and approved at the DCP stage may be applied to the future development, but all underlying code requirements apply during development if waivers or variances are not approved with the DCP. DCPs are enforceable by rezoning ordinance and function like a special zoning district. Once in place, only minor modifications may be approved administratively without having to revise or replace the DCP by rezoning the property.

4. GENERAL FINDINGS:

a) With this proposal, the applicant is requesting a density of 23 units per acre, as opposed to 18 units per acre with the previously approved DCP. Staff finds this increase in density is appropriate, considering the disposition of this development within the New Hope & 8th Street Neighborhood Center. The proposed use and density are consistent with the current zoning and growth designation. The contents of the DCP adequately ensure compatibility with the surrounding development context and capacity of the surrounding transportation network.

b) If approved, future development must comply with all applicable development standards and regulations during the formal plan review process.

5. 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 accept DCP and recommend City Council approval as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to accept DCP and recommend City Council approval subject to [conditions, contingencies, waivers/variances].

3. IF DENYING:

Move to deny the request.

4. IF TABLING:

Move to table the request.

TABS

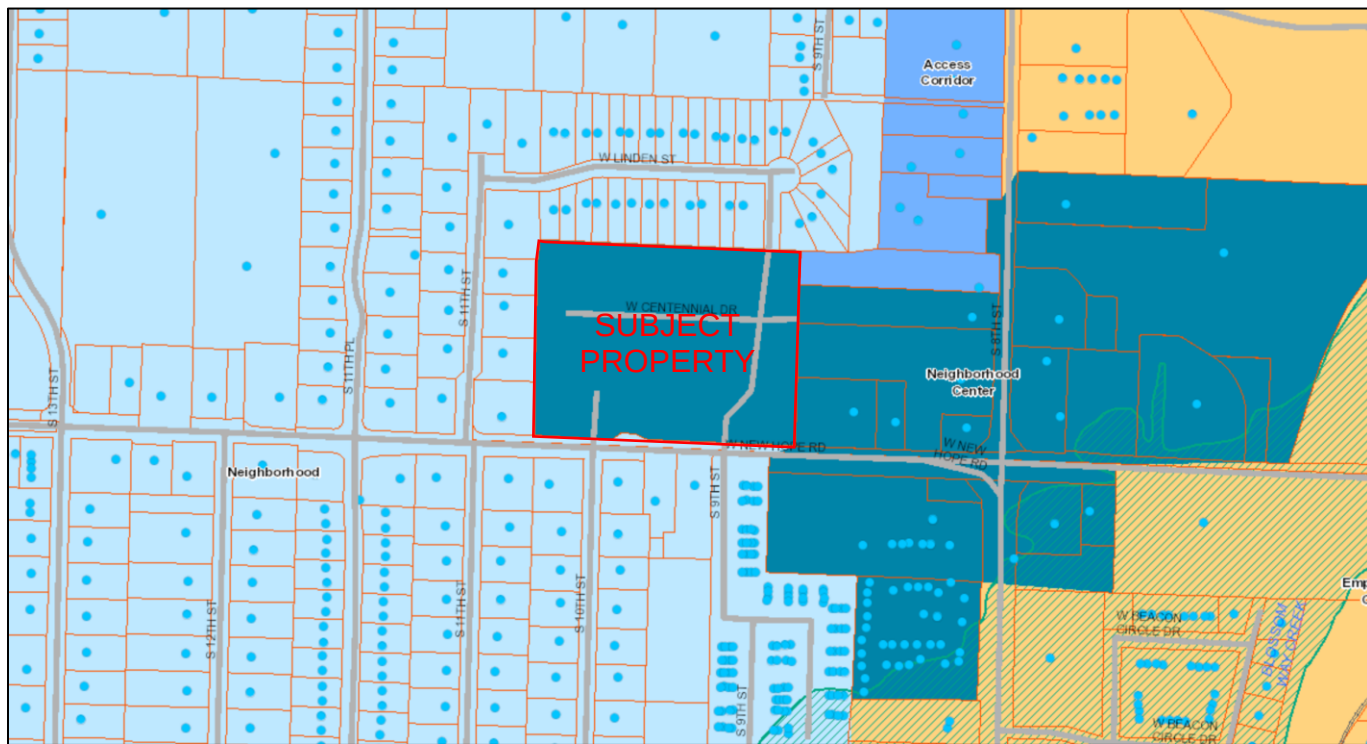
1. Vicinity maps (aerial, CGM, zoning)

