



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

PLANNING COMMISSION MEETING AGENDA

JUNE 7, 2022

5:00 PM

DATE: JUNE 7, 2022

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

COMMITTEE SESSIONS: 4:45 PM

REGULAR SESSION: 5:00 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/88944116142](https://us02web.zoom.us/j/88944116142)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE - 4:45 PM, COMMUNITY ROOM

- **LSDP, TRI-STATE OPTICAL**

REGULAR SESSION

5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. May 17, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:



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OLD BUSINESS:

1. LSDP: Tri-State Optical
A 6,031-sf commercial building on 1.34 acres proposed at 1714 W. Walnut Street in the R-O (Residential Office) zoning district.
 - *STAFF: Nicholas Little*
 - *REPRESENTED BY: Jake Chavis*

PUBLIC HEARING:

1. Rezone: Jamie Corona
A request by Jamie Corona to rezone 0.8 acres west of S. 21st Street and north of W. Savannah Drive from C-2 (Highway Commercial) to the U-NBT (Uptown Neighborhood Transition) zoning district.
(Tabled 5-17)
 - *STAFF: Nicholas Little*
 - *REPRESENTED BY: Chris Tilley*
2. Rezone: Curry
A request by Kenneth Curry to rezone 0.15 acres at 124 N. 5th Street from COM (Commercial Mixed Use) to the NBT (Neighborhood Transition) zoning district.
 - *STAFF: Justin Couch*
 - *REPRESENTED BY: Kenneth Curry*
3. Rezone: Superior Storage
A request by Superior Storage to rezone 8.28 acres at 2836 S. 8th Street from a mix of C-2 (Highway Commercial), C-4 (Open Display Commercial) and I-1 (Light Industrial) zoning districts to the I-1 (Light Industrial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Jennifer Watkins*
4. Rezone: Hickman
A request by Hickman Trust to rezone 0.66 acres at 1624 S. Dixieland Road from A-1 (Agricultural) to the R-SF (Residential Single Family) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: Justin Cope*



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5. Rezone: SJC Ventures

A request by SJC Ventures to rezone 12.25 acres at the northwest corner of the S. Promenade Blvd. and W. New Hope Road intersection from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Bill Watkins*

NEW BUSINESS:

ADJOURN:



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

MEETING DATE
JUNE 7, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – TRI-STATE OPTICAL CENTER

STAFF: NICHOLAS LITTLE, PLANNER II
EVER VILLALOBOS, PROJECT ENGINEER

REQUEST DETAILS

PROJECT NAME:	Tri-State Optical Center
ADDRESS/LOCATION:	1714 W Walnut Street
PROPOSED USE:	Medical, Dental and Health Practitioner Office
CURRENT ZONING:	R-O (Residential Office)
CGM GROWTH DESIGNATION:	Access Corridor
APPLICANT/REPRESENTATIVE:	Bates & Associates / Geoff Bates
PROJECT OWNER/DEVELOPER:	Landis Holdings LLC / Daniel Landis
PROPERTY OWNER:	Landis Holdings LLC
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of a 6,031-SF building and paved parking on ± 1.34 acres. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Community Development recommends **approval** of this request subject to the following actions:

1. Approve **WAIVER** from Sec. 14-260(1)(f) requiring separation of 150-feet between curb cuts. The applicant is proposing cross-access to the properties to the east and west of this site.
2. Deny **VARIANCE** from Sec. 14-706(e), for not providing one loading space.
3. Approve **FEE-IN-LIEU** for improvements in the right-of-way along W Walnut Street for \$38,347.10.

NOTE: This project was tabled at the 5/17/2022 Planning Commission meeting due to the lack of provision of a Tree Mitigation Plan from the applicant. The applicant has since submitted a mitigation plan that upsizes the planned trees for the site, etc. and has been accepted by city staff.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant is requesting a **WAIVER** from Sec. 14-260(1)(f) requiring a separation of 150-feet between curb cuts along W Walnut Street. After discussions with Staff, the preferred placement of the entrance to this development would be nearer to the eastern property line, making the curb cut to the east 92-feet away and the curb cut to the west 89-feet away with stub-outs for cross-access to both properties from the parking lot of this site. The curb-cut to the west of this site is non-conforming with city ordinances and will be removed in the future. TCE's will be required prior to issuance of a grading permit for work being done outside of the site.

2. STORMWATER MANAGEMENT & WATER QUALITY:

The applicant is proposing to detain stormwater runoff with an underground ADS stormtech chamber. Water will be detained and released over a period of 44 hours, addressing water quality requirements. The underground stormtech chamber will come equipped with inspection ports for regular maintenance.

3. FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

4. TREE PRESERVATION:

During the submittal process but prior to receiving a grading permit, the owner of this site had 39 trees removed illegally. Section 14-796(d)(2a) states that if a significant tree is removed from a non-construction area it must be replaced at a rate of five-to-one, in this case resulting in 195 trees to be replaced. If more than seven significant trees are to be removed by the owner/developer they must submit a tree protection or mitigation plan. The applicant here is requesting a **WAIVER** from Sec. 14-796(d)(2a) requiring the five-to-one replacement rate for trees removed from a non-construction area. The applicant states on the Tree Preservation Plan submitted, none of the trees that were illegally removed were going to ultimately be preserved and that due to site size constraints and preserved on-site tree canopy, they have provided 19 tree plantings in addition to the replacement trees provided as part of the Large Scale Development requirements.

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

W Walnut Street is an ArDOT highway and the plans to widen Walnut Street incorporate the portion that this site fronts. The applicant is requesting a **FEE-IN-LIEU** of improvements being made to Walnut Street that would ultimately be redone. The amount is estimated to be \$38,347.10.

b) Connectivity Standards:

Stub-outs to the eastern and western properties to this site are proposed for cross-access.

c) Streetscape:

i) Right-of-Way:

1) W Walnut Street has an existing 35-feet of right-of-way from the centerline to this property. With plans to widen Walnut Street, the applicant is dedicating 10 additional feet of right-of-way for 45-feet from the centerline.

ii) Sidewalks & Sidepaths:

The applicant is proposing a 6-foot wide sidewalk within the newly dedicated right-of-way along W Walnut Street. The sidewalk is included in the **FEE-IN-LIEU** and will be installed with the widening of Walnut.

d) Trails:

No trails are proposed nor required within this project.

e) Streetlights:

A streetlight at the driveway is proposed for this development. The streetlight is included in the **FEE-IN-LIEU** and will be installed with the widening of Walnut.

f) Street Trees:

The applicant proposes the required street tree requirements. The street trees are included in the **FEE-IN-LIEU** and will be installed with the widening of Walnut.

6. RECOMMENDATIONS:

- a) Approve **WAIVER** from Sec. 14-260(1)(f) requiring separation of 150-feet between curb cuts. The applicant is proposing cross-access to the properties to the east and west of this site which would provide access to those properties once the driveways are brought up to code.
- b) Deny **WAIVER** from Sec. 14-796(d)(2a) requiring the five-to-one replacement rate for trees removed from a non-construction area. These trees were removed without a permit and are required to be mitigated.
- a) Approve **FEE-IN-LIEU** for improvements in the right-of-way along W Walnut Street for \$38,347.10.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i) "Medical, Dental, and Health Practitioner Office" is defined as "office or clinic uses related to diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care." (Sec. 14-695(b)(3)(aa.)(1.)).

b) Zoning Compliance:

The proposed project is in compliance with R-O zoning regulations.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Access Corridor Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-706 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

All setback and height requirements have been met.

b) Building Design:

N/A

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met, with the exception of the lack of provision of a loading space.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

The applicant is requesting a variance from mitigation requirements for not planting all of the required mitigation trees after an indiscriminate clearing violation. They have attempted to meet mitigation requirements, but cannot due to the size of the impervious area and subject property. All other landscape requirements have been met.

3. RECOMMENDATIONS:

a) **Approve** Large-Scale Development plans subject to the following actions:

- i) Deny **VARIANCE** from Sec. 14-706(e), for not providing one loading space. The applicant does not provide a site-specific hardship that would prevent them from providing a loading space. Staff does not support this variance.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

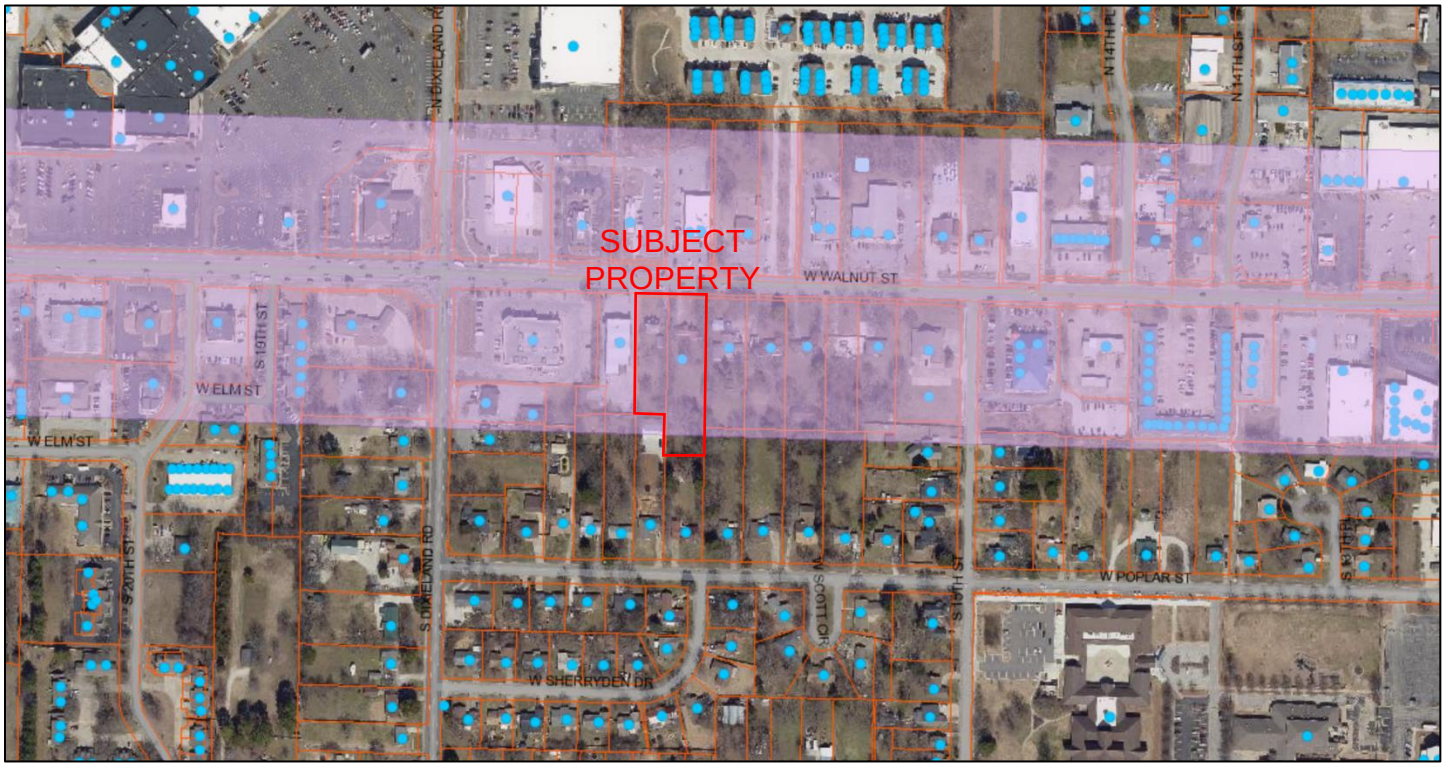
1. *IF APPROVING:*
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING:*
Move to deny the request.
4. *IF TABLING:*
Move to table the request.

TABS

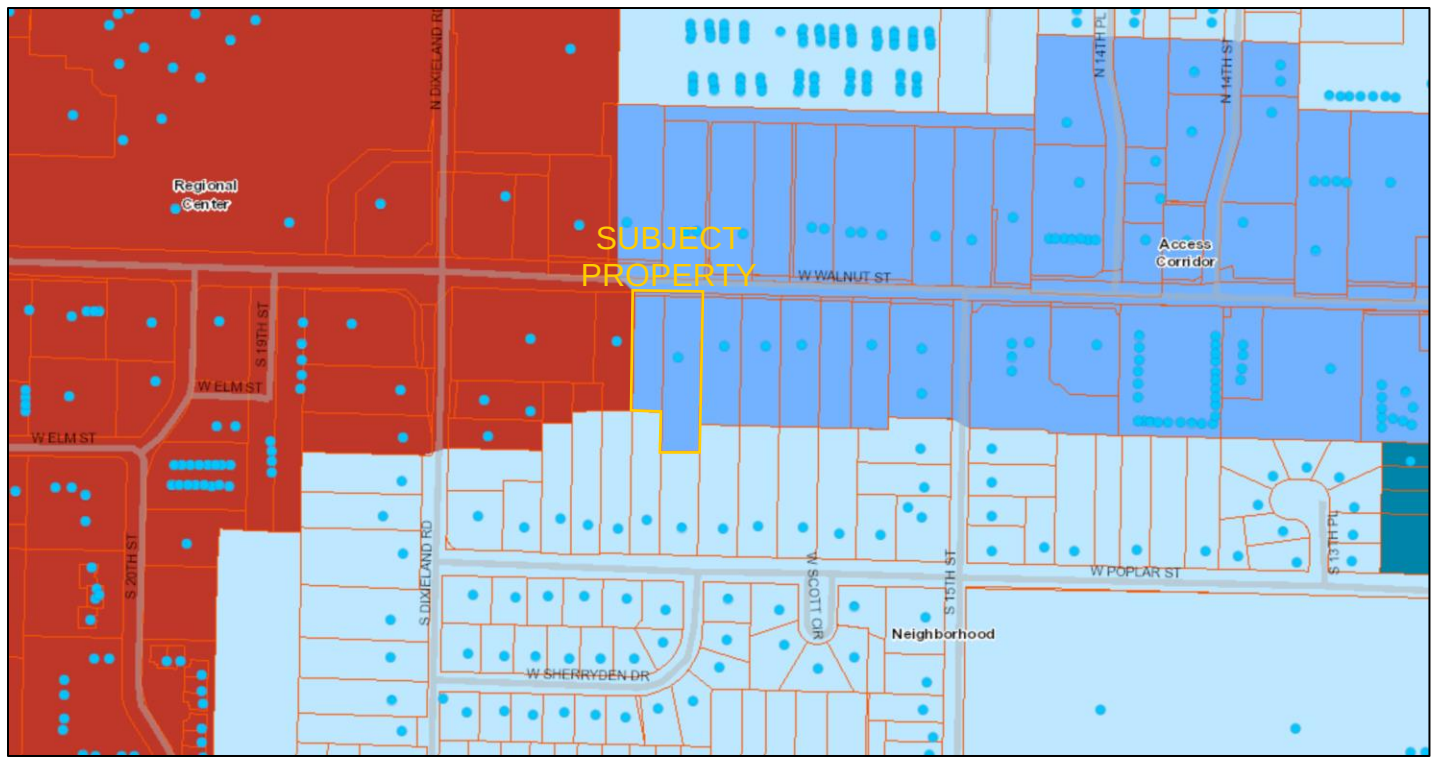
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

