



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

**PLANNING COMMISSION MEETING AGENDA
JULY 19, 2022
5:00 PM**

**DATE: JULY 19, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 4:15 PM
REGULAR SESSION: 5:00 PM**

ONLINE VIEWING: https://us02web.zoom.us/webinar/register/wn_ZTNM1CCLQQONMEU8DXQP9Q

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE – 4:15 PM, COMMUNITY ROOM

- 1. LSDP: TWENTY-SECOND STREET BUSINESS PARK**
- 2. LSDP: THE RESERVE ON DIXIELAND**
- 3. LSDP: HEALTH LANES**
- 4. LSDP: THE DISTRICT MIXED USE, PHASE 1**
- 5. LSDP: 45TH STREET STORAGE, PHASE 1**

PLANS & POLICIES – 4:15 PM, COMMITTEE ROOM NO. 1

- 1. RZN/DCP: THE GROTTA AT OSAGE CREEK**
- 2. CUP: ROCK BROTHERS OFFROAD**

REGULAR SESSION 5:00 PM

AGENDA

CALL TO ORDER:

ROLL CALL:



DEPT. OF COMMUNITY
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ACTION ON MINUTES:

1. July 5, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

CONSENT AGENDA:

OLD BUSINESS:

PUBLIC HEARING:

1. Rezone: HBIC

A request by HBIC, LLC to rezone ± 0.45 acres at 300 E. Pine Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district. (TABLED 7-5-22)

- STAFF: Christina Moore
- REPRESENTED BY: Hannah Cicioni

2. Rezone: Garcia

A request by Matilde Garcia to rezone ± 0.67 acres at 415 N. Dixieland Road from R-O (Residential Office) to the U-COM (Uptown Commercial Mixed Use) zoning district. (TABLED 7-5-22)

- STAFF: Justin Couch
- REPRESENTED BY: Matilde Garcia

3. Rezone: Bradford Nursery

A request by Bradford Nursery to rezone 1.49 acres south of E. Old Prairie Creek Road from A-1 (Agricultural) to the C-2 (Highway Commercial) zoning district.

- STAFF: Justin Couch
- REPRESENTED BY: Russell Ellis

4. CUP: Rock Brothers Offroad

A request by Rock Brothers Offroad for a Conditional Use Permit to allow "Vehicle/Equipment Repair & Installation" at 1608 S. 9th Street in the C-2 (Highway Commercial) zoning district.



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- *STAFF: Christina Moore*
- *REPRESENTED BY: Aaron Vojdani*

5. **RZN/DCP: The Grotto at Osage Creek**

A request by The Grotto at Osage Creek to rezone 8.2 acres at S. 28th Street W. Chateau Drive from RMF-18B (Residential Multifamily, 18 units per acre, rentals) to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Connor Threet*

NEW BUSINESS:

1. **LSDP: Twenty-Second Street Business Park**

A 20,312-sf commercial building proposed at 2255 W. Hudson Road in the C-2 (Highway Commercial) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Daniel Butler*

2. **LSDP: The Reserve on Dixieland**

A proposed 236-unit on 12.53 acres at 2002 S. Dixieland Road in the C-3 (Neighborhood Commercial) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Daniel Butler*

3. **LSDP: Health Lanes**

A 9,322-sf clinic proposed at 4199 W. New Hope Road in the R-O (Residential Office) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ali Karr*

4. **LSDP: The District Mixed Use, Phase 1**

A mixed-use development including a three-story 40,539-sf building and a two-story 61,683-sf building proposed at 4301 S. J.B. Hunt Drive in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Jay Young*



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5. **LSDP: 45th Street Storage, Phase 1**

A 39,660-sf climate-controlled storage building proposed at 325 S. 45th Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Jason Ingalls*

ADJOURN:



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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – HBIC, LLC

STAFF: CHRISTINA MOORE, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	300 E. Pine Street / 02-07171-000
TOTAL AREA TO BE REZONED:	± 0.45 acres
CURRENT ZONING:	R-DP (Residential Duplex and Patio Home)
PROPOSED ZONING:	NBT (Neighborhood Transition Unit)
APPLICANT/REPRESENTATIVE:	Hannah Cicioni
PROJECT OWNER/DEVELOPER:	N/A
PROPERTY OWNER:	HBIC, 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. NBT is an allowed zoning district within the Regional Center Growth Designation. (This request was tabled at the 7/5/22 meeting due to notification issues.)

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) NBT (Neighborhood Transition Unit):
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)).

3. General Findings:

- The subject property is zoned incorrectly as R-DP in the Regional Center Growth Designation (CGM Page 1).
- The property is bordered by R-DP zoning in all directions, except across the street to the North, which is zoned COR (Core Mixed Use).
- The property is proposed to stay residential.
- Per the Comprehensive Growth Map, the subject property is intended for NBT zoning (CGM Page 1).
- Staff finds this to be an appropriate request due to its consistency with the CGM and the current neighborhood characteristics.

4. RECOMMENDATIONS:

- a) **Approve** request.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

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

SUPPLEMENTS

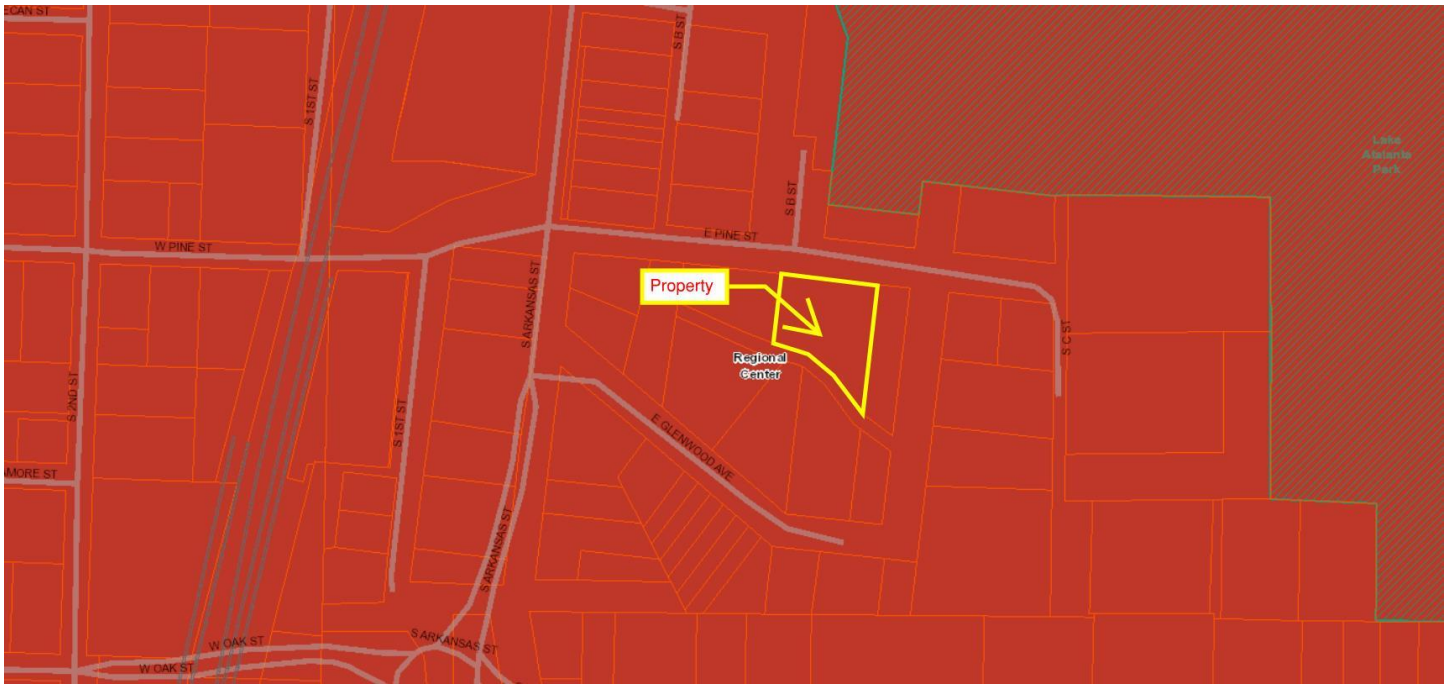
1. Vicinity maps (aerial, CGM, zoning)
2. Rezone application with required supplements

TAB 1

AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP



CH 122



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: R-DP to NBT
Permit Number: 22-26
CityView Application: PL 202200538
Date: 6/8/2022

REZONE APPLICATION

APPLICANT: HBIC, LLC
ADDRESS: 300 S 1st St, Rogers AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: Downtown Rogers 300 E. Pine Street
PARCEL NUMBER: 02-07171-000
PHONE #: (479) 270-4982 EMAIL: hcacioni@crdred.com
PROPERTY OWNER: HBIC, LLC PHONE #: (479) 270-4982
PRESENT USE: SFR ZONING: R-DP
PROPOSED USE: Residential ZONING: NBT

[Signature]
Applicant Signature

5/26/2022
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: 6/8/2022 PUBLIC HEARING DATE: 7/5/2022 CERTIFIED MAIL DATE: 6/20/2022
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

Lots 2, 3 and 4, Block 4, Robertson Addition to the City of Rogers, Benton County, Arkansas

LAYMAN'S DESCRIPTION:

300 E Pine St, Rogers, AR 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

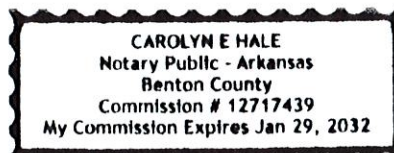
STATE OF ARKANSAS
COUNTY OF Benton

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

Carolyn E. Hale
Notary Signature

Carolyn E. Hale
Notary Name Printed

Jan 29, 2032
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 26th day of May, 20 22.

Signed

Hannah Cicioni

Name Printed

STATE OF ARKANSAS

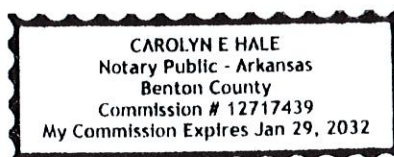
COUNTY OF Benton

Subscribed and sworn before me this the 10 day of June, 20 22.

Carolyn E. Hale
Notary Signature

Carolyn E. Hale
Notary Name Printed

Jan 29, 2032
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 HBIC, LLC is applying to the Rogers Planning Commission to rezone certain real property at 300 E Pine St, Rogers, Arkansas 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION: LOTS 2, 3 AND 4, BLOCK 4, ROBERTSON ADDITION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS

LAYMAN'S ZONING: 300 E PINE ST, ROGERS, ARKANSAS 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on July 5, 2022 at 5:00pm in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas.

Respectfully submitted,

By: 
Hannah Cicioni



ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM R-DP TO NBT, PROVIDING FOR
THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on July 19, 2022, the City Council has found that certain lands hereinafter described are better suited for NBT zoning.

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

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as NBT and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Lot 2, 3, and 4, Block 4, Robertson Addition to the City of Rogers, Benton County, Arkansas.

LAYMAN'S DESCRIPTION:

300 E Pine Street

SECTION 3: **Zoning.** That the above described lands are better suited for NBT than R-DP zoning and same should be and are hereby zoned NBT.

SECTION 4: **Emergency Clause.** That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: **Severability Provision.** In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: **Repeal of Conflicting Ordinances and Resolutions.** All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR



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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION

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

STAFF: JUSTIN COUCH, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	415 N. Dixieland Road / Parcel #: 02-00936-000
TOTAL AREA TO BE REZONED:	0.67 ± acres
CURRENT ZONING:	R-O (Residential Office District)
PROPOSED ZONING:	U-COM (Uptown Commercial Mixed Use)
APPLICANT/REPRESENTATIVE:	Matilde Garcia
PROPERTY OWNER:	Matilde Garcia
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is consistent with the Comprehensive Growth Map, although the underlying zoning of the Midtown Regional Center has not yet been determined, the proposed zoning is appropriate for the property. See STAFF REVIEW for additional findings.

Staff recommends **tabling** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

a) Growth Designation:

Midtown Regional Center – (Underlying Zoning to be determined).

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:

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 beauty salon operates on the subject property, which the R-O district permits under “Personal Services”. The applicant is proposing this rezone in order to permit the use of a food truck on the property in addition to the beauty salon. Both personal services, and food trucks are permitted in the U-COM zoning district.
- The subject property is located adjacent to Oakdale Middle School, (zoned R-DP), to the north, RMF-18B-designated multifamily properties to the east, the C-2-designated shopping centers to the south and southeast, and a R-SF-designated vacant lot to the west.
- As the underlying zoning for the Midtown Regional Center has yet to be determined, the subject property has not been labeled per the Comprehensive Growth Map.
- Although NBT is typical as a transition zone next to Neighborhood Growth Designation areas, the adjoining property is a school, a more commercial use than residential use.
- Staff finds the requested rezone to be appropriate due to the proposed zoning’s consistency with the purpose and intent of the U-COM zoning district.
- Due to issues with public notification, Staff recommends tabling of this request.

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].

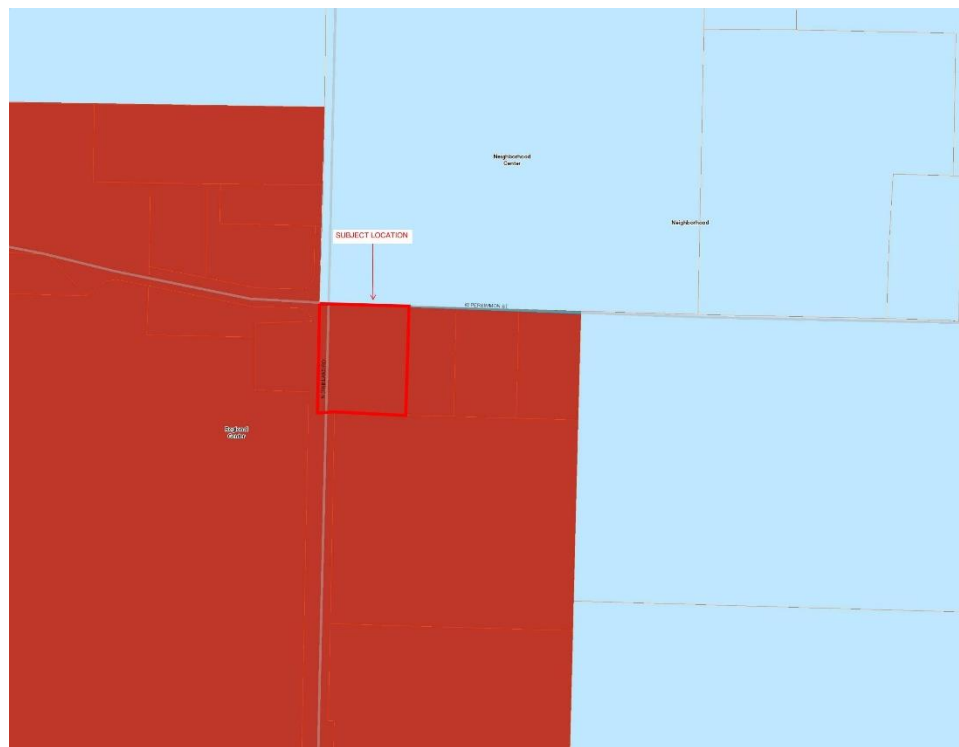
SUPPLEMENTS

- Vicinity maps (aerial, CGM, zoning)
- Rezone application with required documents

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: R-0 to U-COM
Permit Number: 22-27
CityView Application: PL 202200544
Date: 6/9/2022

REZONE APPLICATION

APPLICANT: Matilde Garcia

ADDRESS: 415 N. Dixieland Rd. Rogers ARK 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: _____

PHONE #: 479-372-8189 EMAIL: Matidegarcia1070@yahoo.com

PROPERTY OWNER: Matilde Garcia PHONE #: 479-372-8189

PRESENT USE: Beauty Salon ZONING: R-0

PROPOSED USE: Beauty Salon and Food Truck ZONING: U-Com

Matilde Garcia
Applicant Signature

06/09/2022
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 6/9/2022 PUBLIC HEARING DATE: 7/5/2022 CERTIFIED MAIL DATE: 6/20/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: 415 N. Dixieland Rd Rogers ARK 72756

PRESENT ZONING: R-O

ZONING REQUEST: V-Lom

Respectfully Submitted,

By: Matilde Garcia
(Property Owner Signature)

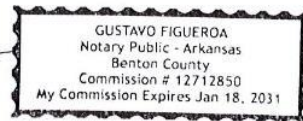
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 9th day of June, 2022.

Gustavo Figueroa
Notary Signature

Gustavo Figueroa
Notary Name Printed

January 18, 2031
Commission Expires



Legal Description

A part of the SW1/4 of the NE1/4 of Section 11, Township 19 North, Range 30 West, located in the City of Rogers, Benton County, Arkansas, and being more particularly described as follows, to-wit:

Beginning at the Northwest corner of the SW1/4 of the NE1/4 of said described Section 11, thence North 89 degrees 51 minutes 11 seconds East 156.00 feet; thence South 00 degrees 20 minutes 59 seconds East 189.00 feet; thence South 89 degrees 51 minutes 11 seconds West 154.67 feet; thence North 00 degrees 00 minutes 50 seconds West 189.00 feet to the point of beginning and containing 0.67 acres, more or less. Subject to easements and right or ways of record.



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PLANNING DIVISION
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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 **July 5, 2022 at 5:00 p.m.** on the application by **Matilde Garcia** to rezone **±0.67 acres at 415 N. Dixieland Rd.** from the **R-O** (Residential Office) zoning district to the **U-COM** (Uptown Commercial Mixed Use) zoning district, the property being more particularly described as follows:

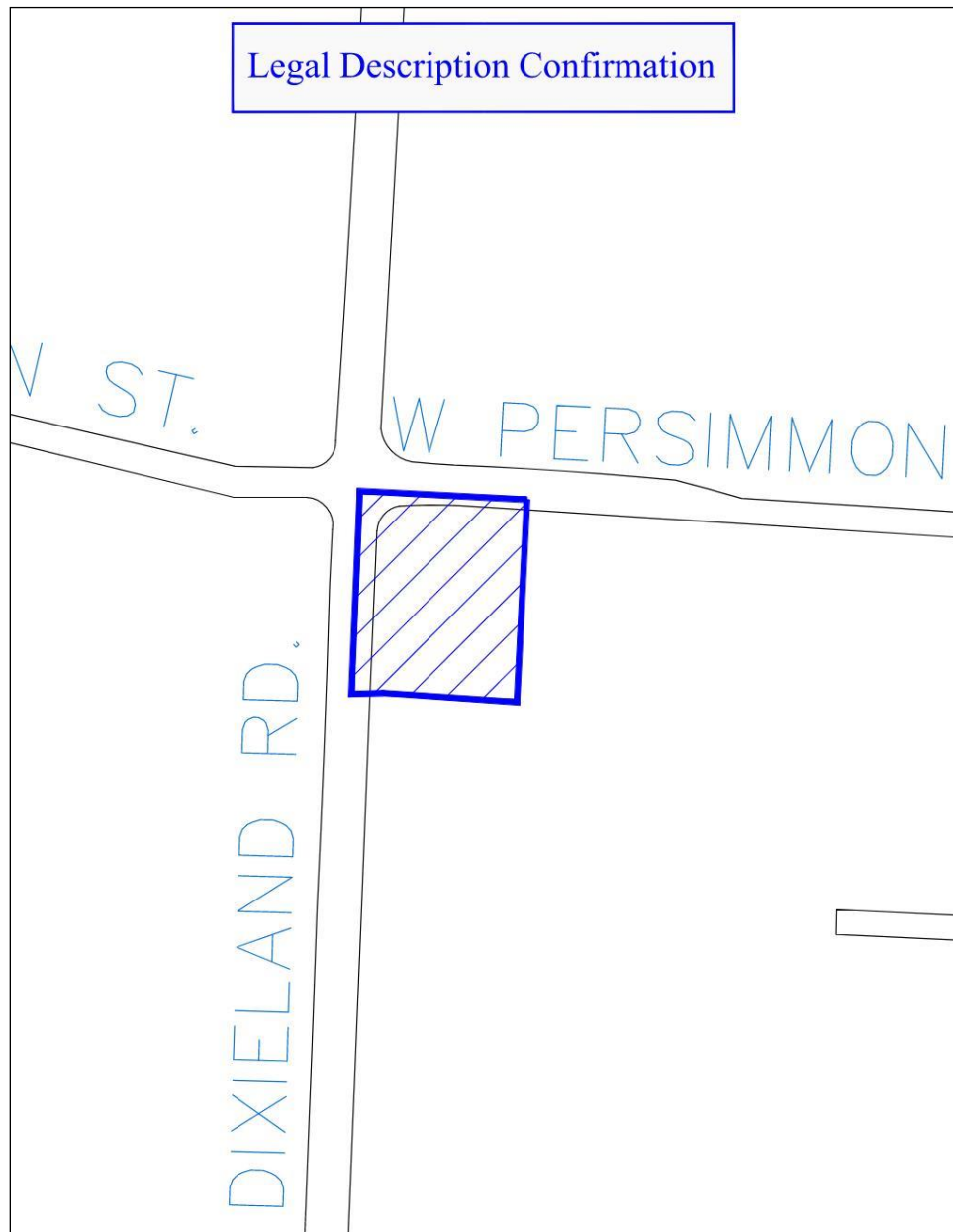
PROPERTY DESCRIPTION:

±0.67 acres at 415 N. Dixieland Rd.

Parcel Number: 02-00936-000

Eriks Zvers, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday June 19, 2022**
BILL THE CITY OF ROGERS





REZONE –GARCIA– 12



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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
REZONE – BRADFORD NURSERY

STAFF: JUSTIN COUCH, PLANNER I

REQUEST DETAILS

ADDRESS/PARCEL:	E. Old Prairie Creek Rd / Parcel #: 02-00032-002
TOTAL AREA TO BE REZONED:	1.49 ± acres
CURRENT ZONING:	A-1 & C-2 (Agricultural and Highway Commercial)
PROPOSED ZONING:	C-2 (Highway Commercial)
APPLICANT/REPRESENTATIVE:	Bradford Nursery Inc. / Russell Ellis
PROPERTY OWNER:	Russell Ellis
NATURE OF REQUEST:	Approval of Rezone
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

SUMMARY

This request is inconsistent with the Comprehensive Growth Map, as the property location is within a Neighborhood growth designation, in-which C-2 is not an allowed zoning designation per the CGM. See STAFF REVIEW for additional findings.

Staff recommends **denial** of this request.

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

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

2. ZONING:

- a) C-2 (Highway Commercial District):
The purpose and intent of the C-2 zoning district is for “commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets,” (Sec. 14-709 (a)).

3. GENERAL FINDINGS:

- The applicant requests a rezone to the subject property to change the entirety of the lot from a mix of A-1 and C-2 to only C-2.
- Per the applicant, the subject property is undeveloped and is used to store bulk materials. The subject property is located adjacent to properties zoned A-1 to the north, east, and west, and C-2-zoned properties to the south.
- Pending approval of this rezone request, the applicant proposes to use the subject property for Vehicle Storage, which is permitted conditionally within a C-2 zoning district (Sec. 14-709 (b)).
- Commercial uses within the vicinity of the subject property include Vehicle Equipment Sales and Rentals, a Nursery, and facilities for Warehouse and Storage.
- Per the CGM, the subject property is within a Neighborhood Growth Designation.
- The subject property is surrounded by Neighborhood to the north, northeast, east, and northwest, and is adjacent to an Access Corridor designated area to the south and west (CGM 1).
- The proposed rezone designation of C-2 is not allowed within a Neighborhood per the CGM (CGM 1).
- Due to the proposed zoning’s inconsistency with the CGM, staff finds the requested rezone to be inappropriate.

4. RECOMMENDATIONS:

- a) **Deny** request.

DIRECTOR’S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

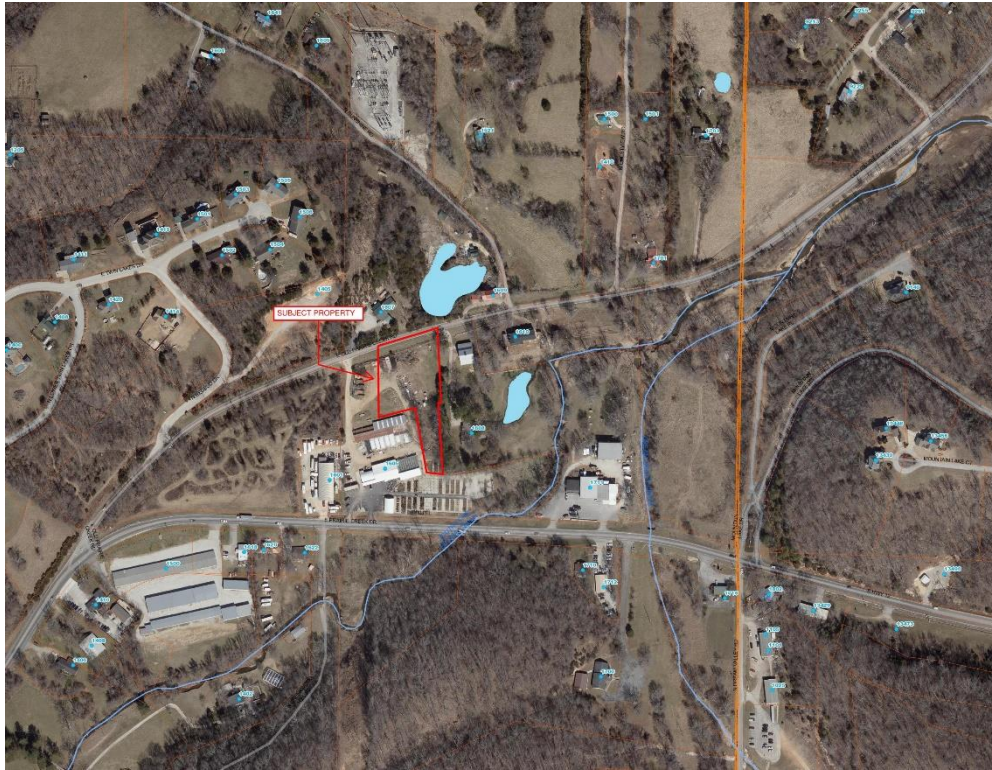
SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:
Move to 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].

