



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

PLANNING COMMISSION MEETING AGENDA
JUNE 21, 2022
5:00 PM
DATE: JUNE 21, 2022
LOCATION: 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 4:45 PM
REGULAR SESSION: 5:00 PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86070741498](https://us02web.zoom.us/j/86070741498)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE – 4:45 PM, COMMUNITY ROOM

1. DOLLE REDEVELOPMENT, SSDP

PLANS & POLICIES – NONE

REGULAR SESSION
5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. June 7, 2022

REPORTS FROM STAFF:



DEPT. OF COMMUNITY
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REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

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 and 6-7)

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chris Tilley*

2. CUP: Hristoskov

A request by Ivan Hristoskov Insurance for a Conditional Use Permit to allow the use "Business and Professional Office" at 1108 W. New Hope Rd. in the N-R (Neighborhood Residential) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Ivan Hristoskov*

NEW BUSINESS:

1. SSDP: Dolle Redevelopment

A request to add an estimated 2,475-sf gravel area for the storage of semi-trailers for a previously approved LSDP at 3938 S. Honeysuckle Road in the I-1 (Light Industrial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Cinda Grelle*

ADJOURN:



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

MEETING DATE
JUNE 21, 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 **approve** this request.

NOTE: *This project was tabled at the 5/17 and 6/7 Planning Commission meetings because of notification errors.*

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

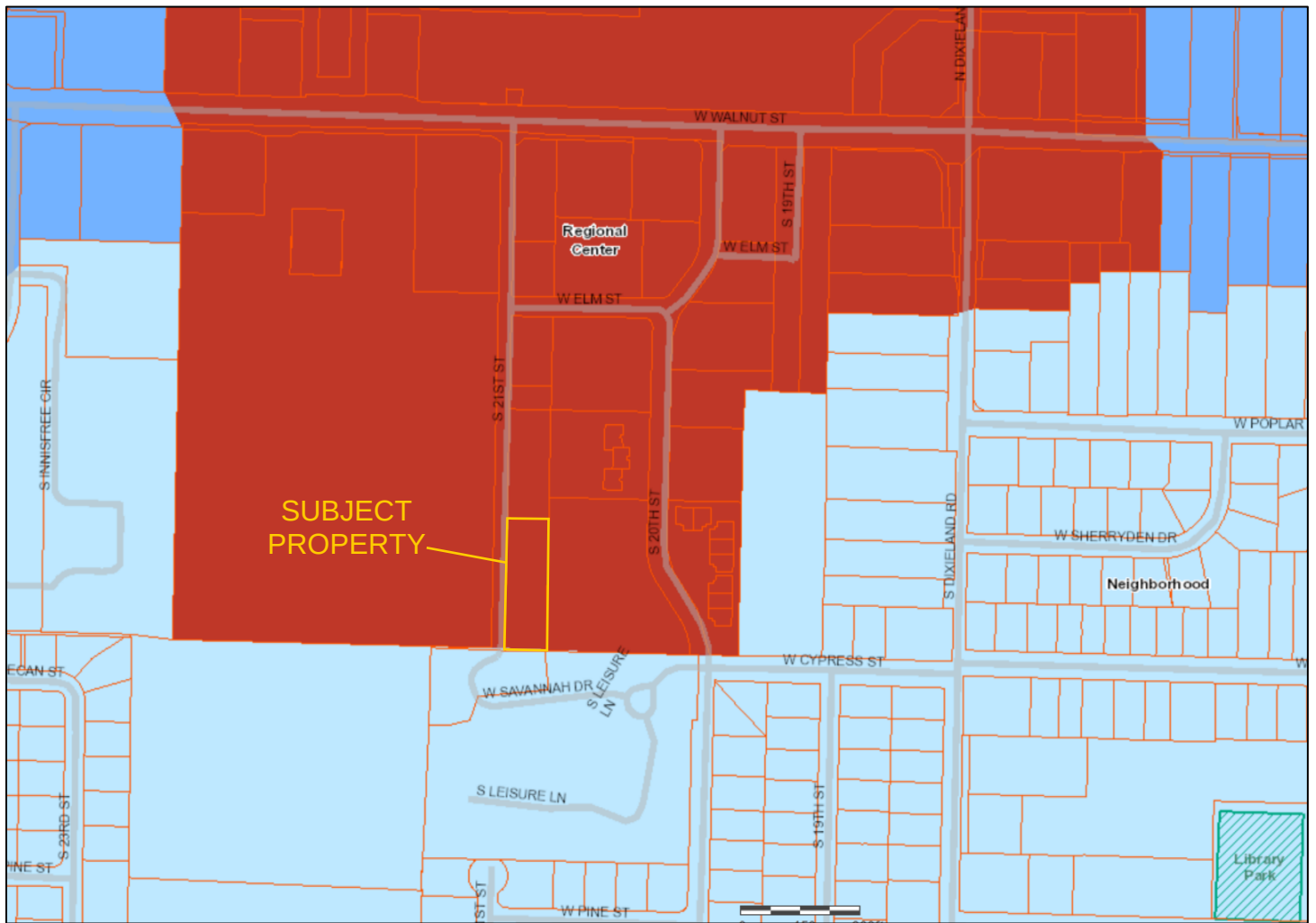
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

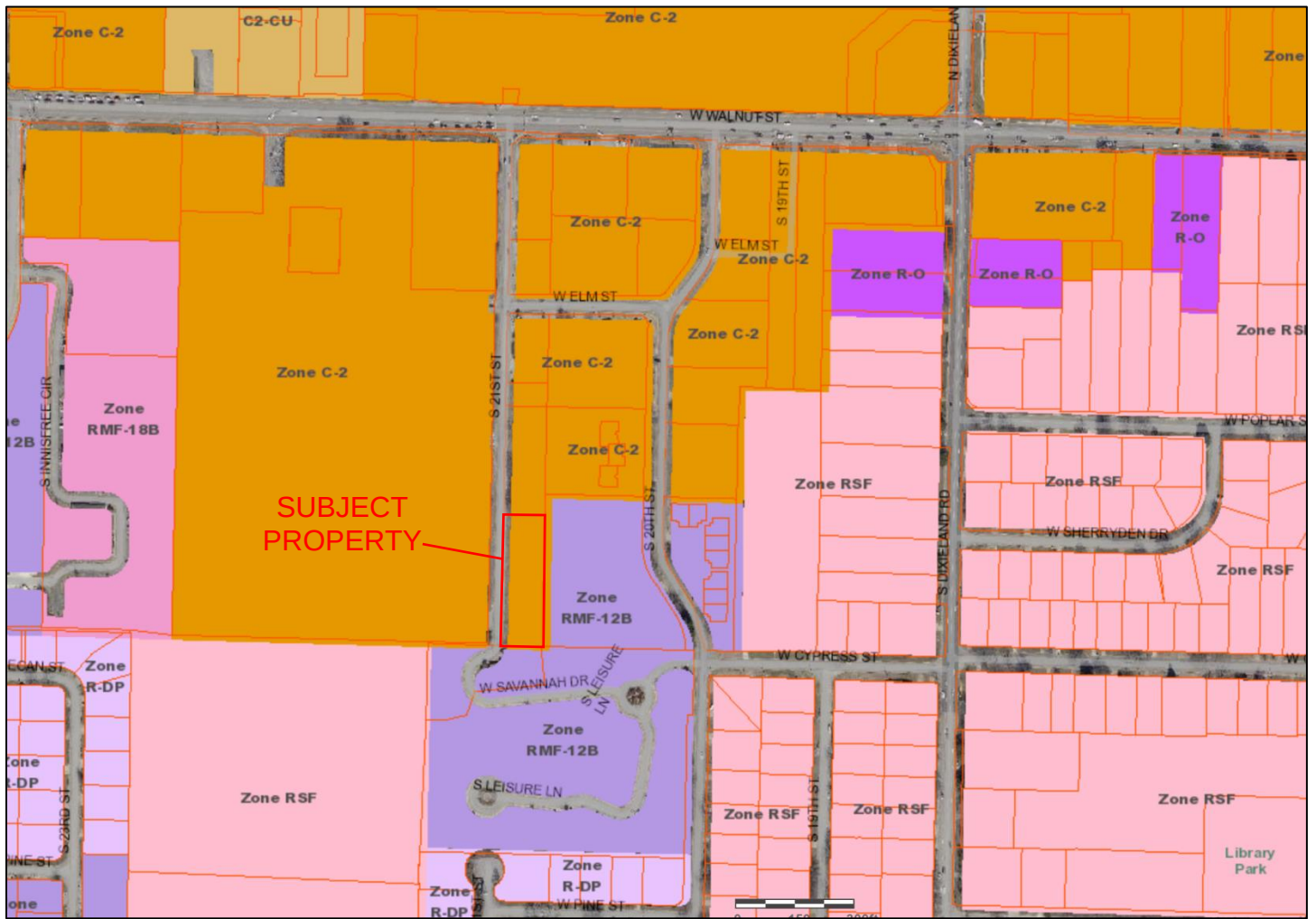
AERIAL VICINITY MAP



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

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 June, 20 22.

