



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

BOARD OF ADJUSTMENT MEETING AGENDA
JULY 14, 2022
5:00 PM
DATE: JULY 14, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
REGULAR SESSION: 5:00 PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/82944946926](https://us02web.zoom.us/j/82944946926)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 22-24) A request by Ryan Ward allow an increase in height for accessory structure at 22.5 feet at 2245 S. Dixieland Road in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Ryan Ward*
2. (VAR 22-25) A request by Terry Howard on behalf of Kum & Go to allow an additional wall sign with sign increase located at 101 W. New Hope Road in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Karen Perez*
 - *REPRESENTED BY: Terry Howard*

ACTION ON MINUTES:

1. Draft of June 9, 2022 meeting minutes

ADJOURN:



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

MEETING DATE
JULY 14, 2022

TO: BOARD OF ADJUSTMENT

RE: **STAFF SUMMARY REPORT**
VARIANCE – WARD
PL202200585

STAFF: KYLE BELT, PLANNER I

REQUEST DETAILS

ADDRESS/LOCATION:	2245 S. Dixieland Rd., Rogers, 72754
SUBDIVISION:	N/A
CURRENT ZONING:	R-SF (Residential Single-Family)
CURRENT USE:	R-SF (Residential Single-Family)
APPLICANT/REPRESENTATIVE:	Ryan Ward
PROPERTY OWNER:	Ryan Ward
NATURE OF REQUEST:	Increase in accessory structure maximum height
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow an accessory building at a maximum height of 22 feet and 6 inches. See STAFF REVIEW for additional findings.

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

STAFF REVIEW

1. BOARD OF ADJUSTMENT DUTIES PER SEC. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

2. SUBJECT REQUEST:

- a) To allow for an increase of the maximum structure height for accessory structures to 22'6", varying from Sec. 14-699(f)(1)(c).

3. GENERAL FINDINGS:

- a) Accessory structure building height in the R-SF zoning district is 16 feet, except storage buildings which shall not exceed ten feet.
- b) The applicant is requesting a variance only in height on a metal building that is 5000 sq. ft., which is also larger than the primary structure's square footage of 3,242sq. ft., therefore not meeting the definition of an "accessory building" as provided per sec. Sec. 14-1.(b)(1)(1)(3).
- c) The applicant does not cite a hardship basis for varying from city code, but states that the metal building will be used to store a personal recreational vehicle.
- d) Staff finds that approval of this request would result in a non-conformity and therefore recommends denial unless the applicant can present a structure to be evaluated that will meet the definition of an accessory building.

4. ZONING:

- a) R-SF (Residential Single-Family):

The purpose and intent of the R-SF zoning district is to "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. 14-699(a)).

5. PUBLIC INPUT RECEIVED:

- a) N/A.

6. RECOMMENDATIONS:

- a) **Deny** request.

DIRECTOR'S COMMENTS

- 1. Agree with recommendations.

JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request 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].

SUPPLEMENTS

1. Vicinity maps
2. Variance application with required supplements

1. Vicinity Map (Aerial)



Vicinity Map (Zoning)



2. Variance application with required supplements



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CC payment
OFFICE USE ONLY
Permit Fee: \$ 100.00 (S100)
Zoning: R-SF
App Number: 22-24
CityView Application: PL202200585
Date: 6/21/22

VARIANCE APPLICATION

APPLICANT: Ryan Ward

ADDRESS: 2245 S Dixieland rd SUITE #: _____

GENERAL LOCATION OF PROPERTY: South Dixieland

PHONE #: 479-381-3131 EMAIL: Ryanheith@gmail.com

PROPERTY OWNER: Ryan Ward PHONE #: 479-381-3131

REQUEST to ALLOW: Shop/garage Building to Be 22.5 feet Tall

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

we need a 14ft Door 16ft side walls with 22.5 feet Tall
"we would like to put our RV in there"

[Signature]
Applicant Signature

6-21-22
Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

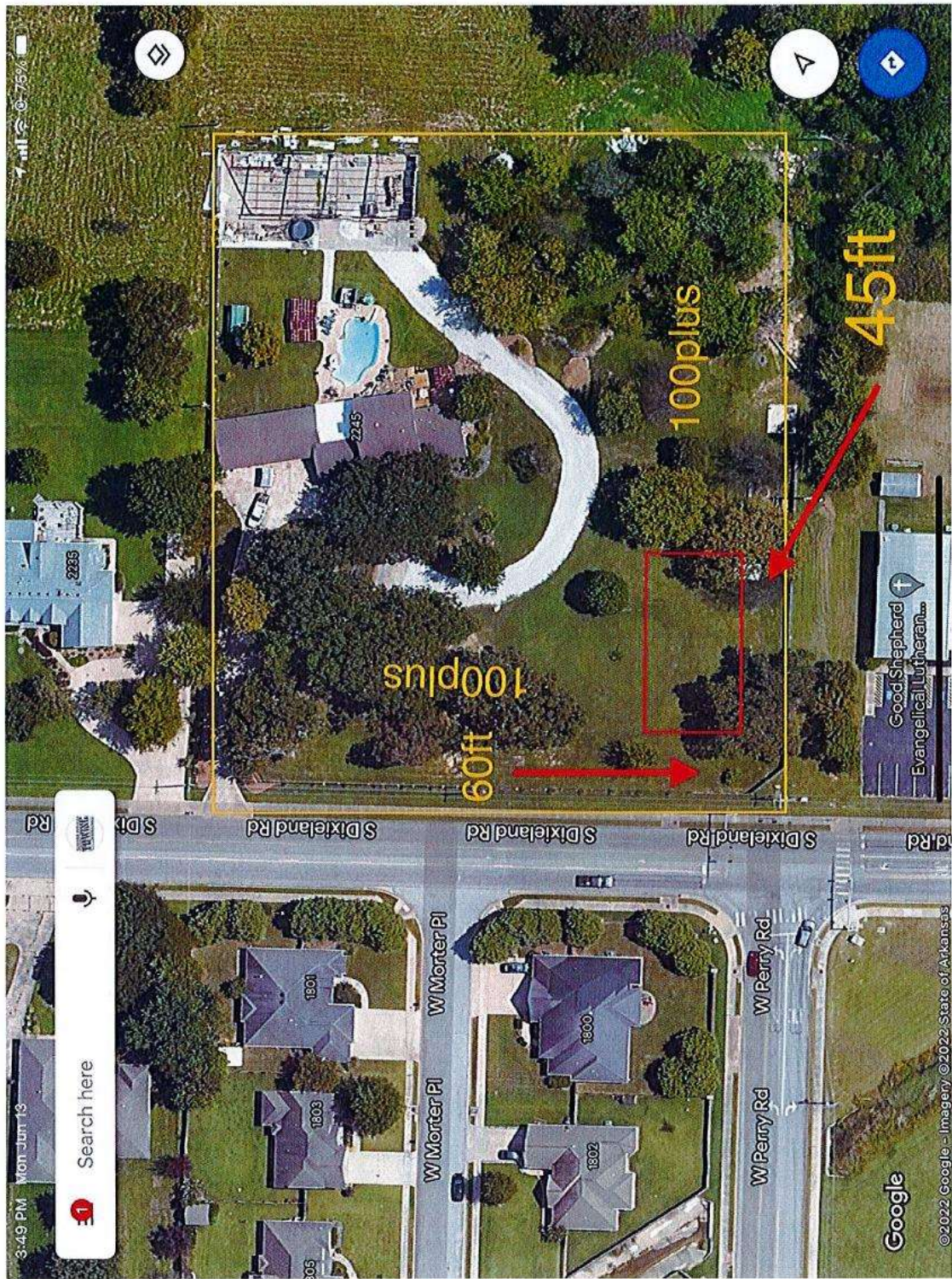
DATE FILED: 6/21/22

PUBLIC HEARING DATE: 6/27/22

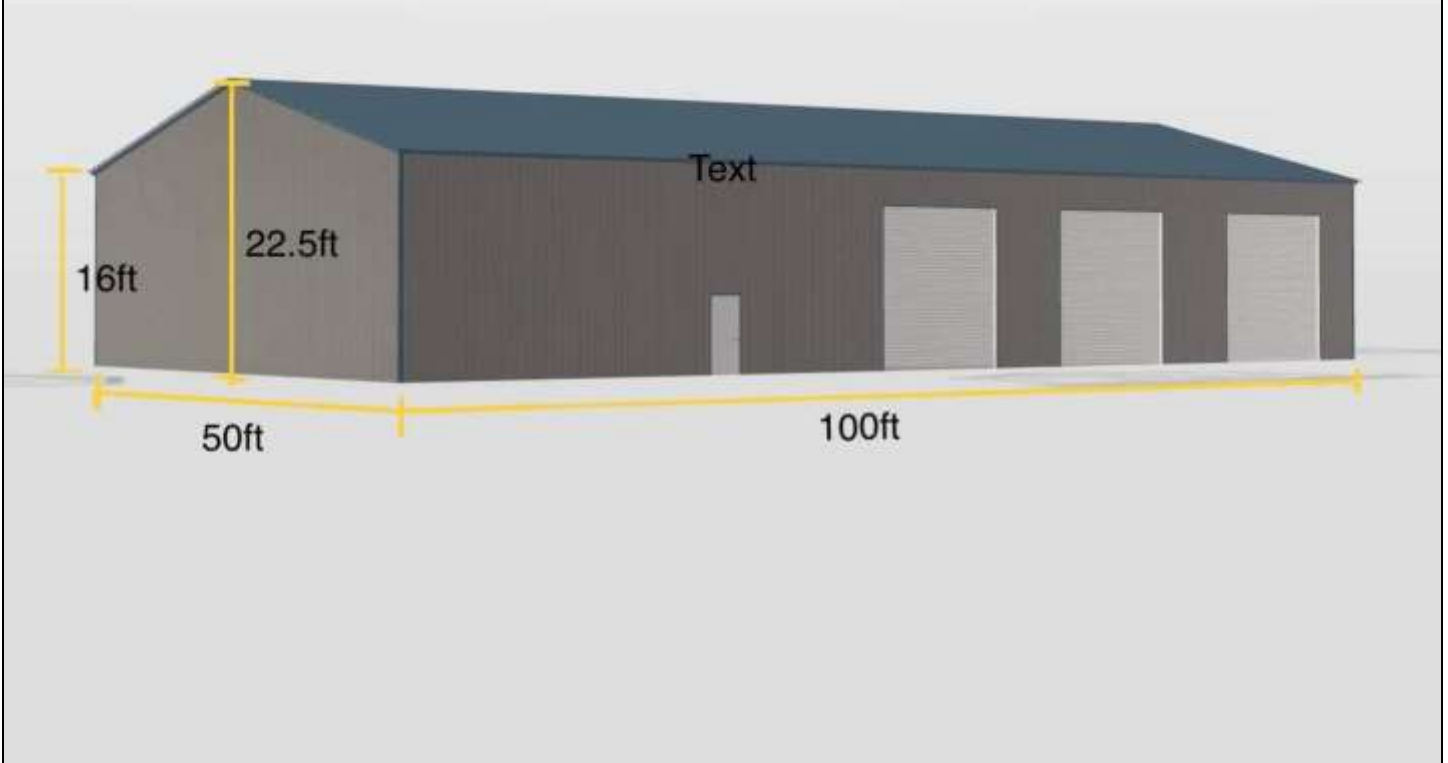
BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



We would like to store our RV in this building these are the smallest doors we can have to get it to fit. that takes the sidewalls to 16ft but the Peak is higher than what is allowed under the normal permit. But I did look on Dixieland Rd just a couple addresses down from mine to the north there are 3 other structures for the same purpose taller than 16 feet.