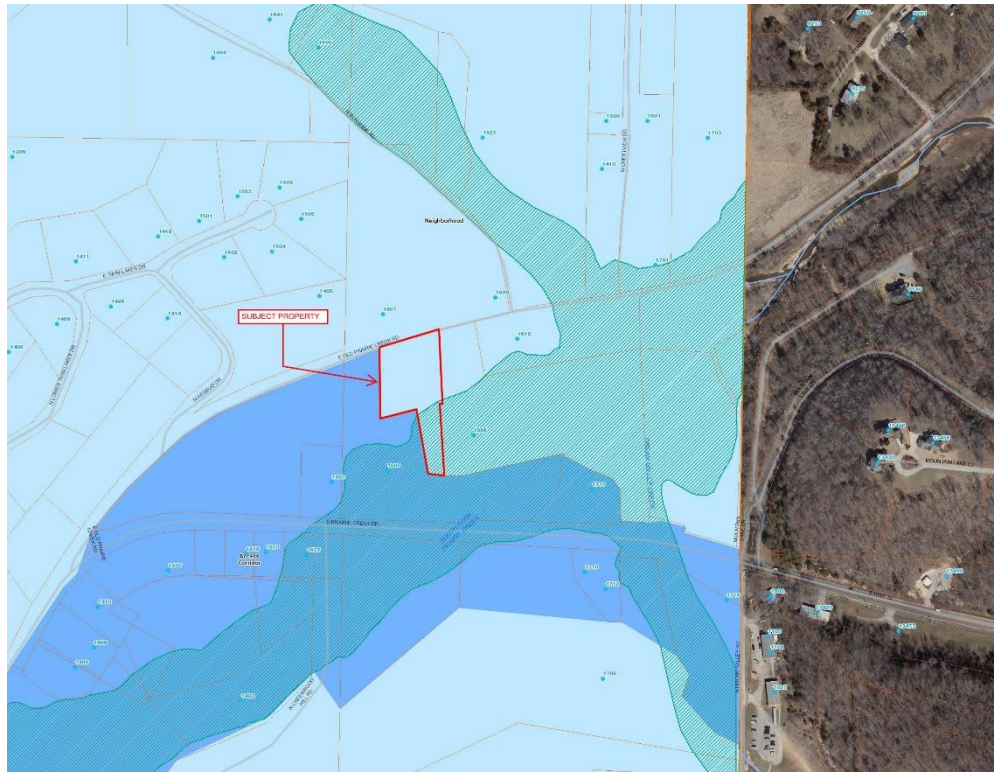
SUPPLEMENTS

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

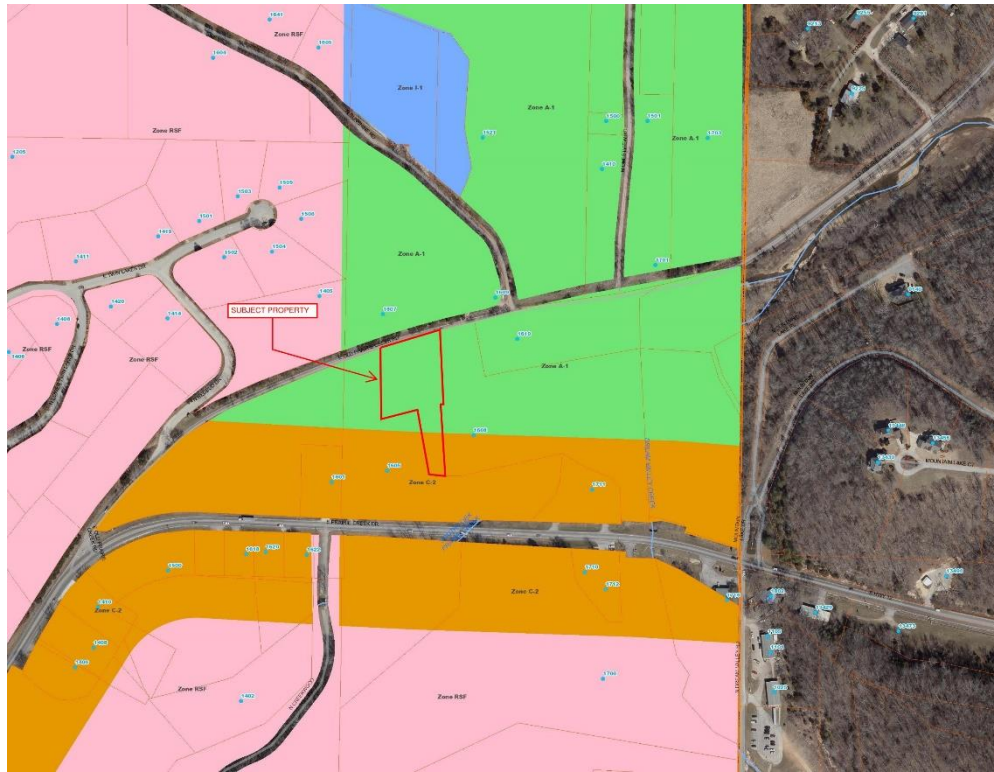
Vicinity Maps (Aerial):



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

CH 5166

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: A1 to C-2
Permit Number: 22-31
CityView Application: PL202200602
Date: 6/23/2022

REZONE APPLICATION

APPLICANT: Bradford Nursery Inc. / Russell Ellis
ADDRESS: East Old Prairie Creek Rd SUITE #:
GENERAL LOCATION OF PROPERTY: Directly behind Bradford Nursery
PARCEL NUMBER: 02-00032-002
PHONE #: 479-636-8393 EMAIL: info@bradfordnurseryliving.com
PROPERTY OWNER: Russell Ellis PHONE #: 479-636-8393
PRESENT USE: Bulk Materials ZONING: A1
PROPOSED USE: Park our trucks + Trailers ZONING: C-2
and allow Scott's RV to store RV's waiting to be worked on.

Applicant Signature

Date

6-16-22

Attachment Checklist

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

PLANNING STAFF PROVIDES:

DATE FILED: 6/23/2022 PUBLIC HEARING DATE: 7/19/2022 CERTIFIED MAIL DATE: 7/4/2022
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

Property Owner Affidavit:

PROPERTY OWNER AFFIDAVIT

The petitioner, Russell Ellis, 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: A1

ZONING REQUEST: C2

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 17 day of June, 2022.

[Signature]
Notary Signature

Estefany Chavez
Notary Name Printed

10/11/2026
Commission Expires



Property Legal Description:

Parcel Number: 02-00032-002

Part of the NW 1/4 of the SE 1/4 of Section 5, Township 19 North, Range 29 West, more particularly described as commencing at the NE Corner of the W 1/2 of the SE 1/4 of the said NW 1/4 of the SE 1/4; thence West 68.37 feet; thence South 446.76 feet; thence South 01°02'43" East 116.87 feet; thence North 87°34'50" West 303.69 feet to the POINT OF BEGINNING: thence North 87°46'20" West 220.21 feet along the North right-of-way line of Arkansas State Highway No. 12; thence South 02°50'27" West 9.28 feet along said right-of-way; thence North 87°28'25" West 412.91 feet along said right-of-way line to a point on the West line of the said NW 1/4 of the SE 1/4; thence North 00°29'36" East 516.94 feet along the West line of the NW 1/4 of the SE 1/4 to a point in the centerline of Old Prairie Creek Road; thence North 71°28'31" East 128.05 feet along the centerline of said road; thence leaving the centerline of said road South 00°29'36" West 236.62 feet; thence North 76°04'45" East 82.90 feet; thence North 76°59'46" East 41.73 feet; thence South 07°32'03" East 25.70 feet; thence South 09°57'40" East 191.06 feet; thence South 78°03'11" East 62.80 feet; thence North 78°20'46" East 164.01 feet; thence North 78°40'45" East 244.62 feet; thence South 06°13'45" West 95.93 feet; thence South 20°56'50" West 42.56 feet; thence South 44°08'58" West 121.60 feet to the point of beginning.

Subject to a 100 feet in width electrical powerline right-of-way along the West side thereof.

ALSO

Part of the Northwest 1/4 of the Southeast 1/4 of Section 5, Township 19 North, Range 29 West in the City of Rogers, Benton county, Arkansas, described as beginning at the Southwest Corner of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 5, thence South 82° 05' 51" West 533.65 feet; thence North 10° 55' 17" West 188.2 feet; thence South 75° 46' 38" West 121.92 feet to the True Point of Beginning; thence South 02° 37' 24" East 246.37 feet; thence South 83° 53' 04" West 9.01 feet; thence South 04° 44' 31" East 244.96 feet; thence North 78° 03' 11" West 62.8 feet; thence North 09° 57' 40" West 191.06 feet; thence North 07° 32' 03" West 25.7 feet; thence South 76° 59' 46" West 41.73 feet; thence South 76° 04' 45" West 82.09; thence North 00° 29' 36" East 236.62 feet; thence North 71° 28' 31" East 102 feet along the centerline of Old Prairie Creek Road; thence North 75° 46' 38" East 100.76 feet along the centerline of said road to the True Point of Beginning, and containing 1.49 acres, more or less, subject to the right of way of Old Prairie Creek Road centered along the North boundary line thereof.

Book 2015 Page 914
Recorded in the Above
DEED Book & Page
01/08/2015



Letter of Public Notice:

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 Russell Ellis/Bradford Nursery Inc. is applying to the Rogers Planning Commission to rezone certain real estate property at E Old Prairie Creek Rd. The property is more particularly described as follows:

LEGAL DISCRIPTION:

05-19-29 ROGERS

05-19-29 1.49 ACRES

PT NW SE BEG SW/C E/2 NE SE S82*W533.65'

N10*W188.2 S75*W121.92' FORPOB S02*E246.37'

S83*W9.01' S04*E244.96' N78*W62.8' N09*W191.06'

N07*W25.7'S76*W41.73' S76*W82.9' NOE236.62' N71*E102'

N75*E100.76 TO POB

PARCEL NUMBER:

0200032-002

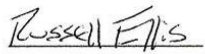
LAYMEN'S DESCRIPTION: E Old Prairie Creek Rd

PRESENT ZONING: A1

ZONING REQUEST: C2

A public hearing by the Rogers Planning Commission will be held on July 19, 2022, at 5:00 P.M. in City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By:  

Notice of Public Hearing:



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 **July 19, 2022 at 5:00 p.m.** on the application by **Bradford Nursery** to rezone **±1.49 acres south of E. Old Prairie Creek Rd.** from the **A-1** (Agricultural) zoning district to the **C-2** (Highway Commercial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±1.49 acres south of E. Old Prairie Creek Rd.

Parcel Number: 02-00032-002

Eriks Zvers, Secretary
Planning Commission

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

Notice of Public Hearing Sign:



Photograph of Subject Property:





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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
CONDITIONAL USE PERMIT – Rock Brothers Offroad

STAFF: CHRISTINA MOORE, PLANNER I

REQUEST DETAILS

BUSINESS/PROJECT NAME:	Rock Brothers Offroad
ADDRESS/PARCEL:	1608 S 9 th Street / 02-06871-000
PROPOSED USE:	Vehicle/Equipment Repair and Installation
CURRENT USE:	Home Improvement
CURRENT ZONING:	C-2 (Highway Commercial)
APPLICANT/REPRESENTATIVE:	Aaron Vojdani
PROPERTY OWNER:	P & P Holdings LLC
NATURE OF REQUEST:	Approval of Conditional Use Permit
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances

SUMMARY

This request is to allow the use “Vehicle Repair and Installation”, which is conditional in the C-2 zoning district. The subject property is not zoned correctly per the Neighborhood Growth Designation. Staff finds this request to be compatible with the surrounding development context; however, the current zoning is not compatible with the current growth designation. Staff recommends considering the request to allow the proposed use.

Staff recommends **consideration** 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 C-2. The property is not zoned correctly per the CGM, as the property is designated for R-SF, N-R, R-DP, and R-MF per 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 property currently is zoned C-2 in the Neighborhood Growth Designation. Existing uses of neighboring properties are commercial such as a vehicle repair shop and a vintage retail store. A CUP was approved in 2017 for Vehicle Repair for the parcel to the North at 1604 S 9th Street. The proposed use of "Vehicle/Equipment Repair and Installation" would be appropriate at this location due to its compatibility with existing conditions of this section of S 9th Street; however, the property is within the neighborhood growth designation and is not in compliance with future growth plans.
 - In normal circumstances, we would recommend denial of this proposed use in the Neighborhood Growth Designation; however, the use is not out of character with what is currently operating in the surrounding parcels. We would prefer this area to be residential use in the future per the Comprehensive Growth Map but we recognize that the use fits with the current short-term character of the neighborhood.
- 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?
 - The vehicular traffic impact is expected to be minimal to this location.

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) C-2 (Highway Commercial):
The purpose and intent of the C-2 zoning district is "for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets," (Sec. 14-709(a)).
- b) Use Definition:
"Vehicle/Equipment Repair and Installation" is defined as "a secondary use classification encompassing repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts." (Sec. 14-695(3)(II)(1)).

4. RECOMMENDATIONS:

- a) **Consider** 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

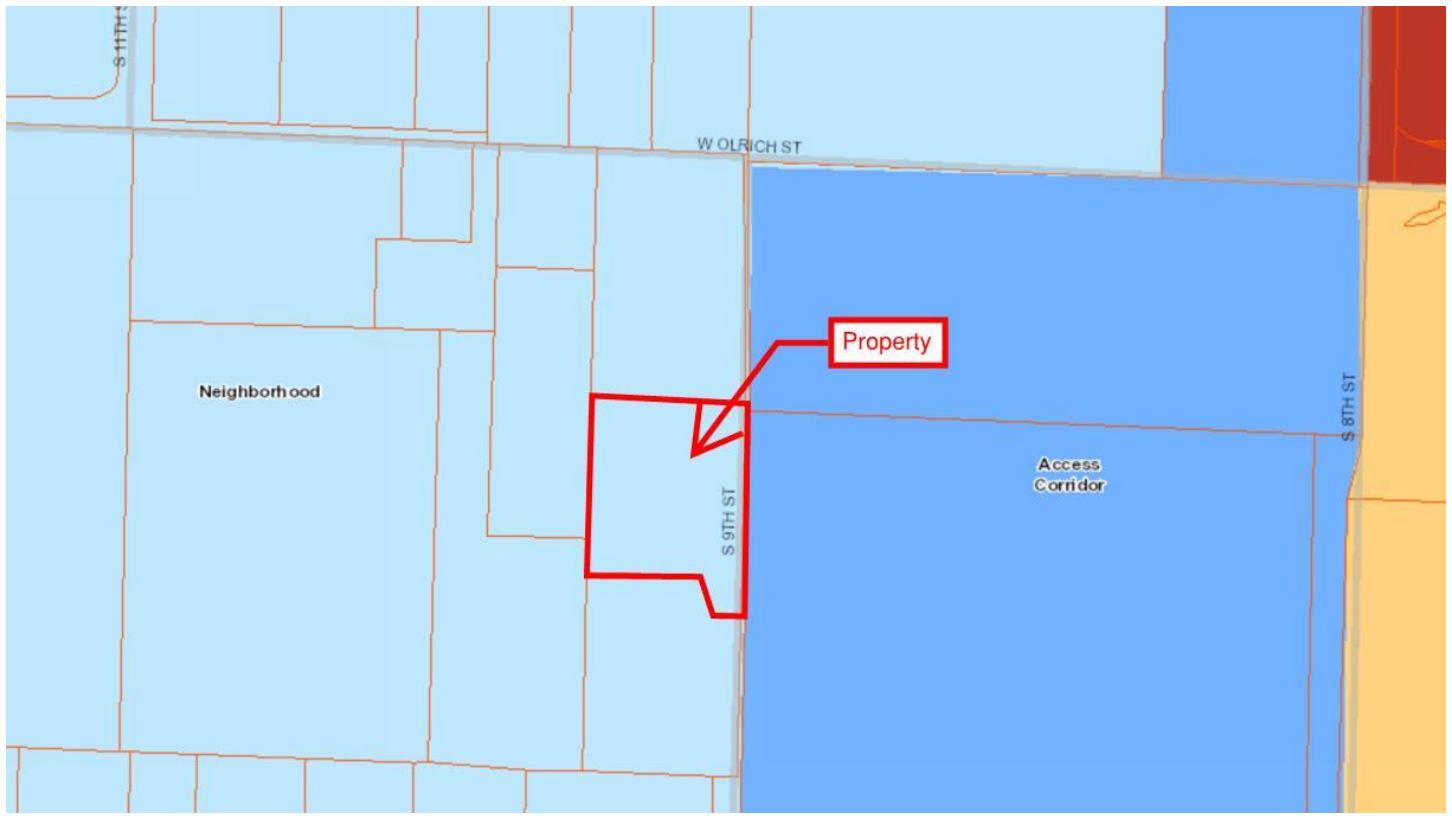
SUPPLEMENTS:

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

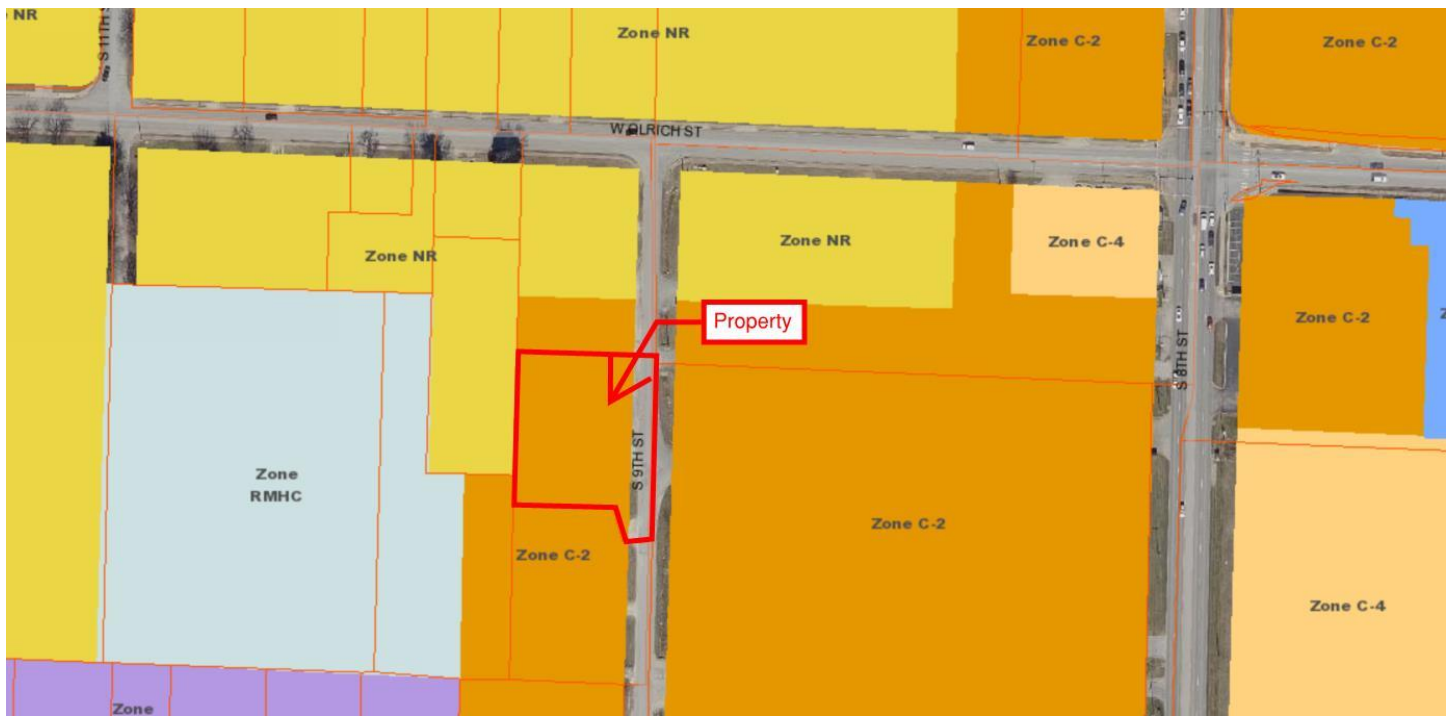
TAB 1
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





DEPT. OF 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 (S100)
Zoning: C-2
Permit Number: 22-14
CityView Application: PL202200615
Date: 6/28/2022

CONDITIONAL USE PERMIT

APPLICANT: Rock Brothers offroad LLC
ADDRESS: 1608 South 9th St SUITE #: _____
GENERAL LOCATION OF PROPERTY: 9th & olrich
PHONE #: 479-330-6902 EMAIL: Aaron@rockbrothers4x4.com
PROPERTY OWNER: P&P Holdings PHONE #: 479-330-1313
PRESENT USE: Garage door company ZONING: C-2
PROPOSED CONDITIONAL USE: Automotive customization
PARKING SPACES AVAILABLE: 10/1 handicap HOURS OF OPERATION: 0900-1800
IF APPLYING TO OPEN A DAYCARE:

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

[Signature]
Applicant Signature

06-27-22
Date

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

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

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 6/28/2022 PUBLIC HEARING DATE: 7/19/2022 CERTIFIED MAIL DATE: 7/4/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

To whom it may concern,

I, Aaron Vojdani, owner of Rock Brothers Offroad LLC, am submitting this letter of intent for conditional use. Property at the specified address will be an Automotive Customization shop, operating between the hours of 0800-1800 Monday through Friday. Additional traffic is estimated to be minimal. Additional parking will not be necessary. Signage is to be determined but will follow any local regulation.

Flammable and hazardous liquids present will be common with normal automotive Operation, including but not limited to, engine oil, gear oil, transmission fluid, brake fluid, brake and parts cleaner, mineral spirits, spray paint, acetone and will be stored according to OSHA and EPA guidelines. Additional noise from this building will be minimal as all work will be performed inside the insulated building. Residential area in close proximity is separated by a closed off fence.

PROPERTY OWNER PERMISSION

I, P6P Holdings LLC, hereby permit the use of Rock brothers of Frand
(name) (use)
on my property at 1608 S. 9th St. Rogers 72756 Rogers, Arkansas.
(address)

Dated this the 27 day of June, 2022.


Signed

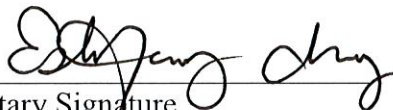
P6P Holdings LLC By Perry Chapp
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 27 day of June, 2022.




Notary Signature

Stefany Chavez
Notary Name Printed

10/11/2026
Commission Expires

CERTIFICATION

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

Dated this the 1 day of July, 2022.

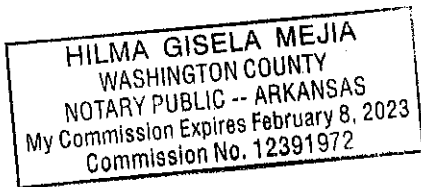
[Signature]
Signed

Aaron Vojdani
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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



Hilma Gisela Mejia
Notary Signature

Hilma Gisela Mejia
Notary Name Printed

2/8/2023
Commission Expires



NOTICE OF PUBLIC HEARING

WILSON COUNTY PUBLIC HEARING
ON THE PROPOSED 2015 BUDGET

The Wilson County Board of Commissioners will hold a public hearing on the proposed 2015 budget on **Monday, June 15, 2014, at 6:00 PM** in the **Wilson County Board of Commissioners Conference Room**, located at **100 North Main Street, Wilson, TN 37187**. The public is invited to attend and provide input on the proposed budget.