2. Rezoning/DCP application with required supplements

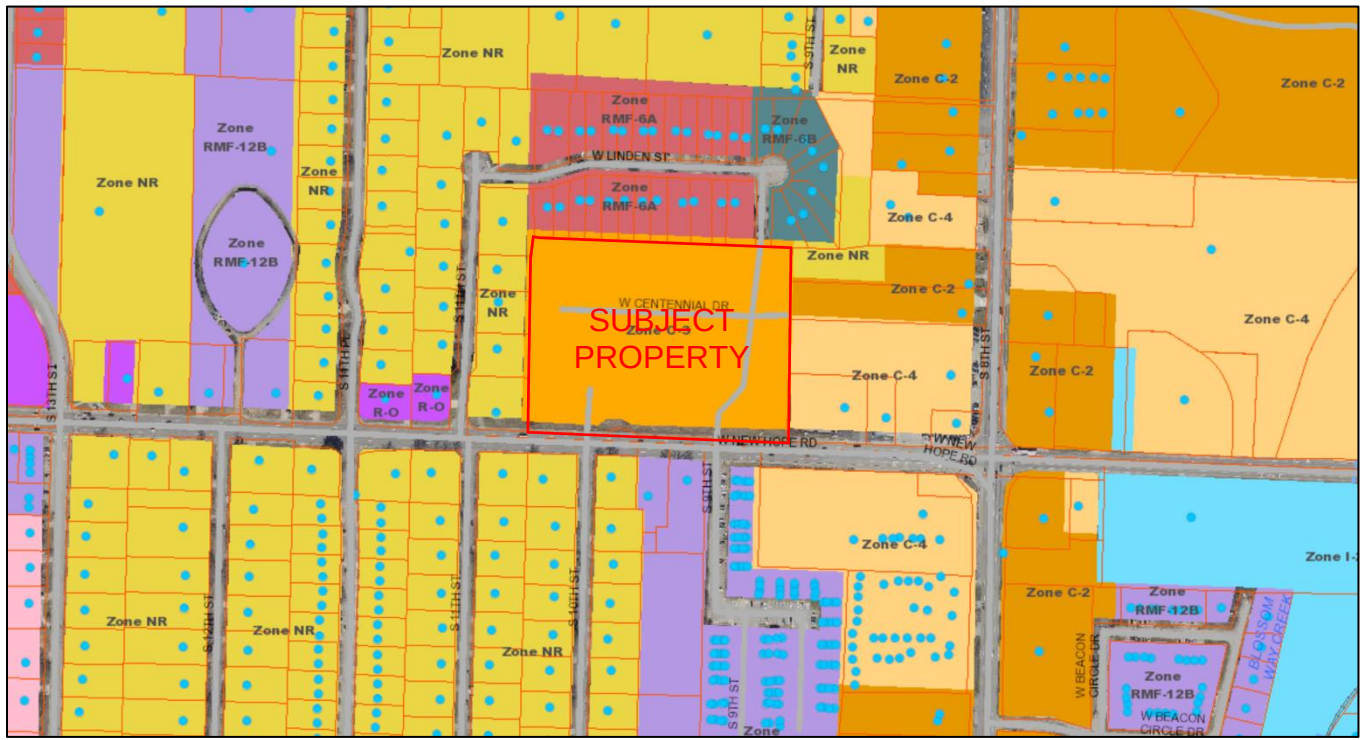
AERIAL VICINITY MAP W/ OVERLAY DISTRICT



CGM VICINITY MAP

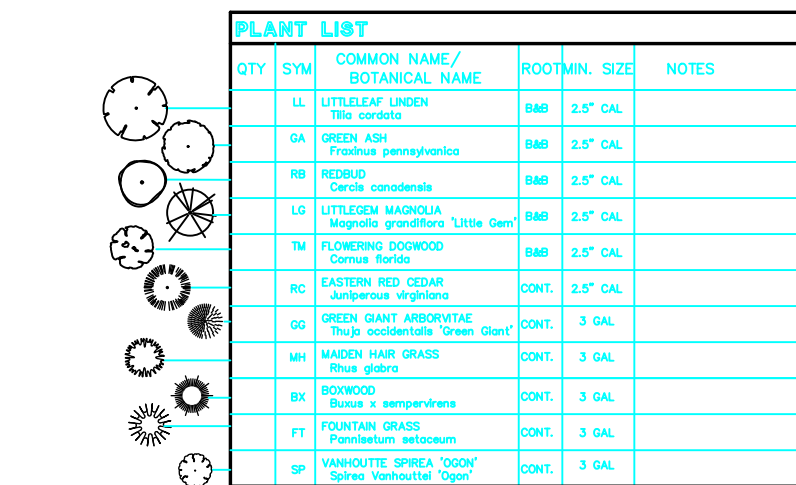


ZONING VICINITY MAP



Density Concept Plan - CityView Project #PL202200153

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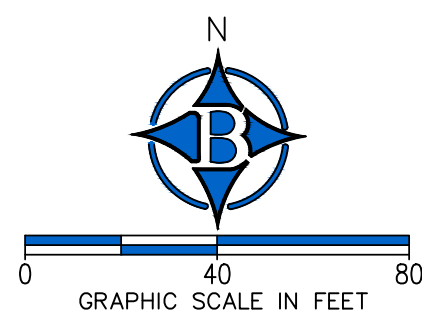


BUILDING SETBACKS:

PER C-3:

FRONT	5ft to 30ft BUILD TO ZONE
SIDE	5ft INTERIOR
SIDE	5ft EXTERIOR
REAR	10ft

**** SIDE SETBACK WILL BE 20' ADJACENT TO SINGLE FAMILY RESIDENTIAL AREAS.**



**Bates &
Associates, Inc.**

www.wbatesinc.com **Civil Engineering & Surveying**
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • Fax 479.521.9350

PROJECT NO
20-026

DRAWING NO
03



April 7, 2022

Lori Ericson
Planning Administrator
City of Rogers
301 W. Chestnut Street
Rogers, AR 72756

RE: Willow Creek Apartments DCP

Dear Mrs. Ericson,

This DCP, rezoning and LSD was previously approved in 2020 along with waivers and variances. However, due to covid and rising construction prices, the project would not cash flow. Therefore, the owners are requesting a modification to the previously approved DCP.

The previously approved DCP had fourteen (14) two story apartment buildings. Each building had twelve (12) units for a total of 168 units. The proposed DCP will have (11) three story buildings with (18) units each and one 2-story building with 12 units for a total of 210 units.

The project is located on New Hope, directly north across the street of S 9th Street and S 10th Street and behind Bob Maloney Collision. The project site consists of 9.27 acres and is currently an undeveloped open field. The proposal is for (11) three story buildings with (18) units each and one 2-story building with 12 units for a total of 210 units for a density of 22.65 units per acre.

The development will have two access points onto New Hope Road and one access to the north to W Linden Street and a stub Out for future access to the east. New Hope Road is a Major Arterial and it is expected that most if not all traffic from the site will be utilizing the two access onto New Hope. Using the ITE Trip Generation Manual, The estimated 24 hour weekday volume for 216 units (ITE 220) is 1,587 vehicle trips per average weekday. The impact of the site-generated traffic volumes compared to the existing traffic volumes on New Hope Road is expected to be minimal.

Along with the letter is our density concept plan for the site. On the 2 plan sheets, you will find the minimum required information from the DCP application including landscaping.

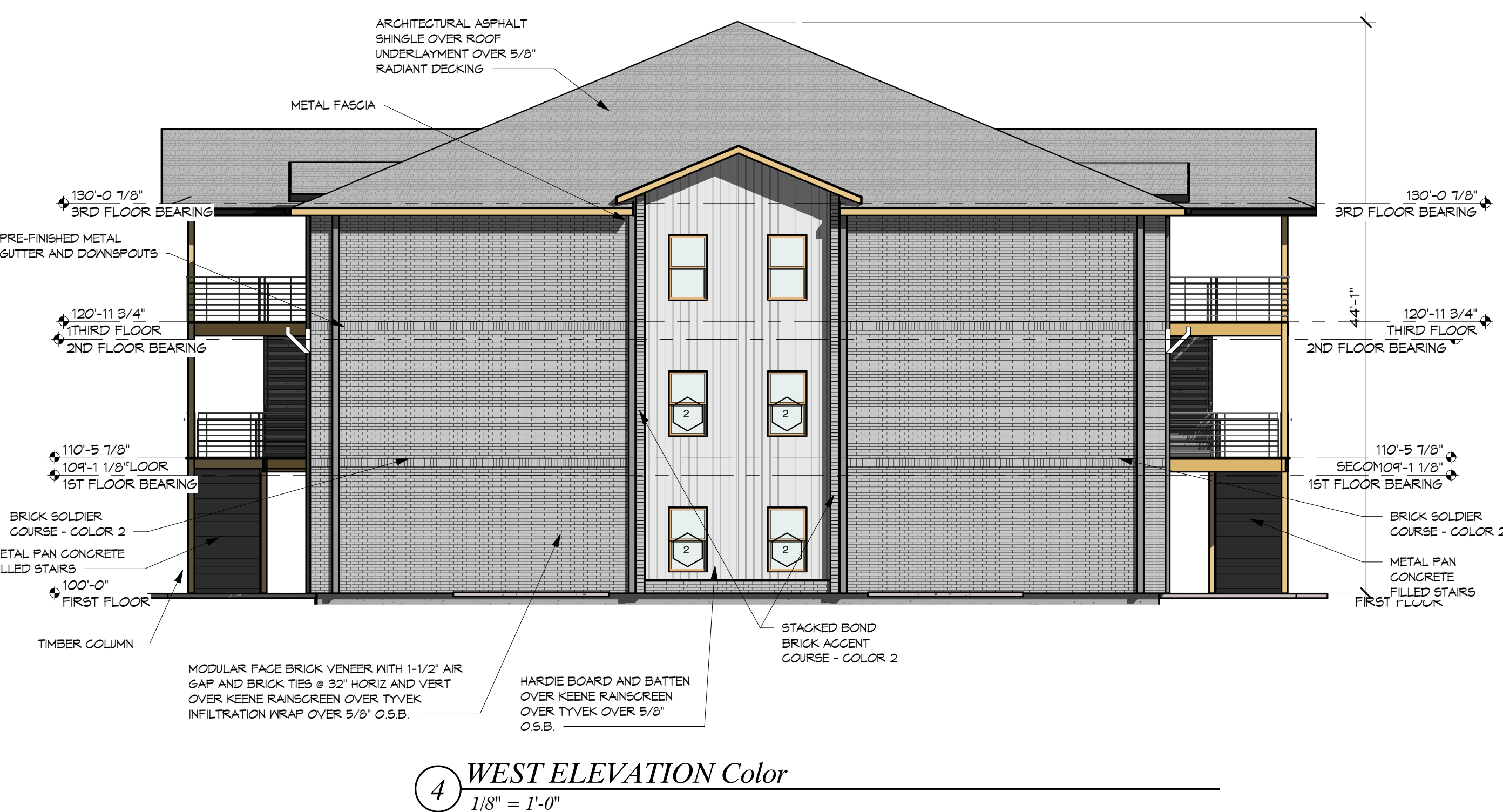
If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc

A handwritten signature in blue ink that reads "Geoffrey Bates". The signature is written in a cursive style with a horizontal line extending from the end.

Geoffrey H. Bates, P.E.
President of Engineering



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 18 day of February, 20 22.

Chris Bradley
Signed

Chris Bradley
Name Printed

STATE OF ARKANSAS

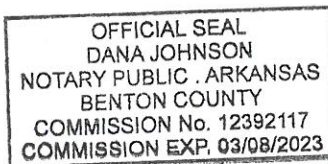
COUNTY OF Benton

Subscribed and sworn before me this the 18th day of February, 20 22.

Dana Johnson
Notary Signature

DANA JOHNSON
Notary Name Printed

3-8-2023
Commission Expires





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: **C-3** to **C-3**

Permit Number: _____

CityView Application: **PL202200153**

Date: _____

REZONE APPLICATION

APPLICANT: Bates & Associates, Inc

ADDRESS: 7230 S. Pleasant Ridge Drive, Fayetteville AR 72704 SUITE #: _____

GENERAL LOCATION OF PROPERTY: New Hope Road, West of 71B

PHONE #: 479-442-9350 EMAIL: geoff@batesnwa.com

PROPERTY OWNER: Landmarc Custome Homes PHONE #: 479-419-9639

PRESENT USE: vacant field ZONING: RMF-15B & C-@

PROPOSED USE: Apartments ZONING: C-3

Geoff H Bates

2-18-22

Applicant Signature

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: **04/06/2022** PUBLIC HEARING DATE: **04/19/2022** CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: See attached

LAYMAN'S DESCRIPTION: West of 71B 1/4 mile, property on right (north)

PRESENT ZONING: RMF-15B & C-2

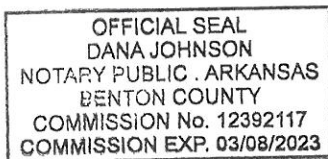
ZONING REQUEST: C-3

Respectfully Submitted,

By: *Cl. Bradley Pres.*
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 18th day of February, 2022



Dana Johnson
Notary Signature

DANA JOHNSON

Notary Name Printed

3-8-2023

Commission Expires



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

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: **PL202200153**

Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Willow Creek Apartments
ADDRESS/LOCATION:	New Hope Road
PROPOSED ZONING:	C-3
PROPOSED DENSITY:	23 units per acre
GROSS SITE AREA:	9.27 acres
DWELLING UNITS:	210
BUILDING TYPE:	3 story apartment 2 Story Apartment

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Bates & Associates, Inc.	PHONE:	479-442-9350
		EMAIL:	geoff@batesnwa.com
PROJECT OWNER/DEVELOPER:	Landmarc Custom Homes, LLC	PHONE:	
		EMAIL:	chriswaynebradley@gmail.com
PROPERTY OWNER:	same	PHONE:	
		EMAIL:	
REQUEST:			

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Center
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 1/2 mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation.
BASE DENSITY:	DCP; required only for single-use multifamily.
MAX DENSITY:	24 units per acre
CURRENT ZONING:	C-3

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 2-18-22



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

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 Street on **April 19, 2022** at **5:00 p.m.** on the application by **Willow Creek** to rezone **±9.27 acres north of W. New Hope Rd, west of S. 8th St.** from the **C-3** (Neighborhood Commercial) zoning district to the **C-3** (Neighborhood Commercial) zoning district with a revised Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±9.27 acres north of W. New Hope Rd, west of S. 8th St.

Parcel Number: 02-01495-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday April 3, 2022**
BILL THE CITY OF ROGERS





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

MEETING DATE
April 19, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
CONDITIONAL USE PERMIT – GOAD SPRINGS ST. WAREHOUSE

STAFF: ZACHERY BIRDSONG, PLANNER I

REQUEST DETAILS

BUSINESS/PROJECT NAME:	Goad Springs St. Warehouse
ADDRESS/PARCEL:	6507 North Goad Springs St./02-14823-000
PROPOSED USE:	Warehouse Office
CURRENT USE:	Residential
CURRENT ZONING:	C-2 (Highway Commercial)
APPLICANT/REPRESENTATIVE:	DDB Investments, LLC
PROPERTY OWNER:	Bobby Joe & Lois Jean Brown Joint Revocable Trust
NATURE OF REQUEST:	Approval of Conditional Use Permit
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

This request is to allow the use “Office Warehouse” which is conditional in the C-2 zoning district. The current zone C-2 is consistent with the Commerce Corridor Comprehensive Growth Map Designation. Staff finds this to be compatible with the surrounding development context and appropriate at this Commerce Corridor location.

Community Development recommends **approval** of this request. Approval of this CUP would not constitute approval of the applicant’s provided site plan and would not relieve the applicant from complying with all applicable development code regulations during the Large-Scale Development Process.

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?
 - The proposed use is conditional in C-2. The property is zoned correctly per the Comprehensive Growth Map within the Commerce Corridor Growth Designation.
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
 - The subject property is located within a Commerce Corridor Growth Designation. It has commercial zoning to its north, east and south. The parcel directly north of this property recently had a CUP request for the same proposed use of “Warehouse Office” and was approved. There is A-1 zoning to the west being used as residential; therefore, if approved, screening and bufferyard will be required along the west border of the subject property per code Section 14-709(g).
- c) Can all other zoning requirements be met?
 - Zoning requirements can be met and will be addressed during the Large Scale Development process.
- d) Will ingress and egress for the proposed use create a traffic hazard?
 - Ingress and egress should not create a traffic hazard. Access issues will be addressed during large-scale.

2. ENGINEERING REVIEW:

- a) The engineering division does not have any comments for this CUP and reserves all comments relative to development for LSDP submittal for this project.

3. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Commerce Corridor
- b) Growth Designation Character:
“To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor.” (CGM Page 1).
- c) Allowed Zoning Districts:
R-MF, U-NBT, R-O, C-2, C-4

4. 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) Use Definition:
“Warehouse Office” is defined as “a secondary use classification encompassing office uses for companies and non-governmental organizations that require limited on-site storage and company vehicle parking. This use may include: i. Indoor material and equipment storage; and ii. On-site parking of commercial vehicles.” (Sec. 14-695(b)(3)(uu)).