DEPT. OF COMMUNITY DEVELOPMENT
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301 W. CHESTNUT
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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **July 14, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Ryan Ward** under the provisions of the City of Rogers Code of Ordinances, for a variance to **allow an increase in height for accessory structure at 22.5 feet at 2245 S. Dixieland Rd.**, in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-01881-000

LOCATION:

2245 S. Dixieland Rd.

Matt Loos, Secretary
Board of Adjustment

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





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

CC payment

OFFICE USE ONLY

Permit Fee: \$10000 (S100)
Zoning: R-SF
App Number: 22-24
CityView Application: PL202200585
Date: 6/21/22

VARIANCE APPLICATION

APPLICANT: Ryan Ward

ADDRESS: 2245 S Dixieland rd SUITE #:

GENERAL LOCATION OF PROPERTY: South Dixieland

PHONE #: 479-381-3131 EMAIL: Ryanheith@gmail.com

PROPERTY OWNER: Ryan Ward PHONE #: 479-381-3131

REQUEST to ALLOW: Shop/garage Building to be 22.5 feet Tall

HARDSHIP JUSTIFICATION to VARY FROM CODE:

we need a 14' Door 16' side walls with 22.5 feet Tall
"we would like to put our RV in there."

Applicant Signature

6-21-22
Date

Attachment Checklist:

- ☐ Legal description of property
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

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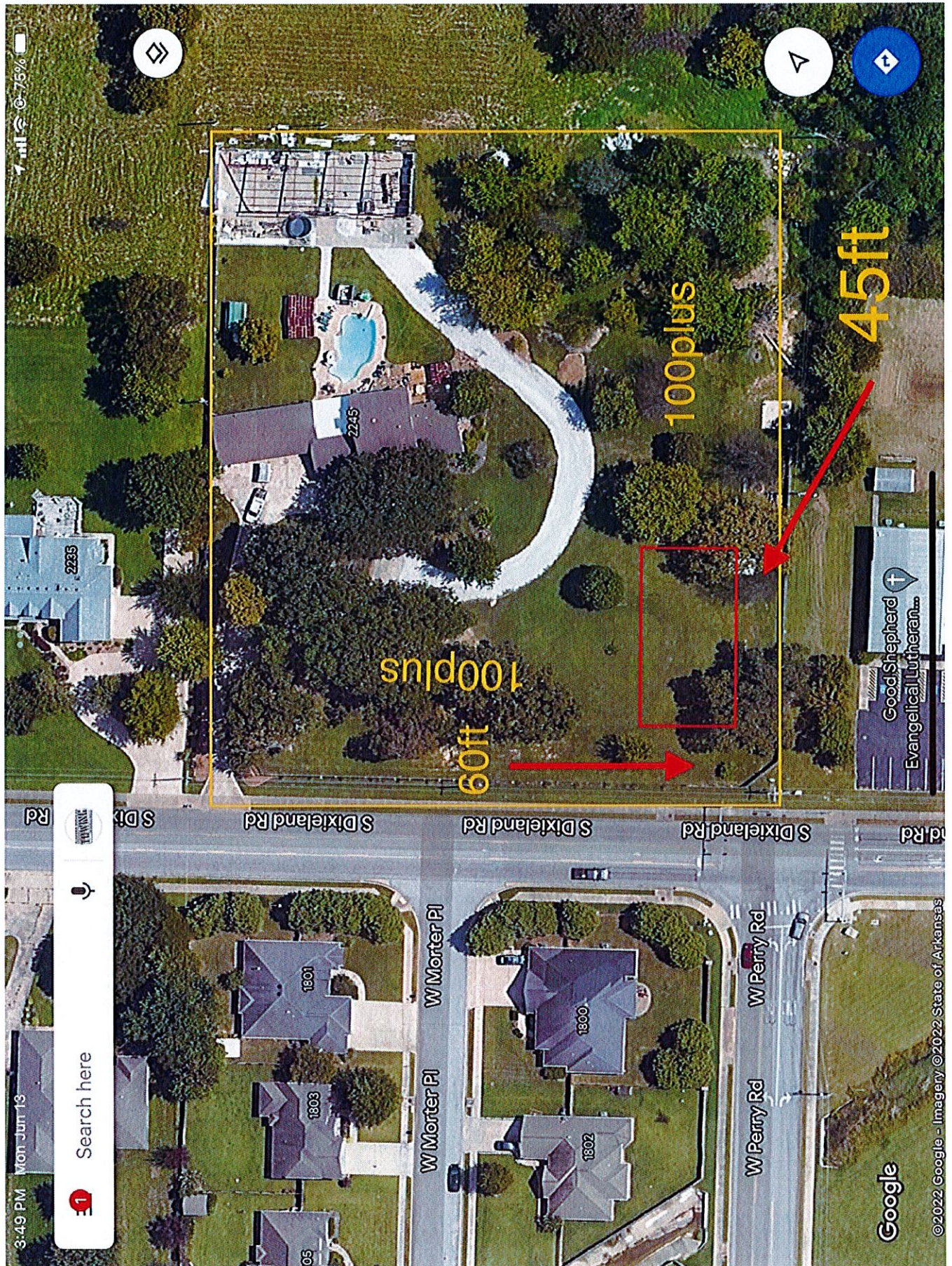
DATE FILED: 6/21/22

PUBLIC HEARING DATE: 6/27/22

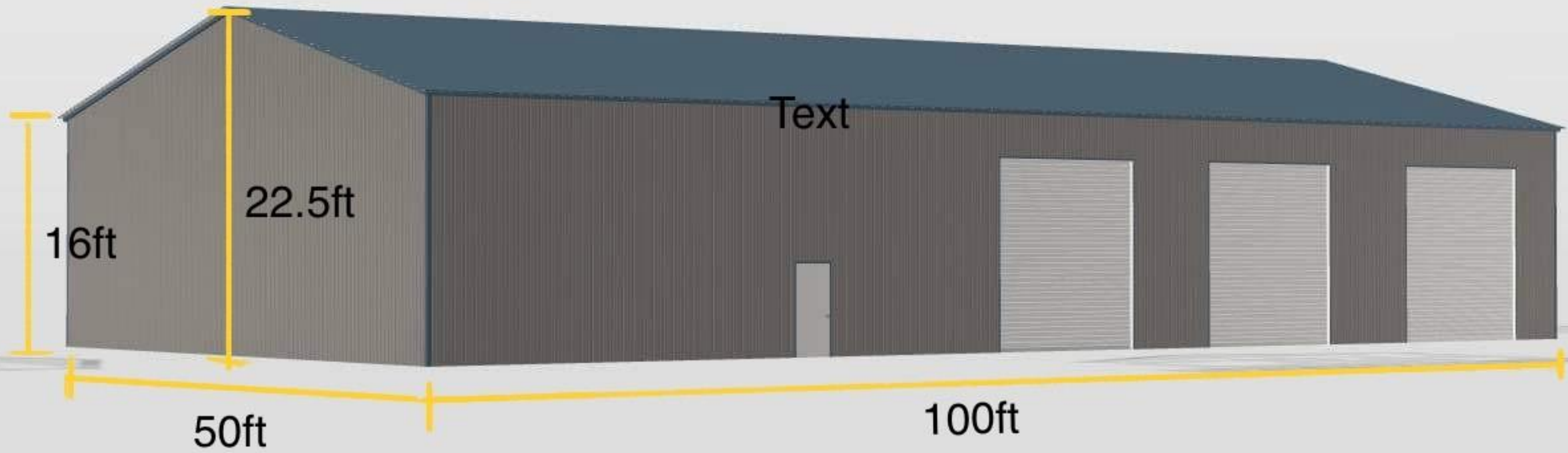
BOARD OF ADJUSTMENT DECISION:

SECRETARY, BOARD OF ADJUSTMENT

DATE



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NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION: To allow an increase in height for accessory structure at 22.5 feet
2245 S. Cleveland Rd.
Ryan Ward

APPLICANT: Board of Adjustment

BOARD/COMMISSION: July 14, 2022 at 5:00 PM
Rogers City Hall

MEETING DATE/TIME: 301 W. Chestnut St.

MEETING LOCATION: boardofadjustment@rogersar.gov

PUBLIC COMMENTS: www.rogersar.gov/21817181/Public-Hearing-Sites



COMMUNITY DEVELOPMENT
PLANNING DIVISION
4791 624-1188
planning@rogersar.gov



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PARCEL NUMBER:

02-01881-000

LOCATION:

2245 S. Dixieland Rd.

Matt Loos, Secretary
Board of Adjustment

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



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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(479) 621-1186

MEETING DATE
July 14, 2022

TO: BOARD OF ADJUSTMENT
RE: **STAFF SUMMARY REPORT**
VARIANCE – #22-25 Kum & Go, LLC
PL202200572

STAFF: Karen Perez, Planning Technician

REQUEST DETAILS

ADDRESS/LOCATION:	101 W. New Hope Rd.
SUBDIVISION:	N/A
CURRENT ZONING:	C-3 (Neighborhood Commercial)
REPRESENTATIVE/APPLICANT:	Terry Howard for Kum & Go, LLC
PROPERTY OWNER:	Kum & Go, LLC
NATURE OF REQUEST:	Allow an additional wall sign with sign area increase
AUTHORITY:	Sec. 14-724, Rogers Code of Ordinances

SUMMARY

This request is to allow an additional wall sign with sign area increase in the C-3 zoning district varying from code Sec. 44-9.

Community Development recommends consideration of the request.