WILSON COUNTY BOARD OF COMMISSIONERS
100 NORTH MAIN STREET
WILSON, TN 37187
615.251.1234
www.wilsoncountyttn.com



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

MEETING DATE
July 19, 2022

TO: PLANNING COMMISSION
PLANS & POLICIES COMMITTEE

RE: **STAFF SUMMARY REPORT**
REZONE WITH DCP – THE GROTTO AT OSAGE CREEK

STAFF: ZACHERY BIRDSONG, PLANNER I
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	The Grotto at Osage Creek
ADDRESS/LOCATION:	S. 28 th St. / 02-00898-003
CURRENT ZONING:	RMF-18B
PROPOSED ZONING/DENSITY:	C-3 with DCP / 16.1 units per acre
# UNITS/GROSS SITE AREA:	130 units / ± 8.09 acres
BUILDING TYPE:	Three-story apartments and two-story duplexes
APPLICANT/REPRESENTATIVE:	Connor Threet, Crafton Tull
PROJECT OWNER/DEVELOPER:	Lots 102 Holdings, LLC
PROPERTY OWNER:	Reserve at Osage, LLC
NATURE OF REQUEST:	Approval of Rezone with Density Concept Plan
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

SUMMARY

The applicant is requesting a rezone from RMF-18B (Residential Multi-Family) to C-3 (Neighborhood Commercial) with a density concept plan at 16.1 units/acre. The proposed C-3 zoning and density are consistent with the Comprehensive Growth Map, as this site is located in the Neighborhood Center growth designation, and the maximum allowed density is 24 units/acre.

Staff recommends **approval** of this request with the following actions on applicable waivers and variances:

1. Approve **WAIVER** from Sec. 14-604(c)(2) requiring that “a proposed development shall provide local street (stub out) connections along each boundary that abuts potentially developable or re-developable land so that local cross streets exist spaced at intervals not to exceed 60 feet and not less than 200 feet along each boundary that abuts potentially developable or re-developable land” for a stub out connection to the north with the condition that the south stub out provides right-of-way dedication to the south property line as proposed.
2. Approve **VARIANCE** from Sec. 14-732(5.4)(a)(ii) requiring “a height of not less than 12 feet measured from the entry level finished floor to the bottom of the structural members of the ceiling” for all buildings but the club house. Policy dictates that developments in C-3 be subject to commercial-ready height standards set by the Uptown Rogers Development Code. This development is offset from the middle of the neighborhood center and there is adequate commercial use within the area, including a planned convenience store near the southeast corner of West Walnut and South 28th St.

Engineering Division comments are as follows:

1. Further consideration of right-of-way dedications and sidewalk/trail considerations are reserved for the LSDP review process. Cross access easements to be considered during the LSDP review process for adjacent lots.
2. Further consideration of Floodplain Administration requirements are reserved for the LSDP review process.
3. Finished Floor Elevation considerations were not reviewed during the DCP process. The applicant is advised to consider Chapter 22, Section 105 to verify constructability of the DCP.

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

STAFF REVIEW

1. COMPREHENSIVE GROWTH MAP:

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

2. ZONING:

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

3. DENSITY CONCEPT PLAN:

- a) General Findings:
 - i) A previous rezone and density concept plan was submitted for this location in 2019. It was approved by the Planning Commission; however, the recently submitted large scale deviated from the approved density concept plan to the extent that a new DCP was required.
 - ii) The growth designation for this property has been updated since the previously approved DCP. This update requires a rezone from RMF-18B to C-3 in order to be consistent with the neighborhood center designation.
 - iii) The applicant is requesting a density of 16.1 units/acre and a rezone from RMF-18B to C-3. The density request is appropriate, considering it is within the set range for the growth designation. The rezone request is consistent with the growth designation as well.
 - iv) No comments have been received from the public either in favor or opposition of the proposal.
- b) Compatibility with Surrounding Environment:
 - i) Site Layout:
The proposed development includes three story apartments, two story duplexes, a pool house, clubhouse, and maintenance building. The two story duplexes on the east side are meant to act as a buffer to the three story apartment complexes further west. The site plan proposes two new right-of-ways: an east-west continuation of West Chateau Drive as well as a stub out to the south. Private roads are also provided, allowing for circulation throughout the site. Sidewalks are shown throughout the development as well. The layout is adequate as shown by the site plan.
 - ii) Building Form & Placement:
The concept plan includes 120 apartment units and 10 duplex units. The proposal includes a variance from first floor heights for all buildings other than the club house. Otherwise, the proposal is in line with zoning requirements in regards to building form and placement. Building form and disposition will be further reviewed during the LSDP process.

iii) Architectural Design:

The applicant has provided building elevations.

iv) Use Intensity:

The proposed density of 16.1 units per acre is consistent within the neighborhood center growth designation. The max density allowed within the subject growth designation is 24 units/acre while the minimum is determined by the DCP. The proposed intensity is generally compatible with adjacent land uses.

c) Capacity of Surrounding Infrastructure:

i) Travel Demand Management:

The proposed development abuts S. 28th Street, which connects south to West Chateau Drive. The development includes two new right-of-ways and a network of interior drives.

ii) Traffic Characteristics:

The applicant has not provided ITE trip generation estimates with this submittal.

d) Development Waivers and Zoning Variances:

i) A waiver from Sec. 14-604(c)(2) is being requested requiring that “a proposed development shall provide local street (stub out) connections along each boundary that abuts potentially developable or re-developable land so that local cross streets exist spaced at intervals not to exceed 60 feet and not less than 200 feet along each boundary that abuts potentially developable or re-developable land” for the north stub out connection. This request is being recommended for approval due to the lack of feasibility for a north connection. This approval is recommended under the condition that the south stub out have a right-of-way dedication to the southern property line as proposed.

ii) A variance is being requested for all buildings other than the club house from Sec. 14-732(5.4)(a)(ii) requiring “a height of not less than 12 feet measured from the entry level finished floor to the bottom of the structural members of the ceiling.” Staff recommends approval for this request. This development is offset from the middle of the neighborhood center and there is adequate commercial use within the area, including a planned convenience store near the southeast corner of West Walnut and South 28th St.

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

4. RECOMMENDATIONS:

a) **Approve** request subject to the actions regarding requested waivers and variances

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. MCCURDY, Director
Community Development

SUGGESTED MOTIONS

1. IF APPROVING AS PRESENTED:

Move to accept DCP and recommend City Council approval as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

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

3. IF DENYING:

Move to deny the request.

4. *IF TABLING:*

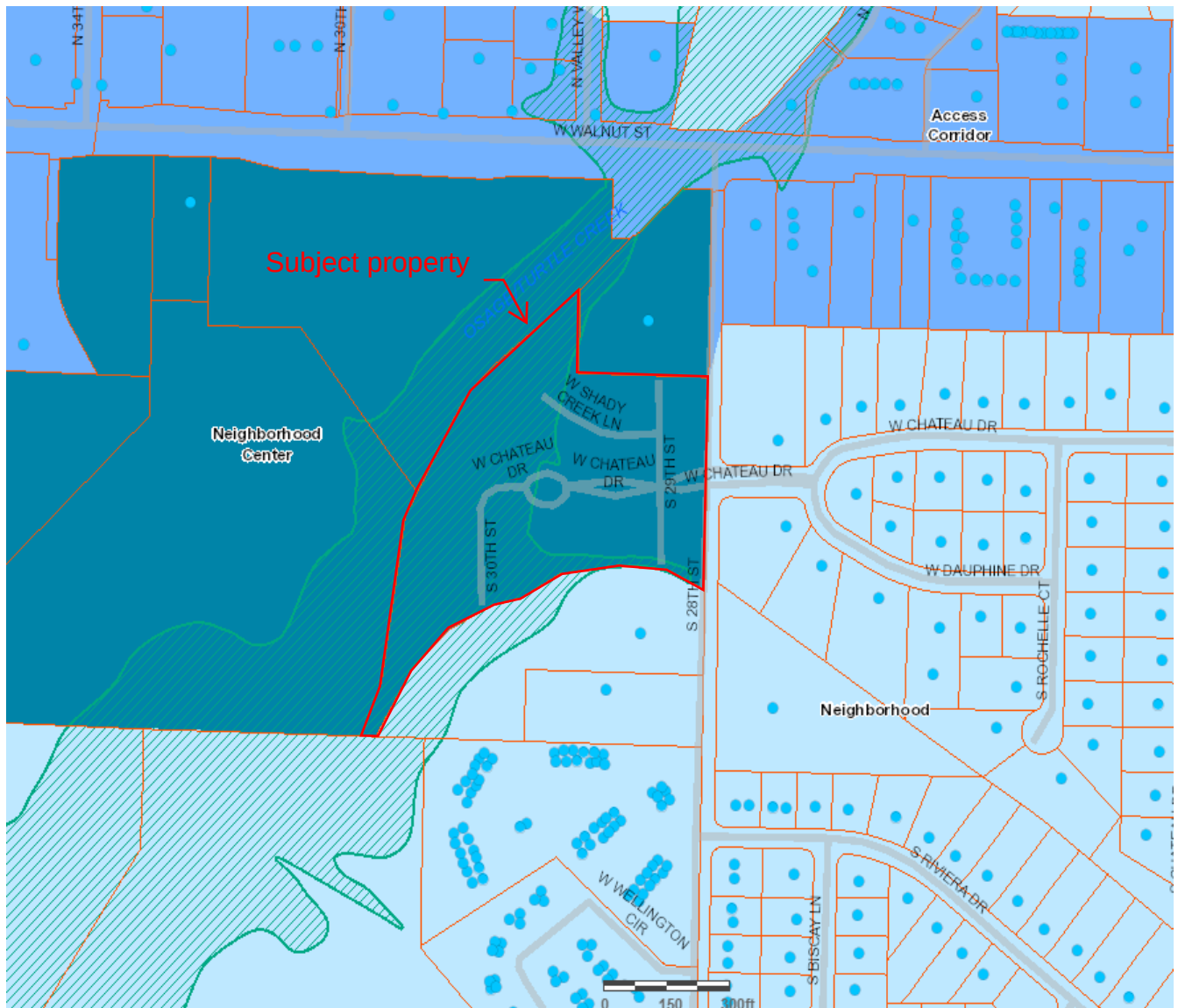
Move to table the request.

SUPPLEMENTS

- Vicinity maps (aerial, CGM, zoning)
- Rezone/DCP application with required documentation

This aerial map shows the subject property, outlined in red, located at the intersection of W Chateau Dr and S 29th St. The property is situated between S 30th St to the west and S 28th St to the east. To the north, W Walnut St runs horizontally. To the south, W Wellington Dr is visible. The map also shows W Shady Creek Ln and W Chateau Dr. The surrounding area includes residential properties with blue dots indicating individual lots. A scale bar is located at the bottom of the map.

ZONING VINCINITY 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 (\$200)
Zoning: RMF-18B to C-3
Permit Number: 22-32
CityView Application: PL202200604
Date: 6/24/2022

REZONE APPLICATION

APPLICANT: Connor Threet Crafton Tull The Grotto at Osage Creek
ADDRESS: 300 N. College Ave, Fayetteville, AR 72701 SUITE #: 317
GENERAL LOCATION OF PROPERTY: S. 28th Street and Chateau Drive
PARCEL NUMBER: 02-00898-003
PHONE #: 479-878-2467 EMAIL: connor.threet@craftontull.com
PROPERTY OWNER: Reserve at Osage LLC PHONE #: _____
PRESENT USE: Undeveloped ZONING: RMF-18B
PROPOSED USE: Residential ZONING: C-3

[Signature]
Applicant Signature

06/23/2022

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: 6/24/2022 PUBLIC HEARING DATE: 7/19/2022 CERTIFIED MAIL DATE: 7/14/2022
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____



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

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	The Reserve at Osage Creek
ADDRESS/LOCATION:	8.09 acres on the west side of S 28th St and W Chateau Dr
PROPOSED ZONING:	C-3 (Commercial Level 3)
PROPOSED DENSITY:	16.1 Units Per Acre
GROSS SITE AREA:	8.08 Acres
DWELLING UNITS:	130 Units
BUILDING TYPE:	Three-Story Apartments and Two-Story Duplexes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Connor Threet- Crafton Tull	PHONE:	479-631-6224
		EMAIL:	connor.threet@craftontull.com
PROJECT OWNER/DEVELOPER:	Lots 102 Holdings, LLC	PHONE:	
		EMAIL:	
PROPERTY OWNER:	Reserve at Osage, LLC	PHONE:	
		EMAIL:	
REQUEST:	Approval of Density Concept Plan and Rezone		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Center
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Per CGM Page 5, Neighborhood Center is characterized by "Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood population within 1/2 mile radius of each center and supports efficient multi-modal transportation network. Goal include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation."
BASE DENSITY:	Determined by DCP
MAX DENSITY:	24 Units per Acre
CURRENT ZONING:	RMF-18B

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 06/23/2022

June 27, 2022

Density Concept Plan

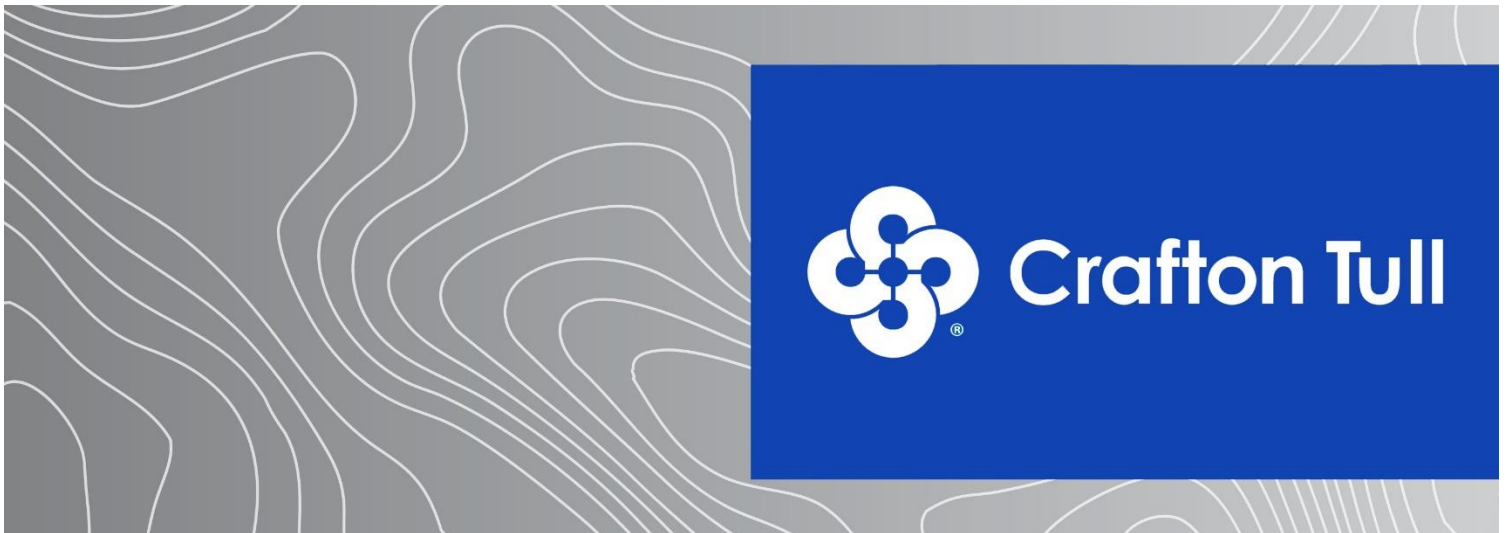
Prepared for:

The Grotto at Osage Creek

Submitted to:

City of Rogers
301 W. Chestnut
Rogers, AR 72756

CT JOB NO. 21302700



Prepared by:  **Crafton Tull**

901 N 47th Street, Suite 200 | Rogers, AR 72756 | 479-636-4838 | www.craftontull.com



INDEX

Exhibit A – Justification Letter

Exhibit B – Variance Letter

Exhibit C- Density Concept Plan

Exhibit D –Building Elevation Drawings

Exhibit E – Area Zoning Map

Exhibit F – City of Rogers Comprehensive Growth Map



EXHIBIT A – JUSTIFICATION LETTER





June 27, 2022

City of Rogers
Planning Commission
301 W Chestnut Street
Rogers, AR 72756

Re: The Grotto at Osage Creek
CT Job No. 21302700

Dear Planning Commission,

Crafton Tull has prepared a density concept plan for the proposed Grotto at Osage Creek multifamily development, located in Rogers, Arkansas off of South 28th Street. Planning Staff have requested a rezone from RMF-18B to C-3 as part of the review process of PL202200417.

The proposed 16.1 Unit/Acre (130 units on 8.08 acres) development is located approximately 1.3 miles east off of Exit 85 of Interstate I-49, making it close in proximity to various amenities and services. This multifamily project is within walking distance to a band, bowling alley, as well as various retail spaces, office spaces and restaurants. The proposed club house will provide rentable commercial ready space.

The development will contain a dog park, a pool with a cabana, club house, and open/green space for the residents to utilize. More specifically, of the entire 8.08-acre site, 55% will be considered greenspace for the residents to use.

The surrounding parcels are a mix of different zonings. Parcels to the south are zones A-1, to the west R-O and RMF 13.5A, to the north C-2 and to the east RSF. The single-family residential neighborhood on the east side of 28th street was taken into consideration during the layout of the site. A landscape buffer will be constructed along 28th street. As you progress west into the site, the property naturally slopes down towards Osage Creek. A row of five two-story duplexes will provide a transition before coming to the seven larger three-story apartment buildings along the mid to lower portions of the site.

This development has access to the existing Rogers trail system via the sidewalks along 28th St and Walnut St and will provide bike racks for residents, further promoting the use of biking for transportation. The City of Rogers Master Street Plan shows a future trail corridor along the south side and east of the property. As a part of the development, an easement will be dedicated making it possible for the future construction of the City trails.

The property is bordered on the west side by Osage Creek and on the south side by a tributary of Osage Creek. As a part of the development, we plan to dedicate ROW to the City to provide a possible future connection to the adjacent parcel to the south and further the City's goal to promote connectivity.

With all of these facts analyzed and considered, Crafton Tull has concluded that this plan provides enough justification for the currently zoned density for this proposed development.



Should you have any questions, or require any additional information, please feel free to contact us.

Sincerely,

Connor Threet, P.E.

Project Manager

EXHIBIT B – VARIANCE LETTER



June 27, 2022

City of Rogers
Planning Commission
301 W Chestnut Street
Rogers, AR 72756

Re: The Grotto at Osage Creek – Density Concept Plan Variance Requests
CT Job No. 21302700

To whom it may concern,

We are requesting the following variances for the Grotto at Osage Creek Project:

- Provide ROW for a north-south street through the development
- ~~Building frontage requirements for Buildings 11 and 12~~
- Provide commercial-ready standards to only ~~non-residential buildings~~ the clubhouse building

Section 14-604 “Residential lot and block standards for subdivisions” states that a proposed development shall provide minor street connections at intervals not to exceed 660 feet. Due to the irregular shape/topography of the parcel and the requirements of Section 22-105 “General Standards – Flood Hazard Reduction” we are requesting to not provide this connection. ROW will be dedicated to the property line for future connection as required. A variance for connectivity was approved when this parcel was rezoned to RMF-18B. The intent is to request the same approved variance.

~~Section 14-710 (d)(3) “C-3 Building frontage requirements” states that at least 60 percent of a building’s primary façade line, shall be located within the front build to zone. We are requesting that the two duplexes (Buildings 11 and 12) not be required to construct their primary façade along Chateau Drive to allow for all the duplexes to face west. Façades that front Chateau Drive will be constructed in Chateau Drive’s build to zone.~~

Section 14-732 (5.4)(a) “Commercial-Ready Standards” states that ground floors of all buildings with Pedestrian-Priority Frontage designation shall be Commercial-Ready standards with a height of not less than 12 feet. Planning Staff has requested the rezone from RMF-18B to C-3 as the layout of PL202200417 does not match close enough to current DCP and the Comprehensive Growth Map has been amended since the last rezone. Rezoning to C-3 will require commercial-ready standards. We are requesting to only provide 12 feet ceilings to non-residential buildings.

Sincerely,

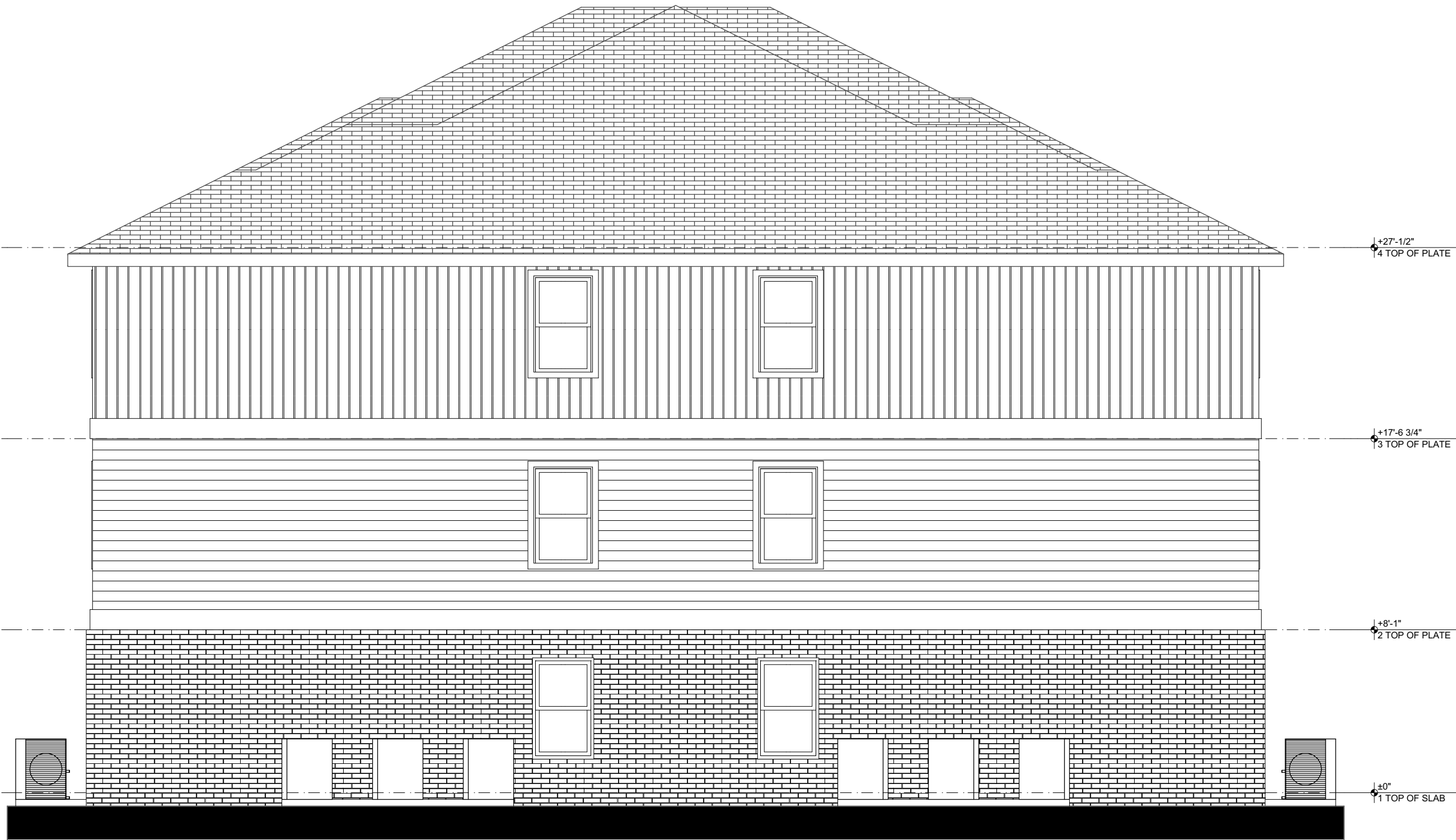
Connor Threet, P.E.
Project Manager

EXHIBIT C – DENSITY CONCEPT PLAN

EXHIBIT D – BUILDING ELEVATION DRAWINGS



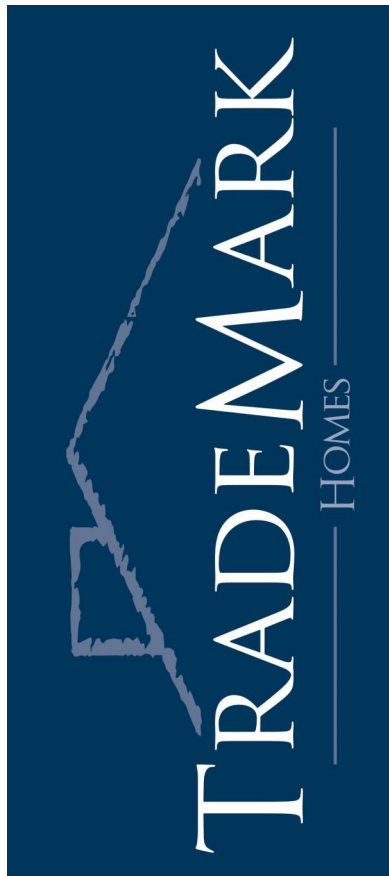
Development: THE GROTTO AT OSAGE CREEK
Building Scheme: BUILDING TYPE 1A SINGLE BREEZEWAY