Molly Robb
Signed

Molly Robb
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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

Chris Tilley
Notary Signature

Chris Tilley
Notary Name Printed

Oct. 1, 2030
Commission Expires



7020 0640 0001 3070 8185

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Postage	\$0.58
Total Postage and Fees	\$7.38

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LAB WORKS INC & ROGERS CHURCH OF CHRIST &
KOLOKITHAS, TRUST OF STEVEN & MARGUERITE
300 S 20TH ST
ROGERS AR 72758

City, State, ZIP+4

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MEADOWS MARKET APARTMENTS LLC
351 E 4TH ST STE 2
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Total Postage and Fees	\$7.38

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

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Total Postage and Fees	\$7.38

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Total Postage and Fees	\$7.38

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

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Total Postage and Fees	\$7.38

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MARGUERITE NICOLE
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CAVE SPRINGS AR 72718

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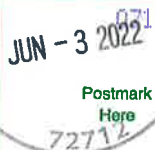
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LAB WORKS INC
302 S 20TH
ROGERS AR 72758



06/03/2022

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Bentonville, AR 72712

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Total Postage and \$7.38

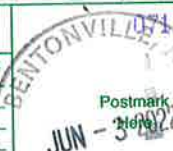
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City, State, ZIP+4

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WAL-MART REAL ESTATE BUSINESS
TRUST WAL MART PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE AR 72712-8050



06/03/2022

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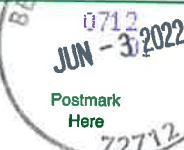
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SILVERTREE TOWNHOMES OWNERS ASSOCIATION
8766 WOODS RD
ROGERS AR 72756-7783



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CITY OF ROGERS
ATTN: CITY CLERK
301 W CHESTNUT ST
ROGERS AR 72756-4559



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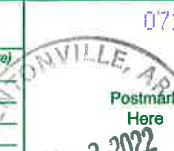
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GREENWAY PLAZA
1600 W PERSIMMON
ROGERS AR 72756-3373



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ROGERS CHURCH OF CHRIST
304 S 20TH ST
ROGERS AR 72758



06/03/2022





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

**MEETING DATE
JUNE 21, 2022**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT
CONDITIONAL USE PERMIT – Ivan Hristoskov Insurance**

STAFF: KYLE BELT, PLANNER I

REQUEST DETAILS

BUSINESS/PROJECT NAME:	Ivan Hristoskov Insurance
ADDRESS/PARCEL:	1108 W New Hope Rd. / 02-01959-000
PROPOSED USE:	Business and Professional Office
CURRENT USE:	Business and Professional Office
CURRENT ZONING:	N-R (Neighborhood Residential)
APPLICANT/REPRESENTATIVE:	Ivan Hristoskov
PROPERTY OWNER:	Rick Peterson
NATURE OF REQUEST:	Approval of Conditional Use Permit
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

This request is to allow the use “Business and Professional Office,” which is conditional in the N-R zoning district. The subject property is zoned correctly per the Comprehensive Growth Map Neighborhood Growth Designation. Staff finds this request to be compatible with the surrounding development context and appropriate at this location.

Staff recommends **approval** of this request.

STAFF REVIEW

1. CONSIDERATIONS PER SEC. 14-723(a)(3) and FINDINGS:

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
 - The proposed use is conditional in N-R. The property is zoned correctly per the CGM, as N-R is an allowed zoning district within the Neighborhood Growth Designation.
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
 - The proposed use of “Business and Professional Office” is appropriate at this location due to its compatibility with existing land use characteristics. Additionally, there was previously an insurance agency at this location with a CUP for the same use that had been approved and active since 2008.
- c) Can all other zoning requirements be met?
 - All zoning requirements can be met.
- d) Will ingress and egress for the proposed use create a traffic hazard?
 - Ingress and egress for the proposed use will not create a traffic hazard.

2. COMPREHENSIVE GROWTH MAP:

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

3. ZONING:

- a) N-R (Neighborhood Residential):
The purpose and intent of the C-2 zoning district is “to encourage the continuation and revitalization of low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable housing opportunities within the City, minimize traffic congestion by reducing commuting distances, and relieve some of the pressure from suburban sprawl by promoting new development in more established areas,” (Sec. 14-702(a)).
- b) Use Definition:
“Business and Professional Office” is defined as “a secondary use classification encompassing office uses for companies and non-governmental organizations.” (Sec. 14-695(b)(3)(z)).

4. RECOMMENDATIONS:

- a) Staff recommends **Approval** of this request.

SUGGESTED MOTIONS

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

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. McCURDY, Director
Community Development

TABS:

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

TAB 1
AERIAL VICINITY MAP



CGM VICINITY MAP



This aerial map displays a residential neighborhood with color-coded zoning districts. The map includes the following details:

- Zoning Districts:**
 - Zone NR (Yellow):** Covers most of the residential lots.
 - Zone R-O (Purple):** Located in the center-left and center-right areas.
 - Zone RMF-12B (Blue):** Located in the center-right area, adjacent to the Zone R-O districts.
- Subject Location:** A red box highlights lot 1109, which is the subject of the map.
- Streets:**
 - S 17th St:** Runs vertically on the left side of the map.
 - S 18th St:** Runs vertically in the center of the map.
 - S 19th St:** Runs vertically on the right side of the map.
 - W New Hope Rd:** Runs horizontally across the middle of the map.
- Lot Numbers:** Numerous lot numbers are visible, including 1204, 1202, 1201, 1109, 1108, 1107, 1106, 1105, 1104, 1103, 1102, 1101, 1100, 1099, 1098, 1097, 1096, 1095, 1094, 1093, 1092, 1091, 1090, 1089, 1088, 1087, 1086, 1085, 1084, 1083, 1082, 1081, 1080, 1079, 1078, 1077, 1076, 1075, 1074, 1073, 1072, 1071, 1070, 1069, 1068, 1067, 1066, 1065, 1064, 1063, 1062, 1061, 1060, 1059, 1058, 1057, 1056, 1055, 1054, 1053, 1052, 1051, 1050, 1049, 1048, 1047, 1046, 1045, 1044, 1043, 1042, 1041, 1040, 1039, 1038, 1037, 1036, 1035, 1034, 1033, 1032, 1031, 1030, 1029, 1028, 1027, 1026, 1025, 1024, 1023, 1022, 1021, 1020, 1019, 1018, 1017, 1016, 1015, 1014, 1013, 1012, 1011, 1010, 1009, 1008, 1007, 1006, 1005, 1004, 1003, 1002, 1001, 1000, 999, 998, 997, 996, 995, 994, 993, 992, 991, 990, 989, 988, 987, 986, 985, 984, 983, 982, 981, 980, 979, 978, 977, 976, 975, 974, 973, 972, 971, 970, 969, 968, 967, 966, 965, 964, 963, 962, 961, 960, 959, 958, 957, 956, 955, 954, 953, 952, 951, 950, 949, 948, 947, 946, 945, 944, 943, 942, 941, 940, 939, 938, 937, 936, 935, 934, 933, 932, 931, 930, 929, 928, 927, 926, 925, 924, 923, 922, 921, 920, 919, 918, 917, 916, 915, 914, 913, 912, 911, 910, 909, 908, 907, 906, 905, 904, 903, 902, 901, 900, 899, 898, 897, 896, 895, 894, 893, 892, 891, 890, 889, 888, 887, 886, 885, 884, 883, 882, 881, 880, 879, 878, 877, 876, 875, 874, 873, 872, 871, 870, 869, 868, 867, 866, 865, 864, 863, 862, 861, 860, 859, 858, 857, 856, 855, 854, 853, 852, 851, 850, 849, 848, 847, 846, 845, 844, 843, 842, 841, 840, 839, 838, 837, 836, 835, 834, 833, 832, 831, 830, 829, 828, 827, 826, 825, 824, 823, 822, 821, 820, 819, 818, 817, 816, 815, 814, 813, 812, 811, 810, 809, 808, 807, 806, 805, 804, 803, 802, 801, 800, 799, 798, 797, 796, 795, 794, 793, 792, 791, 790, 789, 788, 787, 786, 785, 784, 783, 782, 781, 780, 779, 778, 777, 776, 775, 774, 773, 772, 771, 770, 769, 768, 767, 766, 765, 764, 763, 762, 761, 760, 759, 758, 757, 756, 755, 754, 753, 752, 751, 750, 749, 748, 747, 746, 745, 744, 743, 742, 741, 740, 739, 738, 737, 736, 735, 734, 733, 732, 731, 730, 729, 728, 727, 726, 725, 724, 723, 722, 721, 720, 719, 718, 717, 716, 715, 714, 713, 712, 711, 710, 709, 708, 707, 706, 705, 704, 703, 702, 701, 700, 699, 698, 697, 696, 695, 694, 693, 692, 691, 690, 689, 688, 687, 686, 685, 684, 683, 682, 681, 680, 679, 678, 677, 676, 675, 674, 673, 672, 671, 670, 669, 668, 667, 666, 665, 664, 663, 662, 661, 660, 659, 658, 657, 656, 655, 654, 653, 652, 651, 650, 649, 648, 647, 646, 645, 644, 643, 642, 641, 640, 639, 638, 637, 636, 635, 634, 633, 632, 631, 630, 629, 628, 627, 626, 625, 624, 623, 622, 621, 620, 619, 618, 617, 616, 615, 614, 613, 612, 611, 610, 609, 608, 607, 606, 605, 604, 603, 602, 601, 600, 599, 598, 597, 596, 595, 594, 593, 592, 591, 590, 589, 588, 587, 586, 585, 584, 583, 582, 581, 580, 579, 578, 577, 576, 575, 574, 573, 572, 571, 570, 569, 568, 567, 566, 565, 564, 563, 562, 561, 560, 559, 558, 557, 556, 555, 554, 553, 552, 551, 550, 549, 548, 547, 546, 545, 544, 543, 542, 541, 540, 539, 538, 537, 536, 535, 534, 533, 532, 531, 530, 529, 528, 527, 526, 525, 524, 523, 522, 521, 520, 519, 518, 517, 516, 515, 514, 513, 512, 511, 510, 509, 508, 507, 506, 505, 504, 503, 502, 501, 500, 499, 498, 497, 496, 495, 494, 493, 492, 491, 490, 489, 488, 487, 486, 485, 484, 483, 482, 481, 480, 479, 478, 477, 476, 475, 474, 473, 472, 471, 470, 469, 468, 467, 466, 465, 464, 463, 462, 461, 460, 459, 458, 457, 456, 455, 454, 453, 452, 451, 450, 449, 448, 447, 446, 445, 444, 443, 442, 441, 440, 439, 438, 437, 436, 435, 434, 433, 432, 431, 430, 429, 428, 427, 426, 425, 424, 423, 422, 421, 420, 419, 418, 417, 416, 415, 414, 413, 412, 411, 410, 409, 408, 407, 406, 405, 404, 403, 402, 401, 400, 399, 398, 397,