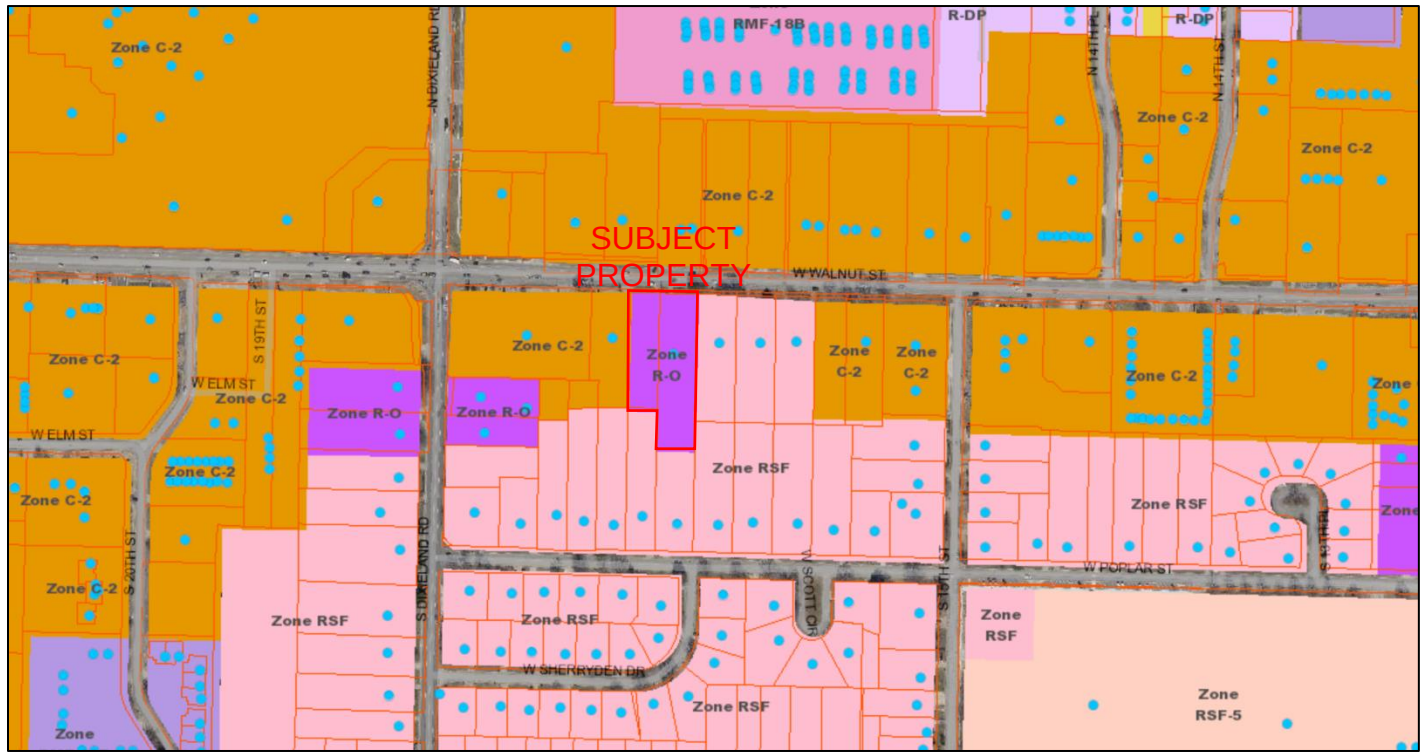
AERIAL VICINITY MAP W/ OVERLAY DISTRICT



CGM VICINITY MAP



ZONING VICINITY MAP





January 24, 2022

Mr. Geoffrey Bates, PE
Bates & Associates, Inc.
7230 S. Pleasant Ridge Drive
Fayetteville, AR 72704

RE: Conditional Approval of Civil Plans
Tri-State Optical Center

Dear Mr. Bates:

We have reviewed the Large-Scale Development Plans for Tri-State Optical Center and are approving them with the following conditions:

1. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:
 - a. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection.
 - b. Provide fire suppression plans if required. Approved backflow protection is required on a fire protection system.

Please forward these requirements to the appropriate design firm(s) and to your client.

2. Depict on the plans a sanitary sewer service tap (by RWU, at the developer's expense) on the existing sewer main near the northeast corner of the site. (It is reasonable to assume that this project will be constructed before the utility relocation is complete).
3. Note the rim and invert elevations for all existing and proposed sanitary sewer manholes that appear on the Utility Plan.
4. Note the dimensions and book & page information for all existing utility easements.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Brian Sartain, PE
Utility Engineer

BS: DG



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703
PH: 479-442-9350 * FAX: 479-521-9350

April 4, 2022

City of Rogers
Planning Commission
Planning Staff

Re: Tri-State Optical Center Access Management Waiver Request

Dear Commissioners and Planning Staff,

Our client would like to request a waiver from Rogers, Arkansas Code of Ordinances *Chapter 14, Article III, Division 3, Section 14-260(1)(f) Access Management Standards - Distance Between Curb Cuts.*

The proposed development accesses West Walnut Street / U.S. Highway 71B. At the location of the proposed curb cut, the Speed Limit is 35 Miles per Hour. Per the code section referenced above, a public street that is restricted to a Speed Limit of 35 mph must have 150' of separation between curb cuts. Two curb cuts exist on the adjoining properties to the West and the East.

At this location, because West Walnut Street is designated a state highway, Arkansas Department of Transportation requires the Developer to construct the standard DR-1 Highway entrance. Per the ARDOT detail, the distance of the entrance at the street curb is 54' in width. The distance between the existing curb cuts is 232.82'. Due to existing conditions, it would be impossible to achieve the required separation. If the proposed entrance was placed equidistant from the two adjacent curb cuts, the separation would be 89.41'.

After discussion with Planning and Engineering Staff, it was determined that the preferred placement of the entrance would be nearer to the eastern property line. The resulting distance between proposed curb cut and the existing curb cut to the East is 92.42'. The resulting distance between proposed curb cut and the existing curb cut to the West is 86.40'. The Site Plan that is included as part of this Large Scale Development Application is annotated and dimensioned to reflect this configuration.

The Developer and Applicant assert that this waiver is necessary as there is no configuration that will meet Curb Cut Separation requirements that would allow access to this property, and the existing conditions are not a result of the Applicant or Developer's actions.

Our client would also like to request a variance from Rogers, Arkansas Code of Ordinances *Chapter 14, Article VI, Division 2, Section 14-706.(1)(8) RO Residential Office – Loading Space Standards.*

Per the referenced Code section, one (1) loading space is required for a building that has 5000-25000 square feet of proposed floor area. The proposed building will have a floor area of 7750 sq. feet, requiring one (1) loading space.

Due to the proposed use of the proposed development (Eye-care Clinic), there will be no large trucks making deliveries to this site, eliminating the need for a large loading space. All delivery vehicles will be able to occupy a standard parking space, and because there are more parking stalls proposed on this site than are required, a delivery that occurs during operating hours will not impact available parking for doctors, clinicians, or patients.

Our client would also like to request a variance from Rogers, Arkansas Code of Ordinances *Chapter 14, Article VII, Division 3, Section 14-796(c)(4), regarding tree removal without a grading permit.*

Due to a misunderstanding of the grading permit approval process, the Owner removed 39 trees, all of which were shown on the Tree Preservation Plan as removed. No trees that were removed are shown on the Tree Preservations Plan as preserved. To meet the intent of the above ordinance, the owner has agreed to plant as many trees as possible on-site, allowing for proper spacing for the trees to grow to maturity. The replacement trees selected are similar in species to the removed species. Due to site size constraints and preserved on-site tree canopy, we have provided 19 tree plantings in addition to the replacement trees provided as part of the Large Scale Development requirements. The owner has significantly reduced the impermeable areas on the site, in part to allow for these tree plantings. While this proposal does not meet the exact requirement for tree replacement due to removal without an approved Grading Permit, the owner is hoping that the Commission agrees that some leniency in this case is warranted, considering that all removed trees were shown as removed on the plans as they have gone through staff review.

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 fluid and cursive, with the first name and last name clearly distinguishable.

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

TRI-STATE OPTICAL CENTER

ROGERS, ARKANSAS

Large Scale Development Plan - CityView Project #PL202101413

GENERAL NOTES TO CONTRACTOR

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- ACCORDING TO CITY CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF AN ITEM IS NOT DISCOVERED DURING STAFF REVIEWS, IT DOES NOT EXCUSE THE ITEM, AND THE REQUIREMENT WILL REMAIN UNTIL IT IS EITHER ADDRESSED OR A WAIVER IS SUBMITTED AND APPROVED. THIS EXTENDS BEYOND THE APPROVAL OF THE PLAN SET. IF PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, ORDINANCE REQUIREMENTS TAKE PRECEDENCE. IF CHANGES ARE REQUIRED, THEY MUST BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AT THE CITY OF ROGERS.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOILS STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE. IFC 2012 3310.1
- AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. IFC 2012 3312.1
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE 500 TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

STANDARD CITY COMMENTS

- DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID--SODDED, CONCRETE--LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
- ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
- THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
- IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
- A PERMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
- PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
- THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
- LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
- SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
- THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
- ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
- A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
- ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
- CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ACCORDING TO CITY CODE, IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
- PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.



ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.

NOTE: IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).

CITY:

CITY OF ROGERS
DEPARTMENT OF
COMMUNITY DEVELOPMENT
LORI ERICSON
PHONE: (479) 621-1186

FIRE:

ROGERS FIRE DEPARTMENT.
201 N 1ST ST
ROGERS, AR 72956
PHONE: (479) 621-1179

GAS:

SOURCE GAS
655 E. MILLSAP DRIVE
FAYETTEVILLE, AR 72703
PHONE: (800) 563-0012

CABLE:

COX COMMUNICATIONS
115 N. DIXIELAND STE. 3
ROGERS, AR 72756
PHONE: (479) 273-5644

SEWER/ WATER

ROGERS WATER UTILITIES
601 S 2ND ST
P.O. BOX 338
ROGERS, AR 72756
479-621-1142

SOLID WASTE

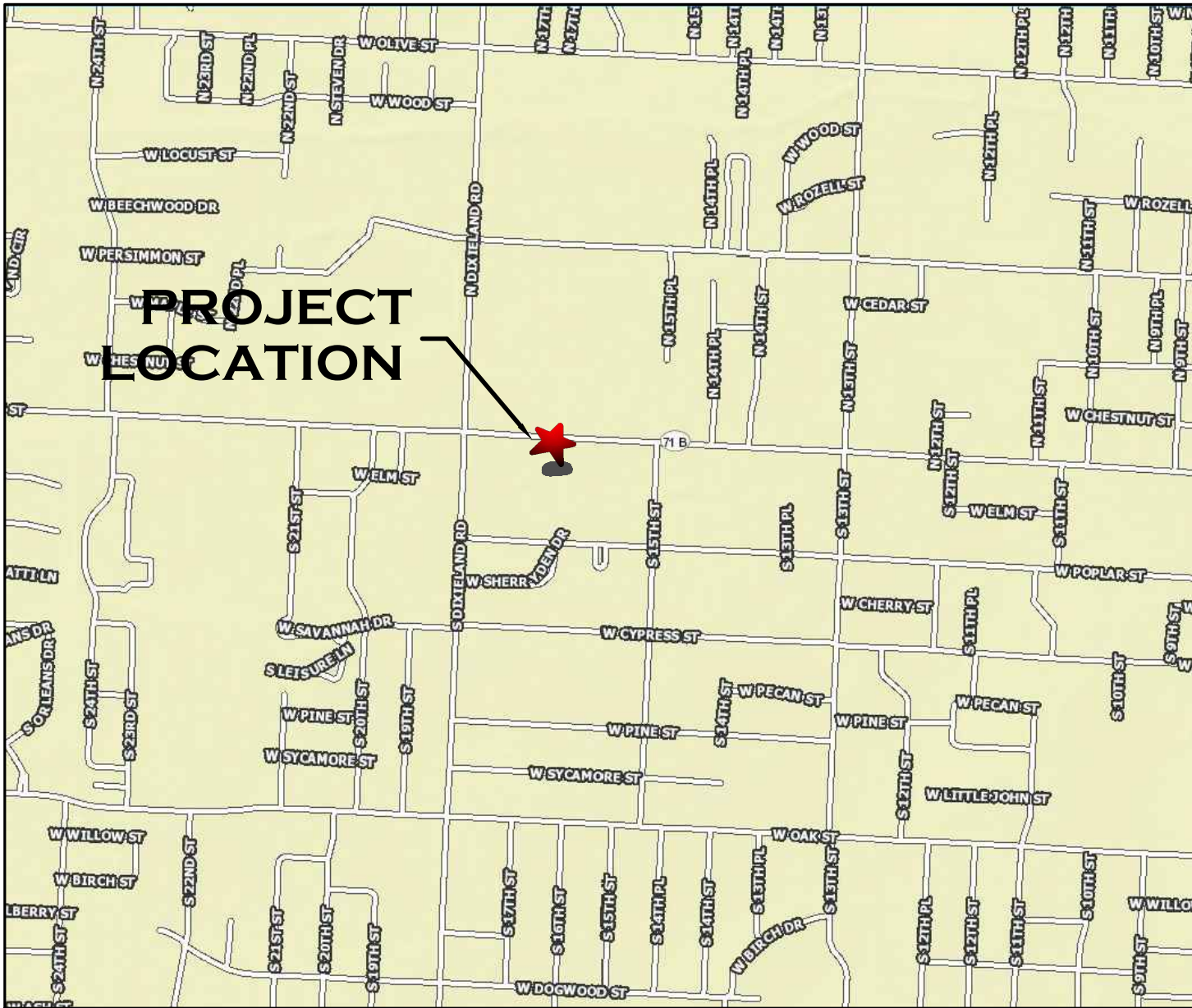
INLAND SERVICES
3511 N. ARKANSAS ST
ROGERS, AR 72756
(479) 878-1384

ELECTRIC:

CARROLL ELECTRIC
707 SE WALTON BLVD
P.O. BOX 329
BENTONVILLE, AR 72712-0329
PHONE: (479) 273-2421
FAX: (479) 273-1231

TELEPHONE:

SOUTHWESTERN BELL
1-800-464-7928



VICINITY MAP

N.T.S.



INDEX OF DRAWINGS

- COVER SHEET
- EXISTING SITE. DEMOLITION.
+ TREE PRESERVATION
PLAN
- SITE + UTILITY PLAN
- FUTURE STREET WIDENING +
UTILITY RELOCATION PLAN
- EROSION CONTROL PLAN
- GRADING PLAN
- TREE PRESERVATION PLAN
- LANDSCAPE PLAN
- PHOTOMETRIC PLAN
- 10-12 SITE DETAILS
- 13 ARDOT DR-1 STANDARD DETAIL
- 14-19 DETENTION DETAILS
- 20-22 RWU DETAILS

IMPERVIOUS AREA CALCULATIONS (PER R/W DEDICATION):

TOTAL AREA OF SITE	59387 SQ FT
TOTAL PERVIOUS AREA (POST-DEVELOPMENT)	28527 SQ FT (48.0%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	30860 SQ FT (52.0%)

DEVELOPMENT STANDARDS (PER RO / OVERLAY DISTRICT):

BUILDING SETBACKS:

FRONT	30ft/50ft WITH PARKING IN FRONT
FRONT (OVERLAY DISTRICT)	75ft (SHOWN)
SIDE	10ft (INTERIOR-SHOWN)
SIDE	25ft (EXTERIOR)
REAR	25ft (SHOWN)

SITE AREA (AFTER R/W DED.):	58483 SQ. FT.
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PROPOSED % BUILDING COVERAGE:	9.70%
MINIMUM OPEN SPACE:	30%
OPEN SPACE PROVIDED:	28527 SQ FT (48.0%)

MAXIMUM STRUCTURE HEIGHT:	35 FT (ADJACENT TO RESIDENTIAL)
	60 FT (ADJ. TO COMMERCIAL, INDUSTRIAL, OR OFFICE)
PROPOSED STRUCTURE HEIGHT:	18' MAX.

PARKING TABLE:

BUSINESS AND PROFESSIONAL OFFICE (1 SPACE PER 300 SQUARE FEET OF NET FLOOR AREA UP TO 10,000 SQ. FT.)