2 RIGHT SIDE ELEVATION
04 SCALE: 3/16" = 1'-0"



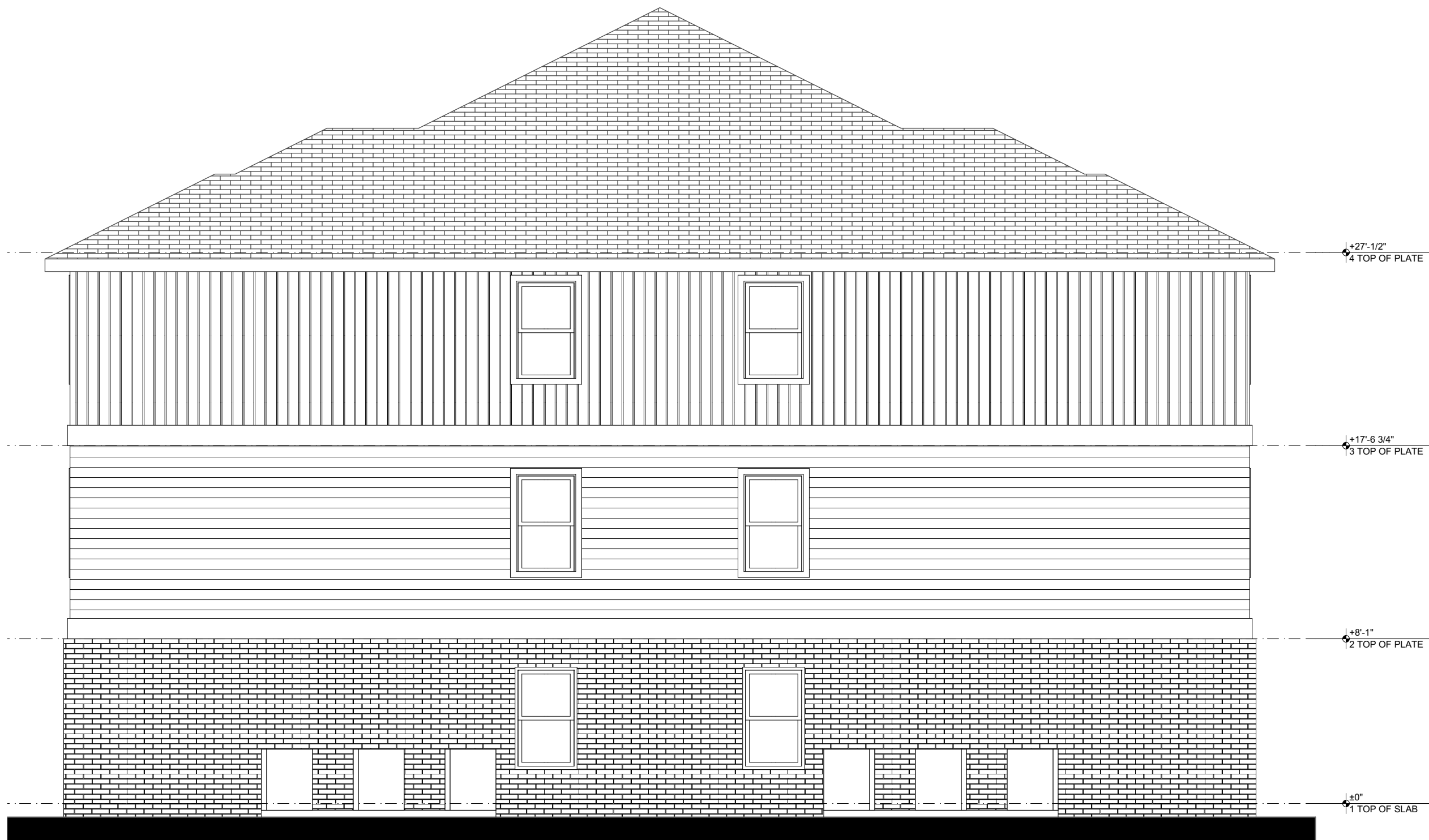
1 FRONT ELEVATION
04 SCALE: 3/16" = 1'-0"



2 LEFT SIDE ELEVATION
05 SCALE: 3/16" = 1'-0"



1 REAR ELEVATION
05 SCALE: 3/16" = 1'-0"



4 LEFT SIDE ELEVATION
03 SCALE: 3/16" = 1'-0"



2 RIGHT SIDE ELEVATION
03 SCALE: 3/16" = 1'-0"

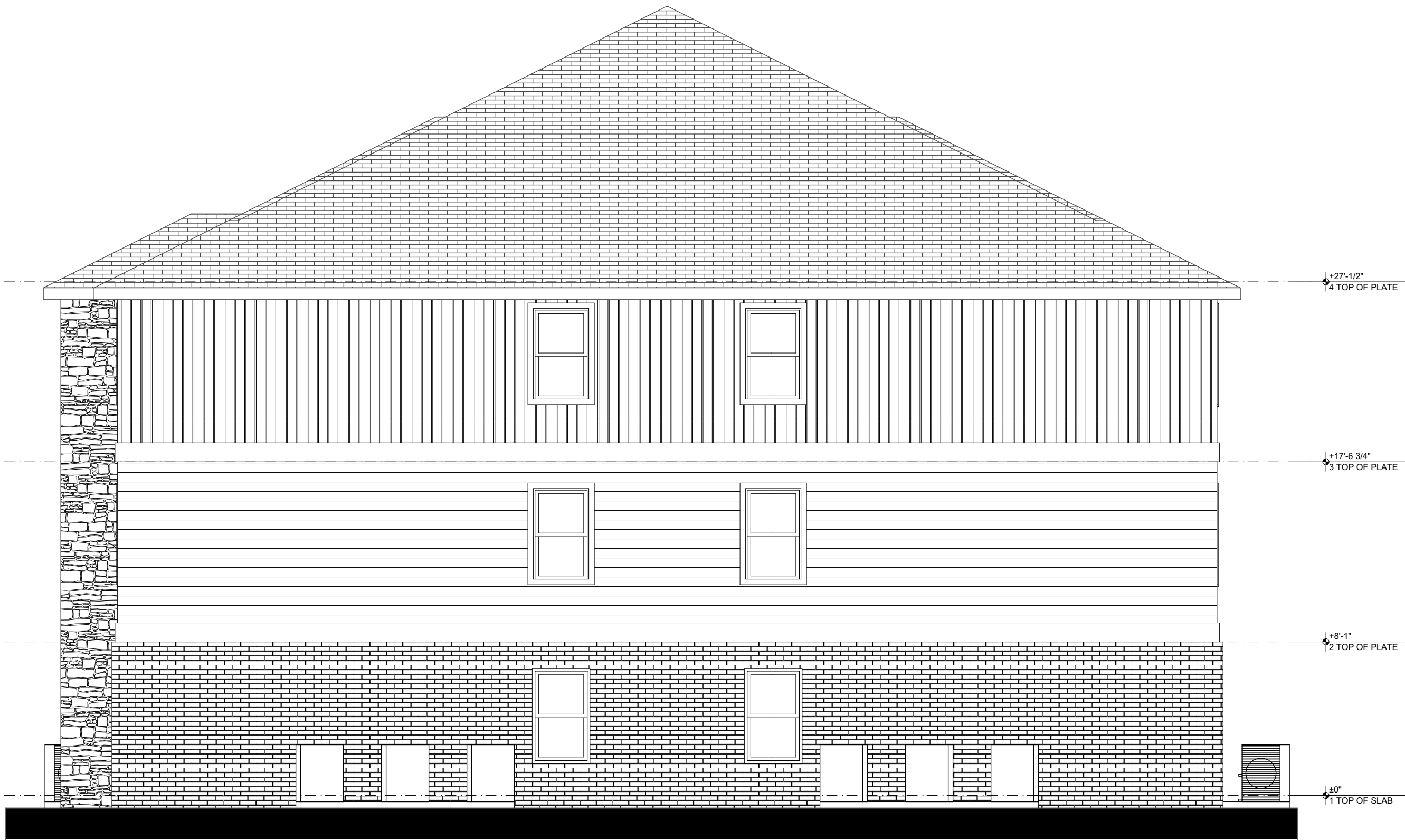
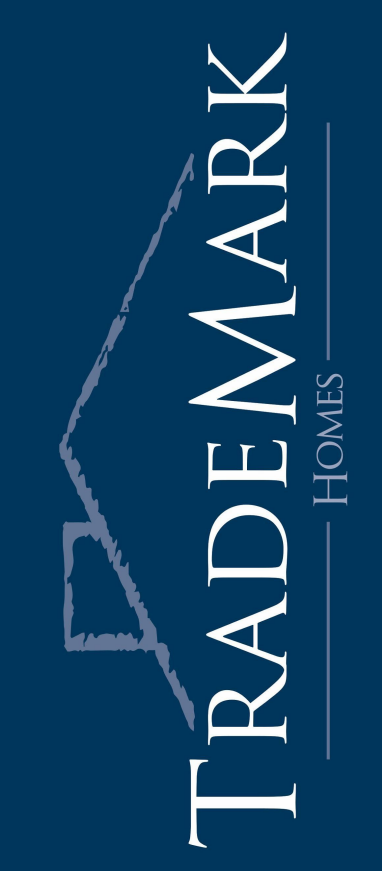


3 REAR ELEVATION
03 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
03 SCALE: 3/16" = 1'-0"

Development: THE GROTTO AT OSAGE CREEK
Building Scheme: BUILDING TYPE 1A SINGLE BREEZEWAY

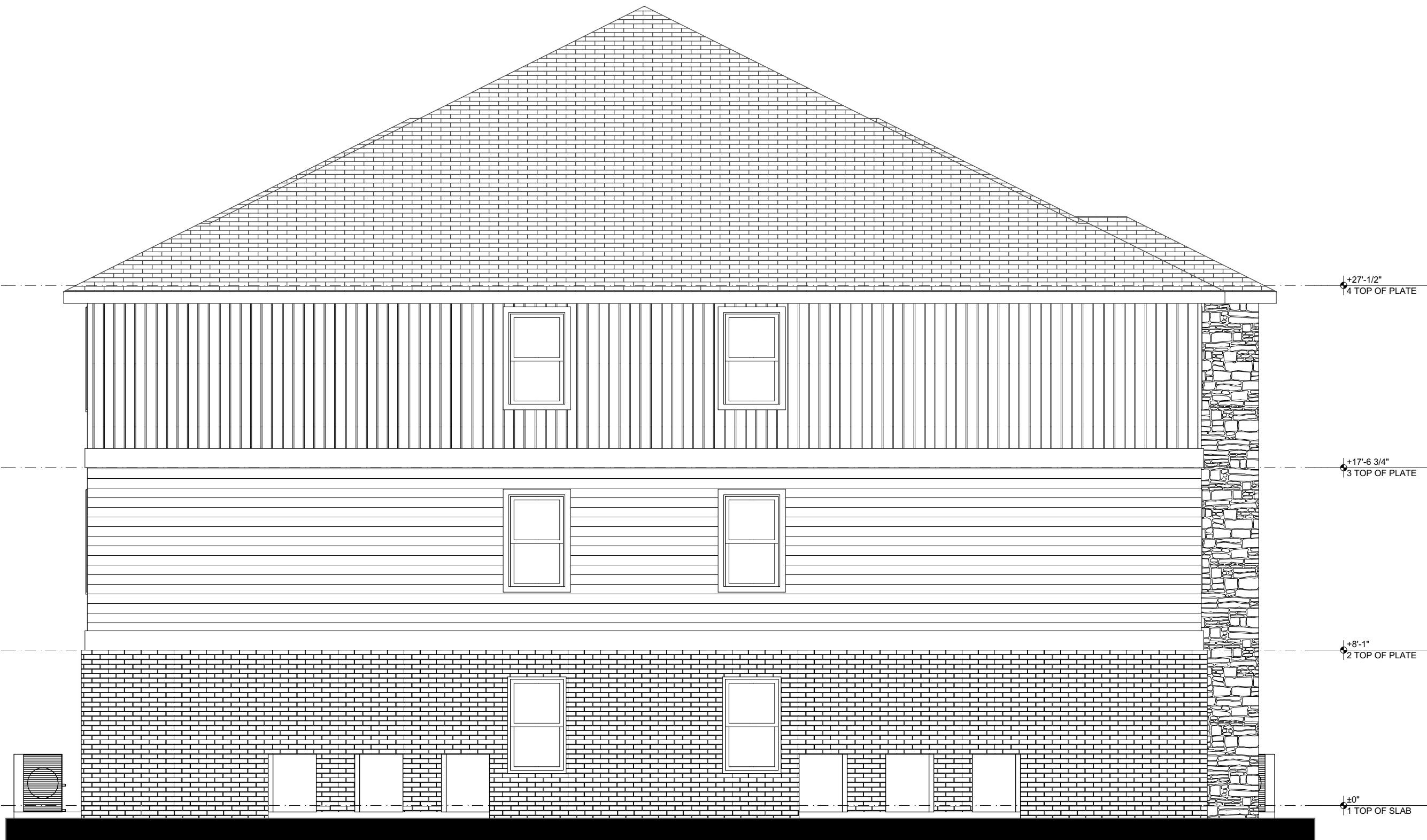
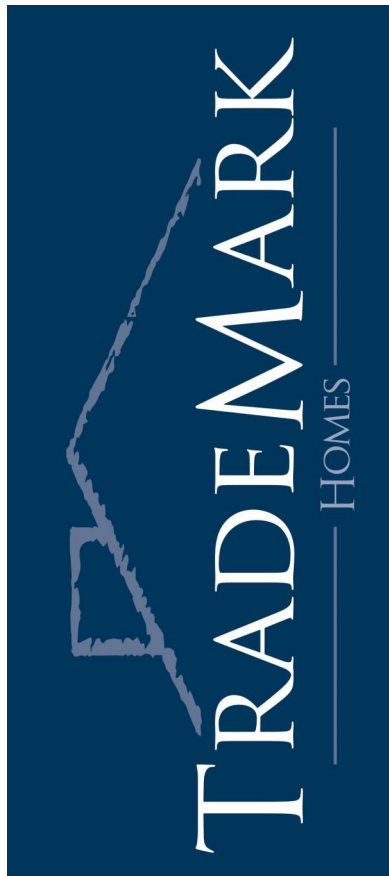


2 RIGHT SIDE ELEVATION
04 SCALE: 3/16" = 1'-0"



1 FRONT ELEVATION
04 SCALE: 3/16" = 1'-0"

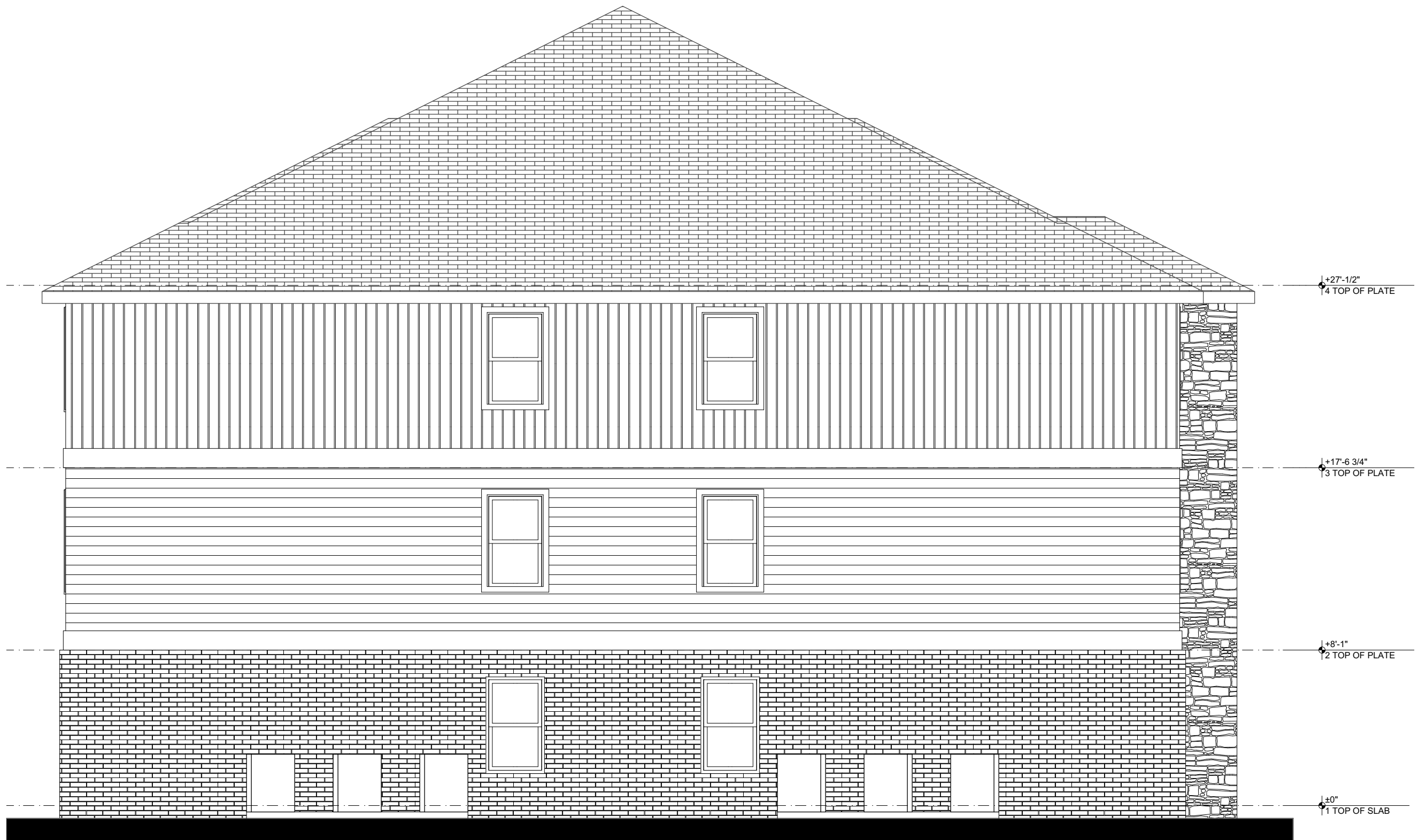
Development: THE GROTTO AT OSAGE CREEK
Building Scheme: BUILDING TYPE 1A SINGLE BREEZEWAY



2 LEFT SIDE ELEVATION
05 SCALE: 3/16" = 1'-0"



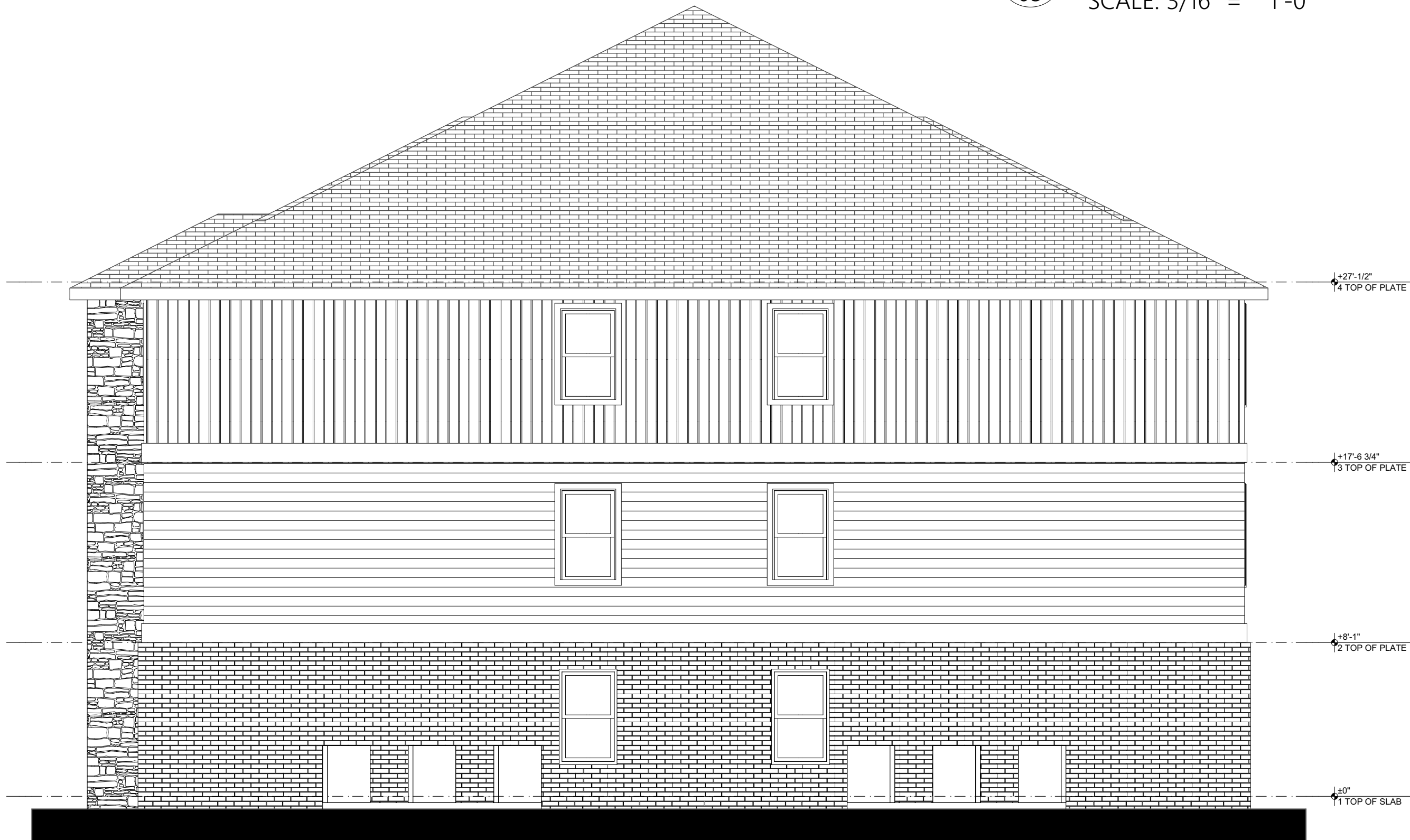
1 REAR ELEVATION
05 SCALE: 3/16" = 1'-0"



4
03 LEFT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3
03 REAR ELEVATION
SCALE: 3/16" = 1'-0"



2
03 RIGHT SIDE ELEVATION
SCALE: 3/16" = 1'-0"



1
03 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



6 EXTERIOR VIEW 03
A062



5 EXTERIOR VIEW 02
A062



4 LEFT SIDE ELEVATION
A062 SCALE: 1/4" = 1'-0"



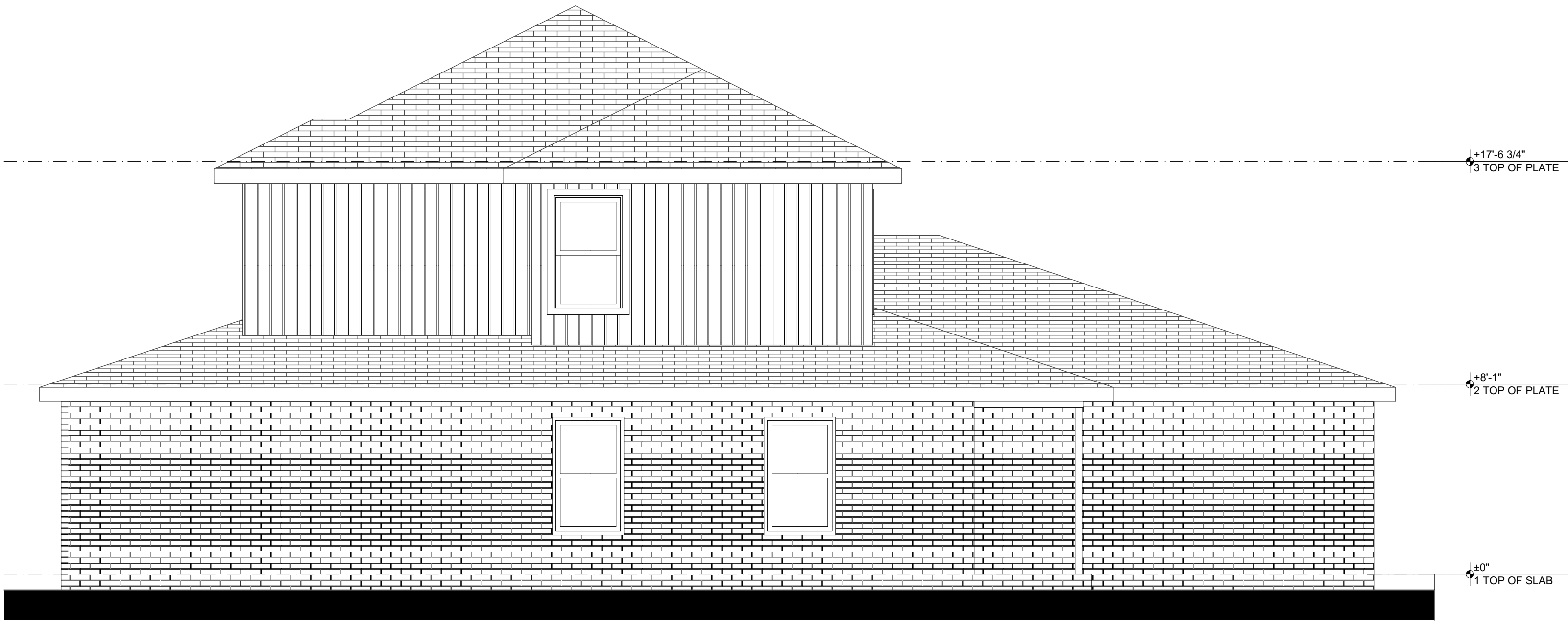
3 REAR ELEVATION
A062 SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
A062 SCALE: 1/4" = 1'-0"