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: NR
Permit Number: 22-14
CityView Application: PL 202200473
Date: 5/23/2022

CONDITIONAL USE PERMIT

APPLICANT: Ivan Hristoskov Agency
ADDRESS: 1108 W. New Hope Rd Rogers AR 72758 SUITE #: _____
GENERAL LOCATION OF PROPERTY: Parcel ID: 02-01959-000.
PHONE #: 479-685-7811 EMAIL: ivanhristoskov@yahoo.com
PROPERTY OWNER: Rick Peterson PHONE #: 479-4480
PRESENT USE: Business and Professional Office ZONING: NR
PROPOSED CONDITIONAL USE: Business and Professional Office
PARKING SPACES AVAILABLE: Yes HOURS OF OPERATION: 8:30AM-5:00PM
IF APPLYING TO OPEN A DAYCARE:

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

Ivan Hristoskov
Applicant Signature

05-23-2022
Date

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

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

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified Mail **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 20 day of May, 2022.

Ivan Hristoskov
Signed

Ivan Hristoskov
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 20 day of May, 2022.



[Signature]
Notary Signature

Christopher Garcia
Notary Name Printed

May 29 2029
Commission Expires

PROPERTY OWNER PERMISSION

I, Rick Peterson, hereby permit the use of Insurance Agency
(name) (use)
on my property at 1108 West New Hope Rd. Rogers, Arkansas.
(address)

Dated this the 20th day of MAY, 2022

Rick Peterson
Signed

Rick Peterson
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 20th day of May, 2022



Kris Martin
Notary Signature

Kris Martin
Notary Name Printed

9/5/22
Commission Expires



FOR SALE



DAVE MONTGOMERY
479.621.1460

RE/MAX Real Estate Resu
479.254.4541

 **STRATEGIC
FINANCIAL
PARTNERS**
479.631.4638

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT**

DESCRIPTION:	To allow the use of "Business & Professional Office" at 1108 W. New Hope Rd.
APPLICANT:	Ivan Hristoskov Insurance
BOARD/COMMISSION:	Planning Commission
MEETING DATE/TIME:	June 21, 2022 at 5:00 PM
MEETING LOCATION:	Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS:	www.rogersar.gov/planningcommission@rogersar.gov www.rogersar.gov/1181/Public-Hearing-Signs

 **COMMUNITY DEVELOPMENT
PLANNING DIVISION**
(479) 621.1186
planning@rogersar.gov



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

MEETING DATE
June 21, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
SMALL-SCALE DEVELOPMENT PLANS – DOLLE REDEVELOPMENT STORAGE

STAFF: ZACHERY BIRDSONG, PLANNER I
KRISTIFER PAXTON, PROJECT ENGINEER

REQUEST DETAILS

PROJECT NAME:	Dolle Redevelopment Storage
ADDRESS/LOCATION:	3938 and 3940 South Honeysuckle Lane/02-02078-002
PROPOSED USE:	Warehouse and Storage
CURRENT ZONING:	I-1 (Light Industrial)
CGM GROWTH DESIGNATION:	Employment Center
APPLICANT/REPRESENTATIVE:	Paul Dolle
PROJECT OWNER/DEVELOPER:	LLG Engineering & Residential Design
PROPERTY OWNER:	Paul Dolle
NATURE OF REQUEST:	Approval of Small-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow for 2,475-SF of enclosed storage and shipping containers on 3.42± acres. This addition is to a previously approved LSPD at the July 21, 2020 meeting. The area containing the proposed addition was shown as greenspace in the prior LSPD. This therefore merits the need for Planning Commission approval of the proposed small-scale. The development plan meets all City requirements and has been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Staff recommends **approval** of this request subject to the following:

1. Screened fencing be placed around the proposed addition.

STAFF REVIEW

ENGINEERING REVIEW

1. Proposed changes in the submitted SSDP to the previously accepted LSDP are in compliance with engineering standards.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i. "Warehousing and Storage, Limited" is defined as "businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units" (Sec. 14-695(b)(3)(tt)(1)).

b) Zoning Compliance:

The proposed project is in compliance with I-1 zoning regulations.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Employment Center Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-713 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

All setback and height requirements have been met. The proposed addition sits within the north interior side yard setback, however Sec. 14-713(c)(1) dictates "Storage may be maintained outside the building in side yards or rear yards if such storage area is screened from public streets, designated arterials or greater street classifications, and from other property except property located in the I-1 and I-2 district."

b) Building Design:

All building design requirements have been met.

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

Added landscaping has been provided at the northeast section of the development to assist in screening the added shipping/storage containers. However, this will not fully screen the addition. Staff requests that screened fencing be provided around the proposed area.

e) Landscaping:

All landscaping requirements have been met.

3. RECOMMENDATIONS:

- a) **Approve** Small-Scale Development Plans subject to having screened fencing be placed around the proposed addition.

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 as presented.
4. IF TABLING:
Move to table the request [indefinite or date certain].