PROPOSED FLOOR AREA:	5808
SPACES REQUIRED:	19

STANDARD SPACES PROVIDED:	50
ADA SPACES REQUIRED/PROVIDED:	3
TOTAL SPACES PROVIDED:	53*

LOADING SPACE REQUIRED:	1
LOADING SPACE PROVIDED:	0**

BICYCLE PARKING REQUIRED (1 PER 20 SPACES)	3
BICYCLE PARKING PROVIDED	3

*8 SPACES ALONG WEST BOUNDARY OF DEVELOPMENT WILL BE SHARED WITH ADJACENT BUSINESS, DUE TO LOSS OF FUTURE PARKING PER STREET IMPROVEMENT PLANS ALONG W. WALNUT.
**PER OWNER/DEVELOPER, THERE WILL BE NO LARGE-TRUCK DELIVERIES. VARIANCE WILL BE REQUESTED FROM LOADING SPACE REQUIREMENT.

PARCEL NUMBERS:	02-04335-000 & 02-04336-000
PROJECT SITE ADDRESS:	1714 W WALNUT ST ROGERS, AR 72756
ZONING CLASSIFICATION:	RO / OVERLAY DISTRICT
PROPOSED USE:	OPTICAL CARE CLINIC
STORIES:	1
BUILDING HEIGHT:	18' TO HIGHEST EAVE
FLOOR AREA:	TOTAL AREA UNDER ROOF: 6031 SQ.F. TOTAL AREA HEATED: 5808 SQ.F.
CONSTRUCTION TYPE:	V-B
TOTAL SITE AREA:	1.40 ACRES +/- 1.36 ACRES +/- AFTER R/W DEDICATION
OWNER:	LANDIS HOLDINGS LLC PO BOX 3010 ROGERS AR 72757
DEVELOPER:	DANIEL LANDIS - TRI-STATE OPTICAL 1401 W WALNUT ST ROGERS, AR 72756 PHONE: (479) 899-2615 EMAIL: TRISTATEOPTICALCENTER@YAHOO.COM
ENGINEER/SURVEYOR:	BATES & ASSOCIATES, INC. 7230 PLEASANT RIDGE DR. FAYETTEVILLE, AR 72704 PHONE: (479) 442-9350 EMAIL: GEOFF@BATESNWA.COM
ARCHITECT:	BEN CRUCE, AIA DEMIX ARCHITECTURE 104 N EAST AVE FAYETTEVILLE, AR 72701 PHONE: (479) 966-4871 EMAIL: BEN@DEMIXARCH.COM

SURVEY DESCRIPTION:

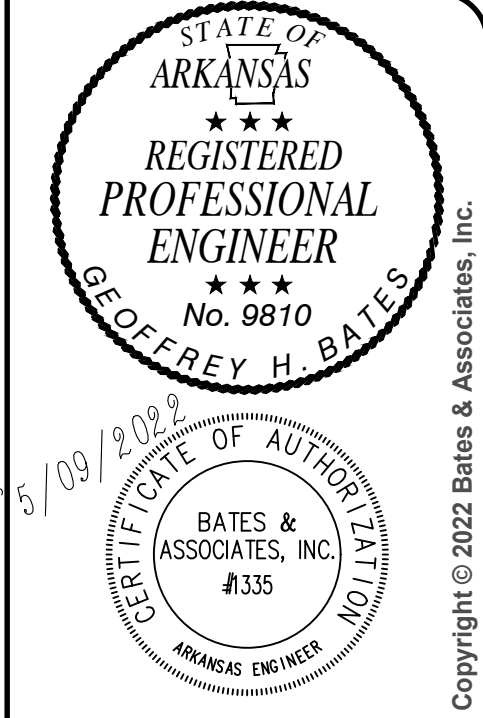
A PART OF LOTS 2 AND 3 LOCATED IN BLOCK 2 OF FELKER'S SUBDIVISION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING PIPE MARKING THE NORTHEAST CORNER OF SAID LOT 2 AND RUNNING THENCE S02°31'07"W 329.84' TO AN EXISTING REBAR, THENCE S02°23'39"W 70.16', THENCE N86°41'28"W 95.37', THENCE N02°27'45"E 98.51' TO AN EXISTING REBAR, THENCE N87°10'04"W 77.04' TO AN EXISTING PIPE, THENCE N02°48'04"E 301.46', THENCE S86°33'29"E 75.27', THENCE S87°11'14"E 95.60' TO THE POINT OF BEGINNING, CONTAINING 1.40 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN WEST WALNUT STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

SURVEYOR NOTES:

- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.
- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF PINNACLE HILLS PARKWAY ADDITION ARE SHOWN HEREON.
- THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.
- ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.

FLOOD CERTIFICATION:

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0260K. DATED 06/ 05/ 2012)



DATE	REVISIONS
12/10/21	FIRST SUBMITAL
1/10/22	REVISIONS PER 12/27/21 STAFF REVIEW
2/28/22	REVISIONS PER UNAPPROVED TREE REMOVAL
3/31/22	REVISIONS PER 3/27/22 STAFF REVIEW
4/21/22	REVISIONS PER 4/20/22 STAFF REVIEW
5/09/22	DRAINAGE EASEMENT AND ICE ADDITION

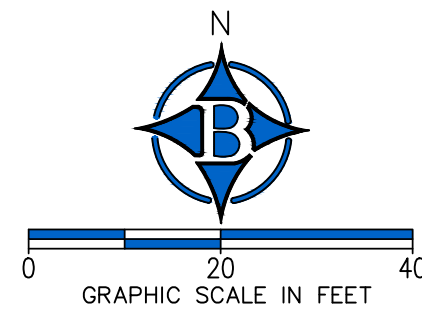
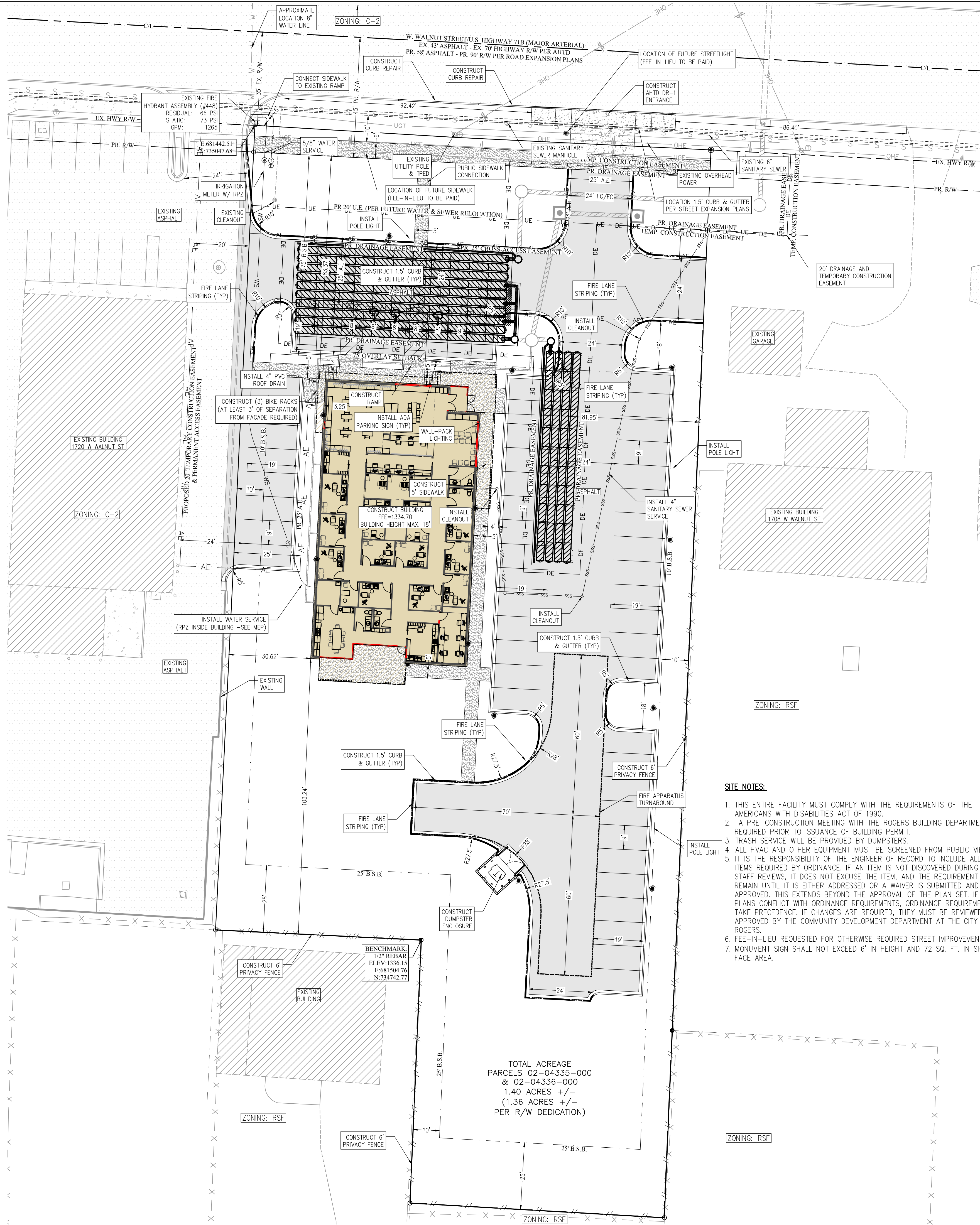
TRI-STATE OPTICAL CENTER
LARGE SCALE DEVELOPMENT PLAN
CITYVIEW #PL202101413
COVER SHEET

ROGERS, ARKANSAS



DRAWING NO

01



MONUMENT LEGEND:
● EXISTING SURVEY MARK
○ SET 5\"/>

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
		BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PR. SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER / VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPES (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

SITE NOTES:

1. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
2. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. TRASH SERVICE WILL BE PROVIDED BY DUMPSTERS.
4. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
5. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF AN ITEM IS NOT DISCOVERED DURING STAFF REVIEWS, IT DOES NOT EXCUSE THE ITEM, AND THE REQUIREMENT WILL REMAIN UNTIL IT IS EITHER ADDRESSED OR A WAIVER IS SUBMITTED AND APPROVED. THIS EXTENDS BEYOND THE APPROVAL OF THE PLAN SET. IF PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, ORDINANCE REQUIREMENTS TAKE PRECEDENCE. IF CHANGES ARE REQUIRED, THEY MUST BE REVIEWED AND APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT AT THE CITY OF ROGERS.
6. FEE-IN-LIEU REQUESTED FOR OTHERWISE REQUIRED STREET IMPROVEMENTS.
7. MONUMENT SIGN SHALL NOT EXCEED 6' IN HEIGHT AND 72 SQ. FT. IN SIGN FACE AREA.

DEVELOPMENT STANDARDS (PER RO / OVERLAY DISTRICT):

BUILDING SETBACKS:

FRONT	30ft/50ft WITH PARKING IN FRONT
FRONT (OVERLAY DISTRICT)	75ft (SHOWN)
SIDE	10ft (INTERIOR-SHOWN)
REAR	25ft (EXTERIOR)
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SITE AREA (AFTER R/W DED.):

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	18' MAX.

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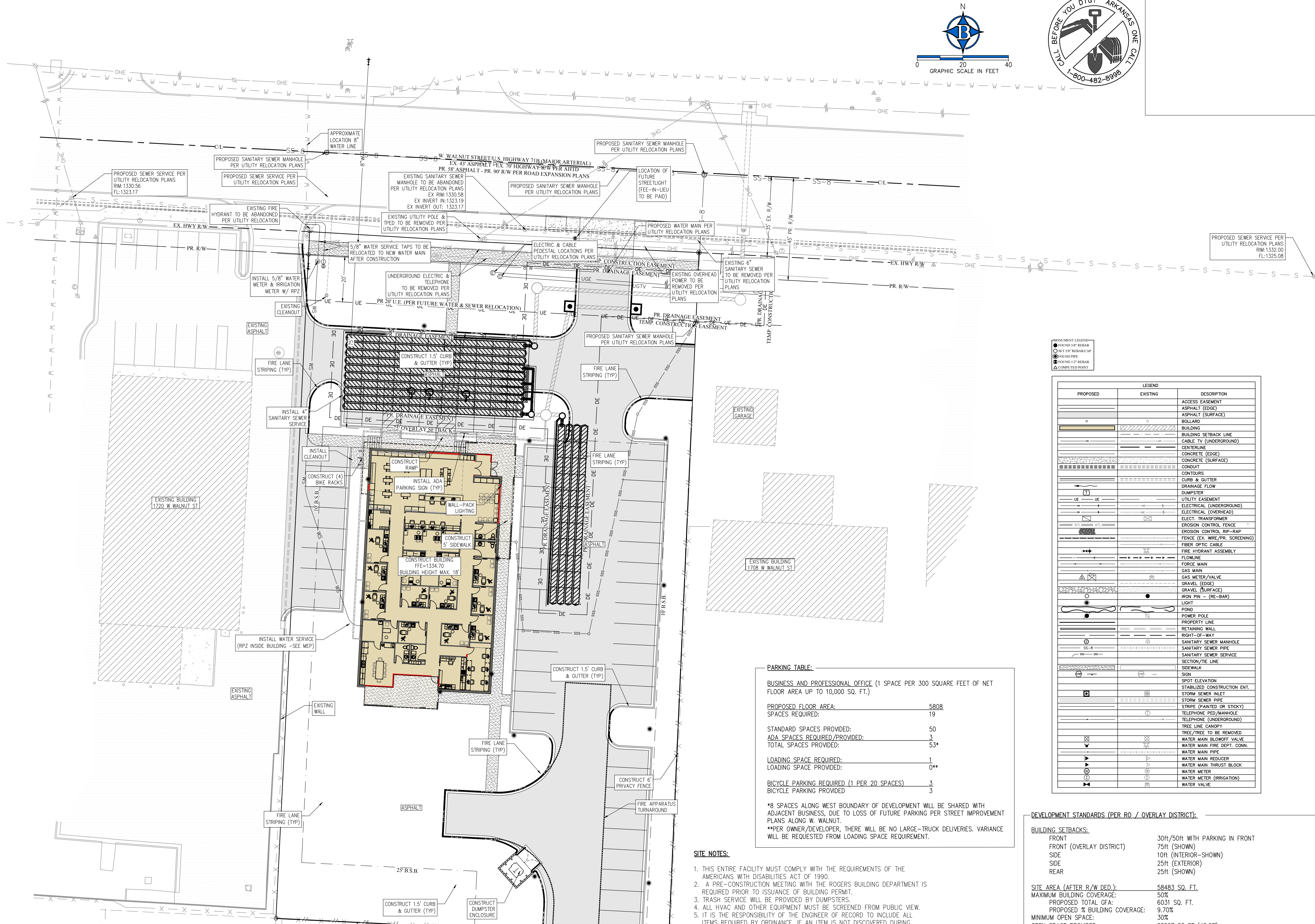
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1/10/22	REVISIONS PER 12/21/21 STAFF REVIEW
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5/09/22	DRAINAGE EASEMENT AND TCE ADDITION

Drawing Name: 16\200\16-260\engineering\02 Site & Utility Plan.dwg
Xref: Usct: BASE, BATES-AR, 24x36, COA BBA

Time: 4:05 pm
Scale: 1"=20' (P)
Date: 10/6/2016



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TRI-STATE OPTICAL CENTER
LARGE SCALE DEVELOPMENT PLAN
CITYVIEW #PL202101413
FUTURE UTILITY RELOCATION PLANS
ROGERS, ARKANSAS

Bates & Associates, Inc.
www.batesandassociates.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