STAFF REVIEW

1. BOARD OF ADJUSTMENT DUTIES PER SEC. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance, Chapter 14, and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

2. SUBJECT REQUEST:

- a) The applicant request to allow an additional wall sign with sign area increase in the C-3 zoning district varying from code Sec. 44-9.

3. GENERAL FINDINGS:

- a) This location is allowed two wall signs at a maximum of 50-sf per sign, resulting in total of 100-sf. The applicant proposes two 72-sf wall signs on the front and side elevations, plus one additional wall sign for Go Fresh Market at 45-sf, respectively.
- b) Canopy signs are limited to one 12-sf sign per canopy face. This location will feature three fuel canopies; the applicant proposes three 18-sf signs on the north, west, and south canopies. Canopy sign area is deducted from the total wall sign area.
- c) As stated previously this location is allowed at total of 100-sf in sign area, with the purposed signage the applicant is requesting an additional 143-sf, for a grand total of 243-sf.
- d) The applicant states, the existing sign codes do not allow for large enough fuel sale signage on the fuel canopies that would be legible from the streets adjacent to the property. He also mentions the signs being requested are standard sizes that have been approved at the other Kum & Go locations.
- e) While there is no true hardship the request is similar with what has been approved at previous Kum & Go's.
- f) Staff has not identified any circumstances unique to the individual property where strict enforcement of the zoning ordinance would cause undue hardship.

4. ZONING:

- a) C-3 (Neighborhood Commercial District)

The purpose and intent of the C-3 zoning district, per Rogers Code Sec. 14-710, is intended for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility.

5. PUBLIC INPUT RECEIVED:

To date, staff has not received any comments from the public regarding this request.

6. RECOMMENDATIONS:

- a) Consider the request.

DIRECTOR'S COMMENTS

- 1. Agree with recommendation.



JOHN C. McCURDY, Director
Community Development

SUGGESTED MOTIONS

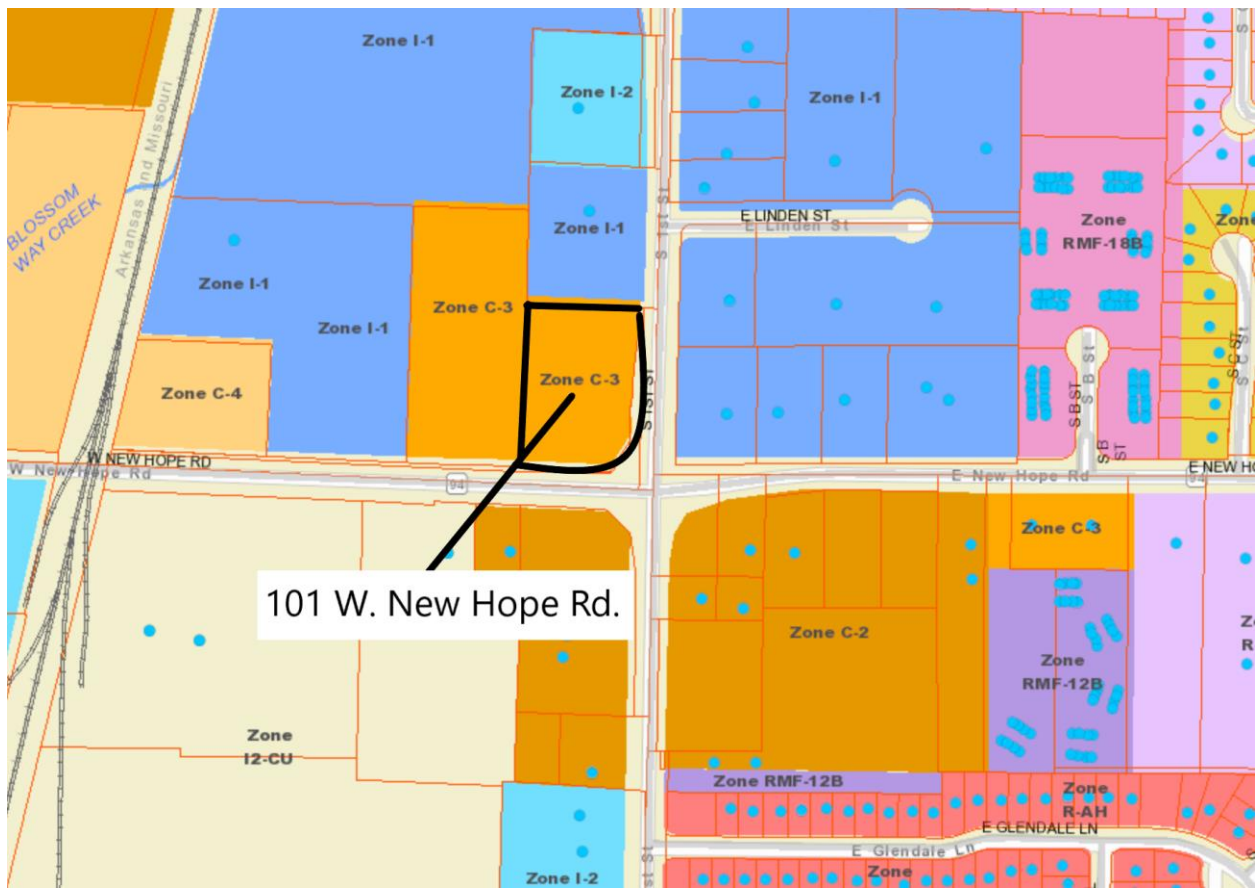
1. IF APPROVING AS PRESENTED:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to (conditions or contingencies).
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request (indefinite or date certain).

TABS

1. Variance application with supplements
2. Public Notice
3. Vicinity maps

TAB 1

ZONING VICINITY MAP



AERIAL VICINITY MAP





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PLANNING DIVISION
301 W. CHESTNUT
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FAX: (479) 986-6896

OFFICE USE ONLY

Permit Fee: \$100.00 (\$100)
Zoning: C-3
App Number: 22-25
CityView Application: PL202200572
Date: 6/22/22

VARIANCE APPLICATION

APPLICANT: Kum & Go, L.C.

ADDRESS: 1459 Grand Ave., Des Moines, IA 50309 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 101 W. New Hope Road

PHONE #: 515-457-6392 EMAIL: Dan.Garneau@kumandgo.com

PROPERTY OWNER: Kum & Go, L.C. PHONE #: 515-457-6392

NATURE OF APPEAL:

- ☐ Appeal from decision of enforcement officer
☒ Variance from zoning ordinance

EXPLAIN REQUEST: Requesting a variance for the number and sign area of the building and canopy signage.

06/15/22

Applicant Signature

Date

Attachment Checklist:

- ☒ Letter explaining hardship or reason for request
☒ Legal description of property
☒ Relevant supporting documents
☒ Survey or sign proofs as needed

PLANNING STAFF PROVIDES:

DATE FILED: 6/22/22 PUBLIC HEARING DATE: 7/14/22

BOARD OF ADJUSTMENT DECISION: _____

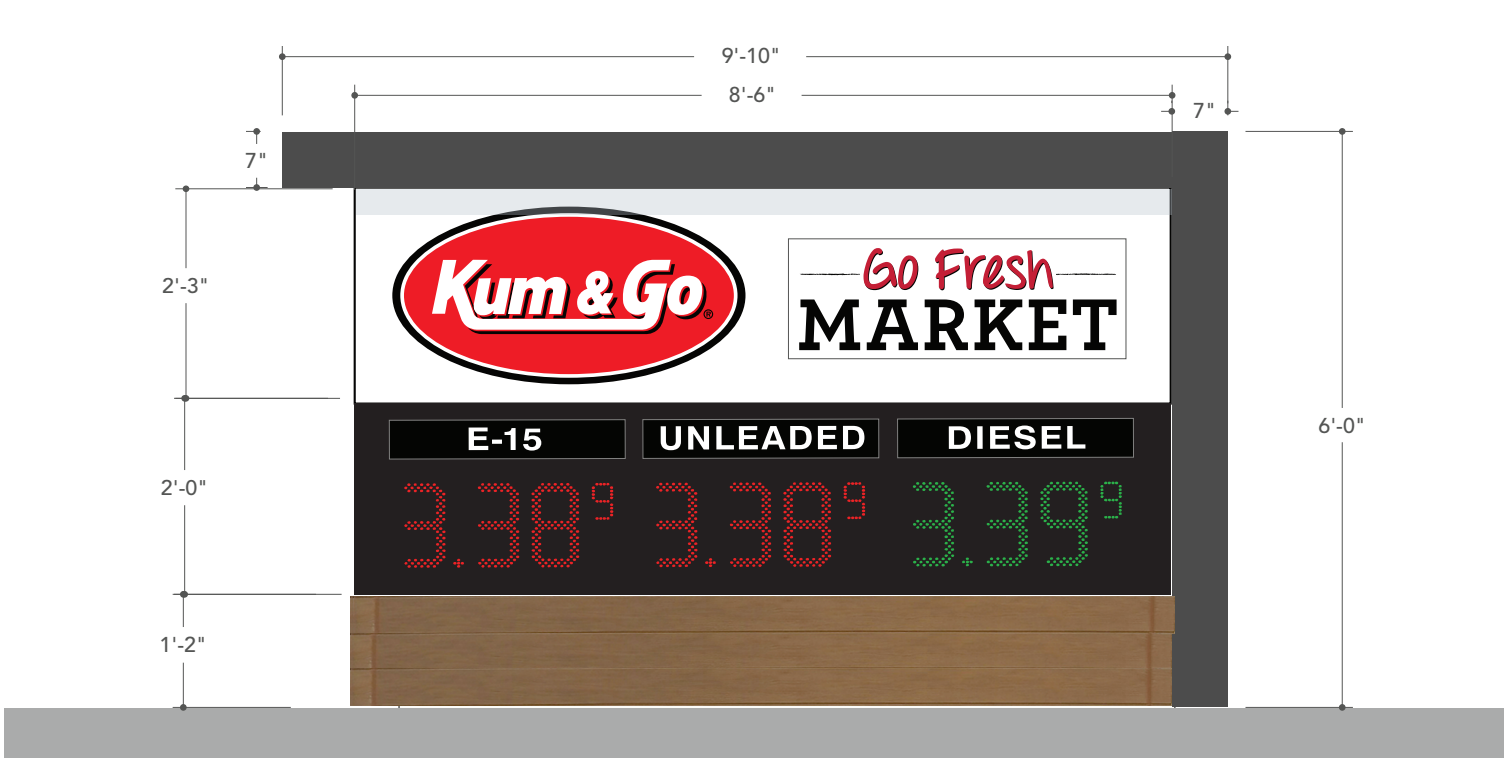
SECRETARY, BOARD OF ADJUSTMENT

DATE

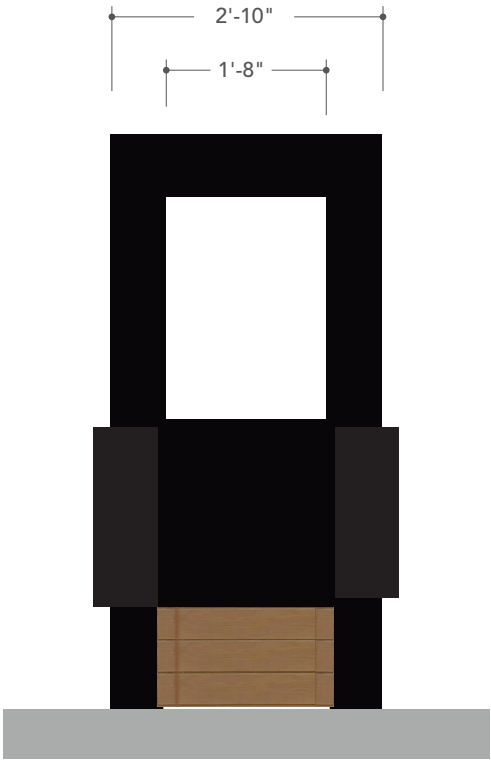
6' MONUMENT

Kum & Go # 2421

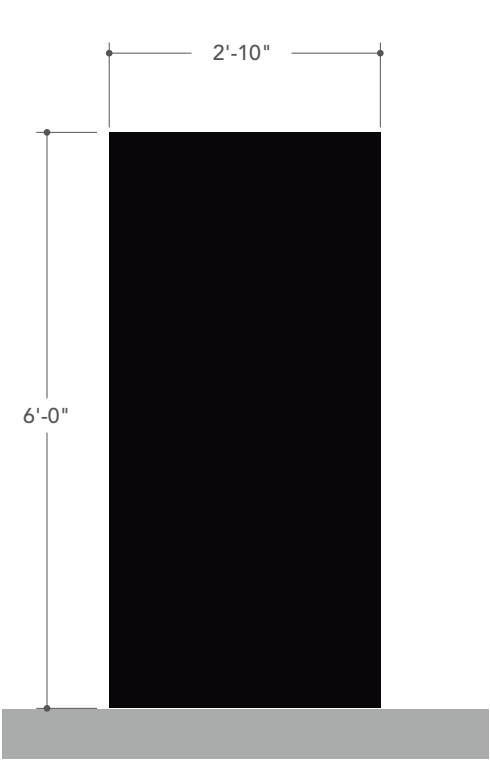
SIGN A and B



A | Elevation
scale: 1/2" = 1'- 0"



B | Elevation
scale: 1/2" = 1'- 0"

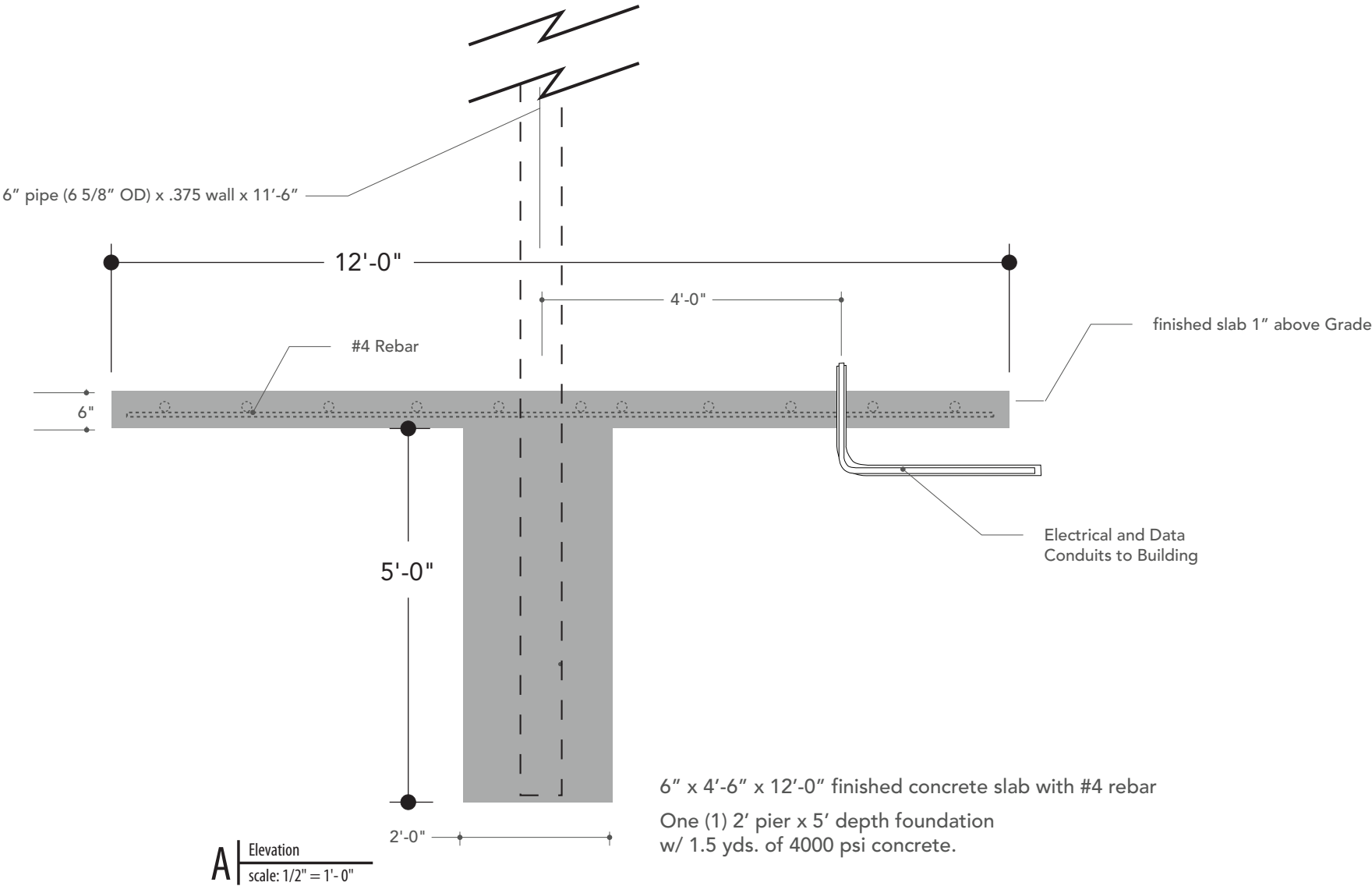


C | Elevation
scale: 1/2" = 1'- 0"

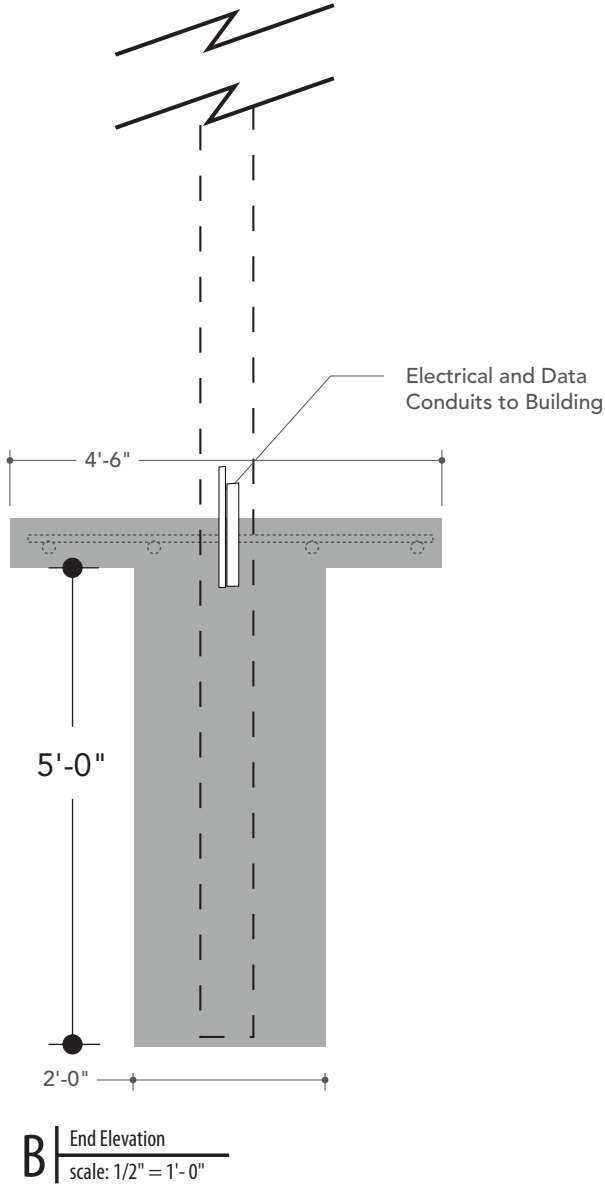
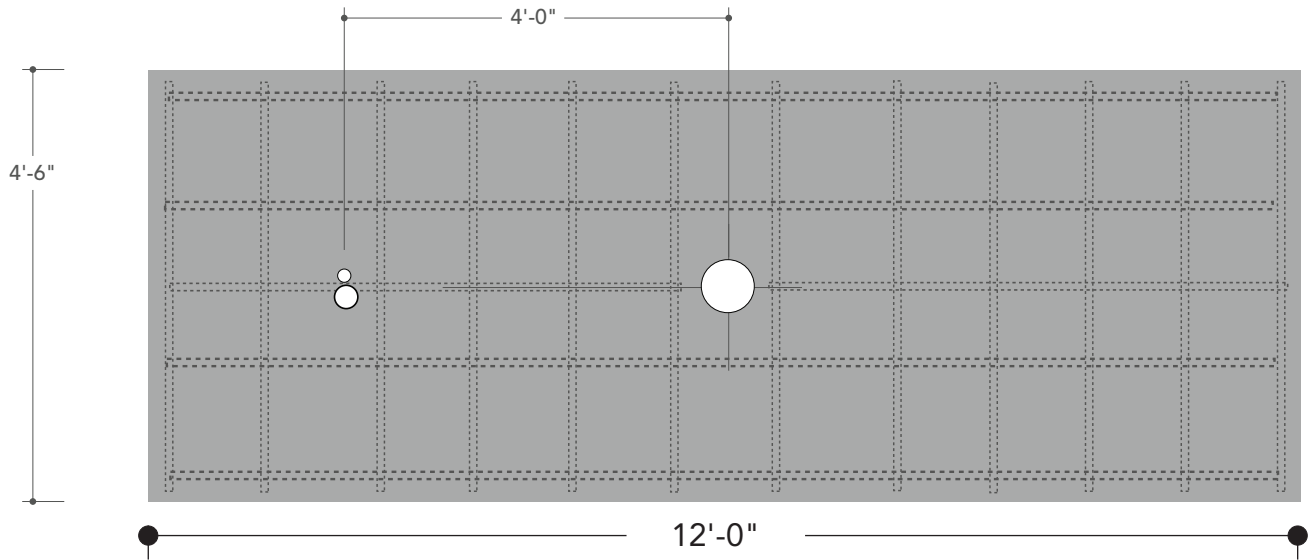
2'-3" x 8'-6" Kum & Go / GoFresh MARKET - 19.12 sq. ft.
2'-0" x 8' 6" Gas Price Sign - 17.0 sq. ft.
36.12 total sq. ft.