5. RECOMMENDATIONS:

- a) **Approval** of the request with the condition that the Large Scale Development Plan meet zoning requirements.

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.



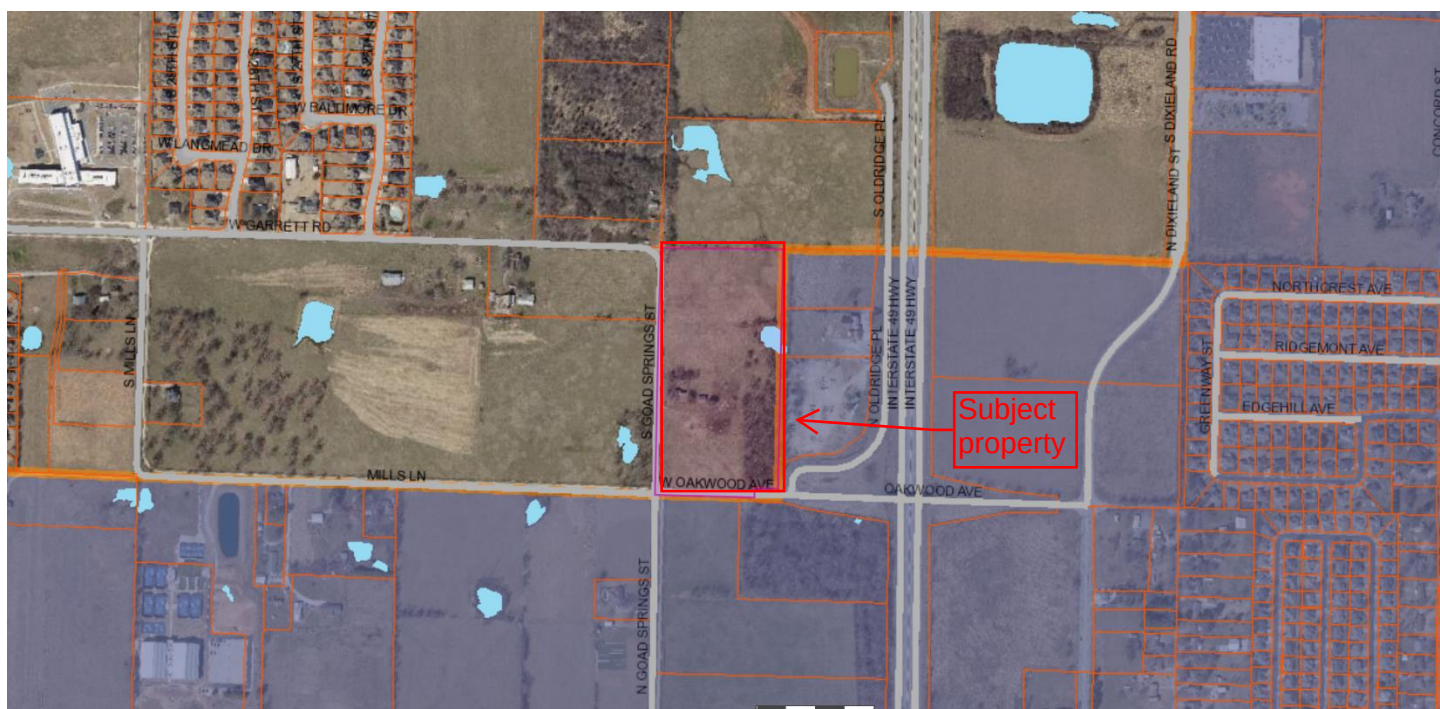
JOHN C. MCCURDY, Director
Community Development

TABS:

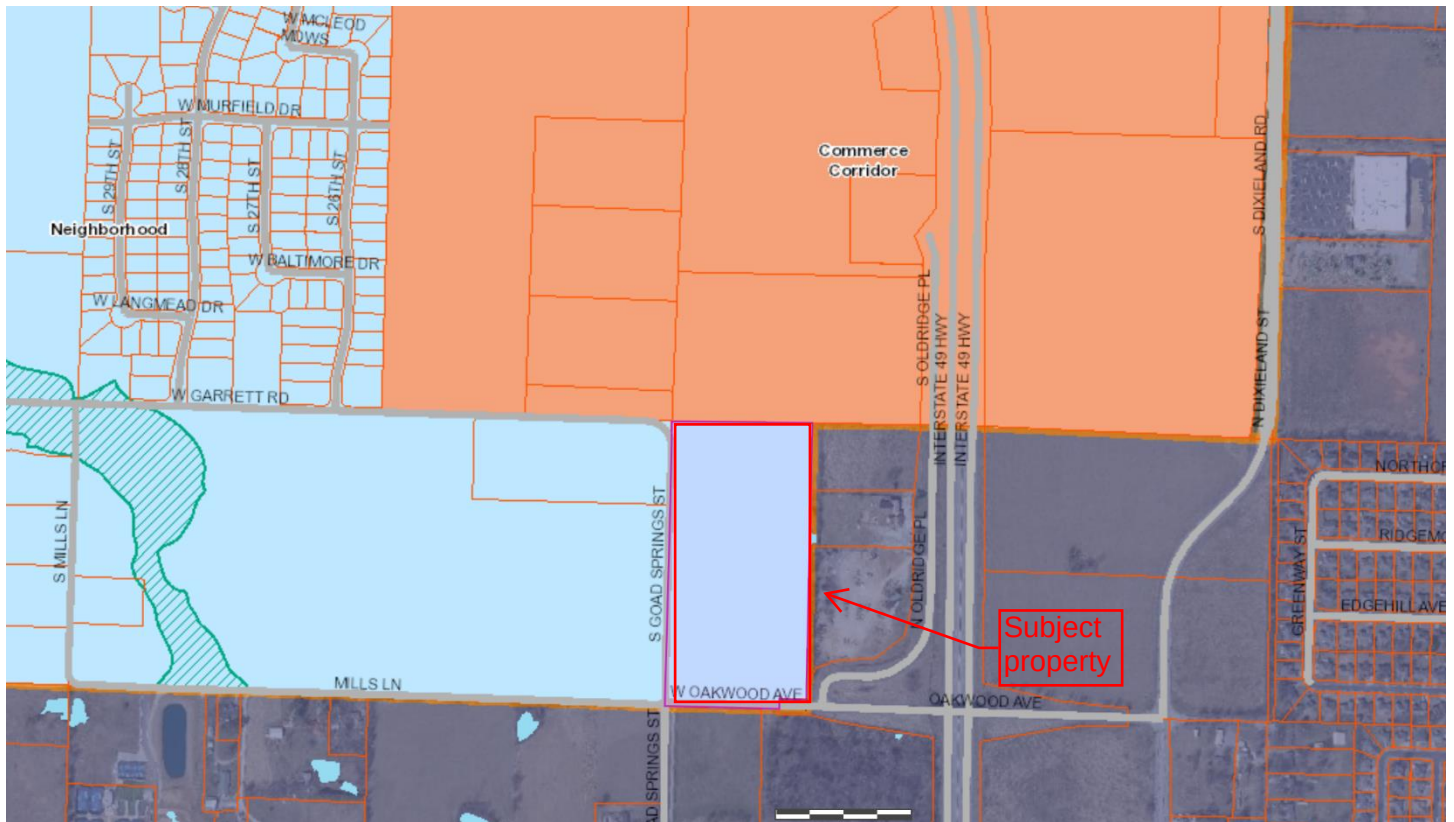
1. Vicinity maps (aerial, CGM, zoning, public notice sign)
2. CUP application and required supplements