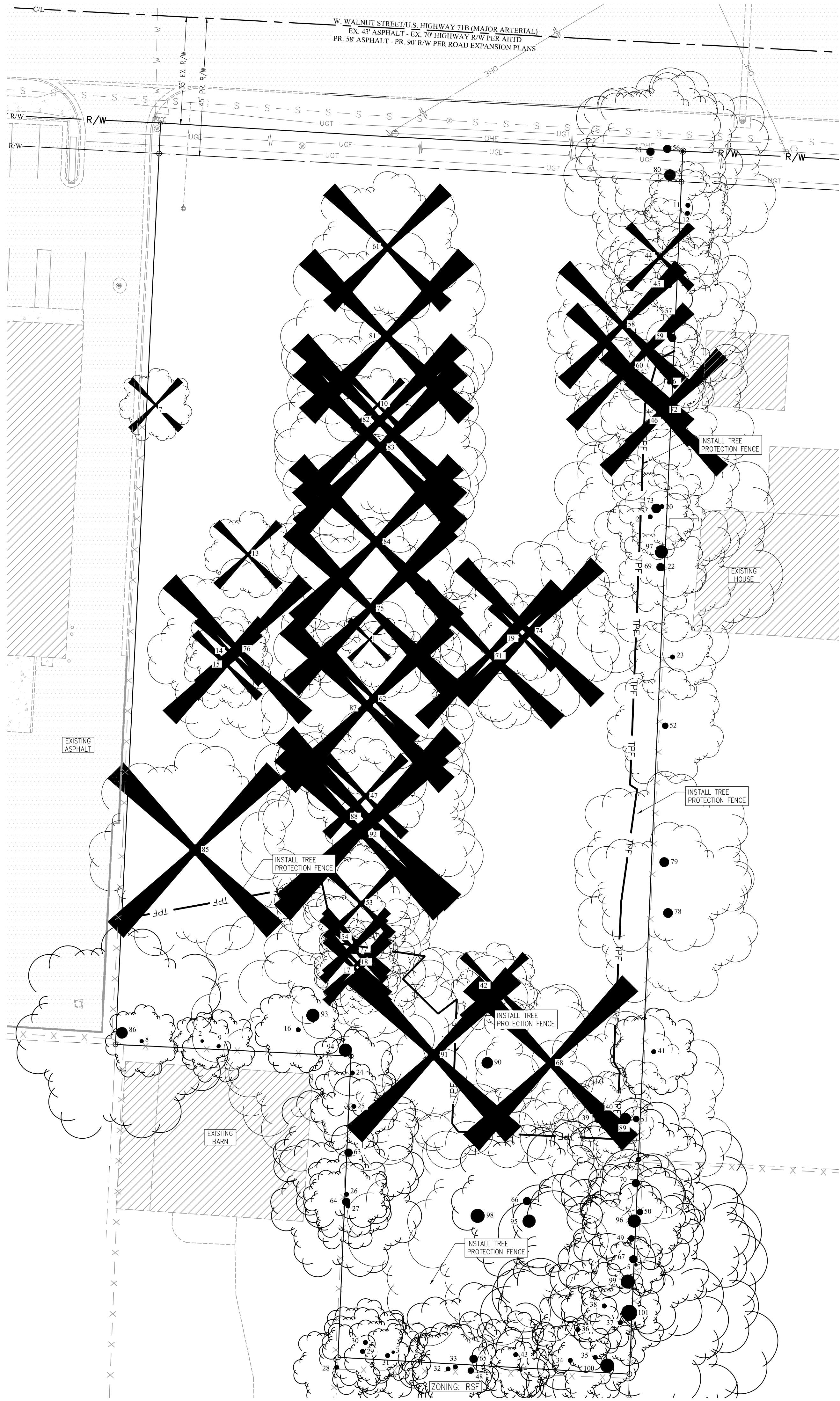
ENGINEER: G. Bates
DRAWN BY: J. Young
2/09/2019
STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
BATES & ASSOCIATES, INC.
#335
ARIZONA DRIVER
1-800-482-8998
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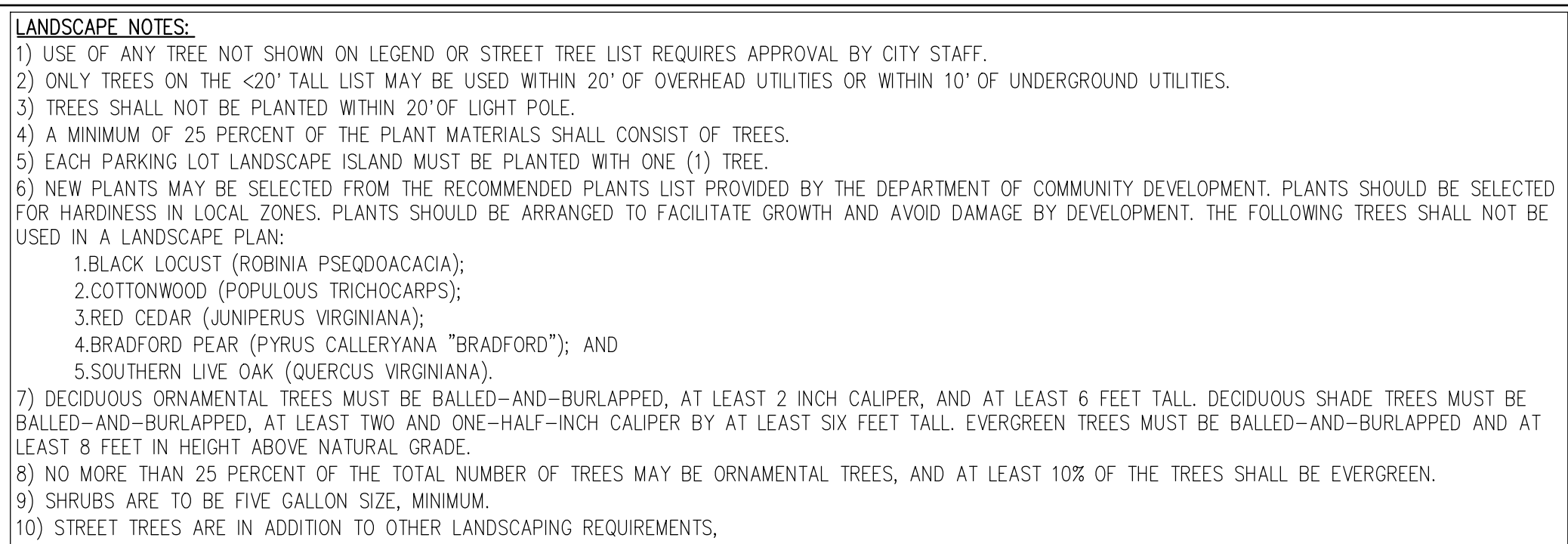
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5/09/22	DRAINAGE EASEMENT AND TCE ADDITION

PROJECT NO 19-357

DRAWING NO

04





TREE REMOVAL OCCURRED BEFORE RELEASE OF GRADING PERMIT. NO TREES SHOWN ON PLANS AS PRESERVED WERE REMOVED. PER REQUIREMENT FOR TEMPORARY GRADING PERMIT, ADDITIONAL TREE PLANTINGS ARE REQUIRED ON-SITE FOR MITIGATION PURPOSES.

DUE TO SITE SIZE CONSTRAINTS, A PORTION OF THE ALLOWED TREE CREDITS BASED ON PRESERVATION WILL BE USED TOWARDS MITIGATION REQUIREMENTS. A TOTAL OF 27 TREES WILL BE PLANTED TO MITIGATE FOR UNAPPROVED TREE REMOVAL, AND 8 OF THE 35 TREE CREDITS WILL BE USED.

PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
5	SO	SCARLET OAK <i>Quercus coccinea</i>	5&8	2.5' CAL 6' TALL	SHADE TREE (MEDIUM SPECIES)
6	WP	WHITE PINE <i>Pinus strobus</i>	5&8	2.5' CAL 8' TALL	EVERGREEN TREE (LARGE SPECIES)
3	PS	PURPLE SMOKETREE <i>Cotinus coggia</i>	5&8	2.5' CAL 6' TALL	ORNAMENTAL TREE (SMALL SPECIES)
2	RB	EASTERN REDBUD <i>Cercis canadensis</i>	5&8	2.5' CAL 6' TALL	ORNAMENTAL TREE (SMALL SPECIES)
12	AE	AMERICAN ELM <i>Ulmus americana</i>	5&8	4" CAL 6' TALL	SHADE TREE MITIGATION TREE (MEDIUM SPECIES)
15	PO	PIN OAK <i>Quercus palustris</i>	5&8	4" CAL 6' TALL	SHADE TREE MITIGATION TREE (MEDIUM SPECIES)
23	PF	PERENNIAL FOUNTAIN GRASS <i>Pennisetum alopecuroides</i>		5 GAL	ORNAMENTAL GRASS
5	MJ	MINT JULEP JUNIPER <i>Juniperus chinensis 'Mint julep'</i>		5 GAL	EVERGREEN
7	MO	GOLDEN MOCK ORANGE <i>Philadelphus coronarius 'Aureus'</i>		5 GAL	DECIDUOUS

* SUBSTITUTIONS MAY BE MADE FOR SPECIES, PROVIDED THAT THEY ARE APPROVED & HAVE SIMILAR CANOPY SIZE

TREE CANOPIES AND SHRUB SPREAD SHOWN ON PLAN AT FULL MATURITY

LANDSCAPING WARRANTY NOTE:
LANDSCAPING MUST BE INSTALLED OR A PERFORMANCE BOND POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. A THREE-YEAR GUARANTEE ON ALL PLANT MATERIALS WILL BE REQUIRED ONCE INSTALLATION IS COMPLETE.

-IMPERVIOUS AREA CALCULATIONS (PER R/W DEDICATION):

TOTAL AREA OF SITE	59387 SQ FT
TOTAL PERVIOUS AREA (POST-DEVELOPMENT)	28527 SQ FT (48.0%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	30860 SQ FT (52.0%)

PLANTINGS IN EXCESS OF
MINIMUM REQUIREMENTS MAY
NOT BE REDUCED ONCE
APPROVED BY PLANNING
COMMISSION

IRRIGATION SYSTEM FOR LANDCAPING WILL BE REQUIRED



Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703
PH: 479-442-9350 * FAX: 479-521-9350

June 2, 2022

City of Rogers
Planning Commission
Planning Staff

Re: Tri-State Optical Center Tree mitigation proposal

Dear Commissioners and Planning Staff,

Our client would like to present a proposal for a violation of Rogers, Arkansas Code of Ordinances *Chapter 14, Article VII, Division 3, Section 14-796(c)(4)*, regarding tree removal without a grading permit.

Due to a misunderstanding of the grading permit approval process, the Owner removed 35 trees, all of which were shown on the Tree Preservation Plan as removed. No trees that were removed are shown on the Tree Preservations Plan as preserved. To meet the intent of the above ordinance, the owner has agreed to mitigate at a 1:1 ratio, all 35 trees that were removed prematurely with a 4" caliper minimum 6' tall tree. Due to site constraints, only 27 trees in addition to the landscape requirements would fit on site and grow to maturity. The city of Rogers allows tree credits for saved trees, depending on the size of the trees. We are preserving 14 significant trees of various sizes, so, have obtained have a "tree credit" of 35 trees.

However, we are proposing to plant 27 trees on site for the mitigation of the removed trees, and we are proposing to use 8 of the 35 obtained credits to make up for the remaining 35, 4" caliper, mitigated trees.

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

Sincerely,

Bates & Associates, Inc.

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



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

MEETING DATE
JUNE 7, 2022

TO: PLANNING COMMISSION

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

STAFF: NICHOLAS LITTLE, PLANNER II

REQUEST DETAILS

ADDRESS/PARCEL:	S 21 st Street / 02-01034-001
TOTAL AREA TO BE REZONED:	± 0.80 acres
CURRENT ZONING:	C-2 (Highway Commercial)
PROPOSED ZONING:	NBT (Neighborhood Transition)
APPLICANT/REPRESENTATIVE:	Anderson Engineering, Inc. / Chris Tilley
PROJECT OWNER/DEVELOPER:	Jaime Corona
PROPERTY OWNER:	Jaime Corona
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. NBT is an allowed zoning district within the Regional Center Growth Designation.

Community Development recommends to **table** this request. The applicant did not notify all neighbors within a 300' radius of the property.

NOTE: *This project was tabled at the 5/17/2022 Planning Commission meeting because of a notification error.*

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) NBT (Neighborhood Transition)
The purpose and intent of the NBT zoning district is “to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown,” (Sec. 14-715(1.1)(a)(iv)).
- b) General Findings:
The subject property, which is currently undeveloped, is zoned C-2 in the Regional Center Growth Designation. The proposed zoning is allowed within the Regional Center Growth Designation, and NBT is preferred for this particular parcel. The property is surrounded by RMF-12B zoning to the south and east, NBT zoning directly to the north, and C-2 zoning to the west. Surrounding developments include Walmart to the west, multifamily housing to the south and east, and professional offices to the northeast. Staff finds this to be an appropriate request due to its consistency with the CGM and the current neighborhood characteristics.

3. RECOMMENDATIONS:

- a) **Table** 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

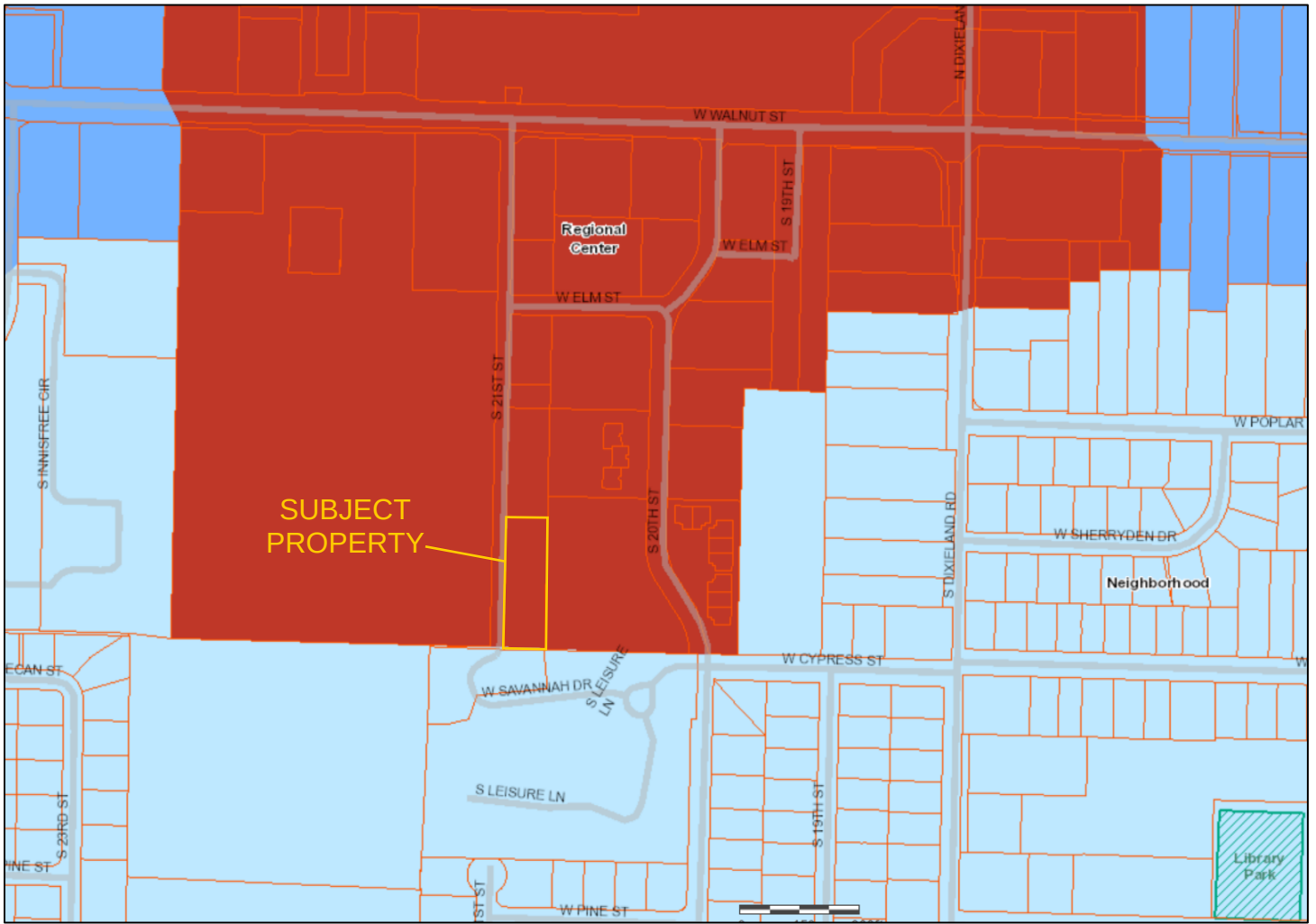
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