6' MONUMENT

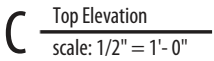
Kum & Go #2421 FOUNDATION DETAIL

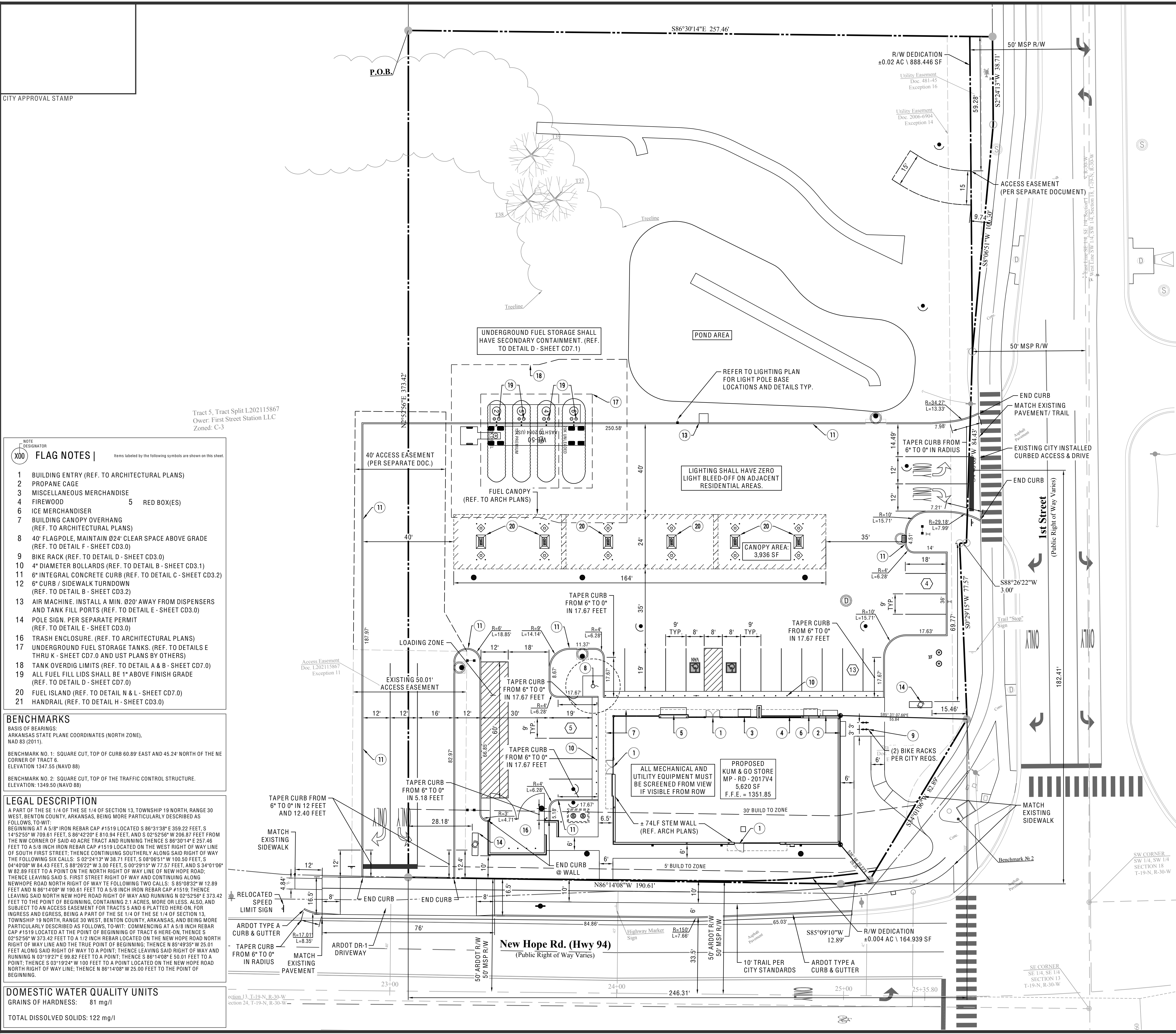


BUILDING SIDE



TOWARD STREET





CITY APPROVAL STAMP

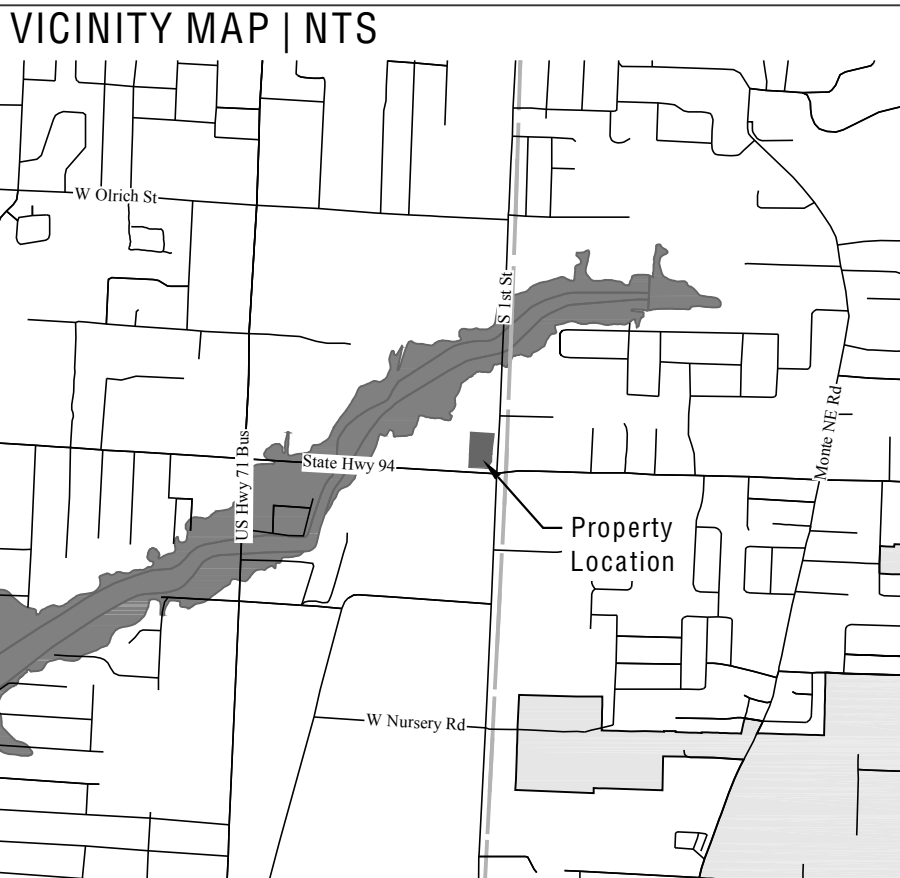
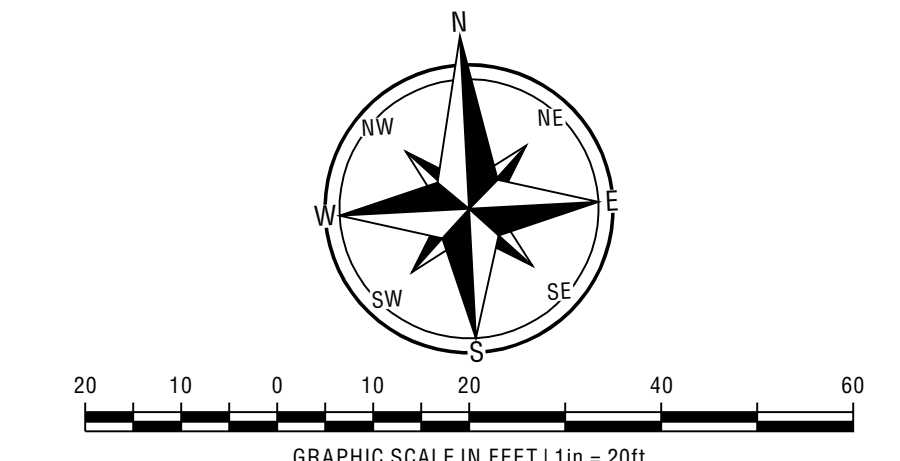
NOTE
DESIGNATOR
X00 FLAG NOTES | Items labeled by the following symbols are shown on this sheet.