TAB 1:

Aerial Vicinity Map



CGM Vicinity Map



The map displays the following zoning districts and features:

- Zone A-1:** Large green areas, primarily in the western and central parts of the map.
- Zone RSF-5:** Orange-colored residential single-family lots, located in the northern and central-western sections.
- Zone C-2:** A large orange-colored commercial area in the central-eastern part of the map.
- Zone A-1 (highlighted):** A specific green-colored parcel in the central-eastern area, outlined in red and labeled "Subject property" with a red arrow.

Key streets shown include S 24TH ST, S 27TH ST, S 28TH ST, W MURFIELD DR, W BALTIMORE DR, W LANGMEAD DR, W GARRETT RD, S MILLS LN, S GOAD SPRINGS ST, S OAKWOOD AVE, N OAKWOOD AVE, N OLD RIDGE PL, INTERSTATE 49 HWY, INTERSTATE 49 HWY, N DIMELAND ST, GREENWAY ST, NORTH HORSLEY AVE, RIDGEMONT AVE, and EDGEHILL AVE.



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: \$100 (\$100)
Zoning: C-2 (proposed)
Permit Number: 22-09
CityView Application: PL202200254
Date: 3/28/2022

CONDITIONAL USE PERMIT

APPLICANT: DDB Investments, LLC Goad Springs Warehouse Office

ADDRESS: 6507 N. Goad Springs 02-14823-000 SUITE #: _____

PHONE #: 479-877-9956 EMAIL: brad.payne@kimbelmechanical.com

PROPERTY OWNER: Bobby Joe & Lois Jean Brown Joint PHONE #: _____

Revocable Trust

Rezoned to C-2 approved by
city council on 4/12/22

PRESENT USE: Agriculture ZONING: A-1, Proposed C-2

PROPOSED CONDITIONAL USE: Warehouse Office

PARKING SPACES AVAILABLE: 372 proposed HOURS OF OPERATION: 7-5

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

DDB Investments, LLC by: Brad Payne Date: 3/4/2022
Applicant Signature

Is the property switching from a residential to non-residential use?

- ☒ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
☐ No

Attachment Checklist:

- ☒ Letter explaining request
☒ Legal description of property
☒ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 3/28/2022 PUBLIC HEARING DATE: 4/19/2022 CERTIFIED MAIL DATE: 4/4/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



March 14th, 2022

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

RE: 6507 N. Goad Springs St Conditional Use Permit
CTA #22101700

Staff,

On behalf of our clients we would like to request a Conditional Use Permit to allow warehouse offices on 6507 N. Goad Springs St (Parcel 02-14823-000). Currently the property is zoned A-1. A rezoning to C-2 and revision to the Comprehensive Growth Map accompanies this CUP. The attached application contains all of the documents requested, including a proposed site plan.

The facility will consist of warehouse office buildings with standard parking stalls out front for visitors and employees and delivery bay/loading areas for trailers in the rear. The hours of operation for this facility will be roughly from 7 to 5. The warehouse offices will have building lights as well as lights throughout the parking lot. There will be direct access to the sidewalk along N Goad Springs Street. There will also be 2 points of ingress/egress onto N Goad Springs Street. There are similar developments proposed both north and south of this parcel in Rogers and Lowell, respectively. Warehouse offices are high intensity commercial developments that support the purpose of the Commerce Corridor adjacent to the interstate.

There are no plans for proposed signage on this property. The owner/developer will work with city staff when planning any proposed signage. There will be no flammable or hazardous materials present on site.

Please let us know if you have any questions or need any additional information. Thank you in advance for your consideration.

Sincerely,

Ali Karr, E.I.
Project Manager

PROPERTY OWNER PERMISSION

I, Bobby Joe & Lois Jean Brown Joint Revocable Trust, hereby permit the use of Warehouse Office
(name) (use)
on my property at 6507 N Goad Springs, St, Rogers, AR Rogers, Arkansas.
(address)

Dated this the 8 day of March, 2022.

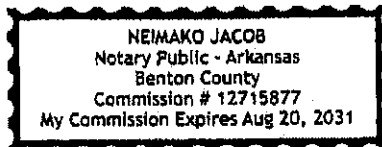
John S. Brown Trustee
Signed

John S. Brown
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 8th day of March, 2022.



Neimako Jacob
Notary Signature

Neimako Jacob
Notary Name Printed

Aug 20, 2031
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 with return receipts requested at least 15 days prior to the upcoming public hearing.

Dated this the 4 day of April, 2022.

AW KARR
Signed

AW KARR
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

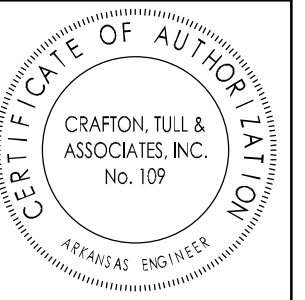
Subscribed and sworn before me this the 4 day of April, 2022.

Patricia Ann Henry
Notary Signature



Patricia Ann Henry
Notary Name Printed

7/21/30
Commission Expires



GRAPHIC SCALE IN FEET

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '50' at the midpoint, and '100' at the right end. The text 'GRAPHIC SCALE IN FEET' is centered above the bar.

KIMBEL - GOAD SPRINGS
CENTERTON, ARKANSAS

Key Plan

[illegible]

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: _____
 ISSUE DATE: mm/dd/yy _____
 CONTACT: FIRST INITIAL, LAST NAME _____
 CHECKED BY: _____

PRELIMINARY
 PLANS

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

FOR CONSTRUCTION REVIEW SET NOT FOR CONSTRUCTION

CONCEPT 1

##



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

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 Street on **April 19, 2022** at **5:00 p.m.** on the application by **Goad Springs Warehouse Office** for a **Conditional Use Permit** to allow the use **“Warehouse Office”** at **6507 N. Goad Springs Rd.** in the **C-2 (Highway Commercial)** zoning district at the following described location:

PROPERTY DESCRIPTION:

6507 N. Goad Springs Rd.

Parcel Number: 02-14823-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday April 3, 2022**
BILL THE CITY OF ROGERS





City of Rogers: Stormwater, Flooding, & Drainage 4 Part Series

Part 4: Drainage.

Drainage.

Overview of Part 4 of 4.



- Recap of “Drainage” from first meeting.
- The Drainage Criteria Manual.
- Detention/Retention Ponds, Pipes, Channels and Inlets.
- Easements and Maintenance.
- Common issues with existing older developments.
- Private vs Public Matters.

Recap of “Drainage” from first meeting.