TABS

1. Vicinity Map and Site Picture
2. Previous and Current Site Plans

TAB 1

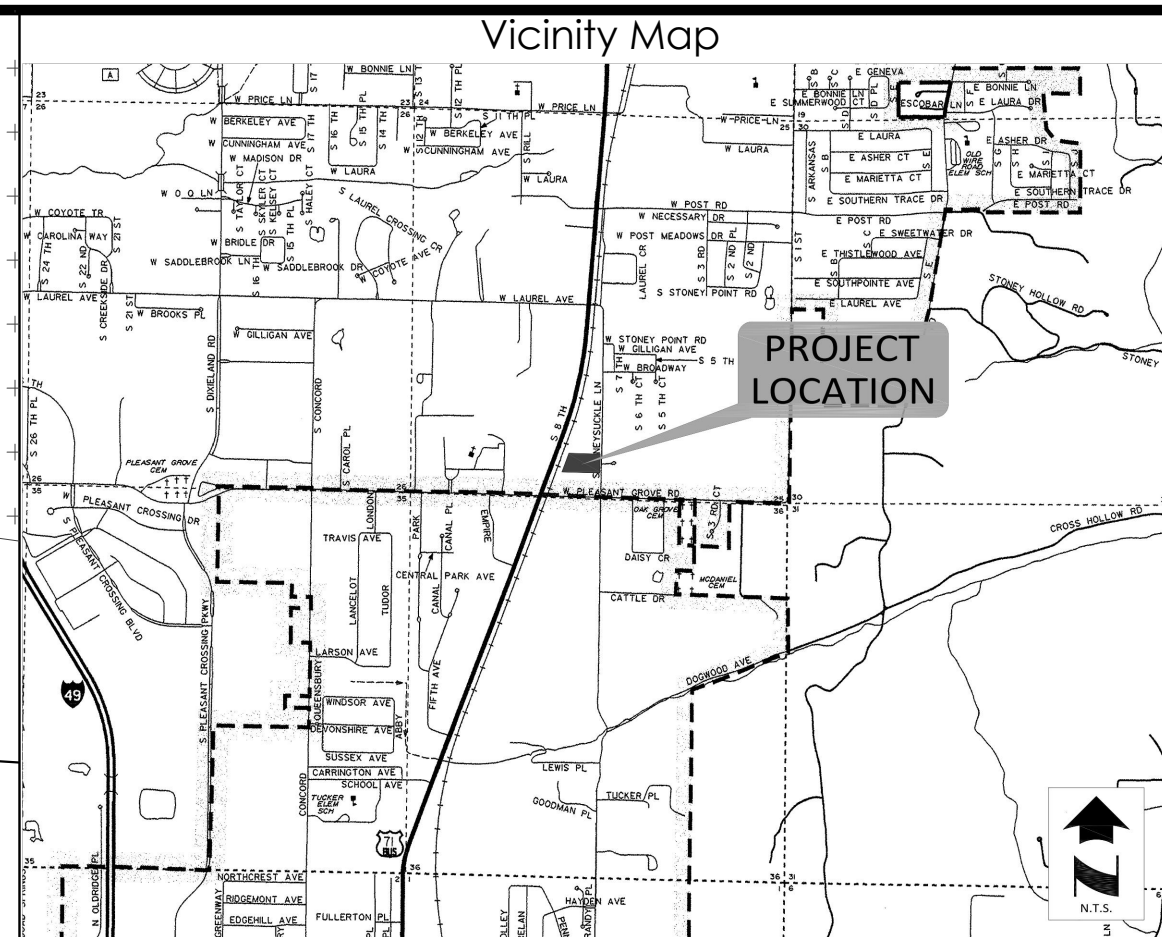
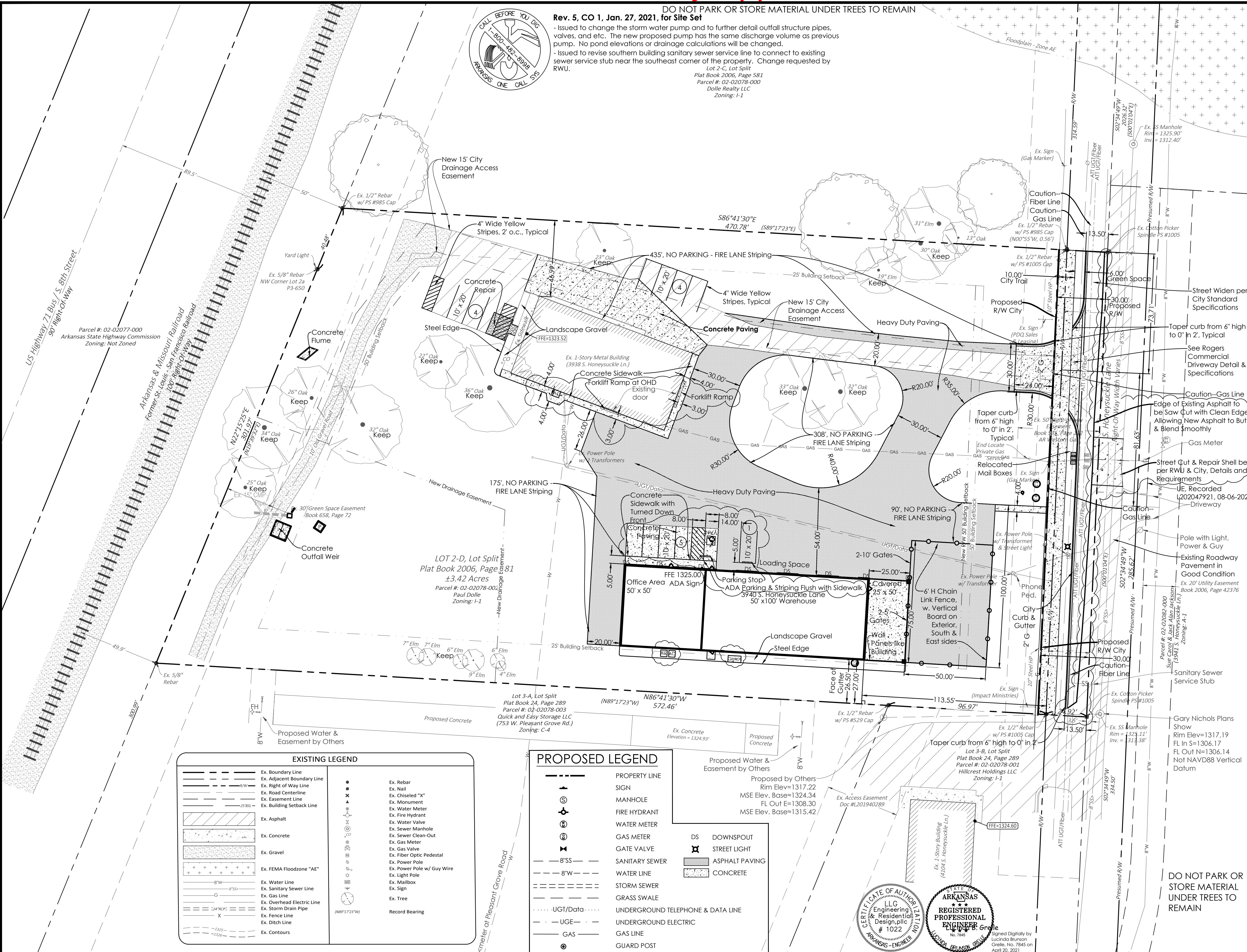
VICINITY MAP (AERIAL)



SITE PICTURES



Previously Approved Site Plan



LEGAL DESCRIPTION - Warranty Deed Book 2013, page 50046:

A part of the E 1/2 of the SW 1/4 of Section 25, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows: Beginning at a Point South 00 degrees, 01 minutes, 04 seconds East 2026.32 feet from the Northeast Corner of the E 1/2 of the SW 1/4 of Section 25, said point being a set cotton spindle in Honeysuckle Lane and from which a set 1/2" reference iron on the West right-of-way line of said road bears North 89 degrees, 17 minutes, 23 seconds West 25.00 feet; thence South 00 degrees, 01 minutes, 04 seconds East 285.62 feet to a set cotton spindle in said road and from which an existing reference iron on the West right-of-way line of said road bears North 89 degrees, 17 minutes, 23 seconds West 24.84 feet; thence North 89 degrees, 17 minutes, 23 seconds West 572.46 feet to an existing iron on the East right-of-way of the Arkansas-Missouri Railroad; thence along said railroad right-of-way North 19 degrees, 39 minutes, 32 seconds East 301.97 feet to an existing iron; thence leaving said railroad right-of-way South 89 degrees, 17 minutes, 23 seconds East 470.78 feet to the Point of Beginning, containing 3.42 acres, more or less. The above described 3.42 acre tract being subject to the right-of-way of Honeysuckle Lane along the entire East boundary.

- Site Plan Notes:**
- All dimensions are to the back of curb, edge of paving, or center line of striping unless noted otherwise.
 - Contractor shall match proposed curb and gutter, concrete, and pavement to existing in grade and alignment.
 - See Architectural plans for exact locations and dimensions of porches, decks, utility entrance locations, down spouts and for precise building dimensions.
 - Locations and/or elevations of existing utilities as shown on these plans are based on records and measurements in the field. The information shall be verified by the contractor. The contractor shall dig test pits by hand at all utility crossings prior to any trenching operations beginning. Contractor shall call for utility location 48 hours prior to construction. Any damage to the existing utilities shall be repaired immediately at the contractor's expense.
 - Contractor shall be responsible for notifying City of Rogers and all utilities prior to starting construction on this project. The contractor shall obtain all necessary permits.
 - The general contractor will be held solely responsible for and shall take all precautions necessary to avoid property damage to adjacent properties during construction of this project.
 - Safety Notice: The contractor shall be solely responsible for the condition of the job site, including safety of all persons and property during construction. Any observations by the engineer of contractor's performance is not intended to include review of adequacy of contractor's safety measures. The contractor is responsible for the design and implementation of all required and necessary sheeting, shoring, bracing and special excavation measures required by OSHA, Federal, State or local regulations.
 - See Erosion Control - Demo Plan and the Landscape Plan for Tree Preservation and for tree protection notes.
 - Topographic boundary survey was provided by Morrison Shipley Engineers and Surveyors. The engineer shall not be held responsible for its accuracy or the design errors or omissions resulting from potential survey inaccuracies. The contractor shall verify the location and invert elevations of all underground utilities. Call for utility locate. The contractor shall notify the engineer for review should discrepancies be discovered at the site or on the drawings.
 - All HVAC and other equipment must be screened from public view, see Architecture plans and Landscape Plan.
 - "NO PARKING - FIRE LANE" pavement markings shall be 6" red stripe with 4" white lettering on an average of 50' spacing. Fire lanes shall be posted or striped on both sides for roads 20' - 26'. Fire lanes shall be posted or striped on one side for roads wider than 26'. Signs where required shall comply with Figure D103.6 and shall have minimum dimension of 12" wide by 18" high and have red letters on a white reflective background. Sign, sign post and material shall meet ARDOT standards and specifications.
 - Sign permit shall be obtained via separate process from LSDP approval. Site Freestanding Signs will not be installed with this development.
 - Zero horizontal light trespass from outdoor lighting when adjacent to residential.