- BUILDING ENTRY (REF. TO ARCHITECTURAL PLANS)
- PROPANE CAGE
- MISCELLANEOUS MERCHANDISE
- FIREWOOD
- ICE MERCHANDISER
- BUILDING CANOPY OVERHANG (REF. TO ARCHITECTURAL PLANS)
- 40' FLAGPOLE, MAINTAIN Ø24" CLEAR SPACE ABOVE GRADE (REF. TO DETAIL F - SHEET CD3.0)
- BIKE RACK (REF. TO DETAIL D - SHEET CD3.0)
- 4" DIAMETER BOLLARDS (REF. TO DETAIL B - SHEET CD3.1)
- 6" INTEGRAL CONCRETE CURB (REF. TO DETAIL C - SHEET CD3.2)
- 6" CURB / SIDEWALK TURNDOWN (REF. TO DETAIL B - SHEET CD3.2)
- AIR MACHINE, INSTALL A MIN. Ø20" AWAY FROM DISPENSERS AND TANK FILL PORTS (REF. TO DETAIL E - SHEET CD3.0)
- POLE SIGN, PER SEPARATE PERMIT (REF. TO DETAIL E - SHEET CD3.0)
- TRASH ENCLOSURE (REF. TO ARCHITECTURAL PLANS)
- UNDERGROUND FUEL STORAGE TANKS (REF. TO DETAILS E THRU K - SHEET CD7.0 AND UST PLANS BY OTHERS)
- TANK OVERDIG LIMITS (REF. TO DETAIL A & B - SHEET CD7.0)
- ALL FUEL FILL LIDS SHALL BE 1" ABOVE FINISH GRADE (REF. TO DETAIL D - SHEET CD7.0)
- FUEL ISLAND (REF. TO DETAIL N & L - SHEET CD7.0)
- HANDRAIL (REF. TO DETAIL H - SHEET CD3.0)

BENCHMARKS
BASIS OF BEARINGS:
ARKANSAS STATE PLANE COORDINATES (NORTH ZONE),
NAD 83 (2011).
BENCHMARK NO. 1: SQUARE CUT, TOP OF CURB 60.89' EAST AND 45.24' NORTH OF THE NE CORNER OF TRACT 6.
ELEVATION 1347.55 (NAVD 88)
BENCHMARK NO. 2: SQUARE CUT, TOP OF THE TRAFFIC CONTROL STRUCTURE.
ELEVATION: 1349.50 (NAVD 88)

LEGAL DESCRIPTION
A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A 5/8" IRON REBAR CAP #1519 LOCATED S 86°31'38" E 359.22 FEET, S 14°52'55" W 709.61 FEET, S 86°42'20" E 810.94 FEET, AND S 02°52'56" W 206.87 FEET FROM THE NW CORNER OF SAID 40 ACRE TRACT AND RUNNING THENCE S 86°30'14" E 257.46 FEET TO A 5/8" IRON REBAR CAP #1519 LOCATED ON THE WEST RIGHT OF WAY LINE OF SOUTH FIRST STREET; THENCE CONTINUING SOUTHERLY ALONG SAID RIGHT OF WAY THE FOLLOWING SIX CALLS: S 02°24'13" W 38.71 FEET, S 08°06'51" W 100.30 FEET, S 04°40'08" W 84.43 FEET, S 88°26'22" W 3.00 FEET, S 02°29'15" W 77.57 FEET, AND S 34°01'08" W 82.89 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NEW HOPE ROAD; THENCE LEAVING SAID S. FIRST STREET RIGHT OF WAY AND CONTINUING ALONG NEWHOPE ROAD NORTH RIGHT OF WAY THE FOLLOWING TWO CALLS: S 85°03'32" W 12.89 FEET AND N 86°14'08" W 190.61 FEET TO A 5/8" IRON REBAR CAP #1519; THENCE LEAVING SAID NORTH NEW HOPE ROAD RIGHT OF WAY AND RUNNING N 02°52'56" E 373.42 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1 ACRES, MORE OR LESS, ALSO, AND SUBJECT TO AN ACCESS EASEMENT FOR TRACTS 5 AND 6 PLATED HERE-ON, FOR INGRESS AND EGRESS, BEING A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A 5/8" IRON REBAR CAP #1519 LOCATED AT THE POINT OF BEGINNING OF TRACT 6 HERE-ON, THENCE S 02°52'56" W 373.42 FEET TO A 1/2" IRON REBAR LOCATED ON THE NEW HOPE ROAD NORTH RIGHT OF WAY LINE AND THE TRUE POINT OF BEGINNING, THENCE N 85°49'35" E 25.01 FEET ALONG SAID RIGHT OF WAY TO A POINT, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING N 03°19'27" E 99.82 FEET TO A POINT; THENCE S 86°14'08" E 50.01 FEET TO A POINT; THENCE S 03°19'24" W 100 FEET TO A POINT LOCATED ON THE NEW HOPE ROAD NORTH RIGHT OF WAY LINE; THENCE N 86°14'08" W 25.00 FEET TO THE POINT OF BEGINNING.

DOMESTIC WATER QUALITY UNITS
GRAINS OF HARDNESS: 81 mg/l
TOTAL DISSOLVED SOLIDS: 122 mg/l



- PROPOSED FEATURES** | REFER TO SURVEY FOR EXISTING FEATURES
- GENERAL FEATURES**
- PROPERTY LINE
 - SUBDIVISION / OUTPARCEL PROPERTY LINE
 - EDGE OF ASPHALT
 - EDGE OF GRAVEL
 - EDGE OF CONCRETE
 - CONCRETE CURB AND GUTTER | REFER TO PLAN FOR TYPE & R/SIZE
 - FENCING | REFER TO PLAN FOR TYPE AND SIZE
 - BUILDING CONTROL POINT
 - DRAINAGE STRUCTURES | REFER TO GRADING PLAN FOR TYPE
- UTILITY STRUCTURES** | REFER TO UTILITY PLAN FOR TYPE
- SITE LIGHTING** | REFER TO ELECTRICAL PLAN FOR TYPE, SIZE & DETAILS

- GENERAL NOTES**
- COORDINATE LISTED ON THIS PLAN ARE FOR INFORMATION AND CHECKING PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE CONSTRUCTION STAKING COORDINATES ACCORDING TO THE DIMENSIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE COORDINATES SHOWN ON THE PLANS BEFORE CONSTRUCTION STARTS.
 - THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF THE VESTIBULE, SLOPED PAVING EXITS, PORCHES, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE POINTS.
 - ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE MEASURED TO THE FACE OF CURB, THE EDGE OF PAVEMENT, THE EDGE OF SIDEWALK, THE FACE/CORNER OF THE BUILDING(S) OR THE CENTER/END OF STRIPE.
 - GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 - ALL PAVEMENT MARKINGS: TRAFFIC ARROWS, STOP BARS, ETC., AND ALL SIGNS SHALL BE APPLIED AND/OR INSTALLED ACCORDING TO REQUIREMENTS AS OUTLINED IN SECTION 3B OF THE MOST CURRENT EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (M.U.T.C.D.).
 - REFER TO THE UTILITY PLAN FOR SITE UTILITIES.
 - ALL WORK DONE WITHIN A PUBLIC RIGHT OF WAY OR OTHERWISE NOTED ON THESE PLANS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. IF ANY WORK DONE IS NOT PROTOTYPICAL OR CONSTRUCTION CANNOT BE ACHIEVED CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO DZARK CIVIL ENGINEERING, INC. FOR REVIEW AND APPROVAL.
 - ALL WORK DONE ON-SITE SHALL BE CONSTRUCTED TO THE CLIENT'S SPECIFICATION OR REQUIREMENTS OF THE REGULATORY AUTHORITY HAVING JURISDICTION WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

PROJECT INFORMATION

SITE INFORMATION	
CURRENT ZONING	C-3
TOTAL GROSS SITE AREA	± 2.102 AC / 91,559 SF
TOTAL R/W DEDICATION	± 0.024 AC / 1,053,385 SF
TOTAL NET SITE AREA	± 2.078 AC / 90,505,685 SF
BUILDING INFORMATION	
BUILDING SF	5,620 SF
BUILDING HEIGHT	21'-0" / 1 STORY
FUEL CANOPY	3,936 SF
STORE TYPE	MP - LD - 2017V4
CANOPY / DISPENSER ARRANGEMENT	6 SINGLE
FAR (INCLUDING CANOPY)	10.56%
BUILDING SETBACKS	
(SOUTH) FRONT, BUILD TO ZONE	5-30 FEET
(WEST) LEFT	5 FEET
(EAST) RIGHT	5 FEET
(NORTH) REAR	10 FEET
BUILD TO ZONES	
REQUIRED 60% OF BUILDING FACADE TO BE LOCATED WITHIN NEW HOPE ROAD	
TOTAL FRONTAGE LF	100 LF
% LOCATED WITHIN BUILD TO ZONE	100%
AREAS BREAKDOWN	
IMPERVIOUS AREAS	
BUILDING AREAS	± 0.129 AC / 5,620 SF
TOTAL BUILDING AREAS (GFA)	± 0.129 AC / 5,620 SF (6.21%)
PAVEMENT & SIDEWALKS AREAS	
TOTAL IMPERVIOUS AREA (MAXIMUM 90%)	± 1.011 AC / 44,028,123 SF (48.85%)
PERVIOUS AREA	
GRASS / OPEN AREAS	± 1.067 AC / 46,477,492 SF
TOTAL PERVIOUS AREA	± 1.067 AC / 46,477,492 SF (51.35%)
PARKING INFORMATION	
NO MINIMUM PARKING REQUIRED	
PROVIDED PARKING	
BICYCLE (2 RACKS)	4 SPACES
STANDARD PARKING STALLS 18'x18'	16 SPACES
STANDARD PARKING STALLS 9'x18'	4 SPACES
ACCESSIBLE PARKING STALLS 8'x19'	2 SPACES
TOTAL PROVIDED PARKING STALLS	22 SPACES

FLOOD NOTE:
BY GRAPHIC SCALING ONLY THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X" AS DETERMINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, MAP NO. 05007C0280K AND 05007C0280K EFFECTIVE DATE: JUNE 05, 2012.