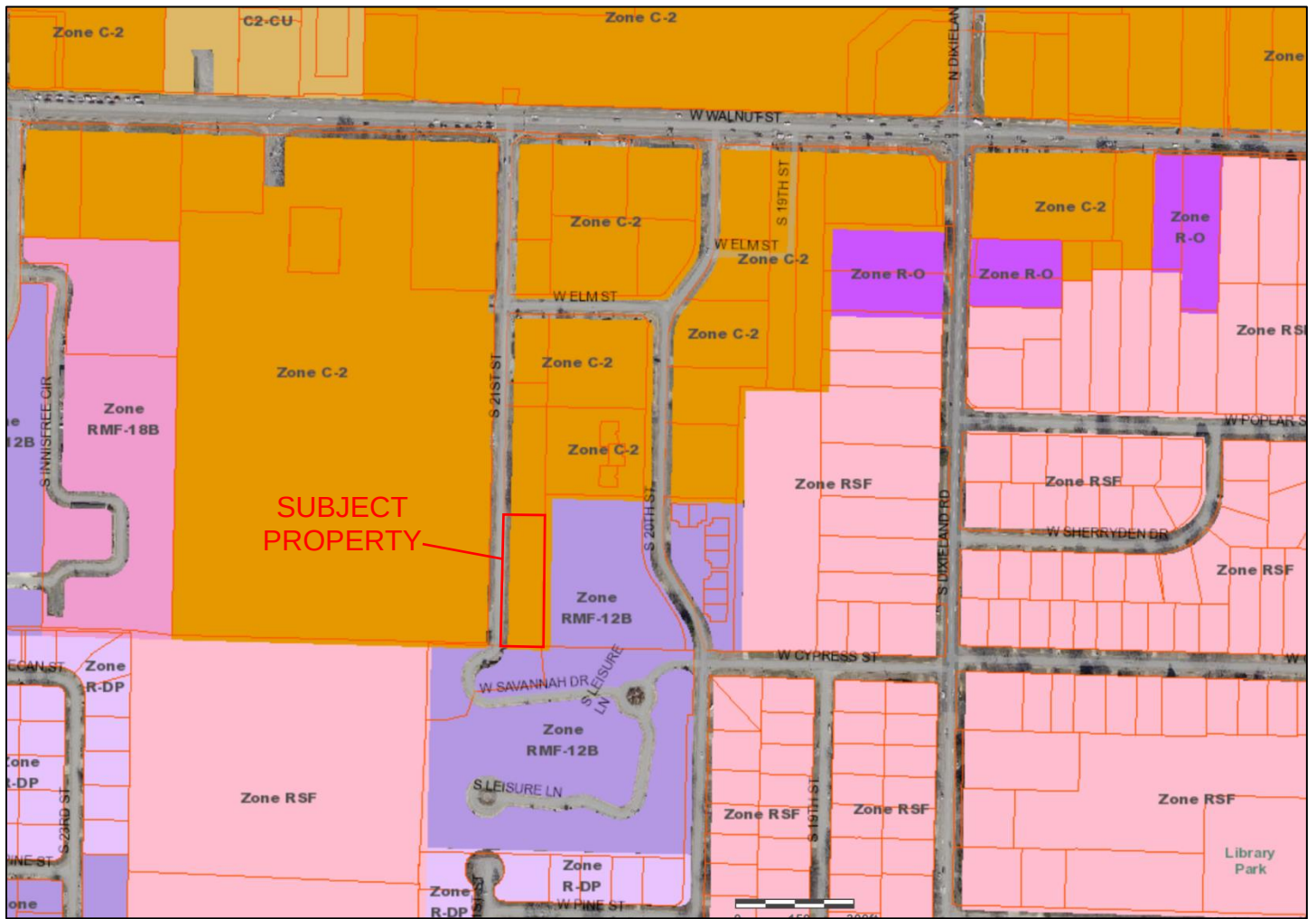
AERIAL VICINITY MAP



CGM VICINITY MAP



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: Anderson Engineering, Inc.

ADDRESS: 5311 W. Village Pkwy, Rogers, AR 72758 SUITE #: N/A

GENERAL LOCATION OF PROPERTY: Parcel No. 02-01034-001; S 21st Street, Rogers AR

PHONE #: 479-286-8181 EMAIL: ctilley@ae-inc.com

PROPERTY OWNER: Corona, Jaime Eduardo Alcala PHONE #: _____

PRESENT USE: Undeveloped Land ZONING: C-2

PROPOSED USE: Detached Townhomes ZONING: U-NBT

Molly RSH

Applicant Signature

4/25/22

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, Corona, Jaime Eduardo Alcala, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: S-T-R: 11-19-30-ROGERS; FULL LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

LAYMAN'S DESCRIPTION: Parcel No. 02-01034-001; S 21st Street, Rogers, AR.

PRESENT ZONING: C-2

ZONING REQUEST: U-NBT

Respectfully Submitted,

By: JAIME ALCALA
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 25 day of April, 2022.



Chris Tilley
Notary Signature

Chris Tilley
Notary Name Printed

Oct. 1 2030
Commission Expires

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that **Anderson Engineering Inc.** is applying to the Rogers Planning Commission to rezone certain real property as described below at **S. 21st Street**. The property is more particularly described as follows:

LEGAL DESCRIPTION: **Attached as “Exhibit A”**

LAYMAN’S DESCRIPTION: **Parcel No. 02-01034-001; S. 21st Street**

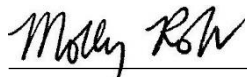
PRESENT ZONING: **C-2**

ZONING REQUEST: **U-NBT**

A public hearing by the Rogers Planning Commission will be held on May 17th 2022 at 5:00 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By:



Molly Robb, PE

Anderson Engineering, Inc.



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 **May 17, 2022 at 5:00 p.m.** on the application by **Jamie Corona** to rezone **±0.8 acres west of S. 21st St. & north of W. Savannah Dr.** from the **C-2** (Highway Commercial) zoning district to the **U-NBT** (Uptown Neighborhood Transition) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±0.8 acres west of S. 21st St. & north of W. Savannah Dr.

Parcel Number: 02-01034-001

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday May 1, 2022**
BILL THE CITY OF ROGERS

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Postage \$0.58

Total Postage \$7.38
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Street and Apt. No.
City, State, ZIP+4

MEADOWS OF ROGERS A SENIOR CITIZEN COMPLEX LLC
%TAX DEPT
315 W 6TH ST STE 1
MOUNTAIN HOME AR 72653

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38
\$

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Street and Apt. No.
City, State, ZIP+4

MEADOWS MARKET APARTMENTS LLC
351 E 4TH ST STE 2
MOUNTAIN HOME AR 72653-3802

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Rogers, AR 72756

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.58

Total Postage \$7.38
\$

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Street and Apt. No.
City, State, ZIP+4

GREENWAY PLAZA LLC
1600 W PERSIMMON
ROGERS AR 72756-3373

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Return Receipt (hardcopy) \$3.05
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Postage \$0.58

Total Postage \$7.38
\$

Sent To
Street and Apt. No.
City, State, ZIP+4

GANOUNG LIVING TRUST, LARRY I & BONNIE L
2701 SAYRE LN
ROGERS AR 72758-3926

PS Form 3800





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

MEETING DATE
JUNE 7, 2022

TO: PLANNING COMMISSION

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

STAFF: JUSTIN COUCH, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	124 N. 5 th Street / Parcel #: 02-02381-000
TOTAL AREA TO BE REZONED:	0.15 ± acres
CURRENT ZONING:	COM (Commercial Mixed Use)
PROPOSED ZONING:	NBT (Neighborhood Transition)
APPLICANT/REPRESENTATIVE:	Kenneth Curry
PROPERTY OWNER:	Kenneth Curry
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map, as the subject location has been designated NBT per the Downtown Regional Center Zoning Plan. See STAFF REVIEW for additional findings.

Staff recommends **approval** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

a) Growth Designation:

Downtown Regional Center – Neighborhood Transition

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.

2. ZONING:

a) NBT (Neighborhood Transition):

The purpose and intent of the NBT zoning district is to “support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Additional transition requirements will also be included in the regulations for the other three Zones,” (Sec. 14-715(1.1)(a)(iv)).

3. GENERAL FINDINGS:

- The subject property is currently used as a single-family residential home, and is located adjacent to COM-designated properties to the east, and NBT-designated single-family residential homes to the north, south, and west.
- The subject property has been labeled as NBT per the Downtown Regional Center Zoning Plan.
- Staff finds the requested rezone to be appropriate due to the proposed zoning’s consistency with the CGM, as well as fitting with the purpose and intent of the NBT-zoning designation.

4. RECOMMENDATIONS:

a) **Approve** request.

DIRECTOR’S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:

Move to recommend City Council approval as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to recommend City Council approval subject to [conditions or contingencies].

3. IF DENYING:

Move to deny the request as presented.

4. IF TABLING:

Move to table the request as presented [indefinite or date certain].

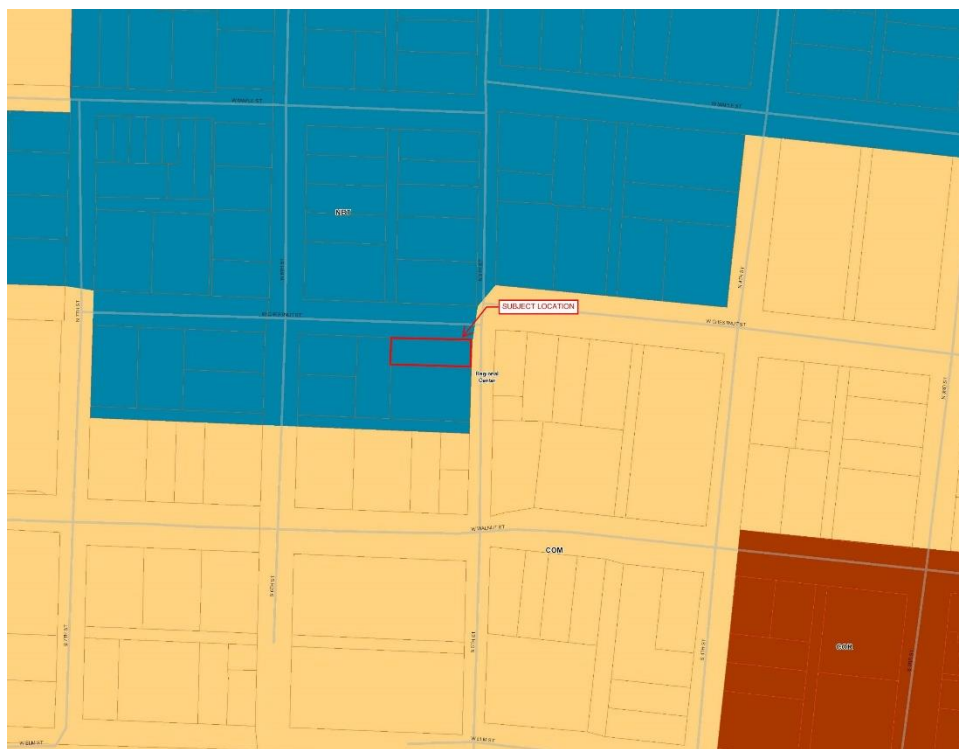
TABS

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

Vicinity Maps (Aerial):



Vicinity Map (CGM):



Vicinity Map (Zoning):



Rezone Application with required supplements:



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 (\$200)
Zoning: COM to NBT
Permit Number: 22-22
CityView Application: PL202200435
Date: 5/6/2022

REZONE APPLICATION

APPLICANT: Kenneth Curry
ADDRESS: 124 N. 5th ST SUITE #: _____
GENERAL LOCATION OF PROPERTY: _____
PHONE #: 479-903-3015 EMAIL: Curry Ken 77@gmail.com
PROPERTY OWNER: Kenneth Curry PHONE #: 479-903-3015
PRESENT USE: Residential ZONING: COM
PROPOSED USE: Residential ZONING: NBT

Kenneth Curry
Applicant Signature

5/13/22
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 5/6/2022 PUBLIC HEARING DATE: 4/7/2022 CERTIFIED MAIL DATE: 5/23/2022
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Part of lots land 2, Block 1 of B A Riggs Park Addition, City of Rogers, Benton County, Arkansas, as shown on Plat Book A, Page 63 of the Benton County Records.

LAYMAN'S DESCRIPTION: 124 N 5th ST Rogers, AR 72756

PRESENT ZONING: COM

ZONING REQUEST: NBT

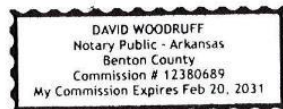
Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 3 day of May, 2022.

[Signature]
Notary Signature



DAVID WOODRUFF
Notary Name Printed

2/20/2031
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 at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 3 day of May, 2022.

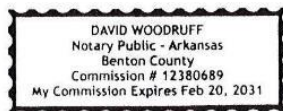

Signed

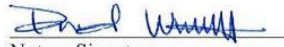
Kenneth Curry
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

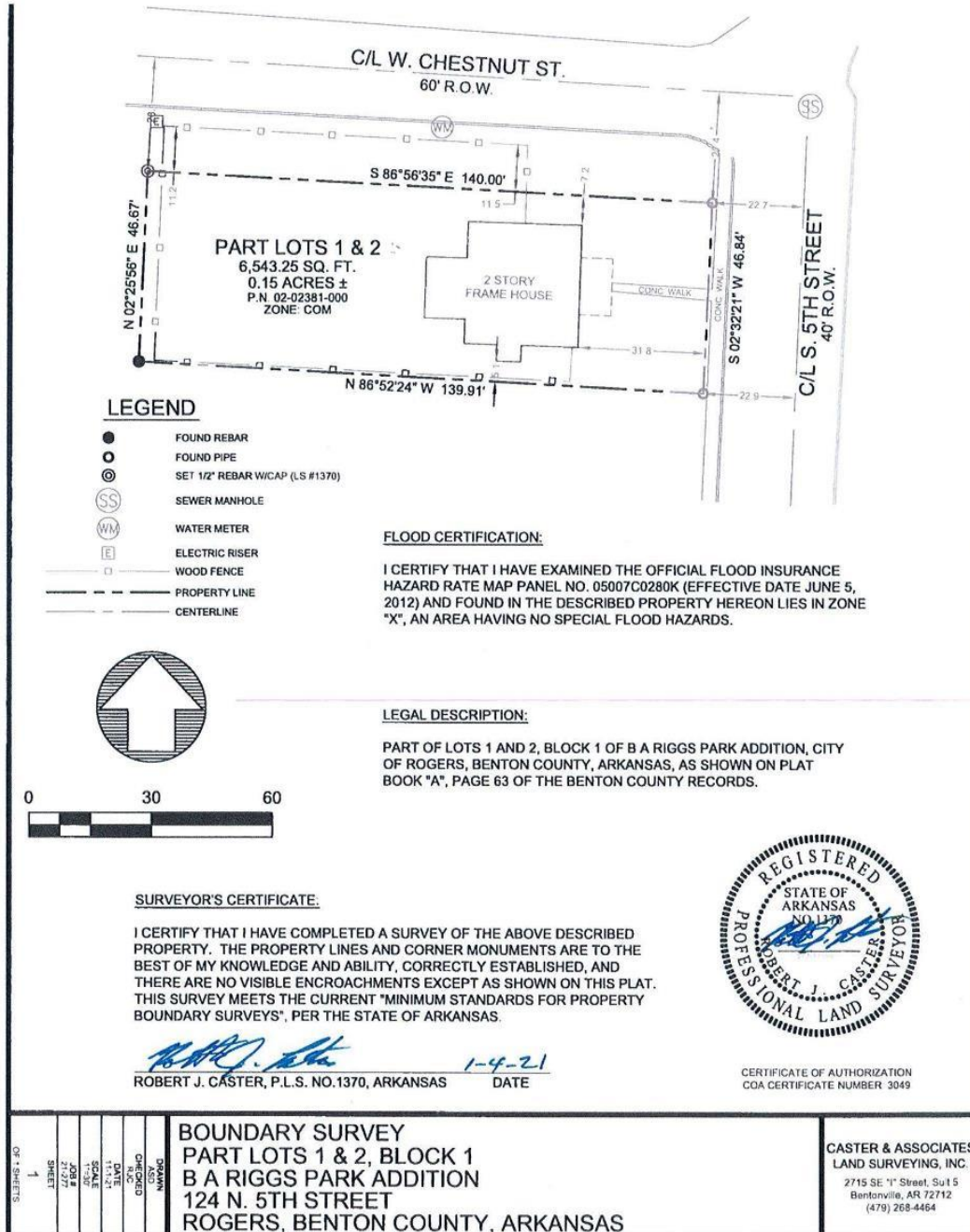
Subscribed and sworn before me this the 3 day of MAY, 2022.