- Previously we discussed that Drainage related items include infrastructure, flowline networks, pipe sizing, detention or retention pond sizing, sheet flow, and topics dealing with the transportation and/or storage of storm water.
- We also discussed that development considerations include how to properly store, transfer, and release the stormwater in a manner in which post-development and pre-development peak discharge is equaled or improved.



Recap of “Drainage” from first meeting.



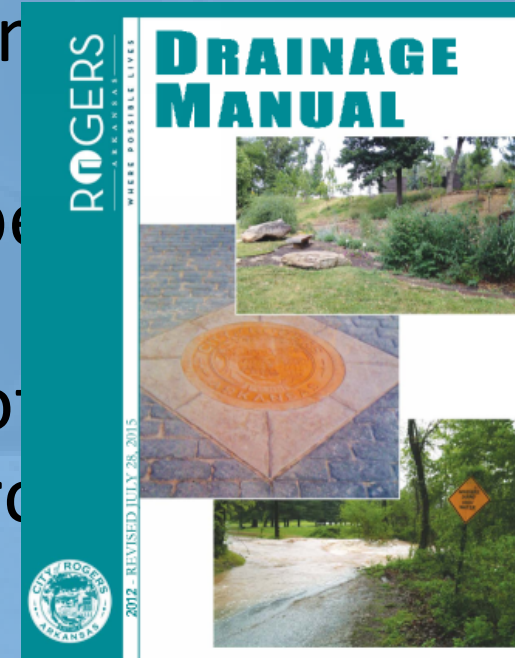
- Some of the common “Drainage” issues we mentioned in the first part of this series include blocking drainage from neighboring lots, concentrating flow from a large area to a small area without proper design, sheet flow issues from fences and vegetation, undersized systems, and oversized discharge pipes.



The Drainage Criteria Manual.



- * The current Drainage Criteria Manual was adopted by the City Council in 2012, and updated in 2015, to ensure that systems are designed to meet performance and long term water quality requirements. The manual includes 10 Chapters and ensures new development meets complex requirements to minimize impact of new development on the stormwater network and property owners. Each Large Scale Development and new Subdivision is designed to meet the requirements of the Drainage Criteria Manual, and goes through a vigorous review by the Engineering Division of Community Development.



Detention/Retention Ponds



- The intent of detention/retention facilities is to protect downstream channels and property from adverse impacts caused by increased peak flow rates and runoff volumes that can result if stormwater control measures are not implemented when areas are developed.
- Onsite detention/retention facilities must be designed so that peak flow rates for post-project conditions are limited to a maximum of pre-project levels for the 1-year, 2-year, 5-year, 10-year, 25-year, 50-year and 100-year events.
- The specific type of basin used falls into one of two design categories:
 - 1) Dry detention basin – drains over 1 to 3 days, for pollutant removal and flood control, and
 - 2) Wet retention basin – contains a permanent pool of water and is designed for pollutant removal, flood control, and often aesthetic

Detention Ponds



- Dry Detention Pond Design
 - Dry Detention Ponds are normally dry basins or ponds that captures stormwater runoff and releases it over 24-72 hours typically.
 - Detention ponds are typically sodded with grass and have a 5-ft wide concrete trickle channel at the bottom to assist with maintenance and reduce erosion.
 - Detention ponds are designed to hold the 100-year event plus an additional 1-foot of freeboard storage capacity. In case of an emergency, overflow spillways for detention facilities must permit the passage of the runoff from the 100-year event.



Detention Ponds



- Some detention ponds have a **micropool**. A micropool is a wet area around the outlet of the detention pond which is a small area of ponded water adjacent to the outlet that provides a flow path for water to discharge when the trash rack becomes clogged with floating trash and debris. However, this is still considered a Dry Detention Pond, but with a micropool feature.



Retention Ponds



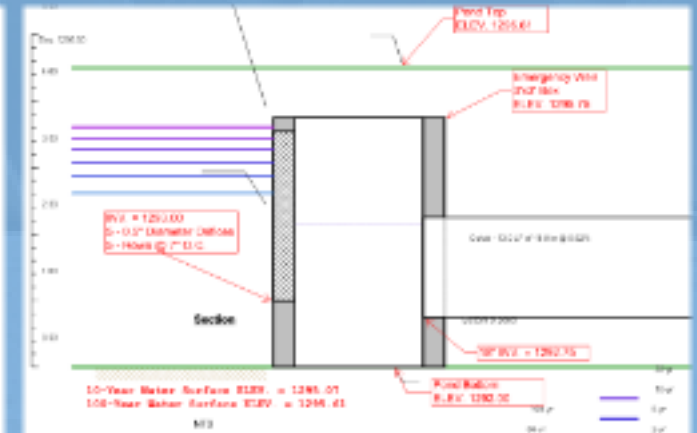
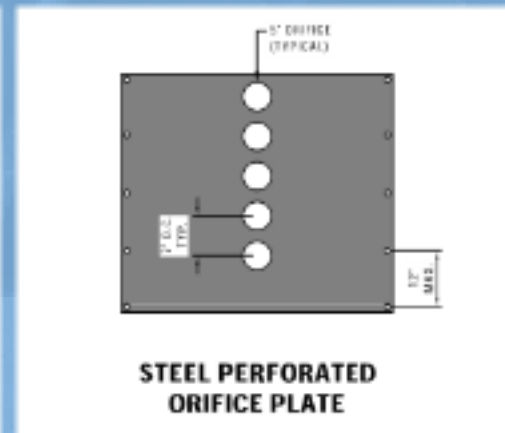
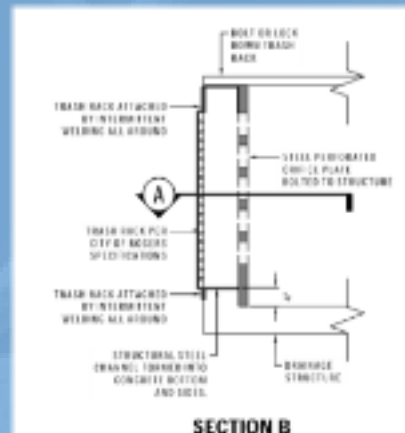
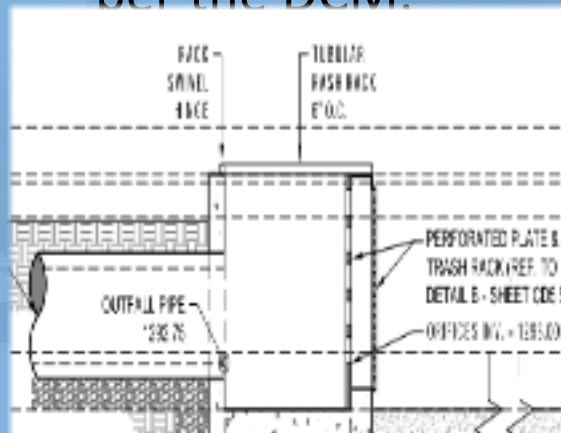
- Retention Ponds are **wet** ponds that have a storage capacity between the normal water level and the 100-year event water level.
- Retention Ponds are required to have a 6-ft deep permanent pool, or normal water level, and be equipped with aerators. The depth of the permanent pool is intended to mitigate mosquito breeding and algae growth, as studies have shown. The aeration of the pond water helps maintain water quality and can be more aesthetic to certain types of developments. A 1-foot freeboard over the 100-year water surface elevation is also required for extra storage.
- One benefit of retention ponds is that during some rain events, the levels of water are replenished to the normal water level without releasing new amounts from the development.
- Retention ponds also are required to have a 15-ft wide safety bench for access out or a see-thru fence for safety.
- Retention ponds are often considered a “feature” and are likely to be “activated”, meaning having recreational use added such as a walk-path, benches, and lighting.