6400 Westown Parkway
West Des Moines, Iowa
50266
P: 515-226-0128

2421 - ROGERS, AR
101 WEST NEW HOPE ROAD
SITE LAYOUT PLAN

KG PROJECT TEAM:
RDM: Alex Sappingfield
SDM: Dan Garneau
CPM: Scott Newbury

REVISION DESCRIPTION	DATE	BY
ARDD COMMENTS 6TH SUBMITTAL	04/06/22	RS

DATE: 04/06/2022
SHEET NUMBER: C3.1

PL202101332

PF-1	SHASTA WHITE
PF-3	CHARCOAL GRAY
PT-3	SERIOUS GRAY SW 6256

PF-1	SHASTA WHITE
PF-3	CHARCOAL GRAY
PT-3	SERIOUS GRAY SW 6256

3.01	CAST STONE PANEL
3.05	CONCRETE CURB
5.10	GALVANIZED GUARD BY VESTIL MANUFACTURING, MODEL NUMBER G8-18; OWNER FURNISHED, CONTRACTOR INSTALLED
7.00	6" PREFINISHED ALUMINUM DOWNSPOUT
7.02	6"x6" PREFINISHED ALUM. GUTTER
7.04	NICHIA FIBER CEMENT PANEL, ILLUMINATION SERIES: 18"x6" PANEL, COLOR: MATCH SHERWIN WILLIAMS' REPOSE GRAY", OFCI
7.05	NICHIA FIBER CEMENT PANEL, ILLUMINATION SERIES: 18"x6" PANEL, COLOR: MATCH SHERWIN WILLIAMS' EIDER WHITE", OFCI
7.06	NICHIA FIBER CEMENT PANEL, VINTAGEWOOD; 18"x10" PANEL, COLOR: CEDAR, OFCI
7.07	NICHIA FIBER CEMENT CORNER TRIM, TO MATCH ADJACENT PANELS, OFCI
7.09	CONTROL JOINT EVERY 30'-0" AS NEEDED PER MANUFACTURER'S RECOMMENDATION, CAULKING TO MATCH ADJACENT WALL
7.11	METAL MECHANICAL UNIT SCREEN; COLOR: WHITE, REF STRUCT.
7.20	METAL FASCIA PANEL WITH MATCHING PREFINISHED METAL COPING; COLOR: SILVER METALLIC
7.23	PREFINISHED METAL COPING
7.24	PREFINISHED ALUMINUM COMPOSITE PANEL WITH MATCHING COPING; COLOR: TOR RED
8.01	ALUMINUM STOREFRONT; COLOR: CLEAR ANODIZED
8.02	COLUMN WRAPPED IN BRAKE METAL; COLOR: CLEAR ANODIZED
10.21	SHOWCASE PROVIDED BY THE OWNER, GC TO PROVIDE BLOCKING TO EXTENTS
10.62	FIXED ROOF LADDER WITH SECURITY DOOR; GC TO CONFIRM THAT LOCK IS SECURED TO THE LADDER SECURITY GATE
13.01	KNOX BOX TO BE INSTALLED AT 6'-0" AFF
13.02	FIRE EXTINGUISHER TO BE INSTALLED AT 1'-2" AFF TO THE BOTTOM OF THE CABINET
13.04	E-STOP, REF PETRO FOR MOUNTING INFORMATION
13.06	EMERGENCY PHONE TO BE INSTALLED AT 4'-0" AFF TO THE BOTTOM OF THE UNIT, REF A1.1 FOR MODEL AND MANUFACTURER

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KUM & GC

KUM & GC

#2421

101 WEST NEW HOPE RD
ROGERS, AR



NW

Checked By:

Drawn by:

document data:

Document date:
3/21/2022

Project No.

3124210

Project Phase

ROTO LEFT DOOR

Professional Sea



03/18/23

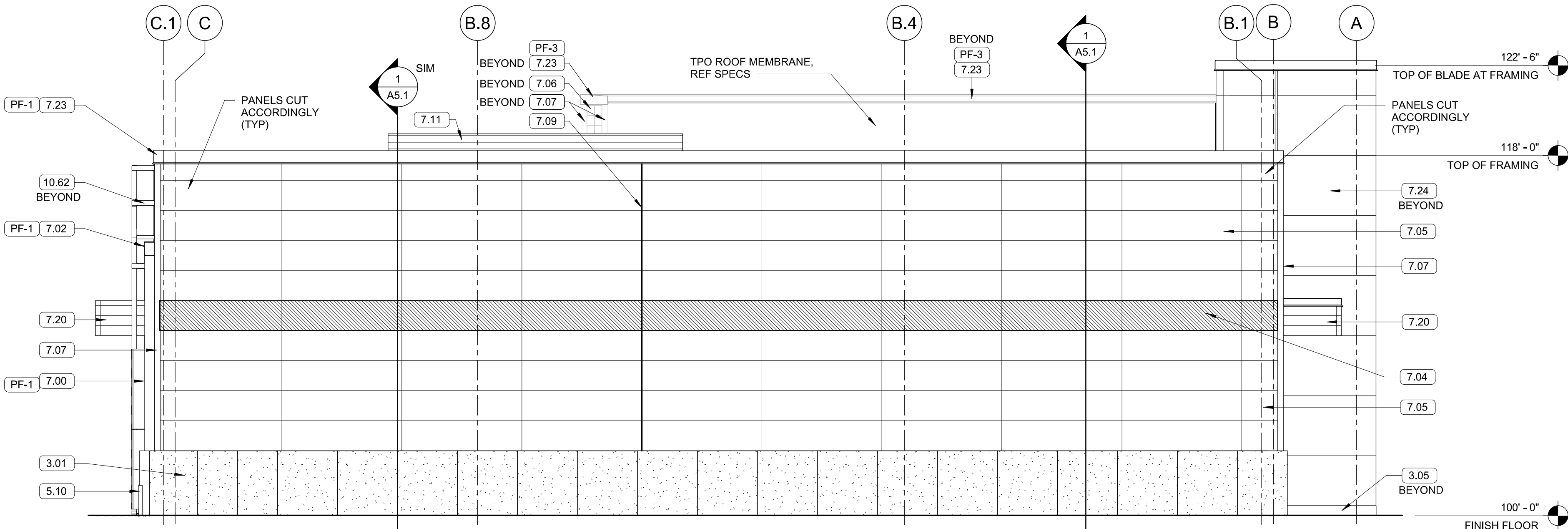
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EXTERIOR ELEVATIONS

Sheet No

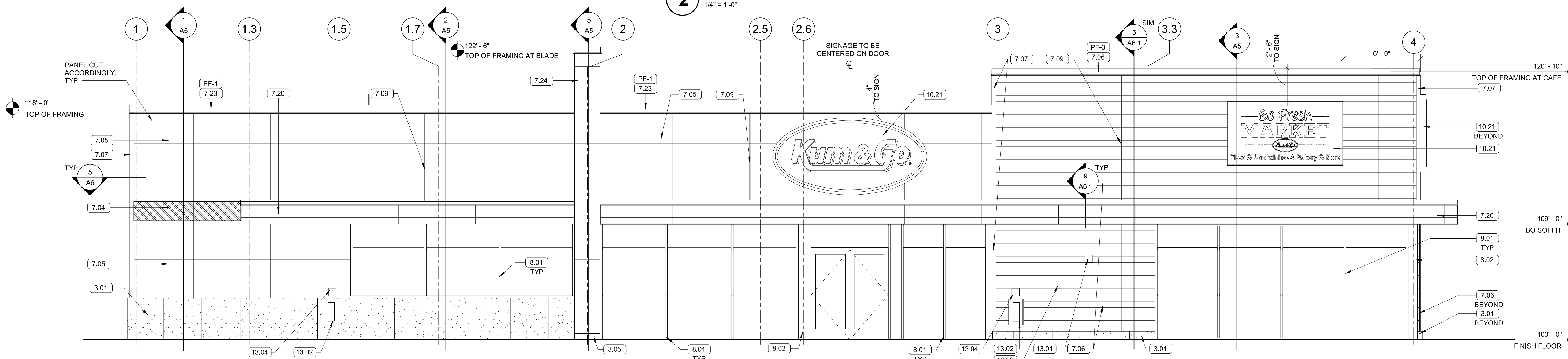
A4

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2 SIDE ELEVATION

1/4" = 1'-0"



1 FRONT ELEVATION

$$1/4'' = 1'-0''$$

KEYNOTE LEGEND

PF-1	SHASTA WHITE	3.01	CAST STONE PANEL
PF-3	CHARCOAL GRAY	3.05	CONCRETE CURB
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		8.02	COLUMN WRAPPED IN BRAKE METAL; COLOR:CLEAR ANODIZED
		10.21	SIGNAGE PROVIDED BY OWNER, GC TO PROVIDE BLOCKING TO EXTENTS
		10.62	FIXED ROOF LADDER WITH SECURITY DOOR; GC TO CONFIRM THAT LOCK IS SECURED TO THE LADDER SECURITY GATE

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Issues & Revision

[illegible]

Project Name

KUM & GO
#2421

Project Address:

101 WEST NEW HOPE RD
ROGERS, AR



Project Manager

NW

Checked By

JJ

Drawn by:

NP

document date:

3/21/202

Project No.

3124210

References

Project Phase

ROTO LEFT DOOR

Professional Se



03/18/22

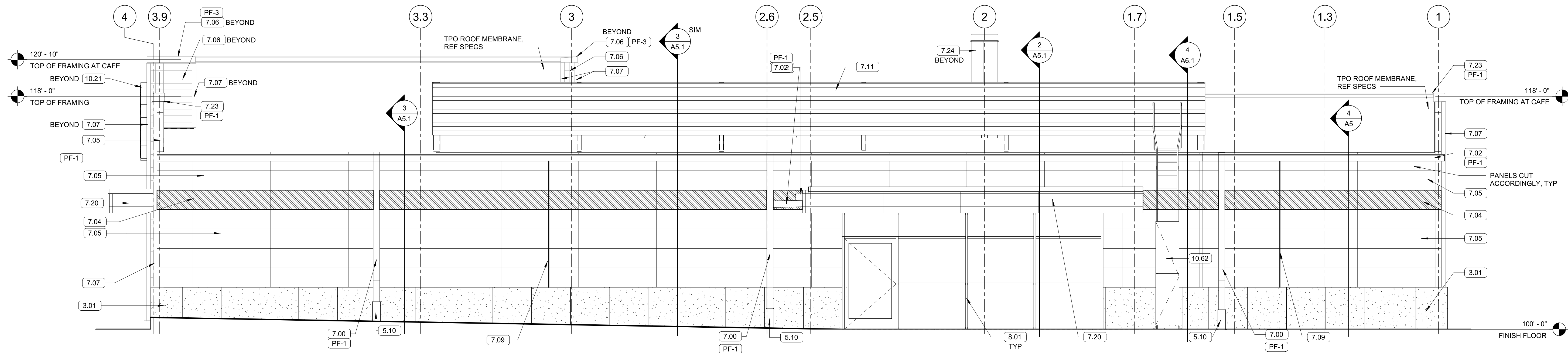
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EXTERIOR ELEVATIONS