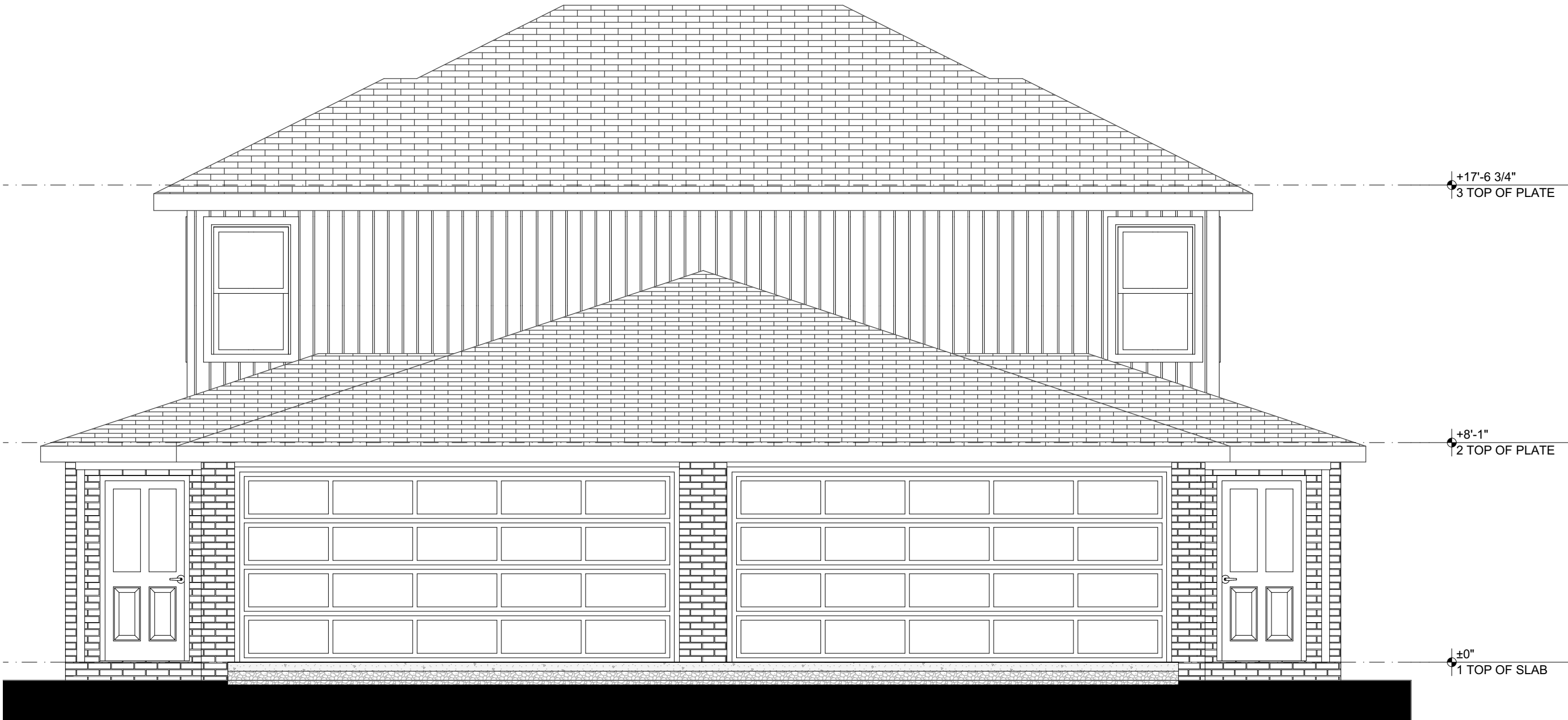
1 FRONT ELEVATION
A062 SCALE: 1/4" = 1'-0"



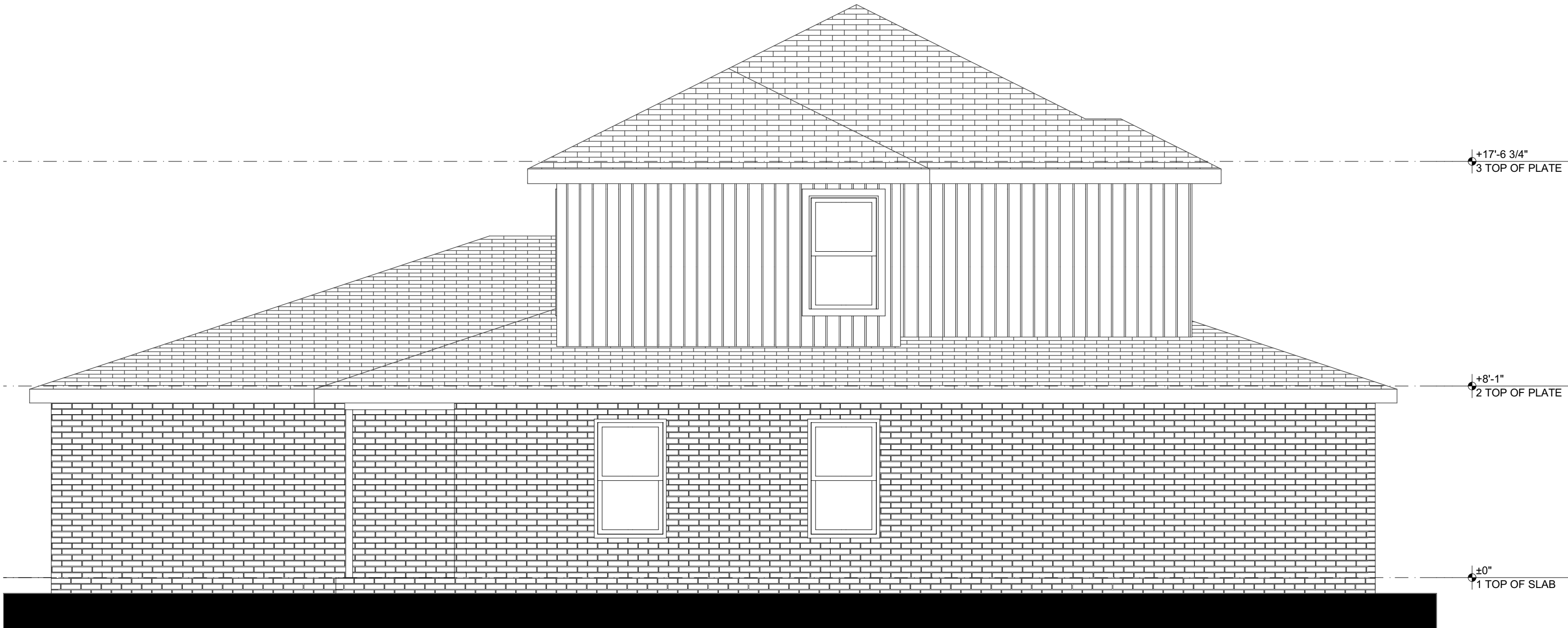
4 LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



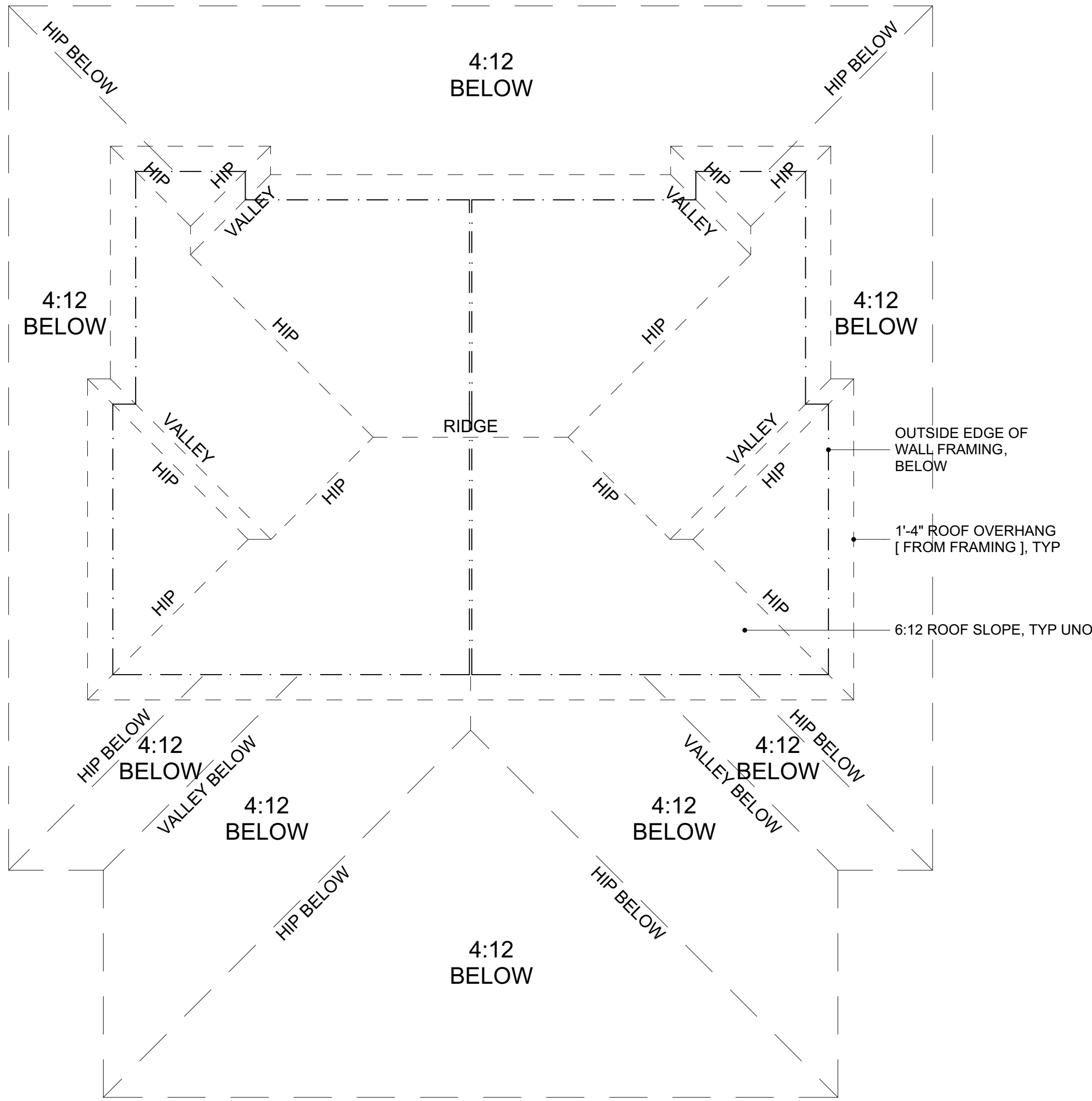
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



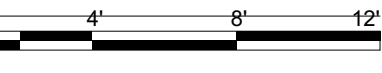
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 ROOF PLAN
SCALE: 3/16" = 1'-0"



AREA CALCULATIONS:

BUILDING AREA UNDER ROOF: 706 sq ft

TOTAL FRAMED WALLS & COVERED PORCHES: 600 sq ft

HEATED & COOLED AREA TO EXTERIOR FINISH: 187 sq ft

LOWER LEVEL: 187 sq ft

UPPER LEVEL: N/A

HEATED & COOLED AREA TO EXTERIOR FRAMING: 182 sq ft

LOWER LEVEL: 182 sq ft

UPPER LEVEL: N/A

SLAB AREA :

HEATED & COOLED: 182 sq ft

MAINTENANCE SHOP: 418 sq ft

COVERED FRONT PORCH: N/A

COVERED REAR PORCH: N/A

COVERED SIDE PORCH: N/A

GENERAL NOTES:

- 1] 2 x 4 FRAME WALLS THROUGHOUT, UNLESS NOTED OTHERWISE.
- 2] 8'-1" PLATE HEIGHT AT GROUND FLOOR, UNLESS NOTED OTHERWISE.
- 3] 8'-1" PLATE HEIGHT AT UPPER FLOOR, UNLESS NOTED OTHERWISE.
- 4] ALL WINDOW HEADS SHALL BE AT 6'-8" AFF, UNLESS NOTED OTHERWISE.
- 5] ALL WINDOWS SHALL BE OPERABLE, UNLESS NOTED OTHERWISE.
- 6] ALL WINDOWS SHALL BE FRAMED INDIVIDUALLY, UNLESS NOTED OTHERWISE.
- 7] ALL WINDOW SILLS SHALL BE AT 1'-6" MIN. AFF, UNLESS NOTED OTHERWISE.



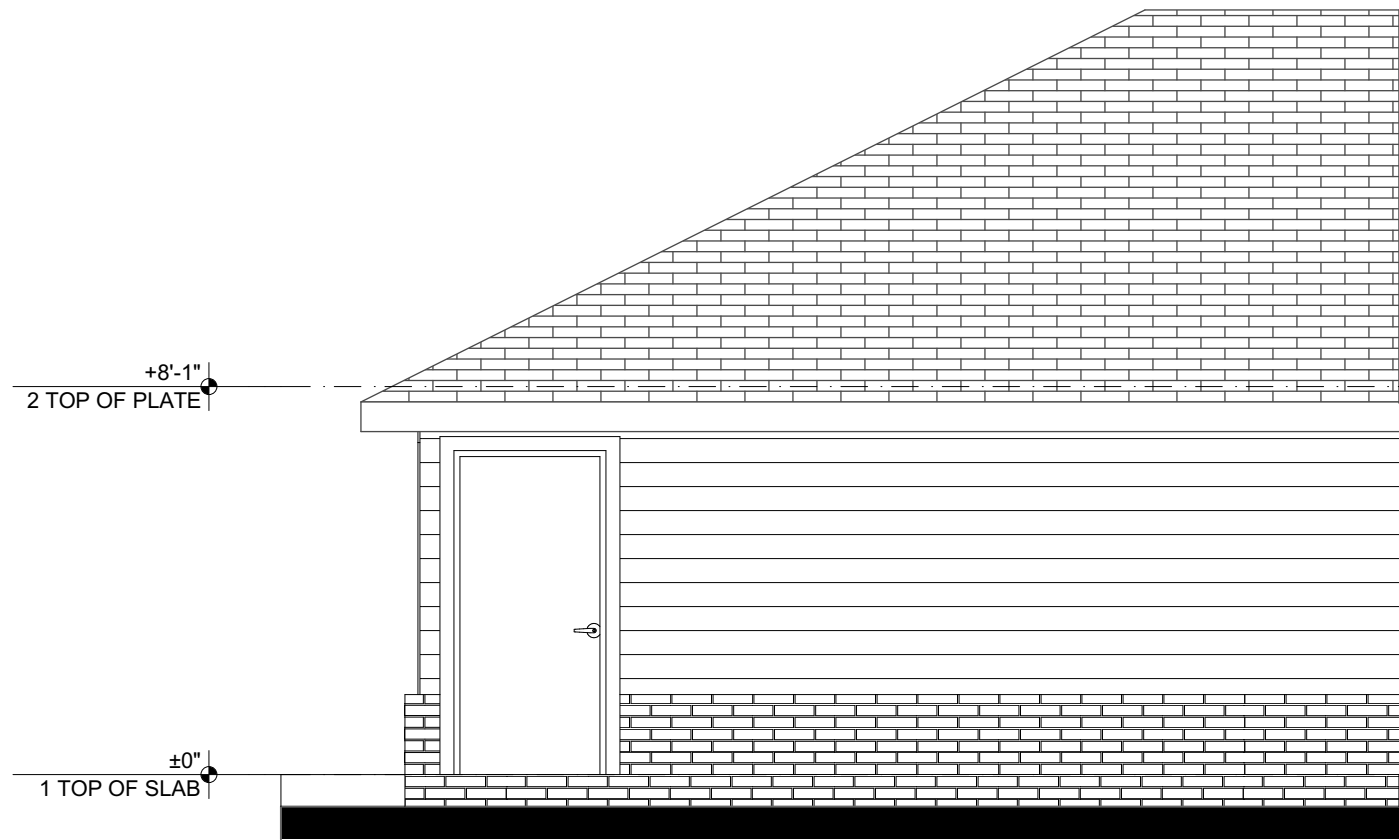
7
02

EXTERIOR VIEW 01



6
02

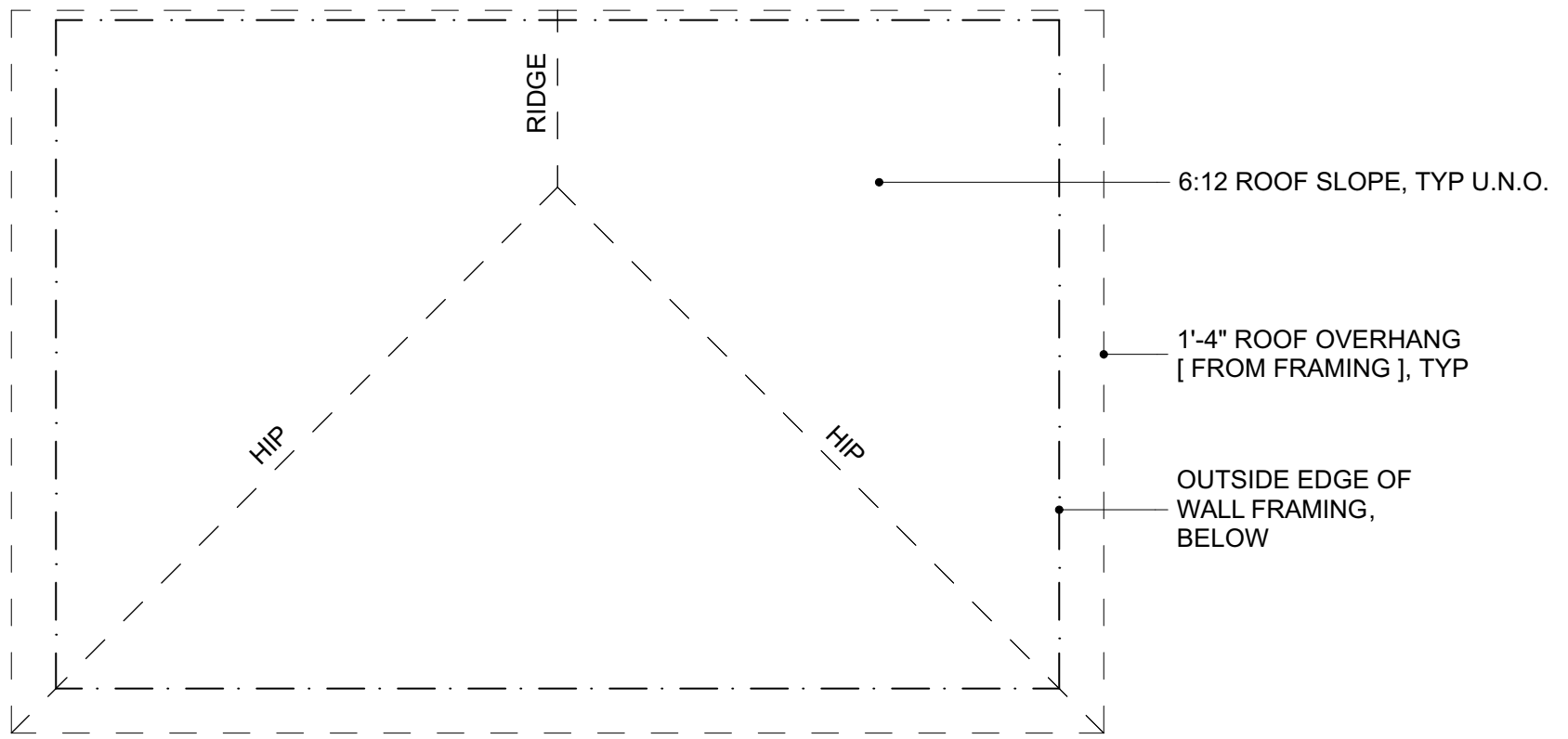
EXTERIOR VIEW 02



4
02

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



2
02

ROOF PLAN

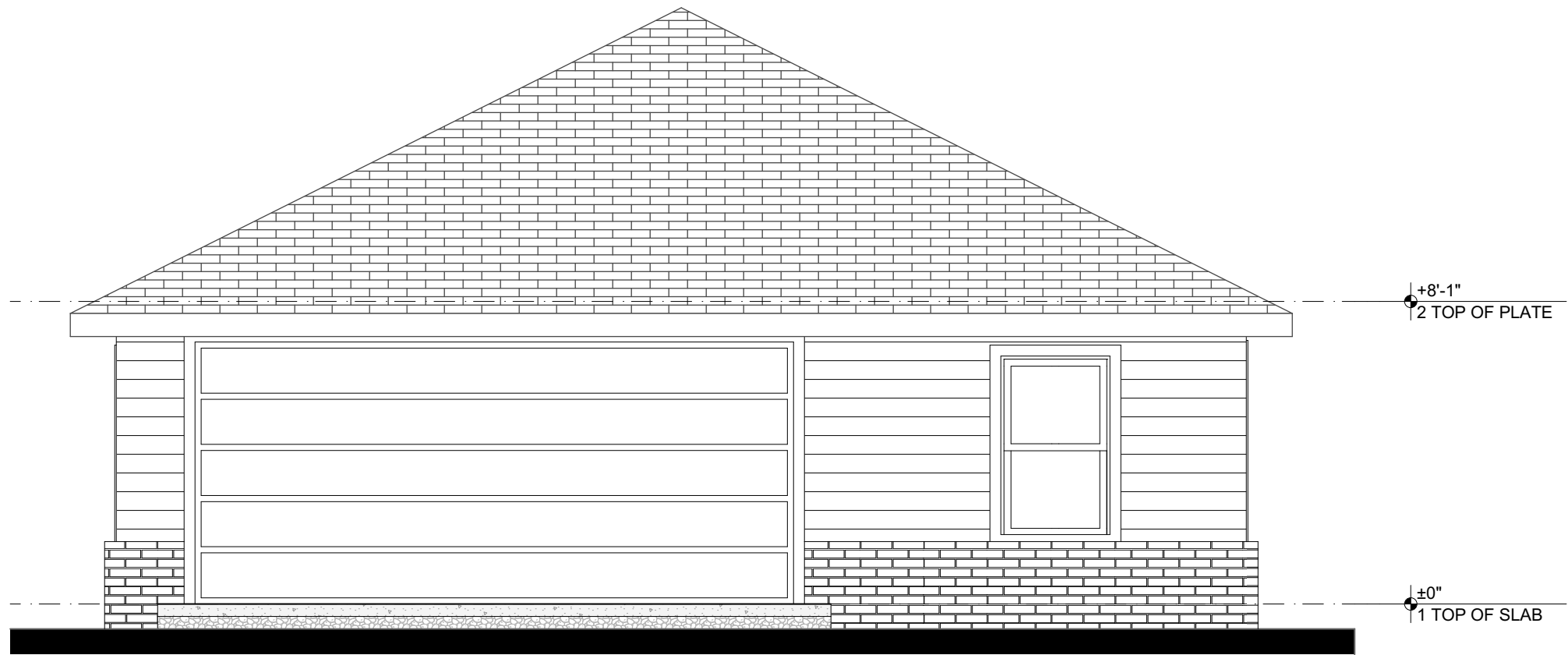
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5
02