G-001	Cover Sheet
TS-101	Survey, MSE, Sheet 1/1
CD-101	Erosion Control, Demo & Tree Preserv. Plan
CS-101	Site Plan
CG-101	Grading Plan
CU-101	Utility Plan
CU-401	Public Water Plan & Profile
WD-1	RWU Water Details
WD-2	RWU Water Details
SD-1	RWU Sewer Details
LP-101	Landscape Planting Plan
C-501	City of Rogers Details
C-502	Detail Sheet
C-503	Details & Pond Profile

Decorative Street Lights are required in Downtown and Uptown (Pinnacle Area). Standard utility company street lights placed between back of curb and sidewalk are required in other areas. Street Lights shall be "Top-hat" style lights as approved by City of Rogers.

- IFC 2012 3310.1 - 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.

- binder course asphalt or concrete pavement will be installed before combustibles are allowed on site per RFD Risk Reduction

- IFC 2012 3312.1 - An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible material arrives on the site.

Total Site Area = 3.42 acres - R/W = 3.2 acres
Building Area = 5,000 sf existing + 7,500 sf proposed enclosed =12,500 sf
Building Coverage = 9%; Office 2,500 sf; Warehouse 10,000 sf;
Building Max. Heights = 20.3'

Green Space/Open Space = 2.0 acres or 63%
Impervious Area = 1.2 acres or 37%

Setback/Yard Requirements: I-1
Front yard: 50 feet
Interior side yard: 25 feet
Exterior side yard: 50 feet
Rear yard: 25 feet

Trash Service - No Dumpster
2 Residential size trash & 1 Recycle can will be used

No Parking Lights will be installed. Building mounted lights will be "dark sky" type.

Off Street Parking	S. F.	Required	Provided
Warehouse & Storage, Existing	5,000		
Warehouse & Storage, New	7,500		
Total S.F.	12,500	5 + 1 per 2,000 Sq.Ft. = 11.25	14 Total
Accessible		1 req'd for 1 to 25 spaces	1
Van Accessible		1 per 8 accessible spaces	1
Bicycle Racks		Less than 15 parking = 0	0
		1 Loading, 5,000 - 25,000 s.f.	1

City View #
PL202000398

All civil plans used on site must include most current stamp by Rogers Planning.
For City Use Only

CITY of ROGERS

04/27/2021

LLG Engineering & Residential Design
9000 E. Pleasant Road, Poncaville, MO 64672
Office: 419-271-6276
F-mail: Cnld@llgeng.com

Rev. 6, CO 3, April 20, 2021, for Site Set

- Issued to change the parking north of new building.
- Issued to revise street improvements.
- Issued for minor grading change south & east of existing building.

Owners Information:
Paul Dolle - Phone 479-464-8452
2724 S. Champions Drive
Rogers, AR 72788

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THIS DOCUMENT AND THE INFORMATION IT CONTAINS SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM OR MANNER EXCEPT FOR THE SPECIFIC PROJECT AND AS PROVIDED BY WRITTEN AUTHORIZATION.

Dolle Redevelopment
3938 & 3940 S. Honeysuckle Lane
Rogers, AR 72758

Site Plan

No.	Date:	Description:
1	07.01.20	Rev. City 2nd Submittal
2	07.09.20	Rev. City 3rd Submittal
3	08.04.20	Rev. ADI Submittal Set
4	08.18.20	Rev. Construction Set
5	01.27.21	CO 1, Construction Set
6	04.20.21	CO 3, Construction Set