Notary Signature

DAVID WOODRUFF
Notary Name Printed

2/20/2031
Commission Expires





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 **June 7, 2022 at 5:00 p.m.** on the application by **Kenneth Curry** to rezone **±0.15 acres at 124 N. 5th St.** from the **COM** (Commercial Mixed Use) zoning district to the **NBT** (Neighborhood Transition) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±0.15 acres at 124 N. 5th St.

Parcel Number: 02-02381-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday May 22, 2022**
BILL THE CITY OF ROGERS





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

MEETING DATE
JUNE 7, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – SUPERIOR STORAGE

STAFF: KYLE BELT, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	2386 S. 8 th Street / 02-02066-00; 02-22937-000; 02-22937-001
TOTAL AREA TO BE REZONED:	± 8.28 acres
CURRENT ZONING:	C-2 (Highway Commercial), C-4 (Open Display Commercial), I-1 (Light Industrial)
PROPOSED ZONING:	I-1 (Light Industrial)
APPLICANT/REPRESENTATIVE:	Dan Cole – Sand Creek Engineering
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	NCWA Storage 5, LLC
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map and will effectively align zoning correctly at this location. I-1 is an allowed zoning district within the Employment Center Growth Designation.

Staff recommends **approval** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:
Employment Center.
- b) Growth Designation Character:
Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibly organizing uses with like impacts and maintaining capacity for industry and service (CGM Page 1).
- c) Base Density:
6 Units/Acre
- d) Max Density:
12 Units/Acre
- e) Allowed Zoning Districts:
C-4, W-O, I-1, I-2

2. ZONING:

- a) I-1 (Light Industrial District):
The purpose and intent of the I-1 zoning district is “to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan.”(Sec. 14-713(a)).

3. General Findings:

- The subject property is currently zoned C-2, C-4, and I-1 and is located in the Employment Center Growth Designation. C-2 is not an allowed zoning district within this Growth Designation.
- Per the Employment Center Growth designation, I-1 is an allowed zoning district.
- The property is immediately surrounded by A-1, R-DP, I-1, I-2, C-2, C-4 zoning with most uses being commercial or industrial. A small area immediately to the northwest of this parcel is zoned R-DP.
- The property is currently a storage facility and its use is classified as “Warehousing and Storage, Limited”, which is allowed by-right in the I-1 zoning district.
- As a point-of-note, the applicant is concurrently undertaking a lot combination that will merge the entire subject location into one parcel. The applicant also has a pending Large-Scale Development at this location.
- Staff finds this to be an appropriate request as it will provide consistent and correct zoning at the subject location per the Employment Center CGM designation.

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

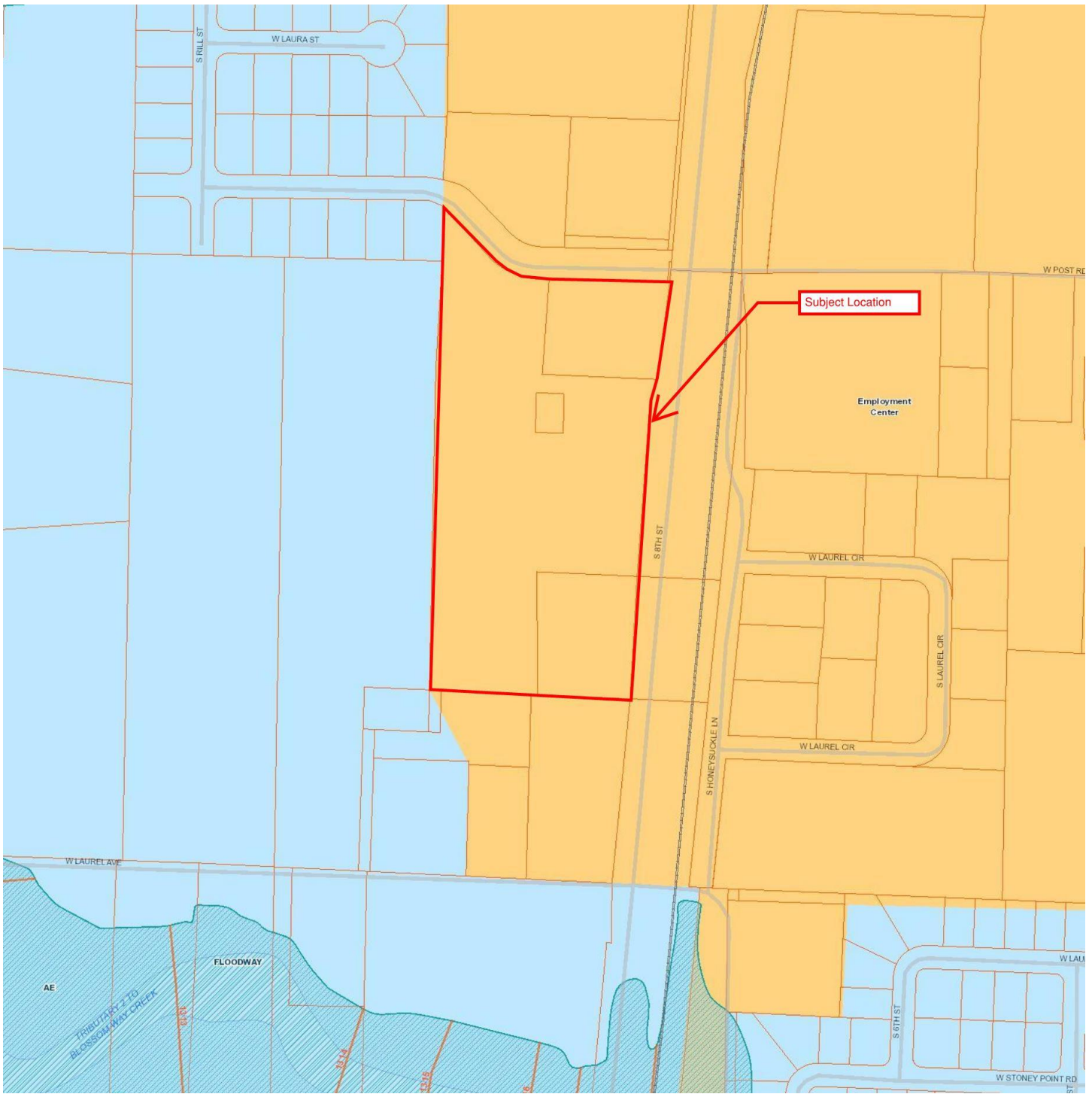
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

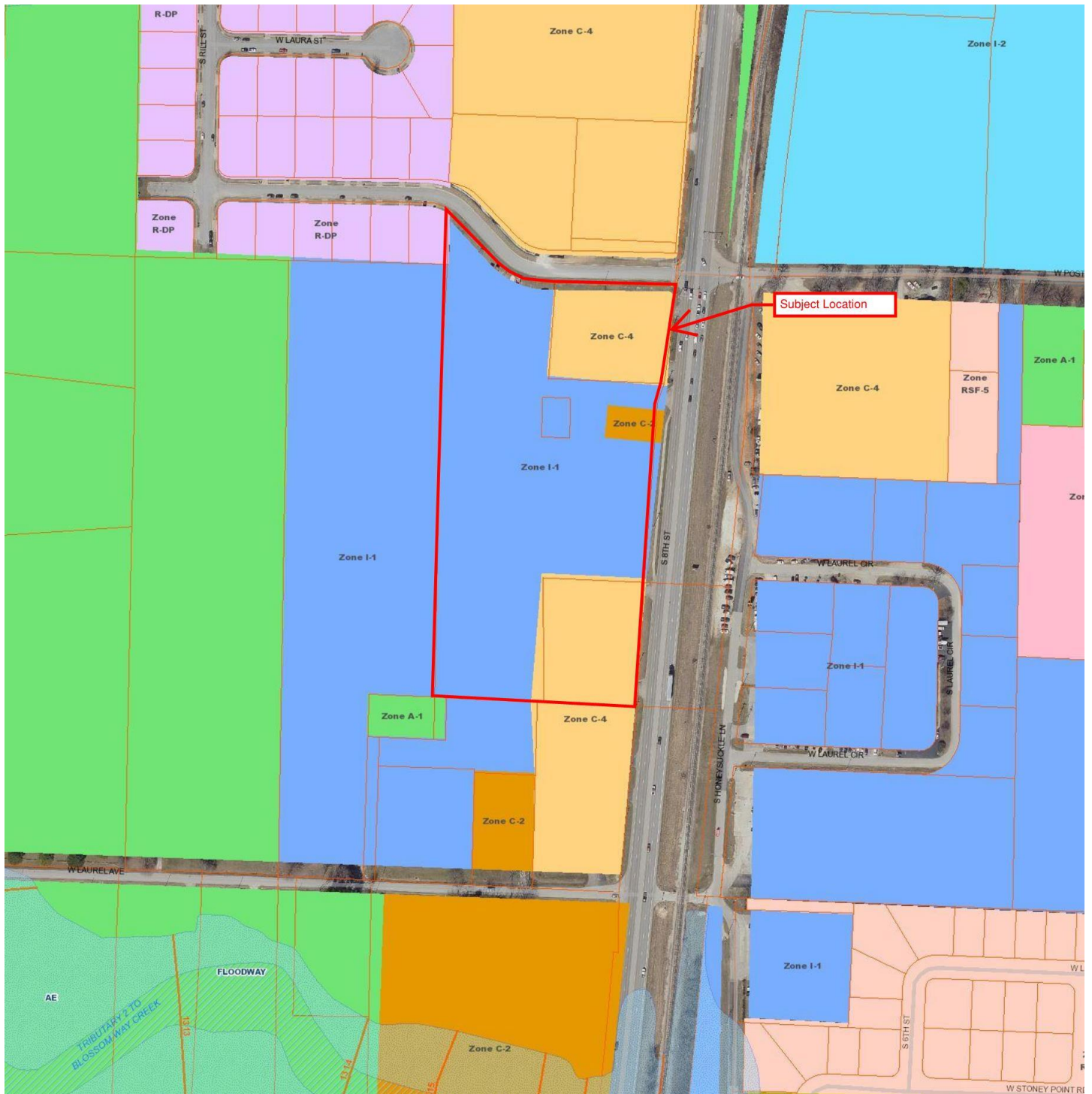
AERIAL VICINITY MAP



CGM 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 (S200)
Zoning: CA4C4I-1 to I-1
Permit Number: 22-23
CityView Application: PL202200423
Date: 4/29/2022

REZONE APPLICATION

APPLICANT: DANIE COLE - SANDCREEK ENGINEERING - Superior Storage

ADDRESS: 1610 NW 12TH ST., BENTONVILLE, AR 72712 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2386 S. 8TH ST., ROGERS, AR

PARCEL NUMBER: 02-02066-000, 02-22937-001, 02-22937-000

PHONE #: 479-464-9282 EMAIL: dcole@sandcreek.us

PROPERTY OWNER: NCWA STORAGE 5 LLC PHONE #: _____

PRESENT USE: MINI STORAGE ZONING: CA4C4I-1

PROPOSED USE: MINI STORAGE ZONING: I-1

[Signature]
Applicant Signature

4-28-2022
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 4/29/2022 PUBLIC HEARING DATE: 6/7/2022 CERTIFIED MAIL DATE: 5/23/2022

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 1st day of June, 2022.

Dan Cole
Signed

DANIEL COLE
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 1st day of June, 2022.



Lisa Morris
Notary Signature

Lisa Morris
Notary Name Printed

March 3, 2025
Commission Expires

PROPERTY OWNER AFFIDAVIT

The petitioner, NWA Storage 5 LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

SEE ATTACHMENT

LAYMAN'S DESCRIPTION:

MINI STORAGE FACILITY AT 2836 S. 8TH ST., ROGERS, AR

PRESENT ZONING: C-2 & C-4, COMMERCIAL

ZONING REQUEST: I-1 LIGHT INDUSTRIAL

Respectfully Submitted,

By: [Signature] President
(Property Owner Signature)

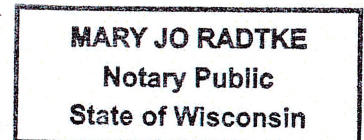
Wisconsin
STATE OF ~~ARKANSAS~~
COUNTY OF Ozark

Subscribed and sworn before me this the 28 day of April, 2022.

[Signature]
Notary Signature

Mary Jo Radtke
Notary Name Printed

November 13, 2023
Commission Expires





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 **June 7, 2022** at **5:00 p.m.** on the application by **Superior Storage** to rezone **±8.2 acres at 2836 S. 8th St.** from the **C-2** (Highway Commercial), **C-4** (Open Display Commercial) and **I-1**(Light Industrial) zoning districts to the **I-1** (Light Industrial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±8.2 acres at 2836 S. 8th St.

Parcel Number: 02-02066-000; 02-22937-001; 02-22937-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday May 22, 2022**
BILL THE CITY OF ROGERS





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

MEETING DATE
JUNE 07, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – HICKMAN TRUST

STAFF: CHRISTINA MOORE, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	1624 Dixieland Road / 02-01567-000
TOTAL AREA TO BE REZONED:	± 0.66 acres
CURRENT ZONING:	A-1 (Agricultural)
PROPOSED ZONING:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	Justin Cope
PROPERTY OWNER:	The R Jason Hickman Trust
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.

Staff 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 per acre
- d) Max Density:
12 units per 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 “primarily 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 A-1 in the Neighborhood Growth Designation.
- The property is bordered by A-1 (Agriculture) zoning to the North and South and R-SF (Residential Single-Family) to the West.
- The property is proposed to stay residential
- Per the Comprehensive Growth Map, the subject property is intended for R-SF zoning.
- The property is currently undergoing a lot split and lot combination with the property to the North. The applicant is requesting to split the lot around the existing residential home to create a 0.66 acre lot that is zoned R-SF.
- Staff finds this to be an appropriate request due to its consistency with the CGM and the current neighborhood characteristics.