LEFT SIDE ELEVATION

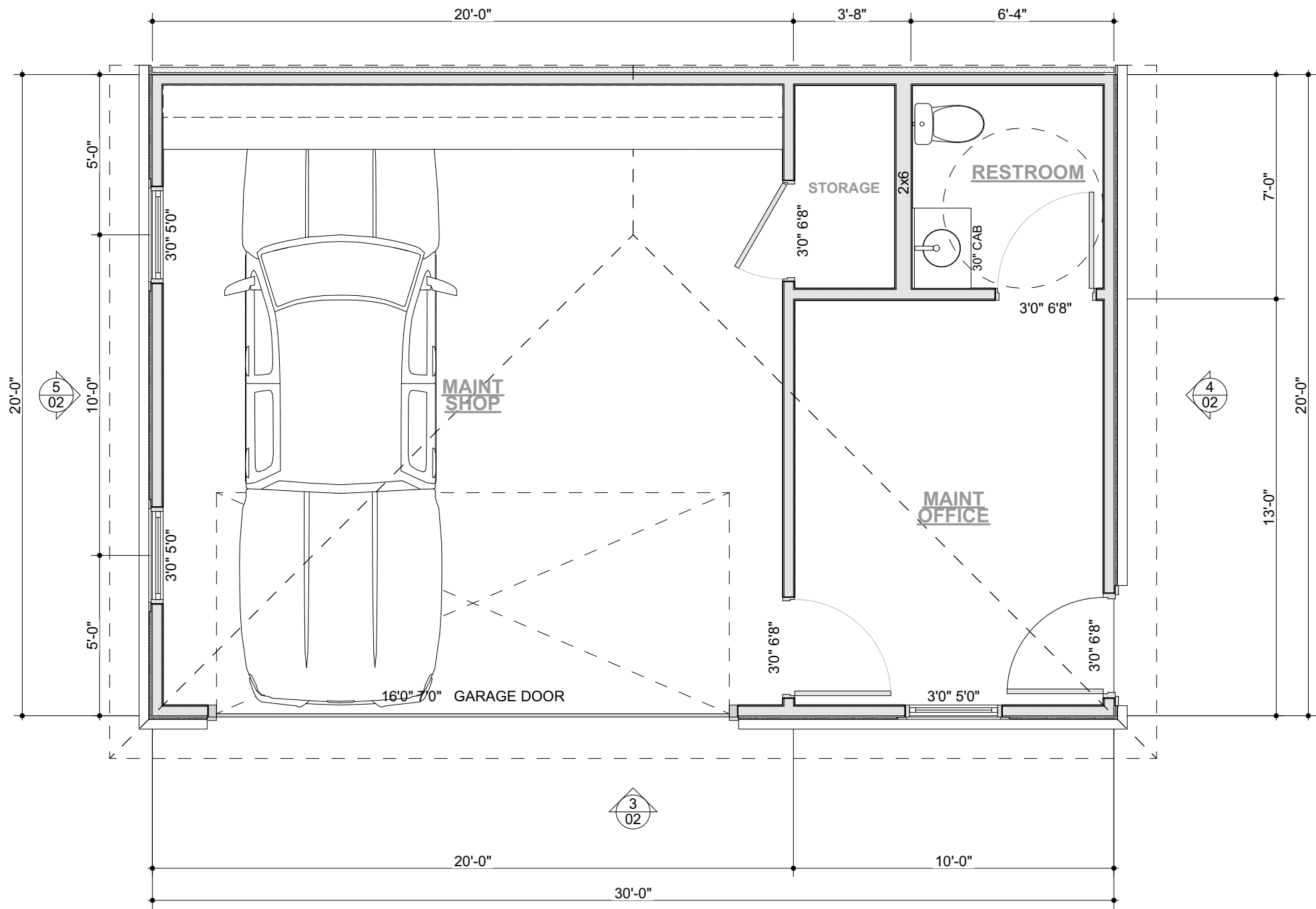
SCALE: 1/4" = 1'-0"



3
02

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



1
02

FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS:

BUILDING AREA UNDER ROOF: 400 sq ft

TOTAL FRAMED WALLS & COVERED PORCHES: 300 sq ft

HEATED & COOLED AREA TO EXTERIOR FINISH: 307 sq ft

LOWER LEVEL: 307 sq ft

UPPER LEVEL: N/A

HEATED & COOLED AREA TO EXTERIOR FRAMING: 300 sq ft

LOWER LEVEL: 300 sq ft

UPPER LEVEL: N/A

SLAB AREA :

HEATED & COOLED: 300 sq ft

GARAGE: N/A

COVERED FRONT PORCH: N/A

COVERED REAR PORCH: N/A

COVERED SIDE PORCH: N/A

GENERAL NOTES:

- 1] 2 x 4 FRAME WALLS THROUGHOUT, UNLESS NOTED OTHERWISE.
- 2] 8'-1" PLATE HEIGHT AT GROUND FLOOR, UNLESS NOTED OTHERWISE.
- 3] 8'-1" PLATE HEIGHT AT UPPER FLOOR, UNLESS NOTED OTHERWISE.
- 4] ALL WINDOW HEADS SHALL BE AT 6'-8" AFF, UNLESS NOTED OTHERWISE.
- 5] ALL WINDOWS SHALL BE OPERABLE, UNLESS NOTED OTHERWISE.
- 6] ALL WINDOWS SHALL BE FRAMED INDIVIDUALLY, UNLESS NOTED OTHERWISE.
- 7] ALL WINDOW SILLS SHALL BE AT 1'-6" MIN. AFF, UNLESS NOTED OTHERWISE.



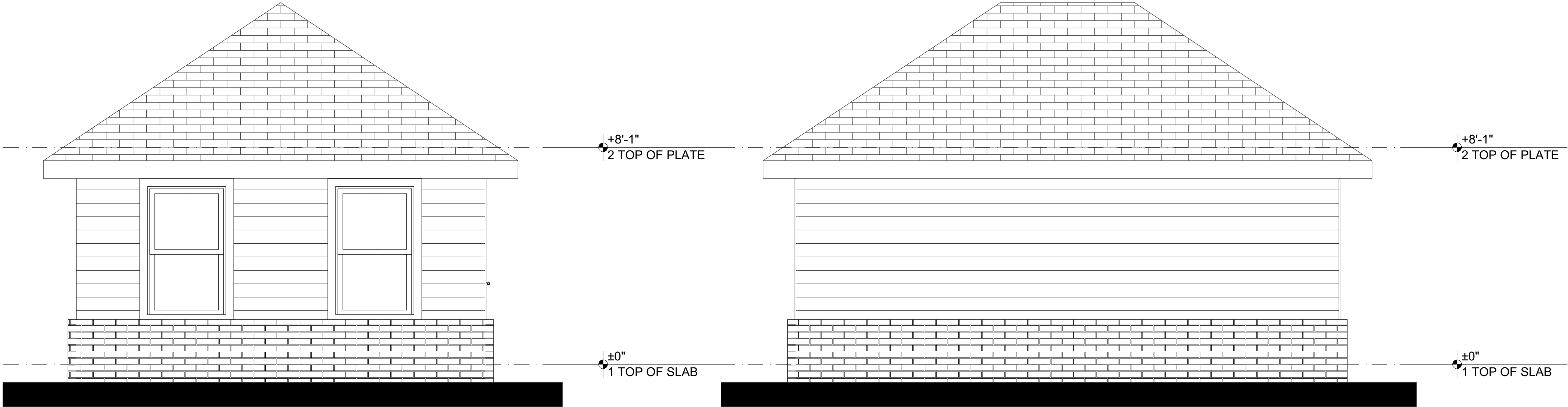
8
02

EXTERIOR VIEW 02



7
02

EXTERIOR VIEW 01



6
02

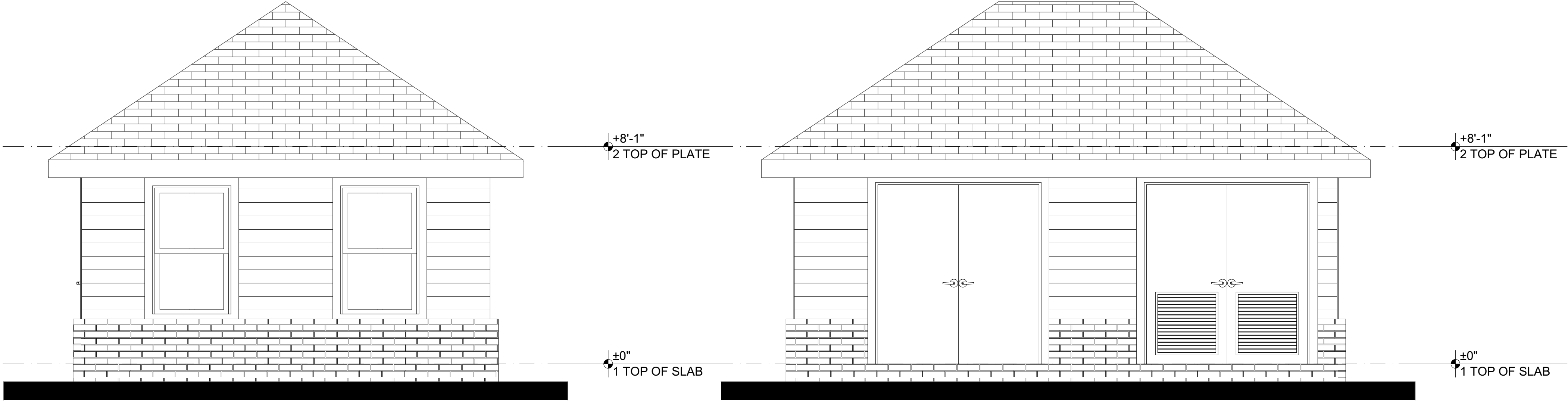
LEFT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

5
02

REAR ELEVATION

SCALE: 3/8" = 1'-0"



4
02

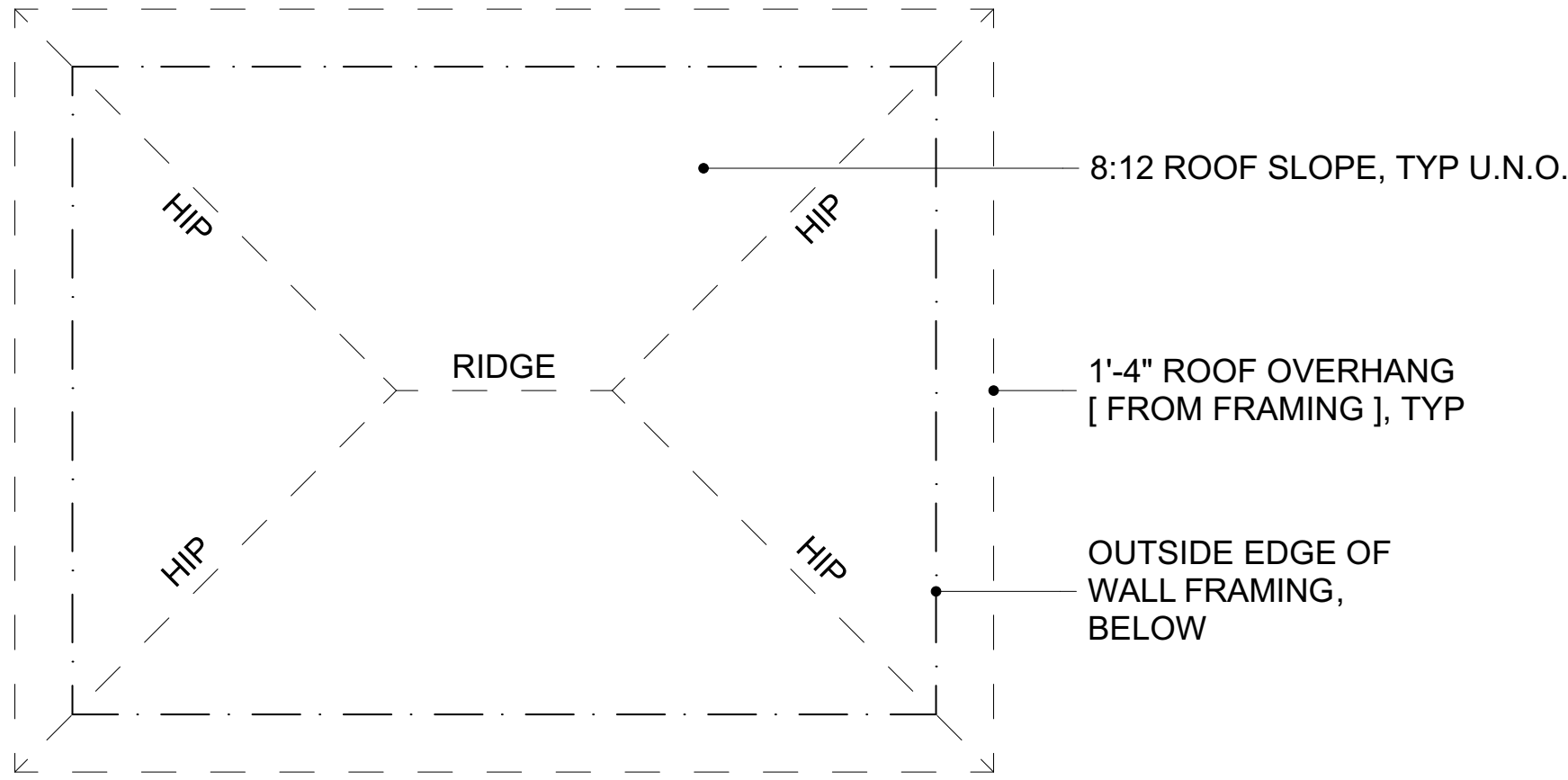
RIGHT SIDE ELEVATION

SCALE: 3/8" = 1'-0"

3
02

FRONT ELEVATION

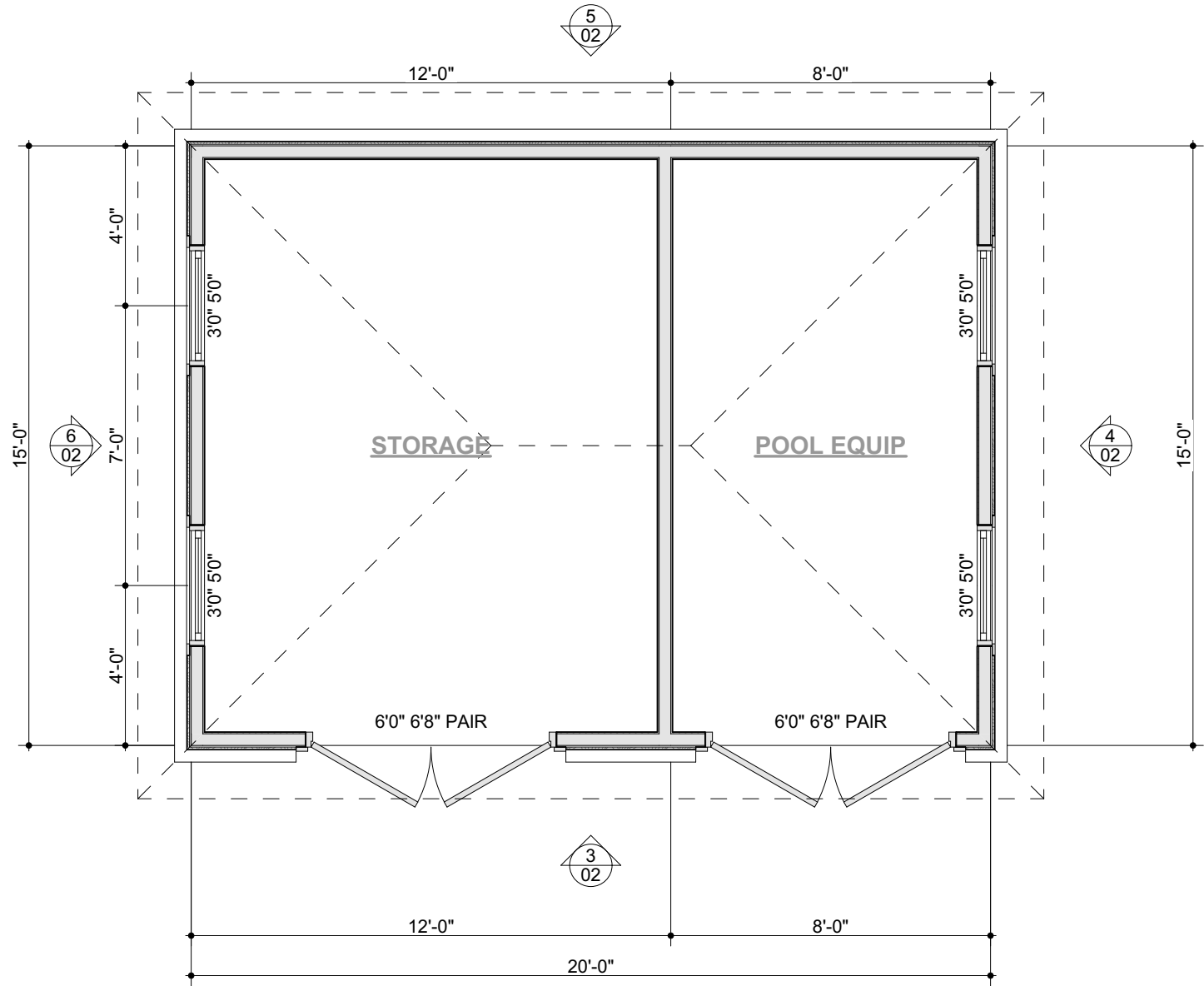
SCALE: 3/8" = 1'-0"



2
02

ROOF PLAN

SCALE: 1/4" = 1'-0"



1
02

FLOOR PLAN

SCALE: 1/4" = 1'-0"

Building materials breakdowns are as follows:

All apartment fronts are 44% masonry & 56% siding
All apartment sides & rears are 33% masonry & 67% siding

Duplex fronts are 64% masonry & 36% siding
Duplex sides are 69% masonry & 31% siding
Duplex rears are 33% masonry & 67% siding

Club front is 45% masonry & 55% siding
Club left side is 52% masonry & 48% siding
Club rear is 29% masonry & 71% siding
Club right side is 16% masonry & 84% siding

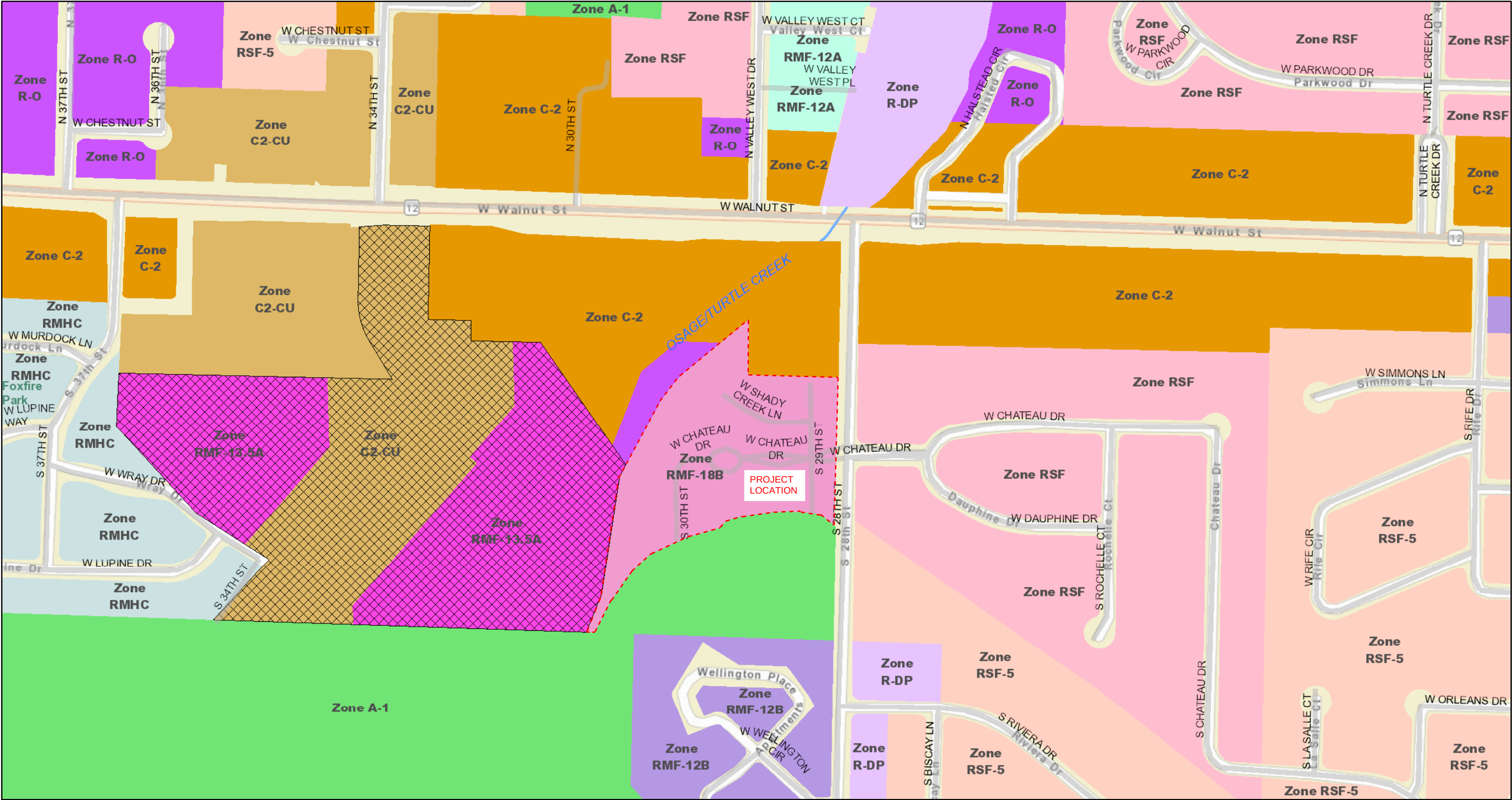
Maintenance front & sides are 30% masonry & 70% siding
Pool building facades are all 31% masonry & 69% siding



EXHIBIT E – AREA ZONING MAP



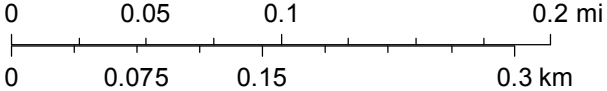
Viewer Map



June 6, 2022

1:4,514

	Railroad		Zone COM		Zone O		Zone RMF-13.5A		Zone RMF-20B		Zone RMF-7A		Zone RSF-3		Zone U-COR		Avoca
	Roads		Zone COR		Zone R-AH		Zone RMF-14A		Zone RMF-21B		Zone RMF-7B		Zone RSF-3.5		Zone U-ENT		Bella Vista
	PUD		Zone I-1		Zone R-DP		Zone RMF-15A		Zone RMF-22B		Zone RMF-8A		Zone RSF-4		Zone U-NBT		Bentonville
	Zone A-1		Zone I-2		Zone R-E		Zone RMF-15B		Zone RMF-24B		Zone RMF-9A		Zone RSF-5		Zone W-O		Cave Springs
	Zone C-2		Zone I1-CU		Zone R-O		Zone RMF-16B		Zone RMF-29B		Zone RMF-9B		Zone RSF-6.5		Ponds		Centerton
	Zone C-3		Zone IA		Zone RMF-10B		Zone RMF-17B		Zone RMF-31B		Zone RMHC		Zone RSF-8		Lakes		Highfill
	Zone C-4		Zone NBT		Zone RMF-12A		Zone RMF-18B		Zone RMF-6A		Zone RO-CU		Zone RVP		Streams		Little Flock
	Zone C2-CU		Zone NR		Zone RMF-12B		Zone RMF-19B		Zone RMF-6B		Zone RSF		Zone U-COM		Parks		Lowell

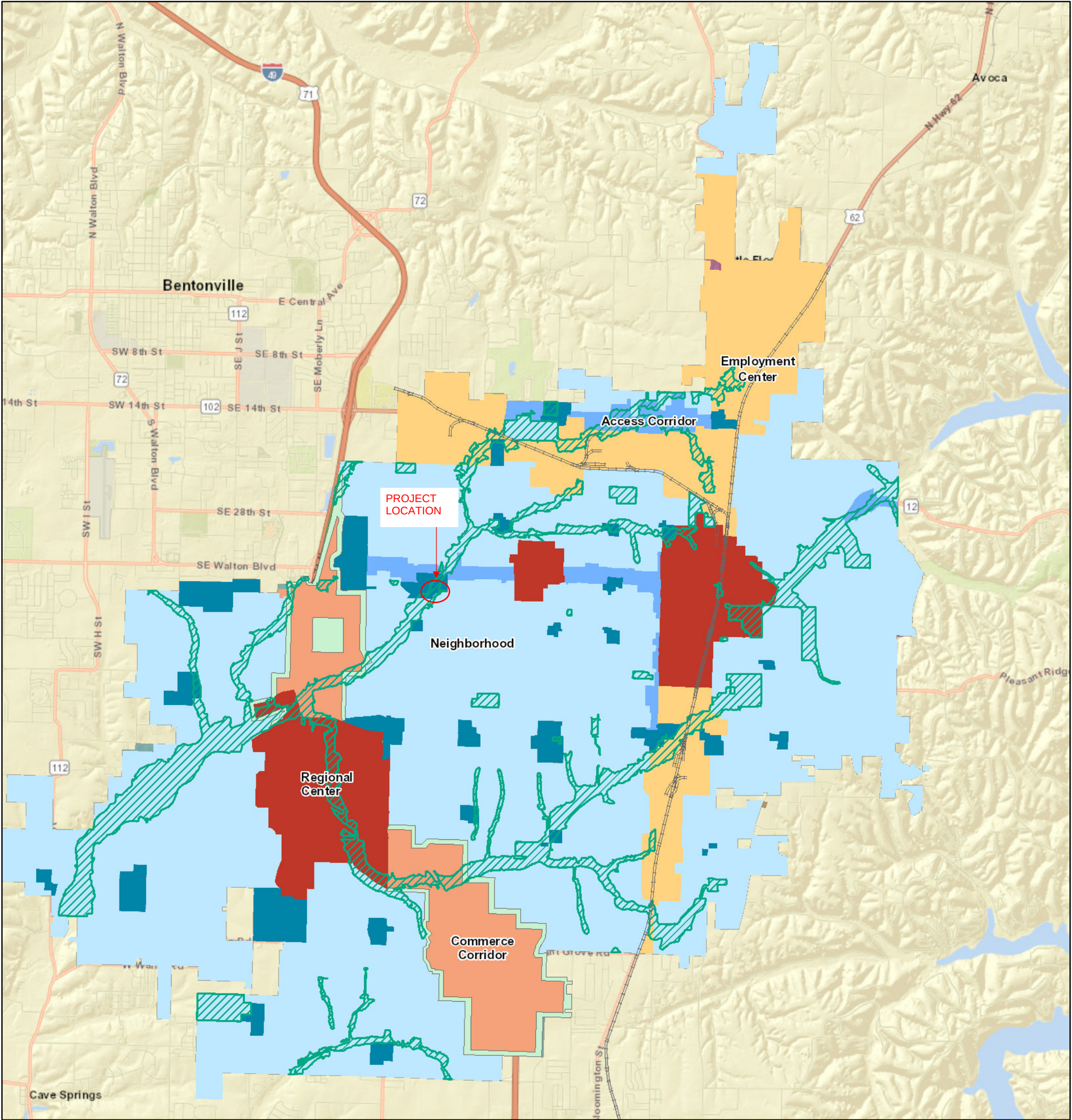


Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
City of Rogers, Dept. of Community Development

The background of the page features a light gray topographic map with white contour lines. A solid blue horizontal band is centered across the page, containing the title text in white.