PROJECT NO:
19DolleHoneysuckle

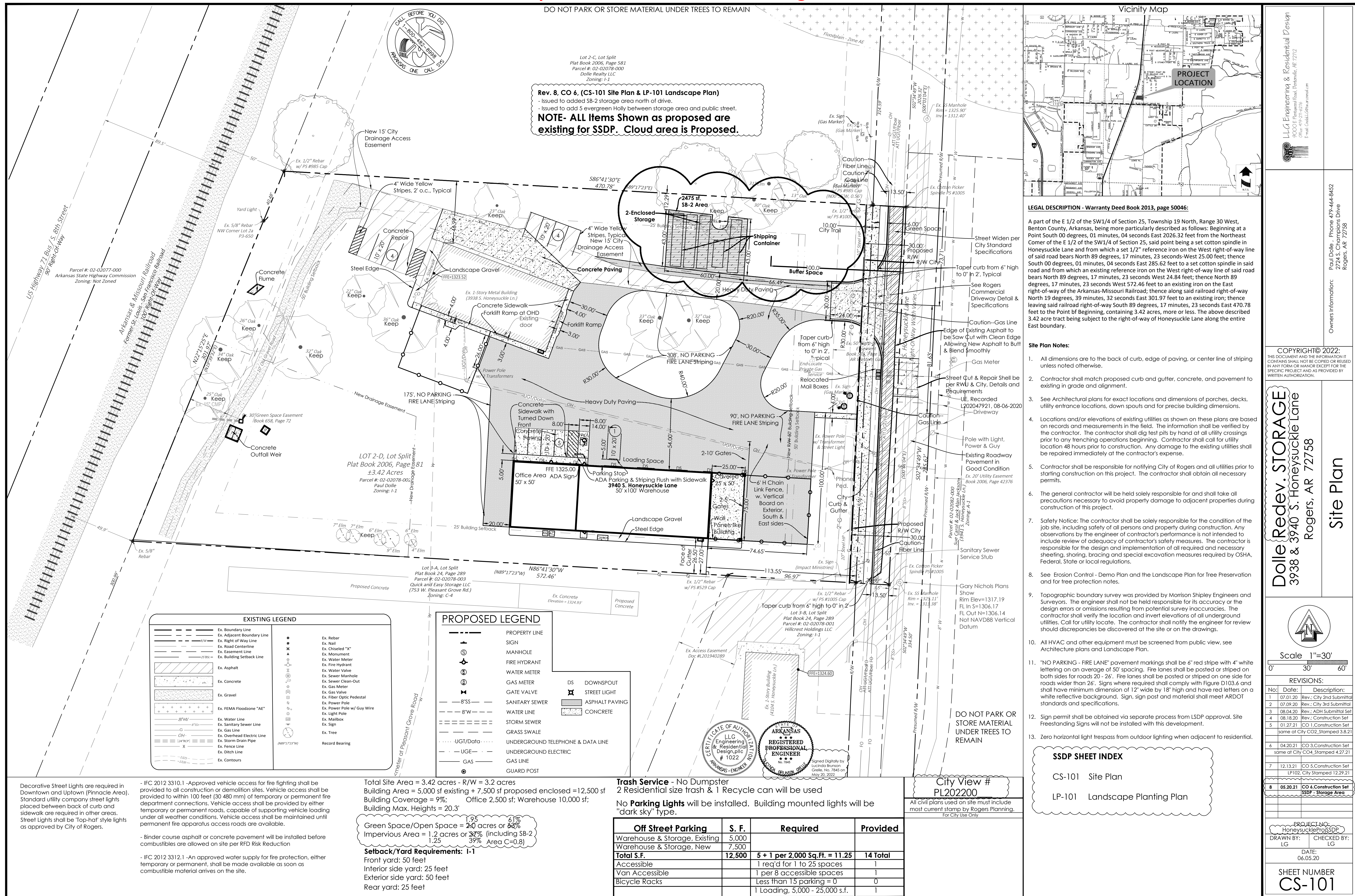
DRAWN BY:
LG

CHECKED BY:
LG

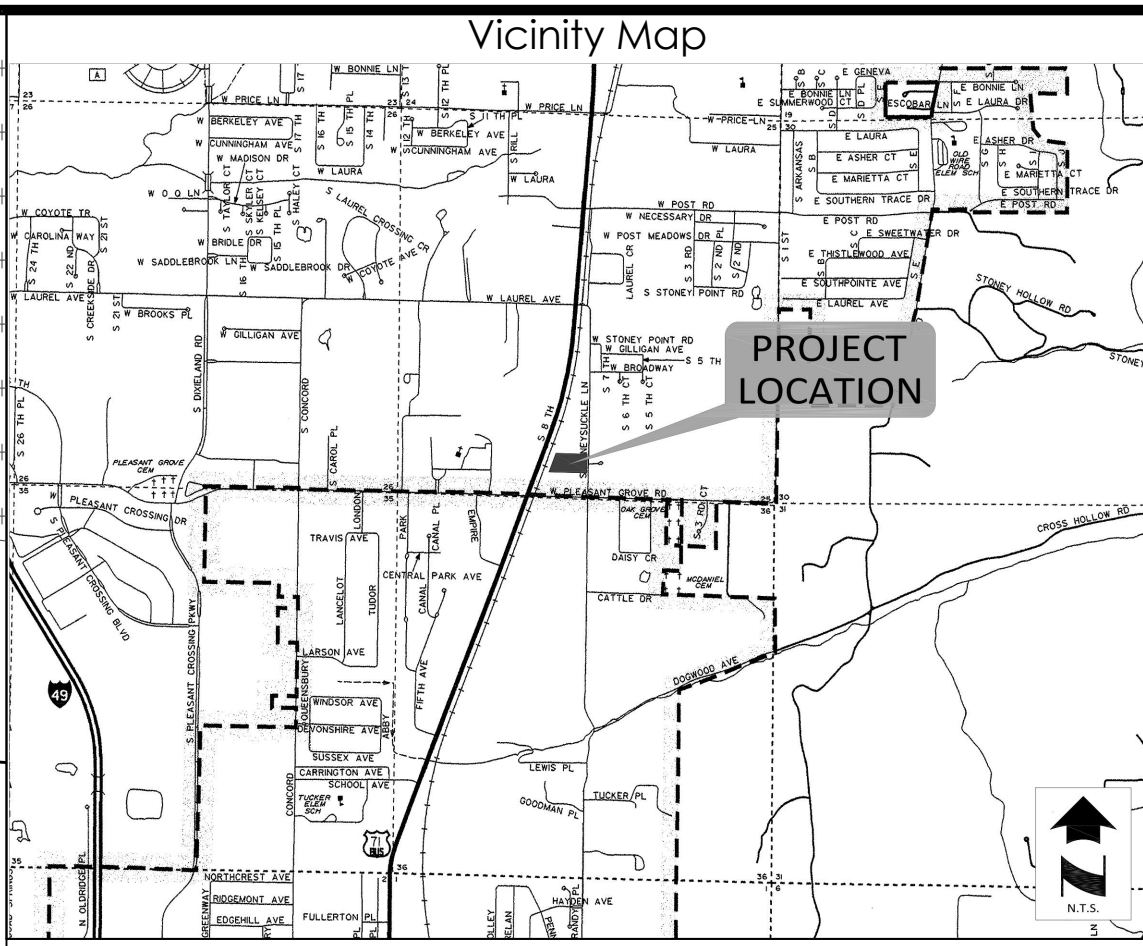
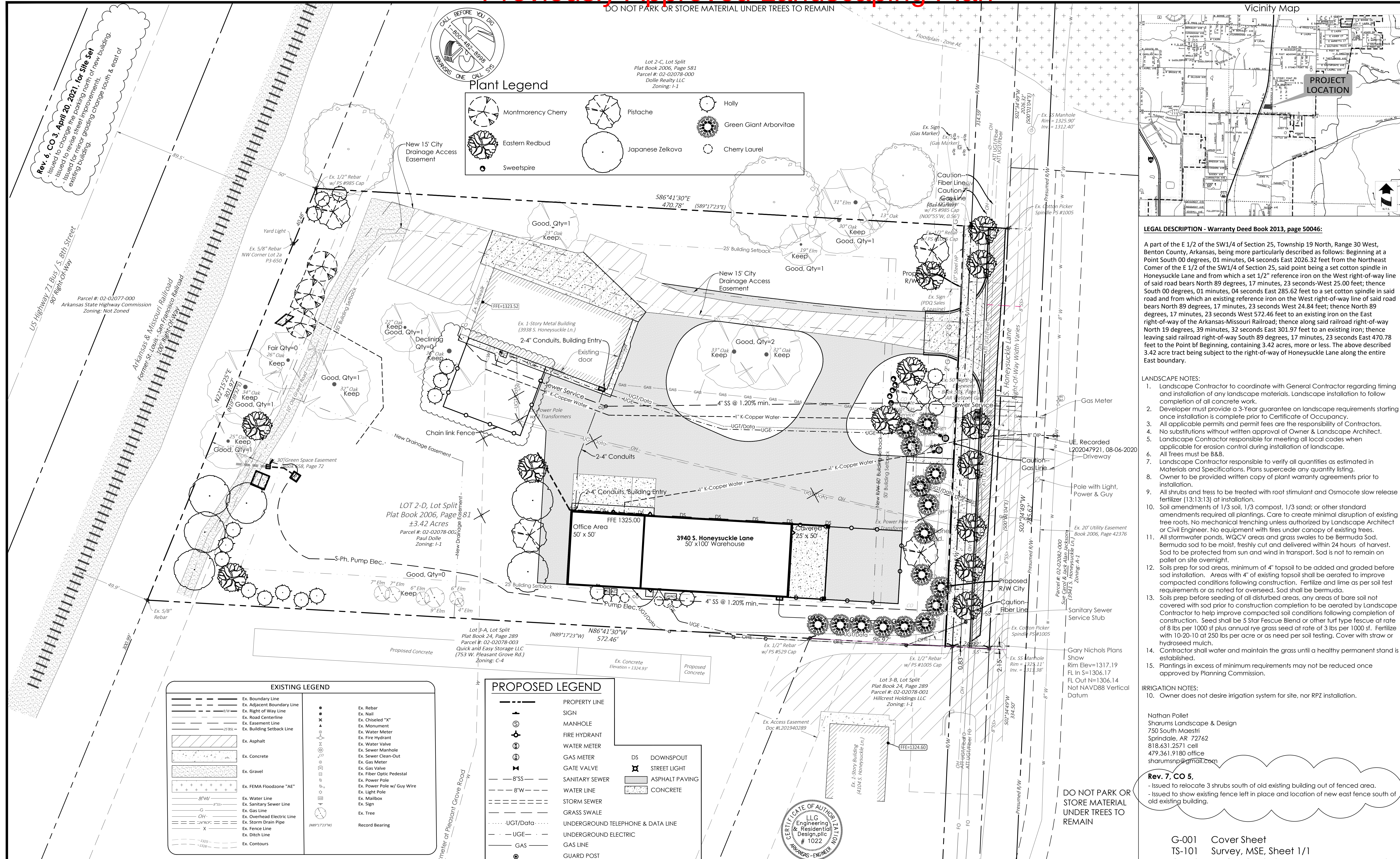
DATE:
06.05.20

SHEET NUMBER
CS-101

Proposed Site Plan Changes



Previously Approved Landscaping Plan



LEGAL DESCRIPTION - Warranty Deed Book 2013, page 50046:

A part of the E 1/2 of the SW1/4 of Section 25, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows: Beginning at a Point South 00 degrees, 01 minutes, 04 seconds East 2026.32 feet from the Northeast Corner of the E 1/2 of the SW1/4 of Section 25, said point being a set cotton spindle in Honeysuckle Lane and from which a set 1/2" reference iron on the West right-of-way line of said road bears North 89 degrees, 17 minutes, 23 seconds West 25.00 feet; thence South 00 degrees, 01 minutes, 04 seconds East 285.62 feet to a set cotton spindle in said road and from which an existing reference iron on the West right-of-way line of said road bears North 89 degrees, 17 minutes, 23 seconds West 24.84 feet; thence North 89 degrees, 17 minutes, 23 seconds West 572.46 feet to an existing iron on the East right-of-way of the Arkansas-Missouri Railroad; thence along said railroad right-of-way North 19 degrees, 39 minutes, 32 seconds East 301.97 feet to an existing iron; thence leaving said railroad right-of-way South 89 degrees, 17 minutes, 23 seconds East 470.78 feet to the Point of Beginning, containing 3.42 acres, more or less. The above described 3.42 acre tract being subject to the right-of-way of Honeysuckle Lane along the entire East boundary.