Detention/Retention Ponds



- Pond Outlet Structures
 - A detention or retention pond's outflow rate is typically controlled by the pond's **outlet structure**. To maintain peak flow rates at pre-development levels, a multi-frequency outlet design approach is required. For example, for the water surface elevation corresponding to the volume calculated for the 10-year event, the outlet should be designed to discharge no greater than the 10-year pre-development rate. The pond's discharge flow rates and velocities are controlled by a series of **orifices** and **weirs** with a calculated hydraulic capacity. **Trash racks** and **staff gauges** are also required attachments to the outlet structure, per the DCM.



Pipes

- Pipes for new developments come down to two important considerations, the type of the pipe to use, and the size/shape of the pipe.
- In Rogers, the type of the pipe used is required to be a Reinforced Concrete Pipe in rights-of-way, drainage easements, and under drivable surfaces. This is due to the fact they are low maintenance, make permanent and secure connections, and are less susceptible to damages during installation and afterwards. For example, HDPE pipe can melt from simple burning of leaves, and CMP (metal pipe) can rust out due to high soil acid levels or be crushed. Most HDPE pipes are used as a conduit, and CMP is used to create



Pipes



- Pipe failure examples

CMP



Pipes



- Pipe failure examples

CMP





Pipes

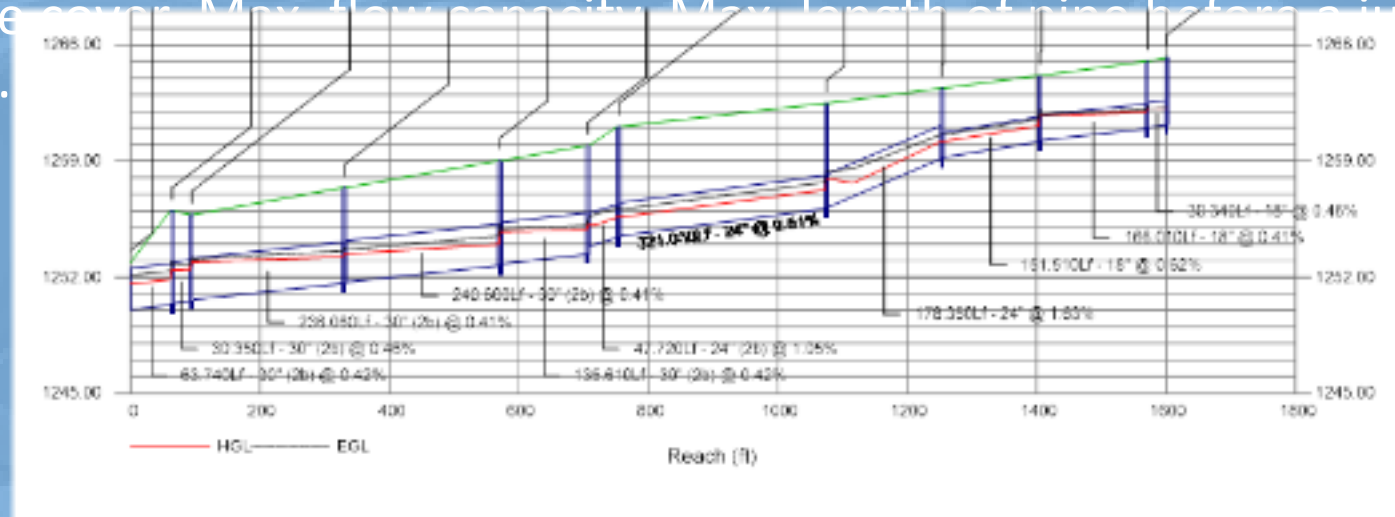
- Pipe calculations
 - How fast does the pipe need to drain? How big does a pipe need to be to contain the volume? How full will a pipe be between two boxes? These are provided in calculations from a Professional Engineer to verify the correct size pipe is chosen. The minimum in Rogers is an 18-inch RCP to allow for maintenance.

TOTAL SUM "CA"	INLET TIME OF CONC. Tc (min)	PIPE RUN Tc (min)	DESIGN Tc (min)	* INTENSITY (in/hr)	PIPE FLOW Qt (cfs)	NUMBER OF RUNS	PIPE SIZE (in)	PIPE FRICTION COEFF. n	PIPE SLOPE (ft/ft)	** PIPE CAPACITY (cfs)	PIPE VELOCITY (ft/sec)	PIPE LENGTH (ft)	PIPE Tc (min)	INLET FLOWLINE ELEVATION (ft)
2.05	5.00	4.06	14.00	5.34	64.37	1	54	0.013	0.0049	117.65	8.66	32.99	0.08	1249.85
2.05	9.00	4.69	14.00	5.34	64.37	1	54	0.013	0.0041	125.92	7.92	72.43	0.13	1250.24
1.71	8.00	4.62	13.00	5.59	64.43	1	54	0.013	0.0041	125.92	7.92	30.03	0.05	1250.66
1.50	5.00	4.02	13.00	5.59	53.75	1	48	0.013	0.0040	90.85	7.23	260.43	0.60	1251.60
0.77	7.00	3.10	13.00	5.59	53.75	1	48	0.013	0.0045	96.36	7.67	114.34	0.25	1252.21
0.53	8.00	2.75	13.00	5.59	52.44	1	48	0.013	0.0042	93.09	7.41	132.26	0.30	1252.86
0.78	5.00	2.57	13.00	5.59	47.23	1	48	0.013	0.0045	96.36	7.67	60.83	0.13	1253.23
0.78	6.00	1.93	13.00	5.59	47.23	1	48	0.013	0.0041	91.96	7.32	279.95	0.64	1254.48
0.59	6.00	1.60	13.00	5.59	47.23	1	42	0.013	0.0042	65.20	6.78	135.39	0.33	1255.15
0.25	11.00	1.21	13.00	5.59	28.85	1	42	0.013	0.0046	68.24	7.09	167.61	0.39	1256.02
0.02	11.00	1.02	13.00	5.59	22.09	1	42	0.013	0.0041	64.42	6.79	75.93	0.19	1256.82
0.34	11.00	0.55	13.00	5.59	38.38	1	42	0.013	0.0056	75.29	7.83	219.32	0.47	1258.14
0.63	5.00	0.09	13.00	5.59	34.49	1	30	0.013	0.0060	31.77	6.47	180.45	0.48	1259.32
0.35	7.00	0.00	7.00	6.80	2.36	1	18	0.013	0.0100	10.50	5.94	30.35	0.03	1260.62

Pipes



- Pipe constraints
 - Closed storm sewers shall be designed to accommodate the 10-year storm and must be able to manage the 100-year storm runoff so that it is conveyed within the ROW or a drainage easement.
 - The storm sewers will need to adhere to the requirements outlined in the DCM including, but not limited to: Minimum pipe slope, Minimum pipe size, Min./Max. flow velocity, Minimum pipe cover, Max. flow capacity, Max. length of pipe before a junction box/clean-out point, etc.