4. RECOMMENDATIONS:

- a) Staff recommends **approving** the 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

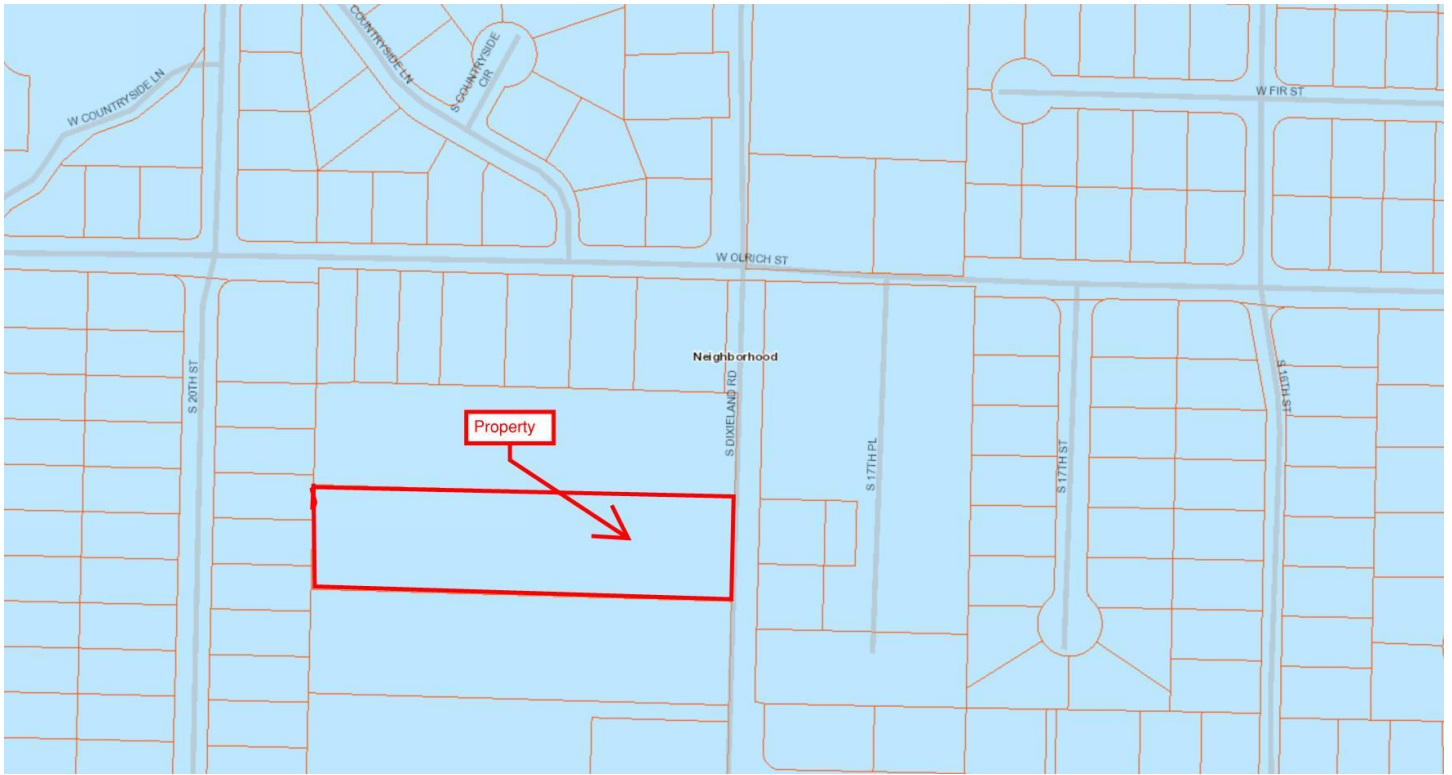
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

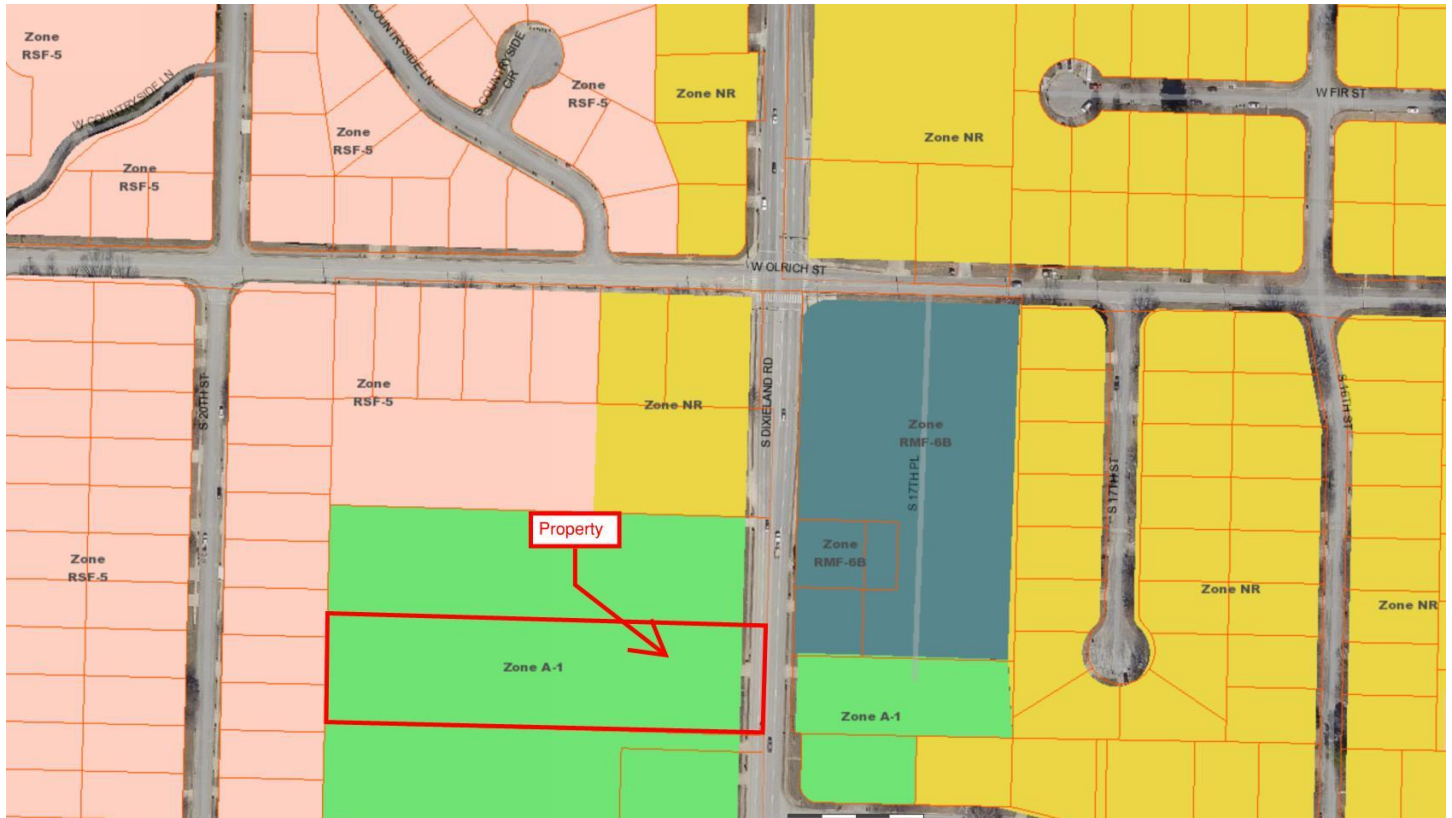
AERIAL VICINITY MAP



CGM VICINITY MAP



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: \$200.00 (\$200)
Zoning: A-1 to R-SF
Permit Number: 22-25
CityView Application: PL202200458
Date: 5-16-2022

REZONE APPLICATION

The R Jason Hickman Trust

APPLICANT: ALAN REID + ASSOCIATES (ARA) - ALAN REID

OFFICE ADDRESS: 118 S. COLLEGE AVE. FAYETTEVILLE, AR 72758 SUITE #: 72758

GENERAL LOCATION OF PROPERTY: 1624 S. DIXIELAND RD. ROGERS, AR 72758

ARA PHONE #: (479) 444-8784 EMAIL: arasurveying@sbcglobal.net

PROPERTY OWNER: THE R JASON HICKMAN TRUST PHONE #: 1-479-936-6129

PRESENT USE: RESIDENTIAL ZONING: A-1

PROPOSED USE: RESIDENTIAL ZONING: R-SF

[Signature]
Applicant Signature

5/13/22
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 5-16-22 PUBLIC HEARING DATE: 6-7-22 CERTIFIED MAIL DATE: 5-23-22

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, R. Jason Hickman, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING:

A-1

ZONING REQUEST:

R-SF

SURVEY DESCRIPTION -- ADJUSTED TRACT 'A'

A PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOURTEEN (14), TOWNSHIP NINETEEN (19) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID 40 ACRE TRACT; THENCE S03°01'52"W 344.18 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IN DIXIELAND ROAD AND FROM WHICH A 1/2" REFERENCE IRON SET ON THE WEST RIGHT-OF-WAY LINE OF SAID DIXIELAND ROAD BEARS N87°54'53"W 50.00 FEET; THENCE S03°01'52"W 168.42 FEET ALONG THE EAST LINE OF SAID 40 ACRE TRACT TO A POINT FROM WHICH AN EXISTING 1/2" REFERENCE IRON ON THE WEST RIGHT-OF-WAY LINE OF SAID ROAD BEARS N87°16'55"W 49.90 FEET; THENCE LEAVING THE EAST LINE OF SAID 40 ACRE TRACT, N87°16'55"W 170.54 FEET TO A SET 1/2" IRON REBAR; THENCE N02°05'07"E 166.51 FEET TO A SET 1/2" IRON REBAR; THENCE S87°54'53"E 173.30 FEET TO THE POINT OF BEGINNING, CONTAINING 0.66 ACRES, MORE OR LESS. THE ABOVE DESCRIBED 0.66 ACRE TRACT BEING SUBJECT TO THE RIGHT-OF-WAY OF DIXIELAND ROAD AND ANY OTHER EASEMENTS AND/OR RIGHTS-OF-WAY WHETHER OR NOT OF RECORD.

Respectfully Submitted,

By:

R. Jason Hickman
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 13th day of May, 2022



Barbara J. Powers
Notary Signature

Barbara J. Powers
Notary Name Printed

11-04-2023
Commission Expires

REZONING - PL 2022 00458
1624 S. DIXIELAND RD
ROGERS, AR 72758

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 26 day of MAY, 2022.

Signed Jessie Pettit

JESSIE PETTIT (WITH ALAN REID + ASSOCIATES)
Name Printed

STATE OF ARKANSAS

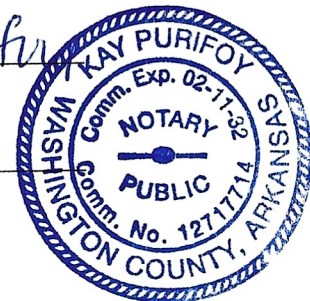
COUNTY OF Washington

Subscribed and sworn before me this the 26 day of May, 2022.

Kay Purifoy
Notary Signature

Kay Purifoy
Notary Name Printed

2/11/32
Commission Expires





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 **June 7, 2022 at 5:00 p.m.** on the application by **Hickman Trust** to rezone **±2.43 acres at 1624 S. Dixieland Rd.** from the **A-1** (Agricultural) zoning district to the **R-SF** (Residential Single Family) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±2.43 acres at 1624 S. Dixieland Rd.

Parcel Number: 02-01568-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday May 22, 2022**
BILL THE CITY OF ROGERS





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

MEETING DATE
JUNE 7, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – SJC VENTURES

STAFF: ZACHERY BIRDSONG, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	1750 and 1800 South Osage Springs/02-19283-000, 02-19287-007, 02-19287-003
TOTAL AREA TO BE REZONED:	± 12.25 acres
CURRENT ZONING:	C-2 (Highway Commercial)
PROPOSED ZONING:	U-COM (Uptown Commercial Mixed Use)
APPLICANT/REPRESENTATIVE:	SJC Ventures/Justin Jorgensen
PROPERTY OWNER:	Pinnacle Springs, LLC
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map. A recent CGM amendment was passed, Ordinance 22-26, that changed the Commerce Corridor Designation in this area to Regional Center. U-COM is an allowed zoning district within the Regional Center Growth Designation.

Staff recommends **approval** of this request.

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).

3. General Findings:

- A recent CGM amendment was passed, Ordinance 22-26, that changed the Commerce Corridor Designation around the subject property’s location to Regional Center.
- The subject property is currently zoned C-2 and located in a Regional Center Growth Designation, which is inconsistent with the Comprehensive Growth Map.
- The property is immediately surrounded by C-2 and residential zoning.
- Per the Regional Center Growth designation, U-COM is an allowed zoning district.
- While there is not yet a specific zoning plan for this portion of the regional center due to its recent addition to the CGM, staff finds this to be an appropriate request due to its consistency with the CGM. The subject property is compatible with surrounding development and staff recommends approval.

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

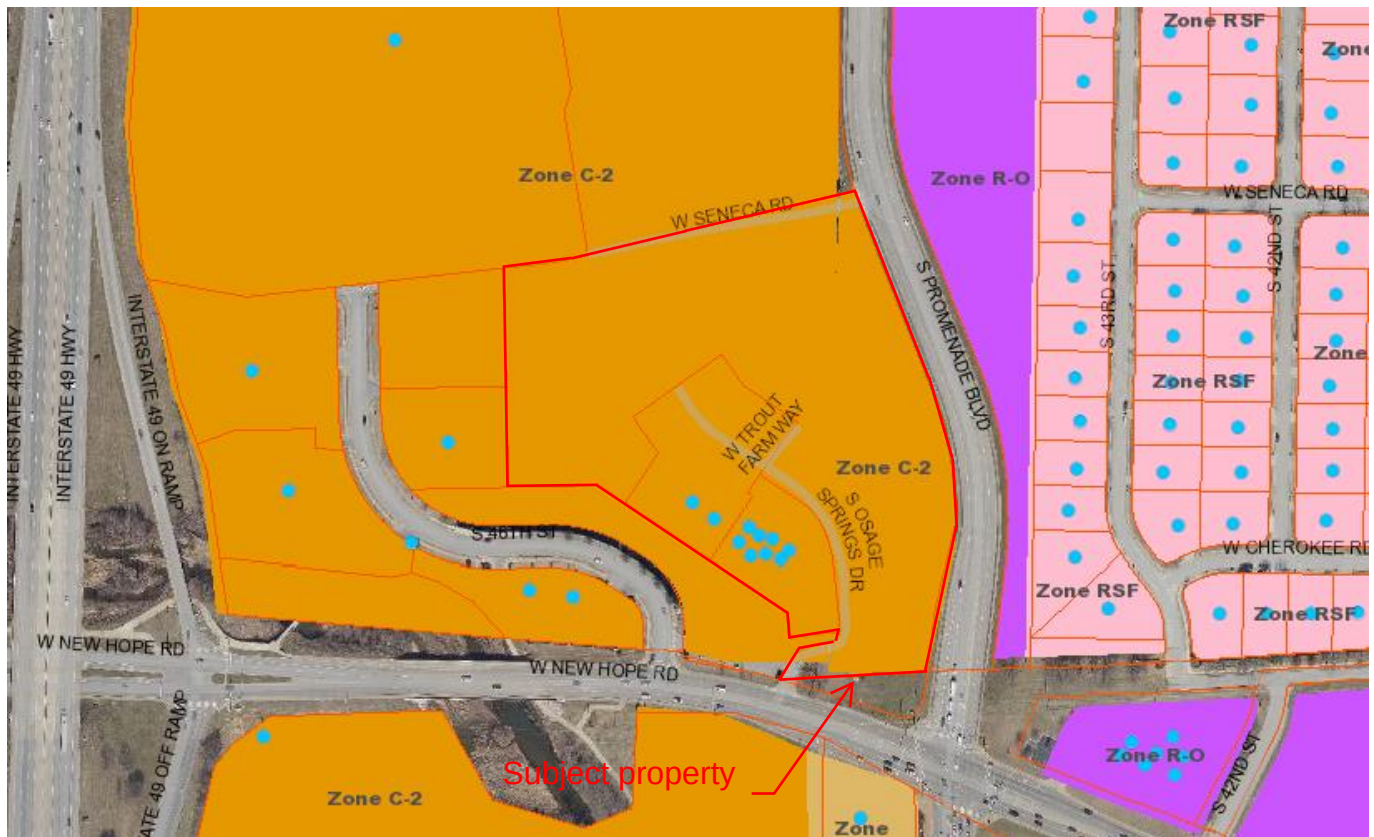
1. Vicinity maps (aerial, zoning)
2. Comprehensive Growth Map Amendment Ordinance 22-26
3. Rezone application with required supplements