EXHIBIT F – CITY OF ROGERS COMPREHENSIVE GROWTH MAP

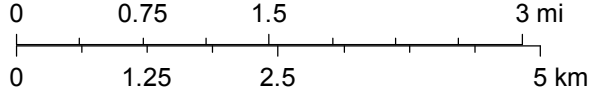
Viewer Map



June 6, 2022

1:72,224

- · · Railroad
- Open Space
- Commerce Corridor Zoning Plan
- Regional Center
- Commerce Corridor
- Employment Center
- Neighborhood Center
- Access Corridor
- Neighborhood
- Ward 1
- Ward 2
- Ward 3
- Ward 4



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
City of Rogers, Dept. of Community Development

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

See Attached

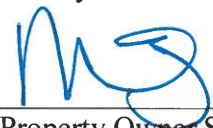
LAYMAN'S DESCRIPTION:

S. 28th Street and Chateau Drive

PRESENT ZONING: RMF-18B

ZONING REQUEST: C-3

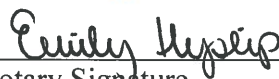
Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 12 day of July, 2022.




Notary Signature

Emily Hyslip
Notary Name Printed

11/16/2031
Commission Expires

TRACT 2B-3 OF SURVEY 2003-749, LYING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4, THENCE SOUTH 86°50'46" EAST A DISTANCE OF 518.92 FEET TO A 1/2" IRON PIN FOR THE POINT OF BEGINNING ; THENCE ALONG THE BOUNDARY LINE OF TRACTS 2B-1 & 2B-2 (SURVEY 2003-749) AS FOLLOWS:

NORTH 23°38'14" EAST A DISTANCE OF 127.16 FEET,
NORTH 10°15'14" EAST A DISTANCE OF 376.22 FEET,
NORTH 29°27'26" EAST A DISTANCE OF 245.55 FEET,

168.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET
AND A LONG CHORD OF N40°49'46"E, 167.61'

NORTH 52°12'07" EAST A DISTANCE OF 240.19 FEET;
THENCE LEAVING SAID BOUNDARY SOUTH 02°28'15" WEST A DISTANCE OF 173.48 FEET;
THENCE SOUTH 86°56'01" EAST A DISTANCE OF 280.00 FEET; THENCE SOUTH 02°31'59" WEST A DISTANCE OF 469.53 FEET; THENCE NORTH 85°28'16" WEST A DISTANCE OF 25.37 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK AS FOLLOWS:

NORTH 47°53'12" WEST A DISTANCE OF 55.08 FEET,
NORTH 77°50'16" WEST A DISTANCE OF 31.65 FEET,
NORTH 85°07'02" WEST A DISTANCE OF 60.02 FEET,
NORTH 89°40'29" WEST A DISTANCE OF 50.83 FEET,
SOUTH 83°53'06" WEST A DISTANCE OF 85.64 FEET,
SOUTH 81°07'46" WEST A DISTANCE OF 49.04 FEET,
SOUTH 71°32'42" WEST A DISTANCE OF 27.85 FEET,
SOUTH 44°13'46" WEST A DISTANCE OF 28.87 FEET,
SOUTH 74°50'51" WEST A DISTANCE OF 107.37 FEET,
SOUTH 67°26'04" WEST A DISTANCE OF 125.08 FEET,
SOUTH 49°34'28" WEST A DISTANCE OF 44.57 FEET,
SOUTH 43°07'02" WEST A DISTANCE OF 76.16 FEET,
SOUTH 34°34'11" WEST A DISTANCE OF 99.90 FEET,
SOUTH 27°12'25" WEST A DISTANCE OF 89.01 FEET;

THENCE LEAVING SAID CENTERLINE NORTH 86°50'35" WEST A DISTANCE OF 29.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.08 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT

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 30 day of June, 20 22.

Zsaiah DeVoss
Signed

Zsaiah DeVoss
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 30th day of June, 20 22.

Kimberly A. Boone
Notary Signature

Kimberly A. Boone
Notary Name Printed

4-3-26
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 **July 19, 2022 at 5:00 p.m.** on the application by **The Grotto at Osage Creek** to rezone **±8.2 acres at S. 28th St. & W. Chateau Dr.** from the **RMF-18B** (Residential Multifamily, 18 units per acre, rentals) zoning district to the **C-3** (Neighborhood Commercial) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±8.2 acres at S. 28th St. & W. Chateau Dr.

Parcel Number: 02-00898-003

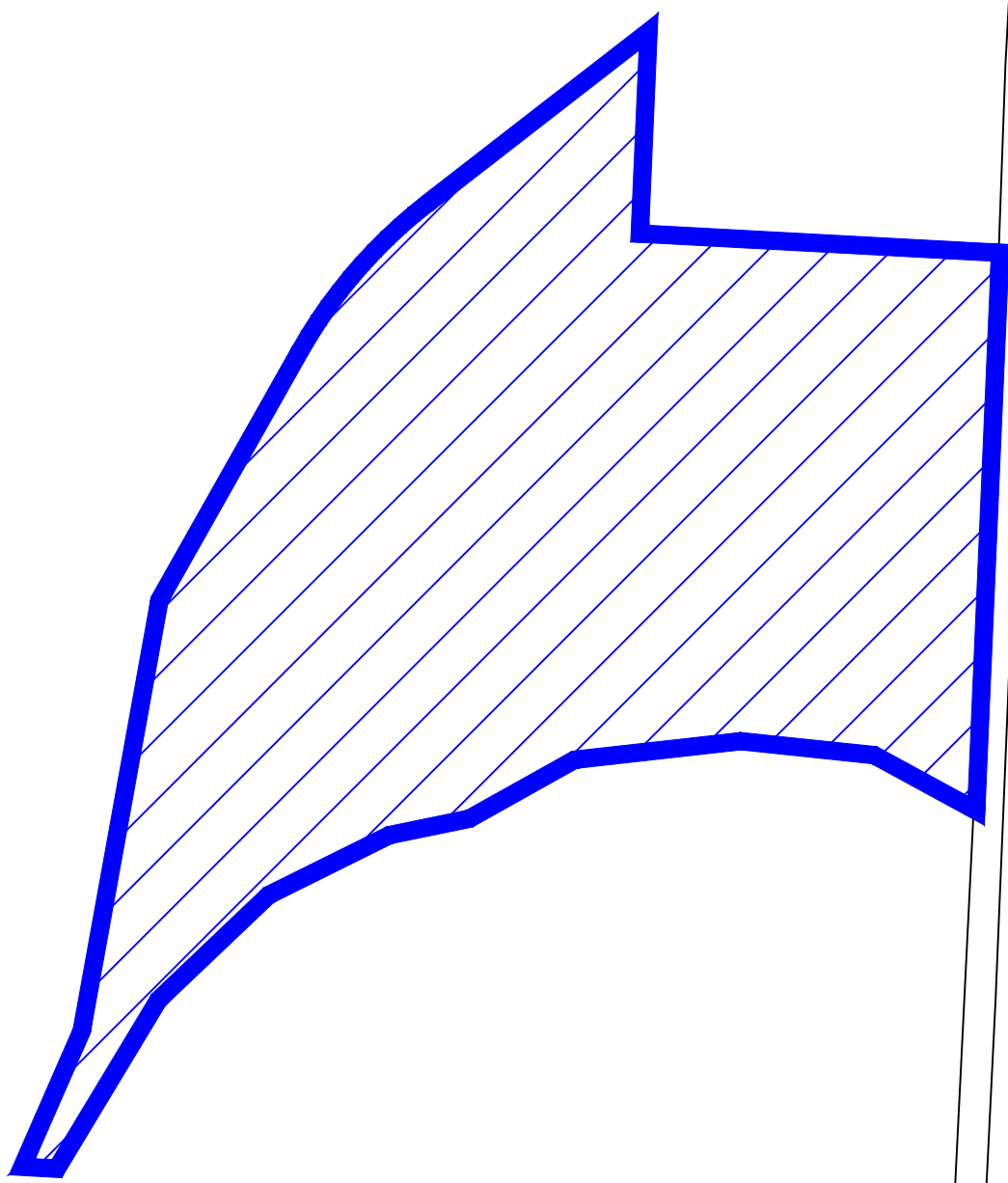
Eriks Zvers, Secretary
Planning Commission

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

Legal Description Confirmation

HAL

WEST WALNUT STREET



S 28th ST

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM RMF-18B TO C-3, ACCEPTING THE DENSITY CONCEPT PLAN,
PROVIDING FOR
THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on July 19, 2022, the City Council has found that certain lands hereinafter described are better suited for C-3 zoning.

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

SECTION 1: That Section 14-675 of the Code of Ordinances, City of Rogers, should be and the same hereby is amended as hereinafter provided.

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as C-3 (Neighborhood Commercial) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

TRACT 2B-3 OF SURVEY 2003-749, LYING IN THE NE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE SW 1/4, THENCE SOUTH 86°50'46" EAST A DISTANCE OF 518.92 FEET TO A 1/2" IRON PIN FOR THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY LINE FO TRACTS 2B-1 & 2B-2 (SRUVEY 2003-749) AS FOLLOWS:

NORTH 23°38'14" EAST A DISTANCE OF 127.16 FEET, NORTH 10°15'14" EAST A DISTANCE OF 376.22 FEET, NORTH 29°27'26" EAST A DISTANCE OF 245.55 FEET, 168.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 425.00 FEET AND A LONG CHORD OF N40°49'46"E, 167.61'

NORTH 52°12'07" EAST A DISTANCE OF 240.19 FEET; THENCE LEAVING SAID BOUNDARY SOUTH 02°28'15" WEST A DISTANCE OF 173.48 FEET; THENCE SOUTH 86°56'01" EAST A DISTANCE OF 280.00 FEET; THENCE SOUTH 02°31'59' WEST A DISTANCE OF 469.53 FEET; THENCE NORTH 85°28'16 WEST A DISTANCE OF 25.37 FEET TO THE CENTERLINE OF A CREEK; THENCE ALONG THE CENTERLINE OF SAID CREEK AS FOLLOWS:

NORTH 47°53'12" WEST A DISTANCE OF 55.08 FEET, NORTH 77°50'16" WEST A DISTANCE OF 31.65 FEET, NORTH 85°07'02" WEST A DISTANCE OF 60.02 FEET, NORTH 89°40'29" WEST A DISTANCE OF 50.83 FEET, SOUTH 83°53'06" WEST A DISTANCE OF 85.64 FEET, SOUTH 81°07'46" WEST A DISTANCE OF 49.04 FEET, SOUTH 71°32'42" WEST A DISTANCE OF 27.85 FEET, SOUTH 44°13'46" WEST A DISTANCE OF 28.87 FEET, SOUTH 74°50'51" WEST A DISTANCE OF 107.37 FEET, SOUTH 67°26'04" WEST A DISTANCE OF 125.08 FEET, SOUTH 49°34'28" WEST A DISTANCE OF 44.57 FEET, SOUTH 43°07'02" WEST A DISTANCE OF 76.16 FEET, SOUTH 34°34'11" WEST A DISTANCE OF 99.90 FEET, SOUTH 27°12'25" WEST A DISTANCE OF 89.01 FEET; THENCE LEAVING SAID CENTERLINE NORTH 86°50'35" WEST A

DISTANCE OF 29.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.08 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS OF RECORD OR FACT

LAYMAN'S DESCRIPTION:

Parcel 02-00898-003; South 28th st.

SECTION 3: Zoning. That the above described lands are better suited for C-3 than RMF-18B zoning and same should be and are hereby zoned C-3.

SECTION 4: Density Concept Plan. That the Density Concept Plan entered into by and between Lots 102 Holdings, LLC and/or Reserve at Osage, LLC and the City of Rogers, as approved by the Rogers Planning Commission on July 19, 2022, is hereby approved and made binding upon future development of the property described above, unless otherwise modified or amended by this Council, and the Mayor of the City of Rogers is authorized and directed to execute same.

SECTION 5: Emergency Clause. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 6: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 7: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR



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

MEETING DATE
JUNE 19, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – TWENTY-SECOND STREET BUSINESS PARK

STAFF: AMBER LONG, PLANNER II
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Twenty-Second Street Business Park
ADDRESS/LOCATION:	2255 W. Hudson Rd. / 02-17521-000
PROPOSED USE:	Building Materials and Services
CURRENT ZONING:	C-2 (Highway Commercial); Overlay District
CGM GROWTH DESIGNATION:	Access Corridor
APPLICANT/REPRESENTATIVE:	Daniel Butler, Engineering Services, Inc.
PROJECT OWNER/DEVELOPER:	Louis and Shannon Froud
PROPERTY OWNER:	Louis and Shannon Froud
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 20,312-SF multi-unit building and paved parking on ±2.57 acres. The proposed development plans meet all City requirements 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. 14-285(4) to allow a rear landscape yard of 4.5' instead of the required 10' within the Overlay District.
2. Approve **WAIVER** to allow the Dumpster to be located within the exterior side setback.
3. Approve **VARIANCE** from Sec. 14-709(d)(2)(d) to allow a rear setback of 25' from the proposed access easement instead of the required 45'.
4. Approve **WAIVER** from Sec. 4-260(1)(e) requiring curb cuts to be no closer than 250 feet from an intersection involving an arterial street.
5. Approve **WAIVER** from Sec. 14-46(g) requiring improvements to the Major Arterial Street to meet the Typical Street Section.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant is requesting a **WAIVER** from Sec. 14-260(1)(c) requiring curb cuts to be no closer than 250 feet measured from the right-of-way of an intersection involving a major or minor arterial street to the centerline of the drive.

2. STORMWATER MANAGEMENT AND WATER QUALITY:

The applicant is paying a **FEE-IN-LIEU** of detention so as to not disturb the wetland area that is proposed to be preserved with this project, which is allowed by right. The fee-in-lieu amount is calculated to be **\$13,651**. Water quality will be mitigated through the use of an Aqua-Swirl unit. Perpetual maintenance of the Aqua-Swirl unit will be the responsibility of the project owner.

3. FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). The project encompasses a Zone "AE".

4. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

Pavement condition along N 22nd Street is not in substandard condition. Pavement condition along N 23rd Street is also not in substandard condition.

b) Connectivity Standards:

Connectivity Standards have been met in the proposal.

c) Streetscape:

i) Right-of-Way:

1) Due to the floodplain and storm drainage within Hudson Road, the applicant is requesting a **WAIVER** from Sec. 14-46(g) requiring upgrades to the Major Arterial Street to meet the Typical Street Section. The applicant is proposing a 6-ft sidewalk where a 10-ft sidepath would be required along Hudson.

2) N 22nd Street is a Minor Street and has 60-ft of Right-of-Way until it varies at the cul-de-sac.

3) N 23rd Street is a Minor Street and has 50-ft of Right-of-Way until it varies at the cul-de-sac.

ii) Sidewalks & Sidepaths:

1) The applicant proposes improvement to the west side sidewalk along N 22nd to include a 5-ft greenspace between the back-of-curb and proposed sidewalk. The applicant proposes to improve the east side sidewalk along N 23rd Street to include a 5-ft greenspace between the back-of-curb and proposed sidewalk.

2) The applicant proposes a 6-ft sidewalk along the back-of-curb of W Hudson Road.

d) Trails:

No trail construction or right-of-way dedication is required other than sidepaths and sidewalks along the streets as proposed.

e) Streetlights:

Streetlights shown on the plans meet requirements

f) Street Trees:

Proposed street trees meet the requirements of code.

5. RECOMMENDATIONS:

a) **APPROVE** waiver from 14-260(1)(e) requiring curb cuts to be no closer than 250 feet from an intersection involving an arterial street. The proposed driveways onto N 23rd Street and N 22nd Street are as far from the intersections as possible and are the only access to this property being proposed.

b) **APPROVE** waiver from Sec. 14-46(g) requiring improvements to the Major Arterial Street to meet the Typical Street Section. The proposed 6-ft sidewalk being at the back-of-curb would match the developments east and west of this site along Hudson Road. Street trees and street light improvements along Hudson are still met.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i) "Building Materials" is defined as "retail, wholesale, or rental of building supplies, equipment, or services," (Sec. 14-695(b)(3.)(j.)(1.)).
- ii) "Building Service" is defined as "businesses that provide maintenance and repair services for structures, mechanical elements of structures, the exterior spaces of premises, or large equipment whether the maintenance is performed in the customer's home or at the location of the business," (Sec. 14-695(b)(3)(l.)(1.)).

b) Zoning Compliance:

The proposed project is in compliance with C-2 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. 14-709 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

- i) The applicant requests a **VARIANCE** from Sec. 14-710(d)(1)(b) to allow a maximum accessory structure height greater than 16'.
- ii) The applicant requests a **WAIVER** to allow the dumpster to be located within the exterior side setback.

b) Building Design:

N/A

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

N/A

e) Landscaping:

- i) The applicant requests a **WAIVER** from Sec. 14-285(4) to allow a rear landscape yard of 4.5' instead of the required 10' within the Overlay District.

3. RECOMMENDATIONS:

- a) Approve **VARIANCE** from Sec. 14-709(d)(2)(d) to allow a rear setback of 25' from the proposed access easement rather than the required 45'. The applicant requests this waiver due to the existing wetland/floodplain on the south end of the property, which provides less space for the proposed design elements.

- i) Per Sec. 14-1 rear yard definition, the rear yard may be the portion of the lot between the rear building setback and the access easement or rear property line, whichever is closer.
- ii) While the 26' east-west access easement proposed north of the building was not required by the connectivity standards, therefore not warranting this request based on a site-specific hardship, it offers another access point to the potential benefit of the public. The proposed building is 56' from the rear property line, thereby meeting the setback requirement independent of the access easement.

- b) Approve **WAIVER** from Sec. 14-285(4) to allow a rear landscape yard of 4.5' instead of the required 10' within the Overlay District. Due to the wetlands at the southeast corner of the site and the access easement proposed on the north end of the site, the applicant states that they were unable to provide the required 10' landscape yard.

- i) Per Sec. 14-284(a), the purpose and intent of the Overlay District is to "protect and enhance the scenic quality of the City's highways and primary corridors." Per Sec. 14-1, the general purpose of a bufferyard is to "visibly separate one use from another or to block noise, lights, and other nuisances."
- ii) Staff supports the applicant's waiver request. The reduced bufferyard does not set a precedent contrary to the Overlay District, and the proposed site layout mitigates nuisances and preserves wetlands. Both the proposed east-west access easement and the adjacent parking provide a physical barrier between the proposed building and the neighboring healthcare facility (Ashley's Rehabilitation and Healthcare). The parking is oriented towards the south, meaning that headlights will be directed towards the proposed building. Should additional screening be required as a condition of this waiver, staff recommends a hedge of boxwoods or a similar shrub.

- c) Approve **WAIVER** to allow the Dumpster to be located within the exterior side setback. The applicant requests this waiver due to the existing wetland/floodplain on the south end of the property. Staff supports this request, as the proposed dumpster is not within an easement and all screening requirements have been met.

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.

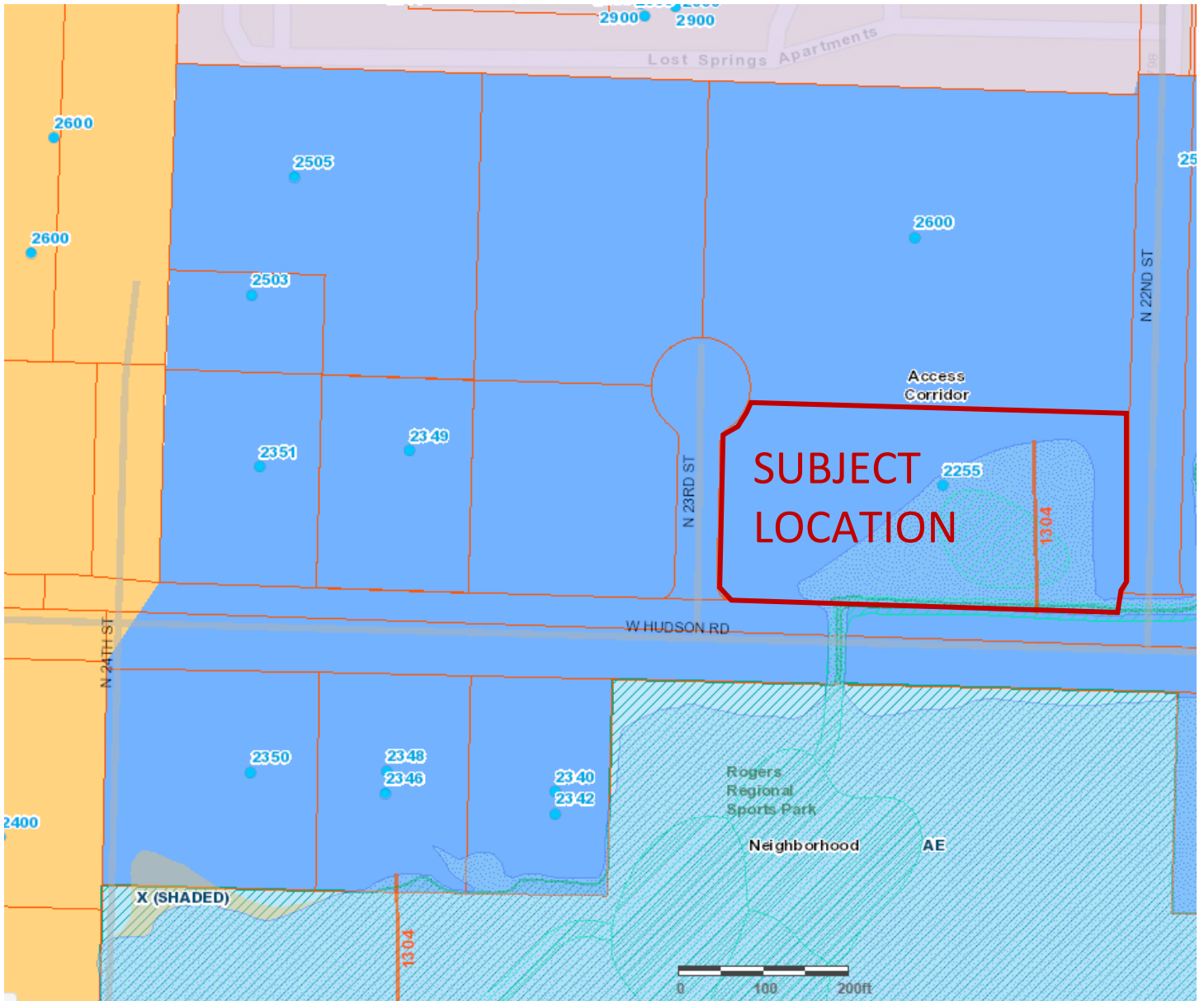
ATTACHMENTS

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)