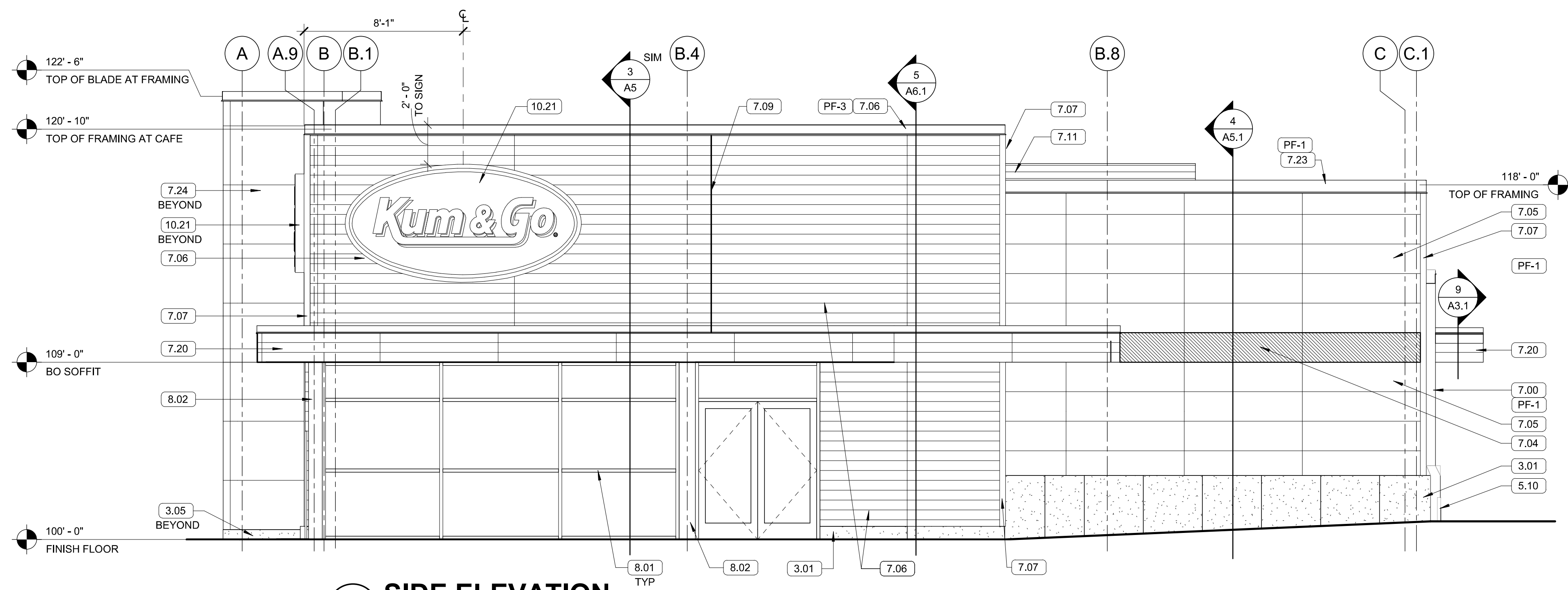
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2 REAR ELEVATION



1 SIDE ELEVATION

3/18/2022 2:23:33 PM



7.06	NICHIHA FIBER CEMENT PANEL, VINTAGEWOOD; 18"x10'-0" PANEL, COLOR: CEDAR, OFCI
7.21	METAL FASCIA PANEL; COLOR: SILVER METALLIC
7.25	METAL COLUMN COVER; COLOR: SILVER METALLIC
10.21	SIGNAGE PROVIDED BY OWNER, GC TO PROVIDE BLOCKING TO EXTENTS

1. GENERAL CONTRACTOR TO COORDINATE SITE CONDITIONS AND REQUIREMENTS WITH FUEL CANOPY VENDOR.
2. STRUCTURE TO BE STEEL, MEETING THE GUIDELINES SET FORTH IN THE SPECIFICATIONS.
3. NOTHING SHALL ENCROACH UPON THE 15'-6" CLEARANCE BELOW THE SOFFIT OF THE FUEL CANOPY.

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC (OR INDIVIDUAL)
8131 METCALF AVE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

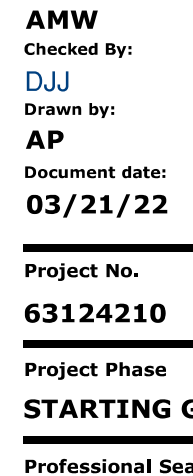
Tel: 913-262-9095
Fax: 913-262-9044

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KUM & GO
#2421

101 WEST NEW HOPE RD
ROGERS, AR



**FUEL CANOPY
ELEVATIONS**

FC2

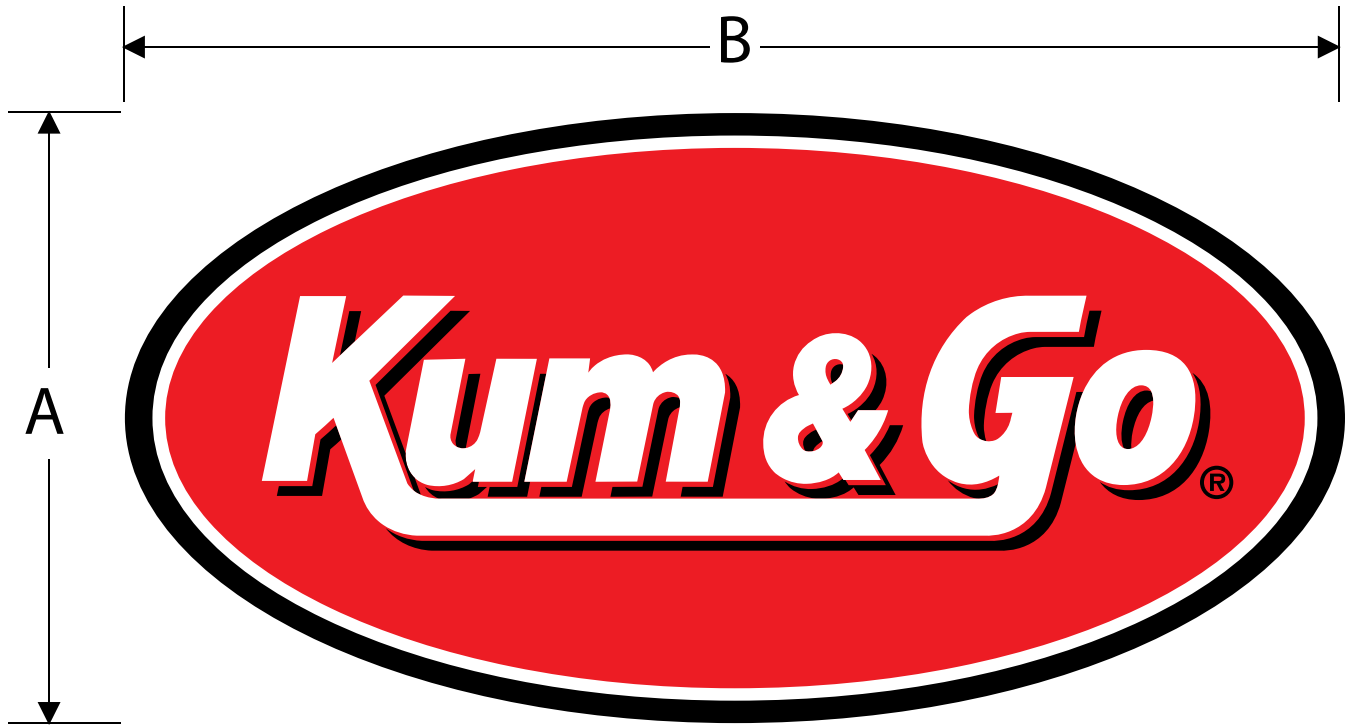
Page 28 of 35



3/16/2022 11:44:04 AM



3' x 6' OVAL CANOPY SIGN



A - HEIGHT	B - WIDTH	● AREA	■ AREA
3 FT	6 FT	14.4 SQ FT	18 SQ FT

TYPICAL CONSTRUCTION OF KUM & GO FLEX FACE OVAL:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED





5' x 9' GO FRESH BUILDING SIGN

A

B

Go Fresh

MARKET

Pizza & Sandwiches & Bakery & More

FONT: Throw My Hands Up In The Air
PMS: 200c
CMYK: 0.100.75.20
RGB: 204.0.51
HEX: #cc0033
DROP SHADOW: Black

FONT: Archer Bold
PMS: 100% Black
CMYK: 0.0.0.100
RGB: 35.31.32
HEX: #000000

A - HEIGHT	B - WIDTH	AREA
5 FT	9 FT	45

TYPICAL CONSTRUCTION OF MARKET FRESH SIGNS:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)





6' x 12' OVAL WALL SIGN



OVAL MEASUREMENTS & SQUARE FOOTAGES

A - HEIGHT	B - WIDTH	AREA	AREA
6 FT	12 FT	56.52 SQ FT	72 SQ FT

TYPICAL CONSTRUCTION:

- FLEX FACE WITH DIGITAL PRINT UV Coating
- ALUMINUM CABINET BLEED FACE RETAINER PAINTED BLACK
- INTERNAL LED ILLUMINATION UL WIRED
- PMS 200 (RED)



June 15,, 2022

City of Rogers, Arkansas

Attention: BOA

RE: Kum & Go Signage

To Whom It May Concern:

Kum & Go is requesting a variance of the allowed number of signs and size for building And canopy signage.

The hardship on this request is, the existing sign codes do not allow for large enough fuel sales signage on the fuel canopies that would be able to be read from the streets adjacent to the property. The business is also has food offering that needs to be reflected to the public. The signs are the standard sizes that have been allowed at the other new Kum & Go locations in the Rogers area.

Sincerely,

Terry J. Howard

terry@cnfsigns.com
Account Executive
Claude Neon Federal Signs
918-630-0033



Where & means more.™

June 15, 2022

RE: Kum & Go Store 2421
101 W. New Hope Road
Rogers, AR 72758
Owner Authorization

To Whom it May Concern:

Please be advised that CLAUDE NEON FEDERAL SIGNS is acting on behalf of Kum & Go, LC as our authorized representative and does have our permission to make all necessary applications for permit or any other needs that may arise.

Kum & Go, LC is the owner of the property located at 101 W. New Hope Rd. in Rogers, AR

Please let me know if you have any questions or require any additional information.



Where & means more:

Dan Garneau, AIA, PMP

Site Development Manager

Direct: 515-457-6392

1459 Grand Ave | Des Moines, Iowa 50309-3005

www.kumandgo.com

1459 Grand Avenue | Des Moines, Iowa 50309-3005 | 515.266.0128 | fax 515.226.1595
www.kumandgo.com



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 Board of Adjustment** on **July 14, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Terry Howard for Kum & Go** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow an additional wall sign with sign area increase** at **101 W. New Hope Rd**, in the C-3 (Neighborhood Commercial) zoning district more particularly described as follows:

PARCEL NUMBER:

02-01521-005

LOCATION:

101 W. New Hope Rd

Matt Loos, Secretary
Board of Adjustment

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



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing on the proposed variance for the following property:

Property: 10000 N. 10th Ave., Suite 100, Phoenix, AZ 85020
Applicant: [Name Redacted]
Address: [Address Redacted]
City: Phoenix, AZ 85020
Date: June 14, 2023 at 10:00 AM
Time: 10:00 AM - 11:00 AM
Location: Planning and Zoning Commission, 1000 N. 1st Ave., 3rd Floor, Phoenix, AZ 85004



City of Phoenix
Planning and Zoning Commission
1000 N. 1st Ave., 3rd Floor
Phoenix, AZ 85004
Phone: (602) 235-2345
Website: phoenix.gov/planning-zoning