TAB 1

AERIAL VICINITY MAP



ZONING VICINITY MAP



ORDINANCE NO. 22- 26

**AN ORDINANCE ADOPTING CHANGES TO THE COMPREHENSIVE GROWTH MAP
PROMULGATED BY THE ROGERS PLANNING COMMISSION SINCE FEBRUARY OF 2019;
PROVIDING FOR THE EMERGENCY CLAUSE; AND FOR OTHER PURPOSES.**

WHEREAS, the Planning Commission periodically reviews and approves minor updates to the Comprehensive Growth Map for the City of Rogers; and

WHEREAS, the Planning Commission has approved several minor updates to the Comprehensive Growth Map for the City of Rogers that need ratification by the City Council;

WHEREAS, in regard to municipal planning, pursuant to Ark. Code Ann. §14-56-423, after adoption of plans, ordinances, and regulations and proper filing in the offices of city clerk and county recorder, amendments to plans, ordinances, or regulations may be made by a majority vote of the city council.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF
ROGERS, ARKANSAS THAT:**

Section 1: As approved by the Planning Commission on April 5, 2022, parcels 02-13660-000, 02-13659-000, 02-13657-000, 02-13655-000, 02-13653-000, 02-13649-000, 02-13648-000, 02-13652-000, 02-13654-000, 02-13656-000, 02-13663-000, 02-13665-000, 02-13667-000, 02-13669-000, 02-13639-000, 02-13647-000, 02-13647-001, 02-13646-002, 02-13646-001, 02-13646-003, 02-13646-006, 02-13646-004, 02-13646-000, 02-13673-000, 02-01671-012, 02-01671-023, 18-06569-000, 15-15340-000, 02-14765-000, 02-14764-000, 02-14766-000, 02-01671-013, 02-01671-216, 02-01671-011, 02-13643-000, 02-13642-000, 02-13640-000, 02-13640-001, 02-13668-000, 02-13666-000, 02-13662-000, 02-13661-000, 02-19286-000, 02-19281-000, 02-19282-000, 02-19287-002, 02-19284-000, 02-19284-001, 02-19284-002, 02-19285-000, 02-19287-000, 02-19287-001, 02-19287-004, 02-19287-003, 02-19287-007, and 02-19283-000, ~~located East and West of Interstate 49 Highway, are changed to the Regional Center Growth Designation; and parcel 02-19281-000, located East of S. Promenade Boulevard, is changed to U-NBT on the Uptown Rogers Zoning Plan;~~

Subject
property

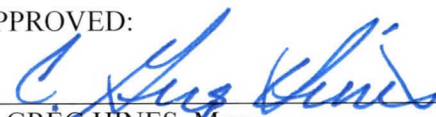
Section 2: Emergency Clause: The need to adopt these changes is immediate in order to protect the public peace, health, safety, and welfare an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from the date of passage and approval;

Section 3: Severability Provision: If any part of this Ordinance is held invalid, the remainder of this Ordinance shall continue in effect as if such invalid portion never existed; and

Section 4: Repeal of Conflicting Provisions: All ordinances, resolutions or orders of the City Council, or parts of the same, in conflict with this Ordinance are repealed to the extent of such conflict.

PASSED this 26 day of April, 2022.

APPROVED:


C. GREG HINES, Mayor

Attest:


JESSICA RUSH, City Clerk



Prepared by: John McCurdy, Director of Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

For Consideration By: Community Environment & Welfare Committee



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 (\$200)
Zoning: C-2 to V-COM
Permit Number: 22-24
CityView Application: PL202200457
Date: 5/17/2022

REZONE APPLICATION

APPLICANT: SJC Ventures, Attn: Dan Merrill

ADDRESS: 1800 S Osage Springs SUITE #: _____

GENERAL LOCATION OF PROPERTY: S Osage Springs Dr 02-19287-003; 02-19283-000; 02-19287-007

PHONE #: 561-715-6060 EMAIL: dan@sjcventures.com

PROPERTY OWNER: Hunt Schwyhart Graham II LLC PHONE #: 561-715-6060

PRESENT USE: Commercial: office use ZONING: C-2

PROPOSED USE: Mixed use: Commercial & mulit-family ZONING: U-COM

ADDITIONAL PROPERTY OWNERS: PINNACLE SPRINGS OFFICE II LLC
CORE DEVELOPMENT LLC

[Signature] 5/18/22
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 5/17/2022 PUBLIC HEARING DATE: 6/7/2022 CERTIFIED MAIL DATE: 5/23/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, **Pinnacle Springs, LLC**, petitions the Planning Commission of the city of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

PARCEL #02-19287-003, PARCEL #02-19283-000 & PARCEL #02-19287-007:

LOT 12A OF A LOT LINE ADJUSTMENT OF LOTS 12 AND 13 OF PINNACLE SPRINGS, ROGERS, ARKANSAS, FILED FOR RECORD IN PLAT BOOK 2014, PAGES 171 AND 172, LESS AND EXCEPT ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN THE EXISTING NEW HOPE ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT BOOK 2014, PAGES 171 AND 172; LOT 13A OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT, LOT SPLIT AND BUILDING SETBACK REDUCTION OF LOTS 12 AND 13 FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172; AND LOT 15 OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT AND LOT SPLIT OF LOTS 12 AND 13, FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172, ALL BEING RECORDS OF BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 12, AS SHOWN ON LOT LINE ADJUSTMENT FILED FOR RECORD IN PLAT BOOK 2014, PAGES 171 AND 172, AND RUNNING THENCE N00°00'23"W 414.39 FEET; THENCE N85°04'07"E 72.90 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 06°56'04", HAVING A RADIUS OF 488.93 FEET, AND WHOSE LONG CHORD BEARS N81°34'36"E 59.14 FEET; THENCE N78°02'09"E 551.40 FEET TO THE WESTERN RIGHT OF WAY OF PROMENADE BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 6 COURSES: ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 05°31'03", HAVING A RADIUS OF 766.20 FEET, AND WHOSE LONG CHORD BEARS S17°35'12"E 73.76 FEET; S20°20'44"E 327.22 FEET; ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 24°25'28", HAVING A RADIUS OF 650.00 FEET, AND WHOSE LONG CHORD BEARS S08°07'59"E 274.99 FEET; S14°53'14"W 144.10 FEET; S08°28'36"W 175.35 FEET; ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 103°42'25", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S60°19'58"W 62.92 FEET TO THE NORTHERN RIGHT OF WAY OF NEW HOPE ROAD (ARKANSAS STATE HIGHWAY 94), AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: N67°48'41"W 65.08 FEET; N67°43'08"W 24.61 FEET; N72°05'21"W 25.21 FEET; N73°36'40"W 116.11 FEET; THENCE LEAVING SAID RIGHT OF WAY N29°45'51"E 33.60 FEET; THENCE ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 55°59'56", HAVING A RADIUS OF 74.99 FEET, AND WHOSE LONG CHORD BEARS N57°45'41"E 70.41 FEET. THENCE N85°45'32"E 17.82 FEET; THENCE ALONG A CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 75°35'36", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N47°57'51"E 30.64 FEET; THENCE S84°47'57"W 95.11 FEET; THENCE N05°12'03"W 46.22 FEET; THENCE N55°06'19"W 435.58 FEET; THENCE S89°59'37"W 170.10 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 12.25 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LAYMAN'S DESCRIPTION:

LOT 12A OF A LOT LINE ADJUSTMENT OF LOTS 12 AND 13 OF PINNACLE SPRINGS

PROPERTY OWNER AFFIDAVIT

The petitioner, Pinnacle Springs Office II, LLC, petitions the Planning Commission of the city of Rogers, Arkansas to rezone certain real property as set forth herein:

Legal Description:

DESCRIPTION LOT 15:

LOT 15 OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT AND LOT SPLIT OF LOTS 12 AND 13, FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172, RECORDS OF BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: PART OF LOTS 12 AND 13 OF PINNACLE SPRINGS AS RECORDED AT PLAT RECORD 2003-371, IN THE OFFICE OF THE CIRCUIT CLERK FOR BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHERLY LINE THEREOF EAST 170.10 FEET TO THE WESTERLY LINE OF SAID LOT 12; THENCE ALONG SAID WESTERLY LINE S55°05'56"E 65.98 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE N35°13'11"E 113.37 FEET; THENCE N33°52'47"W 83.52 FEET; THENCE N56°07'13"E 206.00 FEET; THENCE S33°52'47"E 71.92 FEET; THENCE S54°59'59"E 123.97 FEET; THENCE 60.29 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 415.25 FEET AND A LONG CHORD OF S39°09'24"W 60.24 FEET; THENCE S35°00'01"W 104.42 FEET; THENCE S54°59'59"E 11.27 FEET; THENCE S35°00'01"W 144.87 FEET TO A POINT ON THE WESTERLY LINE OF LOTS 12 AND 13; THENCE ALONG SAID WESTERLY LINE N55°05'56"W 194.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.57 ACRES, MORE OR LESS.

PRESENT ZONING: C-2

ZONING REQUEST: U-COM

Respectfully Submitted,

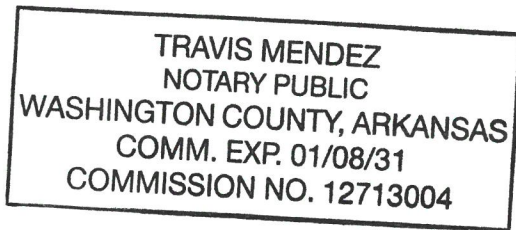
By: 
(Property Owner Signature)

Parcel L #02-19287-007

PINNACLE SPRINGS OFFICE II LLC

STATE OF ARKANSAS
COUNTY OF Washington

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



Travis Mendez
Notary Signature

Travis Mendez
Notary Name Printed

01-08-31
Commission Expires

PROPERTY OWNER AFFIDAVIT

The petitioner, Trout Farms, LLC, petitions the Planning Commission of the city of Rogers, Arkansas to rezone certain real property as set forth herein:

Legal Description:

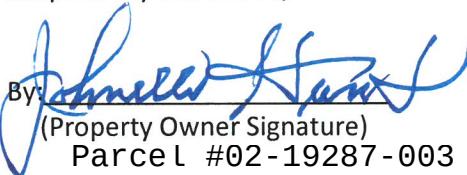
A PART OF LOT 12A OF A LOT LINE ADJUSTMENT OF LOTS 12 AND 13 OF PINNACLE SPRINGS, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, SAID LOT LINE ADJUSTMENT BEING FILED OF RECORD IN/AS PLAT BOOK 2014, PAGES 171 AND 172.

LESS AND EXCEPT ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN THE EXISTING NEW HOPE ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT BOOK 2014, PAGES 171 AND 172.

PRESENT ZONING: C-2

ZONING REQUEST: U-COM

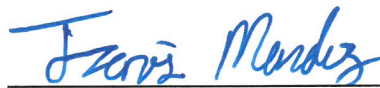
Respectfully Submitted,

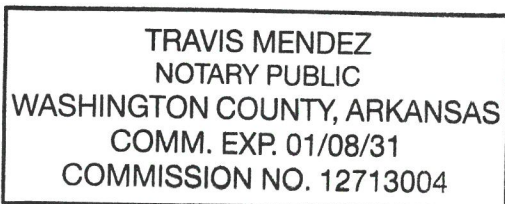
By: 
(Property Owner Signature)
Parcel #02-19287-003

STATE OF ARKANSAS
COUNTY OF Washington

HUNT SCHWYART GRAHAM LLC

Subscribed and sworn before me this the 18 day of May, 2022.


Notary Signature




Notary Name Printed

01-08-31
Commission Expires

PROPERTY OWNER AFFIDAVIT

The petitioner, Core Development, LLC, petitions the Planning Commission of the city of Rogers, Arkansas to rezone certain real property as set forth herein:

Legal Description:

Parcel ID: 02-19283-000
1800 S Osage Springs, Rogers, AR

LOT 13A OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT, LOT SPLIT AND BUILDING SETBACK REDUCTION OF LOTS 12 AND 13 FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172, RECORDS OF BENTON COUNTY, ARKANSAS,

BEING DESCRIBED AS FOLLOWS:

PART OF LOT 13 OF PINNACLE SPRINGS AS RECORDED AT PLAT RECORD 2013-371 IN THE OFFICE OF THE CIRCUIT CLERK FOR BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHERLY LINE THEREOF EAST 170.10 FEET TO THE WESTERLY LINE OF SAID LOT 12; THENCE ALONG SAID WESTERLY LINE S55°05'56"E 260.69 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY LINE N35°00'01"E 144.87 FEET; THENCE N54°59'59"W 11.27 FEET; THENCE N35°00'01"E 41.50 FEET TO THE EASTERLY LINE OF SAID LOT 13; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR COURSES: THENCE S54°59'59"E 113.75 FEET; THENCE 109.78 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 187.50 FEET AND A LONG CHORD OF S21°58'01"E 108.21 FEET; THENCE S05°11'40"E 124.85 FEET; THENCE 6.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF S02°29'26"W 6.69 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE SOUTH LINE THEREOF S84°48'20"W 95.11 FEET TO THE WESTERLY LINE OF SAID LOT 13; THENCE ALONG SAID WESTERLY LINE N05°11'40"W 46.22 FEET; THENCE ALONG SAID WESTERLY LINE N55°05'56"W 174.89 FEET TO THE POINT OF BEGINNING,

CONTAINING 0.96 ACRES, MORE OR LESS.

PRESENT ZONING: C-2

ZONING REQUEST: U-COM

Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

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




Notary Signature

DEVON B SIDES
Notary Name Printed

SEPT. 11 2029
Commission Expires

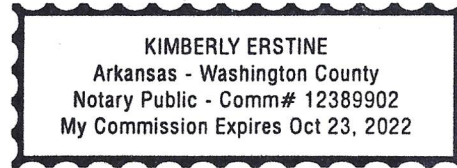
CERTIFICATION

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 at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 23 day of MAY, 2022.

[Signature]
Signed

JUSTIN JORGENSEN
Name Printed



STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 23 day of May, 2022.

[Signature]
Notary Signature

Kimberly Erstine
Notary Name Printed

10-23-2022
Commission Expires



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 **June 7, 2022 at 5:00 p.m.** on the application by **SJC Ventures** to rezone **±12.25 acres at the NW corner of the S. Promenade Blvd. & W. New Hope Rd. intersection** from the **C-2** (Highway Commercial) zoning district to the **U-COM** (Uptown Commercial Mixed Use) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±12.25 acres at the NW corner of S. Promenade Blvd. & W. New Hope Rd. intersection
Parcel Number: 02-19287-003; 02-19283-000; 02-19287-007

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday May 22, 2022**
BILL THE CITY OF ROGERS

PUBLIC NOTICE SIGN