- LANDSCAPE NOTES:**
- Landscape Contractor to coordinate with General Contractor regarding timing and installation of any landscape materials. Landscape installation to follow completion of all concrete work.
 - Developer must provide a 3-Year guarantee on landscape requirements starting once installation is complete prior to Certificate of Occupancy.
 - All applicable permits and permit fees are the responsibility of Contractors.
 - No substitutions without written approval of Owner & Landscape Architect.
 - Landscape Contractor responsible for meeting all local codes when applicable for erosion control during installation of landscape.
 - All Trees must be B&B.
 - Landscape Contractor responsible to verify all quantities as estimated in Materials and Specifications. Plans supercede any quantity listing.
 - Owner to be provided written copy of plant warranty agreements prior to installation.
 - All shrubs and trees to be treated with root stimulant and Osmocote slow release fertilizer (13:13:13) at installation.
 - Soil amendments of 1/3 soil, 1/3 compost, 1/3 sand; or other standard amendments required all plantings. Care to create minimal disruption of existing tree roots. No mechanical trenching unless authorized by Landscape Architect or Civil Engineer. No equipment with tires under canopy of existing trees.
 - All stormwater ponds, WQCV areas and grass swales to be Bermuda Sod. Bermuda sod to be moist, freshly cut and delivered within 24 hours of harvest. Sod to be protected from sun and wind in transport. Sod is not to remain on pallet on site overnight.
 - Soils prep for sod areas, minimum of 4" topsoil to be added and graded before sod installation. Areas with 4" of existing topsoil shall be aerated to improve compacted conditions following construction. Fertilize and lime as per soil test requirements as noted for sod areas. Sod shall be bermuda.
 - Soils prep before seeding of all disturbed areas, any areas of bare soil not covered with sod prior to construction completion to be aerated by Landscape Contractor to help improve compacted soil conditions following completion of construction. Seed shall be 5 Star Fescue Blend or other turf type fescue at rate of 8 lbs per 1000 sf plus annual rye grass seed at rate of 3 lbs per 1000 sf. Fertilize with 10-20-10 at 250 lbs per acre or as need per soil testing. Cover with straw or hydrosed mulch.
 - Contractor shall water and maintain the grass until a healthy permanent stand is established.
 - Plantings in excess of minimum requirements may not be reduced once approved by Planning Commission.
- IRRIGATION NOTES:**
- Owner does not desire irrigation system for site, nor RPZ installation.

Rev. 7, CO 5,

- Issued to relocate 3 shrubs south of old existing building out of fenced area.
- Issued to show existing fence left in place and location of new east fence south of old existing building.

Existing Trees to Remain are mostly nice old Oaks or Elms. Most of the Oaks are very nice except for two noted in the front that is leaning or declining. The Elms in the grouping of trees near the south property line are ok, but we will not count them.

Total Site Area = 3.42 acres - R/W = 3.2 acres
Building Area = 5,000 sf existing + 7,500 sf proposed enclosed = 12,500 sf
Building Coverage = 9%
Building Max. Heights = 20.3'

Green Space/Open Space = 2.0 acres or 63%
Impervious Area = 1.2 acres or 37%

COMMON NAME	BOTANICAL NAME	SIZE	TYPE	QTY
Existing Trees To Remain, Oak & Elm, deciduous shade		4" to 34" dia.,*	Shade	9
Japanese Zelkova	Zelkova serrata	2.5", 6' ht	Shade	6
Pistache	Pistacia chinensis	2.5", 6' ht	Shade	5
Green Giant Arborvitae	Thuja occidentalis	b&b, 8'-10' ht	Evergreen	16
Holly	Ilex 'Nellie R. Stevens'	b&b, 8'-10' ht	Evergreen	19
Eastern Redbud	Cercis canadensis	2.5", 6' ht	Ornamental	6
Montmorency Cherry (non dwarf)	Prunus cerasus 'Montmoren'	2.5", 6' ht	Ornamental	3
Total Trees Proposed				
Sweetspire	Itea virginica 'Little Henry'	5 gallon	Shrub	5
Cherry Laurel	Schippkaensis	5 gallon	Shrub/Evergreen	6
TOTAL PROPOSED TO MEET CODES				
* Existing trees to remain are at least 6' tall				

CODE REQUIREMENTS	Acres	sf/acre	Code Ratio per sf	REQ'D	Provided
Trees or Shrubs Required	3.2	43560	2000	69.7	
QTY Code Ratio					
Significant Trees Removed, Replace 1 to 5		17	5	3.4	75
Total Trees or Shrubs Required on Site					
Percent Req'd REQ'D Provided					
Min. # Trees Required by %			25	18.3	64
Max. # Ornamental Trees by %			25	18.3	9
Min. # Evergreen Trees by %			10	7.3	35
Street Trees Required, 1 per 20' minus Driveway & Light Pole					
Eastern Redbud	Cercis canadensis	2.5", 6' ht	Ornamental	7	

City View #
PL202000398

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

For City Use Only

CITY of ROGERS

12/29/2021

LLG Engineering & Residential Design
9000 E. Pleasant Road, Poncaville, MO 64672
Office: 419-271-6276
F-mail: Cnld@llgeng.com

Owners Information:
Paul Dolle - Phone 479-444-8452
2724 S. Champlains Drive
Rogers, AR 72788

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Dolle Redevelopment
3938 & 3940 S. Honeysuckle Lane
Rogers, AR 72788

Landscape Planting Plan

Scale 1"=30'

REVISIONS:

No.	Date:	Description:
1	07.01.20	Rev.: City 2nd Submittal
2	07.09.20	Rev.: City 3rd Submittal
3	08.04.20	Rev.: ADH Submittal Set
4	08.18.20	Rev.: Construction Set
5	01.27.21	CO 1 Construction Set same at City CO2 Stamped 3.8.21
6	04.20.21	CO 3 Construction Set same at City CO4 Stamped 4.27.21
7	12.13.21	CO 5 Construction Set same at City CO6 Stamped 12.21.21

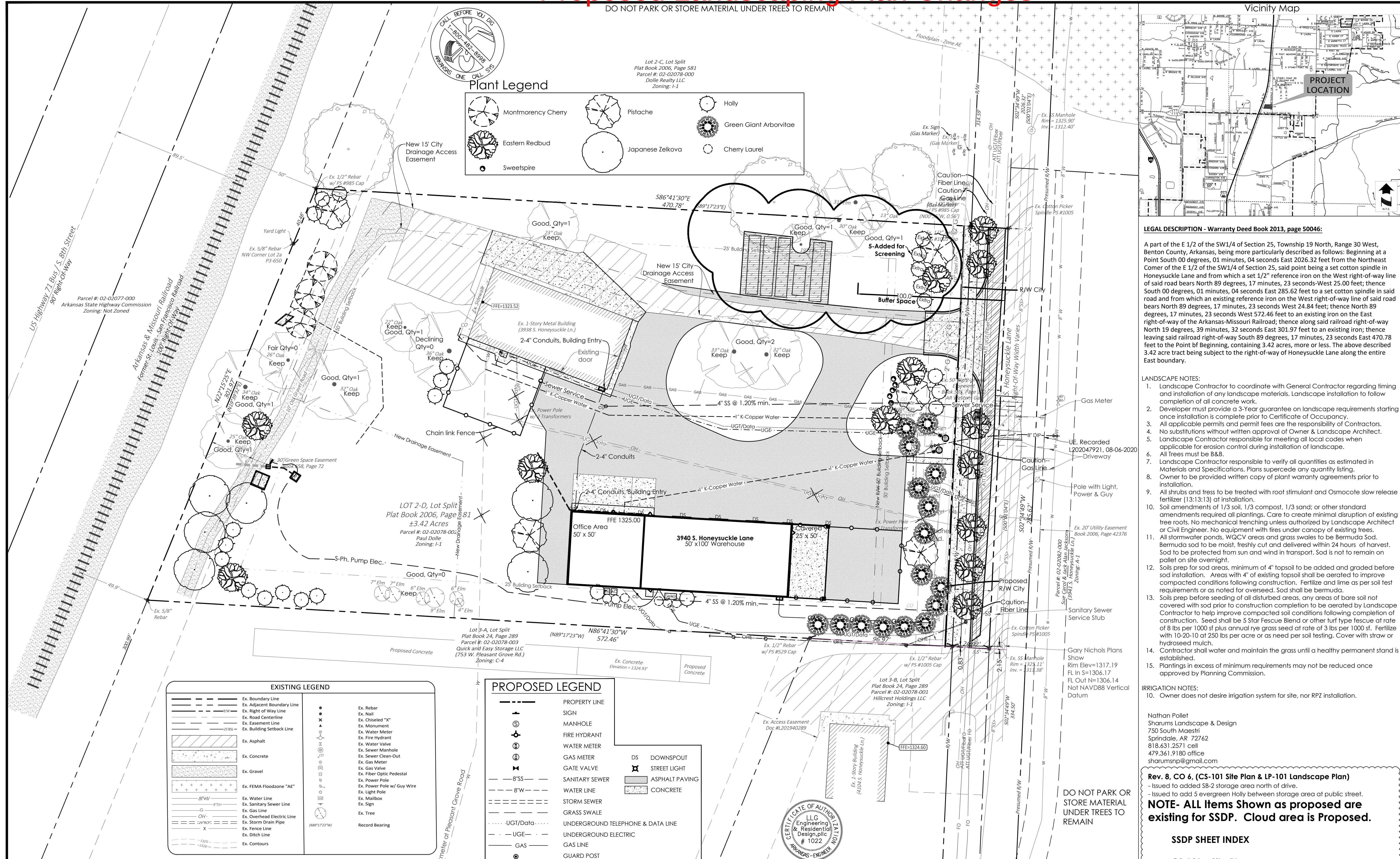
PROJECT NO:
19DolleHoneysuckle

DRAWN BY: LG
CHECKED BY: LG

DATE:
06.05.20

SHEET NUMBER
LP-101

Proposed Landscaping Plan Changes



LEGAL DESCRIPTION - Warranty Deed Book 2013, page 50046:

A part of the E 1/2 of the SW1/4 of Section 25, Township 19 North, Range 30 West, Benton County, Arkansas, being more particularly described as follows: Beginning at a Point South 00 degrees, 01 minutes, 04 seconds East 2026.32 feet from the Northeast Corner of the E 1/2 of the SW1/4 of Section 25, said point being a set cotton spindle in Honeysuckle Lane and from which a set 1/2" reference iron on the West right-of-way line of said road bears North 89 degrees, 17 minutes, 23 seconds West 25.00 feet; thence South 00 degrees, 01 minutes, 04 seconds East 285.62 feet to a set cotton spindle in said road and from which an existing reference iron on the West right-of-way line of said road bears North 89 degrees, 17 minutes, 23 seconds West 24.84 feet; thence North 89 degrees, 17 minutes, 23 seconds West 572.46 feet to an existing iron on the East right-of-way of the Arkansas-Missouri Railroad; thence along said railroad right-of-way North 19 degrees, 39 minutes, 32 seconds East 301.97 feet to an existing iron; thence leaving said railroad right-of-way South 89 degrees, 17 minutes, 23 seconds East 470.78 feet to the Point of Beginning, containing 3.42 acres, more or less. The above described 3.42 acre tract being subject to the right-of-way of Honeysuckle Lane along the entire East boundary.

- LANDSCAPE NOTES:**
- Landscape Contractor to coordinate with General Contractor regarding timing and installation of any landscape materials. Landscape installation to follow completion of all concrete work.
 - Developer must provide a 3-Year guarantee on landscape requirements starting once installation is complete prior to Certificate of Occupancy.
 - All applicable permits and permit fees are the responsibility of Contractors.
 - No substitutions without written approval of Owner & Landscape Architect.
 - Landscape Contractor responsible for meeting all local codes when applicable for erosion control during installation of landscape.
 - All Trees must be B&B.
 - Landscape Contractor responsible to verify all quantities as estimated in Materials and Specifications. Plans supercede any quantity listing.
 - Owner to be provided written copy of plant warranty agreements prior to installation.
 - All shrubs and trees to be treated with root stimulant and Osmocote slow release fertilizer (13:13:13) at installation.
 - Soil amendments of 1/3 soil, 1/3 compost, 1/3 sand; or other standard amendments required all plantings. Care to create minimal disruption of existing tree roots. No mechanical trenching unless authorized by Landscape Architect or Civil Engineer. No equipment with tires under canopy of existing trees.
 - All stormwater ponds, WQCV areas and grass swales to be Bermuda Sod. Bermuda sod to be moist, freshly cut and delivered within 24 hours of harvest. Sod to be protected from sun and wind in transport. Sod is not to remain on pallet on site overnight.
 - Soils prep for sod areas, minimum of 4" topsoil to be added and graded before sod installation. Areas with 4" of existing topsoil shall be aerated to improve compacted conditions following construction. Fertilize and lime as per soil test requirements or as noted for overseed. Sod shall be bermuda.
 - Soils prep before seeding of all disturbed areas, any areas of bare soil not covered with sod prior to construction completion to be aerated by Landscape Contractor to help improve compacted soil conditions following completion of construction. Seed shall be 5 Star Fescue Blend or other turf type fescue at rate of 8 lbs per 1000 sf plus annual rye grass seed at rate of 3 lbs per 1000 sf. Fertilize with 10-20-10 at 250 lbs per acre or as need per soil testing. Cover with straw or hydrosed mulch.
 - Contractor shall water and maintain the grass until a healthy permanent stand is established.
 - Plantings in excess of minimum requirements may not be reduced once approved by Planning Commission.
- IRRIGATION NOTES:**
- Owner does not desire irrigation system for site, nor RPZ installation.

Nathan Pollet
Sharums Landscape & Design
750 South Maestri
Spartanburg, SC 29576
818.631.2571 cell
479.361.9180 office
sharumsnp@gmail.com

Rev. 8, CO 6, (CS-101 Site Plan & LP-101 Landscape Plan)

- Issued to add SB-2 storage area north of drive.
- Issued to add 5 evergreen Holly between storage area at public street.

NOTE- ALL Items Shown as proposed are existing for SSDP. Cloud area is Proposed.

SSDP SHEET INDEX

CS-101 Site Plan

LP-101 Landscape Planting Plan

Existing Trees to Remain are mostly nice old Oaks or Elms. Most of the Oaks are very nice except for two noted in the front that is leaning or declining. The Elms in the grouping of trees near the south property line are ok, but we will not count them.

Total Site Area = 3.42 acres - R/W = 3.2 acres
Building Area = 5,000 sf existing + 7,500 sf proposed enclosed = 12,500 sf
Building Coverage = 9%
Building Max. Heights = 20'3"

Green Space/Open Space = 1.95 acres or 56%
Impervious Area = 1.25 acres or 39%

COMMON NAME	BOTANICAL NAME	SIZE	TYPE	QTY
Existing Trees To Remain, Oak & Elm, deciduous shade		4" to 34" dia.,*	Shade	9
Japanese Zelkova	Zelkova serrata	2.5", 6' ht	Shade	6
Pistache	Pistacia chinensis	2.5", 6' ht	Shade	5
Green Giant Arborvitae	Thuja occidentalis	b&b, 8'-10' ht	Evergreen	16
Holly	Ilex 'Nellie R. Stevens'	b&b, 8'-10' ht	Evergreen	24
Eastern Redbud	Cercis canadensis	2.5", 6' ht	Ornamental	6
Montmorency Cherry (non dwarf)	Prunus cerasus 'Montmoren'	2.5", 6' ht	Ornamental	3
Total Trees Proposed				69
Sweetpire	Itea virginica 'Little Henry'	5 gallon	Shrub	8
Cherry Laurel	Schippkaensis	5 gallon	Shrub/Evergreen	6
TOTAL PROPOSED TO MEET CODES				78

* Existing trees to remain are at least 6" tall

CODE REQUIREMENTS	Acres	sf/acre	Code Ratio per sf	REQ'D	Provided
Trees or Shrubs Required	3.2	43560	2000	69.7	
Significant Trees Removed, Replace 1 to 5			17	3.4	
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Max. # Ornamental Trees by %			25	18.3	2
Min. # Evergreen Trees by %			10	7.3	40
Street Trees Required, 1 per 20' minus Driveway & Light Pole				7.0	7
Eastern Redbud	Cercis canadensis	2.5", 6' ht	Ornamental		7

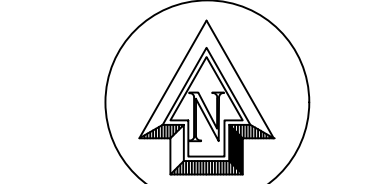
City View # PL202200

All civil plans used on site must include most current stamp by Rogers Planning. For City Use Only

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Doile Redev. STORAGE
3938 & 3940 S. Honeysuckle Lane
Rogers, AR 72758

Landscape Planting Plan



Scale 1"=30'

REVISIONS:		
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7	12.13.21	CO 5 Construction Set
8	05.20.21	CO 6 Construction Set

PROJECT NO: HoneysuckleTrgSSDP
DRAWN BY: LG
CHECKED BY: LG

DATE: 06.05.20

SHEET NUMBER
LP-101



May 20, 2022

Community Development
301 W Chestnut
Rogers, AR 72756

Re: Dolle Redev. Added Storage Area, SSDP
Drainage Letter

This letter is in reference to the SB-2 area with storage containers north of the existing driveway.

The proposed SB-2 area drains over grass to a grass swale along the north property line and to existing PLD with overflow to railroad right of way and underdrain flow via 4" pipe to the existing detention pond.

The proposed improvements will not have any adverse effects to life or downstream properties.

If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Lucinda B. Grelle
05.20.2022



Lucinda Brunson Grelle, PE No. 7845