Pipes

- Pipe shapes
 - RCP comes in several shapes. Typically, it is circular, but can also be elliptical and arched or a box. The shape is usually chosen based on how close to the surface or another obstacle the design will require the pipe to be.

Circular



Arched



Elliptical



Pipes



- Box Culverts
 - Major drainageways can consist of open channels or closed conduits. Closed conduits include structures such as box culverts and large pipes. Reinforced concrete box culverts are an acceptable storm sewer conduit and shall be designed according to the same requirements and criteria as RCP storm sewer.



Channels



- Open channels are strongly preferred to closed conduits.
- Major drainage must be through open channels except where “special measures are necessary”.
- The use of open channels for major drainage ways can provide significant advantages, compared with closed conduits, in terms of cost, capacity, potential for recreational uses, aesthetics, environmental protection or enhancement. Environmental benefits include promoting filtration of pollutants and water infiltration of the soil.
- Disadvantages of open channels compared with closed conduits include increased space and right-of-way requirements and additional maintenance needs associated with channel instability.
- In cases where major drainageways already exist in a natural condition, they should generally be preserved except where engineered improvements, such as grade control, erosion protection, or restoration, are needed.
- Some modification of the channel is frequently required to create a more stabilized condition to withstand changes to surface runoff created by urbanization. The objective is to avoid excessive and extensive channel disturbance and the subsequent negative impacts on erosion, sediment deposition, and water quality.

Channels

- “Open Channels” include:
 - Existing Natural Channels
 - Existing or Proposed semi-improved channels
 - Existing or Proposed improved channels

Natural



Semi-improved



Improved



Easements and Maintenance.



- Who maintains what?
 - The simple answer is that if it is on private property, typical maintenance is to the property owner.
 - Detention ponds in subdivisions are typically maintained by the property owners associations. The City of Rogers does own some detention ponds which are maintained by the Street Department but no longer accepts new detention ponds as a matter of course.
 - A Drainage Easement is there to allow emergency maintenance, and advanced maintenance, on an as-needed basis.
 - If there are issues that need assistance from the City of Rogers, the Street Department can ONLY do work on private property if there is an easement to complete the work on. If not, it is fully a private property owner issue.

Common issues with existing older developments.

- * • Sheet Flow Erosion
 - This issue is typical in older subdivisions that were designed prior to 1993 to allow water to flow from lot to lot across larger areas. When originally graded, the water flows in sheets across the land. Over time, the water carries topsoil away in areas causing natural ponding in areas where soil has eroded. This is often in back yards. Many times, residents believe this is caused by development, and use images to request dev



Common issues with existing older developments.



- Changes to Drainage Flow & Lack of Detention

- Many older subdivisions do not have detention. The stormwater ran off of the site and into the nearest creek or stream.
- As subdivisions age, there is an increased amount of impervious surface within the subdivision, by adding things such as sheds, concrete slabs, pool construction, expanding driveways, etc. This can change drainage patterns, increase runoff, and block drainage.



Private vs Public Matters.



- Many people have issues with their neighbors draining or blocking drainage to or from their lot.
- The state of Arkansas is one of at least 18 states which use the “Common Enemy” rule with respect to drainage law in that stormwater must flow somewhere. Flows should not be altered to negatively impact a neighboring property downstream. While it may be unlawful for someone to create new drainage or block drainage to or from another person’s lot in a manner that causes an adverse impact, these issues are civil in nature, and are civil matters between two property owners. The City of Rogers does not resolve private civil matters between property owners.

Private vs Public Matters.



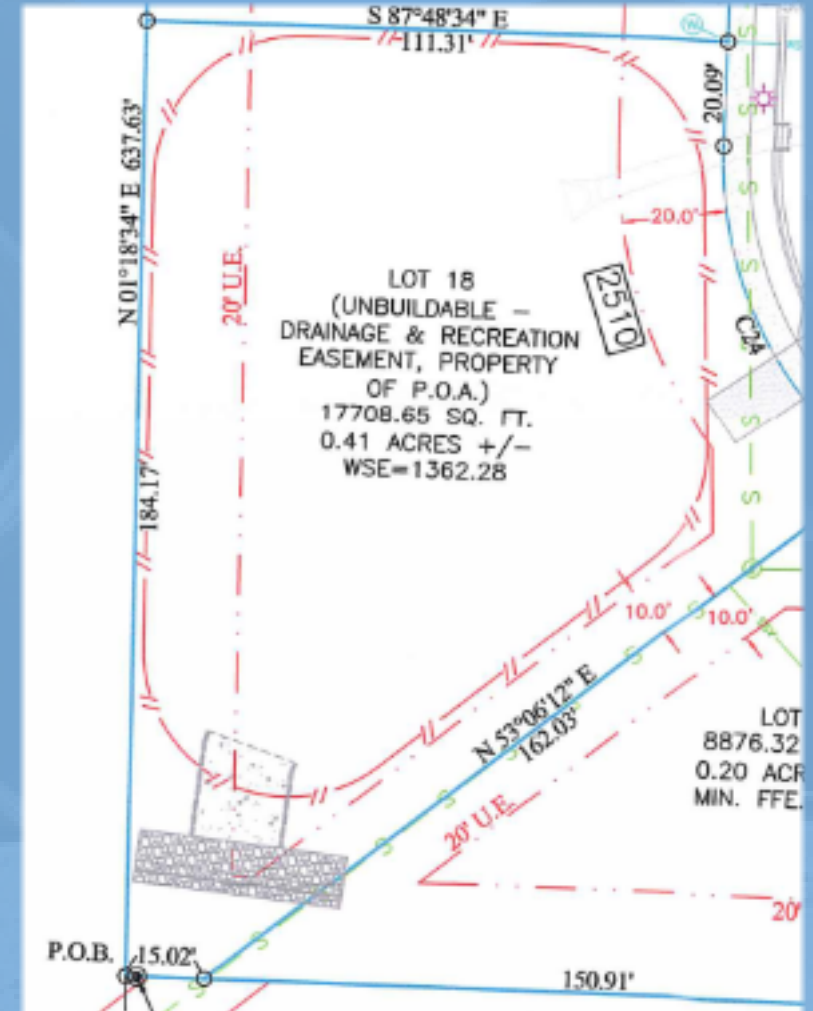
- The basic principle is that any landowner may protect themselves from water flowing onto their property from a higher elevation.
- Under this rule, the dominant landowner cannot construct drainage works which result in damage to the servient owner without first securing an easement. The servient owner is allowed to prevent the water from flowing onto their property. The relationship of the owner



Private vs Public Matters.



- So what does the city do for drainage?
- The City of Rogers ensures that new developments meet the requirements of code, and provides advanced maintenance in Drainage Easements. Maintenance is performed by the Street Department as needed to ensure that public infrastructure performs accordingly, and in some cases may replace undersized or underperforming drainage systems. In some cases, the City may request removal of structures, fences, or other private development that has been placed within a Drainage Easement.



Q&A



We have now covered basic information regarding

**Stormwater Management,
Floodplain Administration,
and Drainage.**

What questions do you have that pertain to what was covered in today's training?