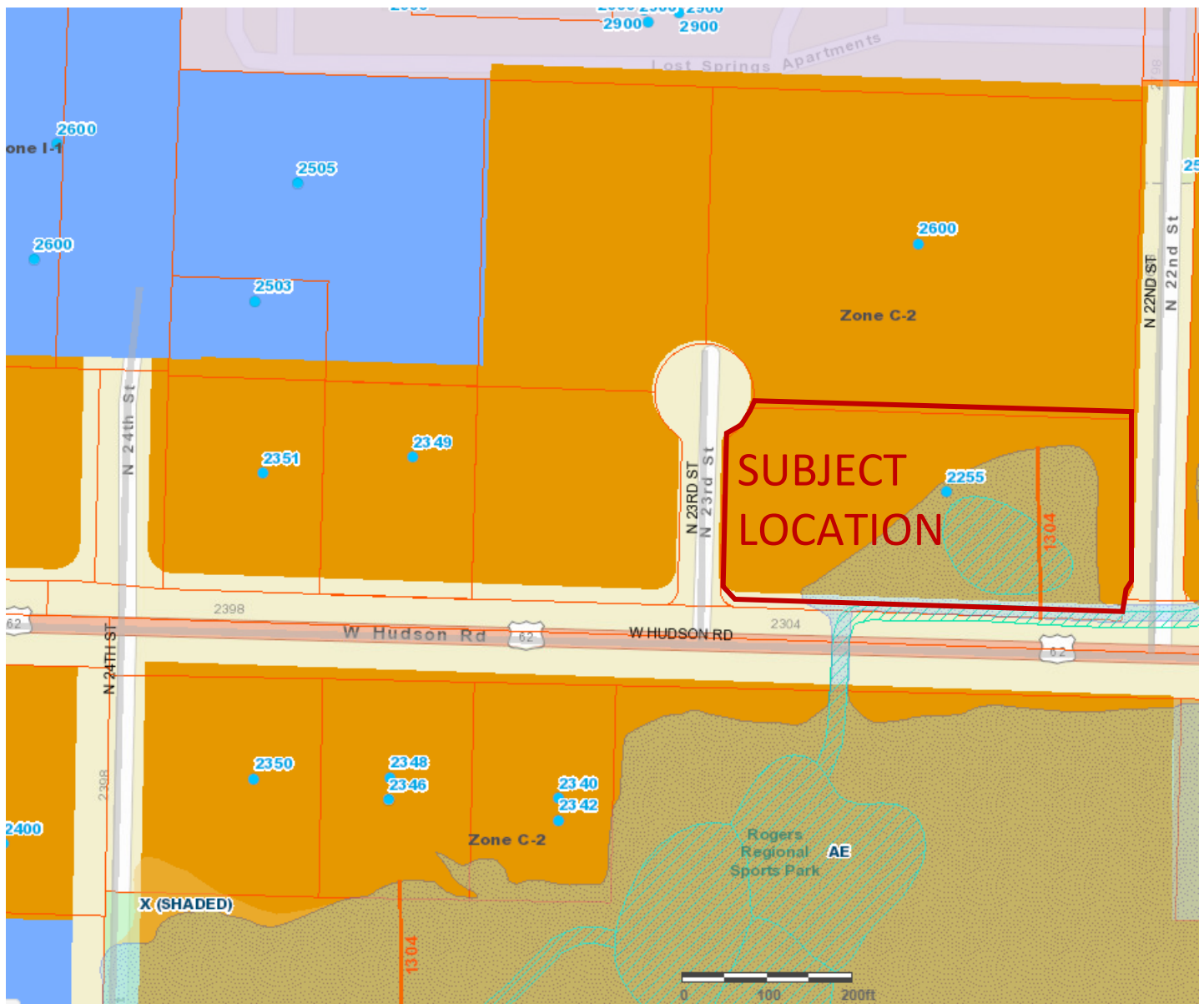
AERIAL VICINITY MAP



CGM VICINITY MAP



ZONING VICINITY MAP





January 25, 2022

Mr. Jason Appel, PE
Engineering Service, Inc.
P.O. Box 282
Springdale, AR 72765-0282

Re: Conditional Approval of Civil Plans
Twenty Second St. Business Park

Dear Mr. Appel:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. The end of the proposed fire hydrant line should have an 8" guard valve, 8"x 6" reducer and then the fire hydrant as per RWU Standard Detail WD-1/4B. This should be reflected on the profile as well.
2. Locate the proposed meters in the island at the end of the new water main.
3. The proposed ground grade line is missing from the Fire Line profile.
4. Label the water main as ductile iron on the Line A profile.
5. Remove the 11¼° bend from the proposed 4" fire line and use pipe deflection in several joints instead.
6. There are three proposed Chinese Pistache trees located along the west side of N. 22nd Street that are too close to the existing 12" sanitary sewer main. The required minimum distance for this type of tree which matures to over 20' tall is 10' of horizontal separation according to city code.
7. Specify the model of RPZA on the detail on Sheet 03 as Wilkins Model 975XL2 which is the lead-free version of the model shown. Lead free is now required for all RPZA's.
8. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.

- C. Written approval from the Arkansas Department of Health.
- D. Fire suppression plans approved by the Utility.
- E. Architectural and plumbing plans submitted for commercial customers.
- F. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- G. A copy of the executed contract between the developer or general contractor and the utility contractor.
- H. Performance and payment bonds executed by the utility contractor.
- I. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Special Contract for Facilities Extension

May 26, 2022

Rogers Planning Commission
City of Rogers
301 W. Chestnut
Rogers, AR 72756

RE: 22nd Street Business Park
PL202000483
Rogers, AR

To whom it may concern,

Variance Requests

On behalf of the developer, we are requesting a variance for the front setback of the proposed access easement for this project per Sec. 14-709 of the Rogers Code. The variance is a reduction from a 45' setback to a 25' setback for the building.

Another Variance is requested for the rear yard to be less than the required 10' deep within the Overlay District per Sec. 14-285(4). The proposed rear yard depth is 4.5'.

There is a hardship for this property from the existing wetlands/ floodplain on site. As a result, the building cannot be moved further south away from the proposed access easement in order to meet the setback requirement or to meet the rear yard requirement.

Also, the variance request is for the dumpster to be within the setback. There are no other options on site for the dumpster location. This resulted in the location of the dumpster to be in the northeast corner of the property and ultimately within the setback.

Waiver Requests

On behalf of the developer, we are also requesting a waiver from the comments received July 31st, 2020 for the following comments that are italicized:

The driveways are too close to the intersection. Also, ordinance only allows 1 curb cut along this street. Either remove the southern driveway or request 3 waivers.

The southern driveway has been removed. A waiver is requested for the two driveways to the north. One driveway connecting to N22nd Street and the other driveway connecting to N23rd Street. These two proposed driveways are too close to the intersection with Hudson Road per Sec 14-260(1) c. and only one curb cut is allowed on N 23rd street per Sec 14-260(1)e. The two driveways are proposed as far from the intersections as possible. The developer wishes to request a waiver from these requirements in order to proceed with the project.

Either show the upgrades to Hudson Road to upgrade to match the Typical Street Section, or request a waiver. (Street Trees, Street Lights, Greenspace, Sidewalk). Street trees to be small native species in ArDOT ROW. Staff will likely support the sidewalk width along Hudson Road from 10ft to 6ft if this may be submitted as a separate waiver request.

As the classification for W. Hudson Rd. is listed as a Major Arterial St., this requires a 10' wide sidepath with a 6' greenspace. Due to the floodplain and storm drainage within the right of way along Hudson Road, it is requested that the sidepath be 6' wide instead of 10' wide and that the sidepath be located on the back of curb. This will match the improvements of Hudson Road to the west and east of this development. All other upgrades to match the street section are met. (Street trees and Street Lights)

"Provide an access easement from east to west for site circulation and cross access."

*This is required per the Rogers Code **Sec. 14-206(2)a**. Major traffic generators. Adjacent commercial or office properties classified as major traffic generators (i.e., shopping plazas, office parks), shall provide a cross access drive and pedestrian access to allow circulation between sites. Major traffic generators are defined as all restaurants and any other commercial development with a total area under roof of 5,000 square feet or greater.*

If the northern drive is required to have an access easement. That would require a 45' rear setback off the access easement. This would push the building footprint approximately 20 feet to the south. Due to the limited amount of wetland area on the southern portion of the property that can be disturbed. This would not be possible. Therefore, a waiver is requested to not have an access easement on the northern drive.

If you have any questions or need additional information, please do not hesitate to contact this office.

Sincerely,



Jason Appel, P.E.
Secretary/Treasurer

A review of the project by the City Engineer will be completed by the City Engineer. Additional comments may be added prior to the removal of this comment.

(This project will be reviewed by the City Engineer and additional comments will be submitted to the Engineer of Record via email)

PARCEL NUMBER: 02-17521-000

PROPERTY DESCRIPTION:

LOT A5, RAY NEAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 205.

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0260K, PANEL 260 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.

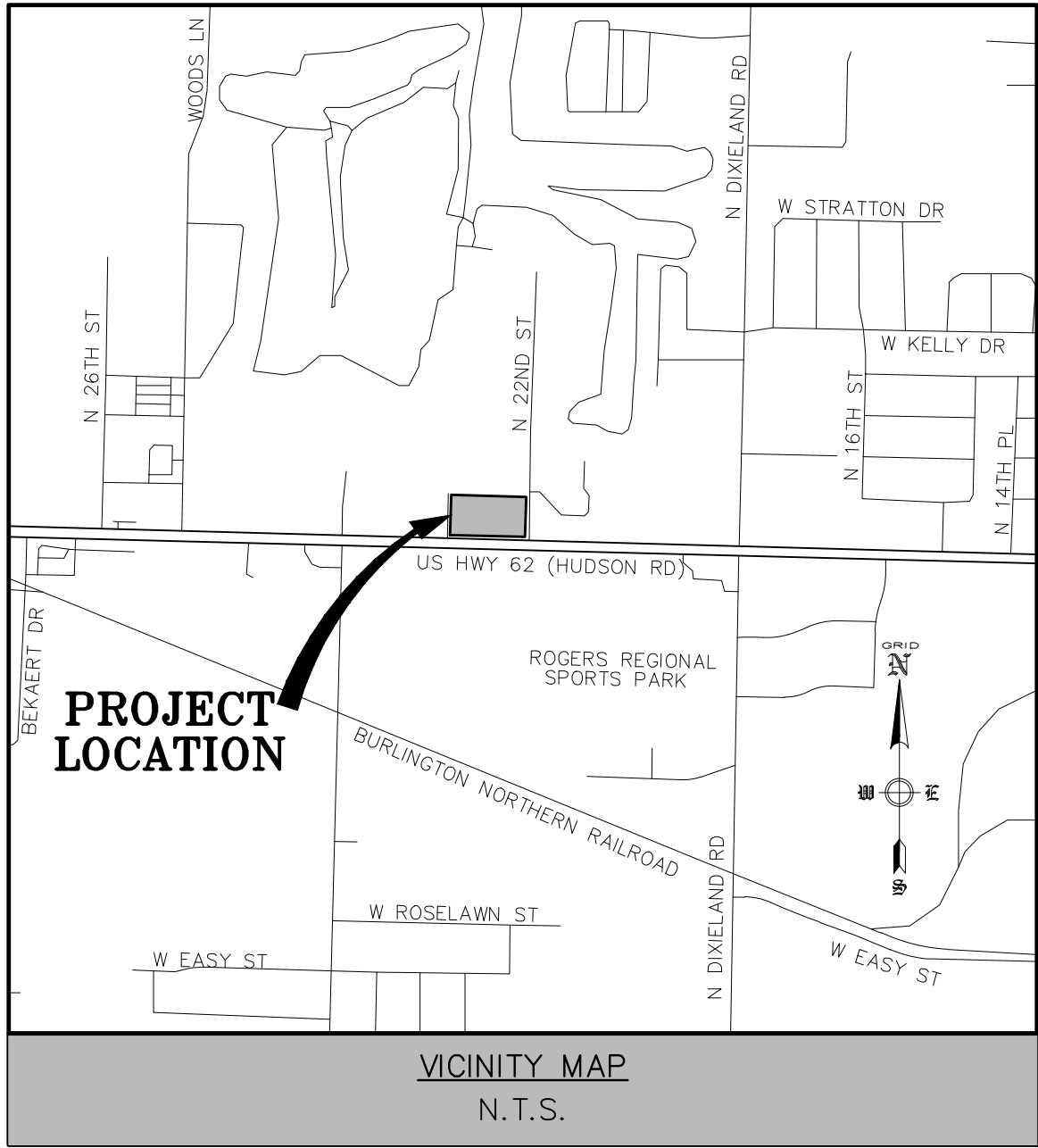
*ELEVATION CERTIFICATE IS REQUIRED FOR THIS DEVELOPMENT.

PROPOSED USE:

BUILDING MATERIALS AND SERVICES

ZONING: C-2 (OVERLAY DISTRICT)

CONTACT LIST
SURVEYOR/ENGINEER ENGINEERING SERVICES, INC. jappel@engineeringservices.com 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, AR 72764 479-751-8733
OWNER/DEVELOPER FROUD, LOUIS & SHANNON N 23RD ST ROGERS, ARKANSAS louisfroud@hotmail.com
ADMINISTRATION 479-621-1117
BUILDING INSPECTIONS 479-621-1100
FIRE DEPARTMENT 479-621-1179
ROGERS COMMUNITY DEVELOPMENT 479-621-1186
ROGERS STREET DEPARTMENT 479-621-1140
ROGERS WATER UTILITIES (Stephen Ponder) 479-621-1156
CARROLL ELECTRIC (Derek Thurman) 479-273-2421 *2690
AEP SWEP CO (Mark Beasley) 479-986-1004
BLACK HILLS ENERGY (Kenneth Peters) 479-877-0430
CATV/ COX (Larry Alexander) 479-871-8806
PHONE/ AT&T (Anthony Williams) 479-422-3173



TOTAL SITE AREA:	2.57 ACRES
DEVELOPMENT AREA:	1.96 ACRES
GROSS BUILDING AREA:	20,312 SQ.FT.
BUILDING SETBACKS:	INTERIOR SIDE = 15' EXTERIOR SIDE = 45' FRONT = 65' FRONT (OVERLAY) = 75' REAR = 15' VARIANCE FRONT FOR ACCESS EASEMENT = 25'
BUILDING HEIGHT:	26 FEET
BUILDING COVERAGE PERCENTAGE:	18.1%
IMPERVIOUS AREA PERCENTAGE:	61% (68,253 SQ.FT.)
OPEN SPACE PERCENTAGE:	39% (43696 SQ.FT.)

PLANS FOR A

LARGE SCALE DEVELOPMENT

NAMED

TWENTY SECOND ST. BUSINESS PARK

TO SERVE

FROUD, LOUIS & SHANNON
PO BOX 609
SEARCY, AR 72145

A COMMERCIAL DEVELOPMENT

IN THE CITY OF

ROGERS, ARKANSAS

CITY VIEW PROJECT #PL202000483

LOCATION: 2255 W HUDSON ROAD

MAY 16, 2022

BY

ENGINEERING SERVICES INC.



CONSULTING ENGINEERS

ROGERS, ARKANSAS

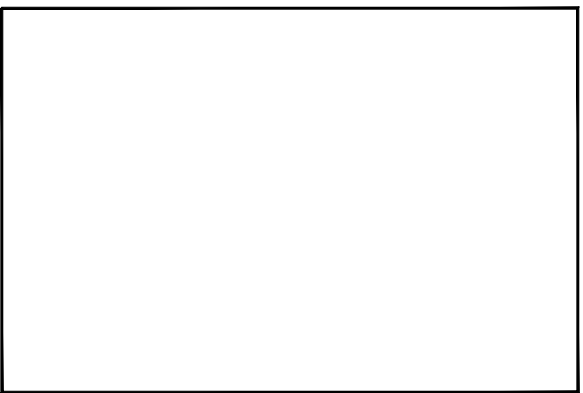
PHONE: 479-751-8733

FAX: 479-751-8746

WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS

SHEET No.	DESCRIPTION
1	LARGE SCALE DEVELOPMENT
2-3	TYPICAL DETAILS
4	GRADING PLAN
5-7	WATER & SEWER DETAILS
8	STORM WATER POLLUTION PREVENTION PLAN
9	LANDSCAPE PLAN



CITY APPROVAL STAMP



THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROGERS, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF ROGERS.
- AN EASEMENT PLAT FOR THIS PROJECT IS REQUIRED PRIOR TO THE CITY OF ROGERS ISSUING A CERTIFICATE OF OCCUPANCY.
- THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0260K, PANEL 260 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.
- A STATE CONTRACTOR'S LICENSE IS REQUIRED BY THE CITY OF ROGERS FOR ANY PROJECTS EXCEEDING \$20,000
- REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF ROGERS ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THESE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER HOWEVER, THE CITY OF ROGERS RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION, IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- 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.

STANDARD NOTES:

1. 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.
2. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 40FT.
3. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
4. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.
5. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
6. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
7. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
8. 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.
9. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
10. ANY STREET WITH A SLOPE GREATER THAN 9% MUST BE HEAVY-DUTY CONCRETE WITH A ROUGH SURFACE.
11. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, WITH ALL DITCHES AND BASINS SOLID-SOODED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
13. 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.

14. MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
15. PDF OF APPROVED PLANS AND DRAINAGE REPORT MUST BE SUBMITTED ALONG WITH HARD COPIES PRIOR TO LSPD APPROVAL LETTER.
16. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCE 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.
17. SIDEWALKS MUST BE 5/6 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 5/6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
19. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
20. 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.
21. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. ALL STREET CLOSURES FOR CONSTRUCTION WORK MUST BE SUBMITTED AND APPROVED BY THE CITY OF ROGERS PLANNING DEPARTMENT BY 5 P.M., FIVE BUSINESS DAYS PRIOR TO THE START OF WORK.
24. A RECORDED COPY OF THE EASEMENT SET SHALL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. 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 (110X X 170X) WILL BE REQUIRED.
26. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.

PARCEL NUMBER: 02-17521-000

PROPERTY DESCRIPTION:

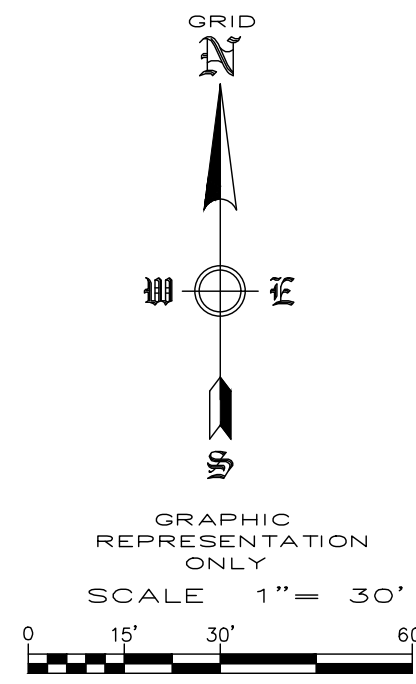
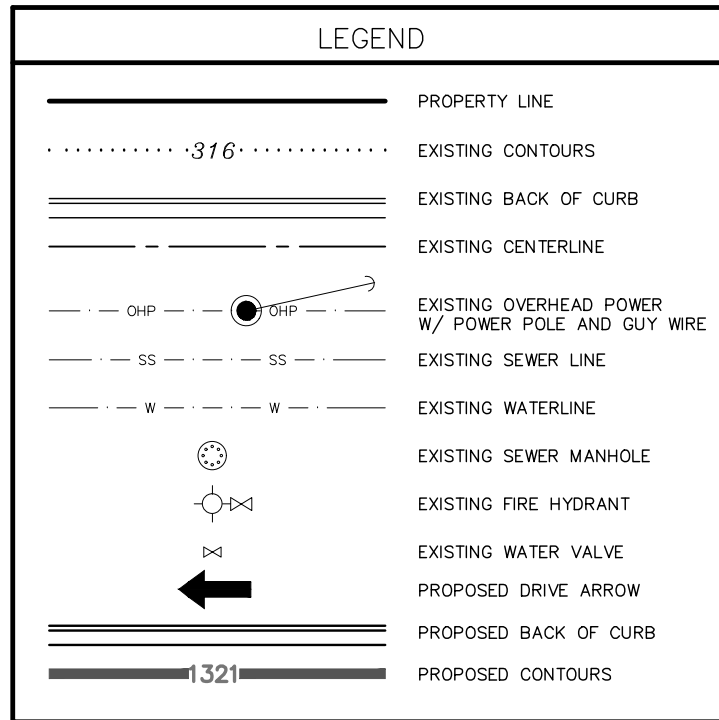
LOT A5, RAY NEAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 205.

FLOOD PLAIN ZONING:

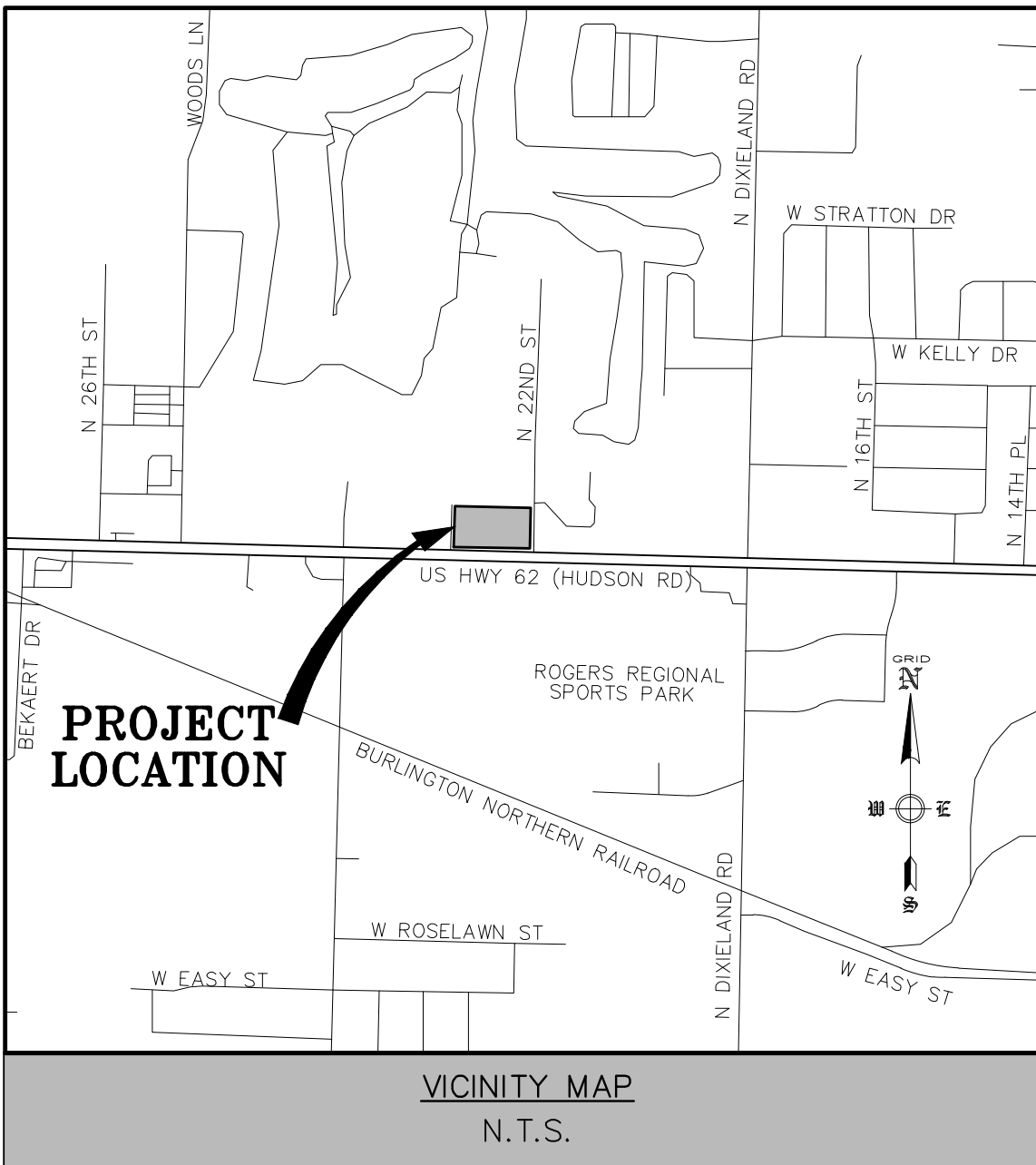
THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #0500700260K, PANEL 260 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012. *ELEVATION CERTIFICATE IS REQUIRED FOR THIS DEVELOPMENT.

NOTES:

- 1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
- 2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
- 3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
- 4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- 5) MODIFIED CURB REQUIRED AT ALL DRIVES.
- 6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
- 7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- 8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301), THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
- 9) RWJ WILL CONSTRUCT THE WATER METER SERVICES AT THE DEVELOPER'S EXPENSE.
- 10) PRIOR TO CONSTRUCTION OF THE RETAINING WALLS 4' TALL OR TALLER, A DESIGN CERTIFIED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROGERS CITY ENGINEER.



TOTAL SITE AREA:	2.57 ACRES
DEVELOPMENT AREA:	1.96 ACRES
GROSS BUILDING AREA:	20,312 SQ.FT.
BUILDING SETBACKS:	INTERIOR SIDE = 15' EXTERIOR SIDE = 45' FRONT = 65' FRONT (OVERLAY) = 75' REAR = 15' VARIANCE FRONT FOR ACCESS EASEMENT = 25'
BUILDING HEIGHT:	26 FEET
BUILDING COVERAGE PERCENTAGE:	18.1%
IMPERVIOUS AREA PERCENTAGE:	61% (68,253 SQ.FT.)
OPEN SPACE PERCENTAGE:	39% (43696 SQ.FT.)



OWNER/ DEVELOPER :

FROUD, LOUIS & SHANNON
N 23RD ST
ROGERS, ARKANSAS
louisfroud@hotmail.com

ENGINEER/SURVEYOR :

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
jappel@engineeringservices.com

WORK ORDER # :

20925

ZONING :

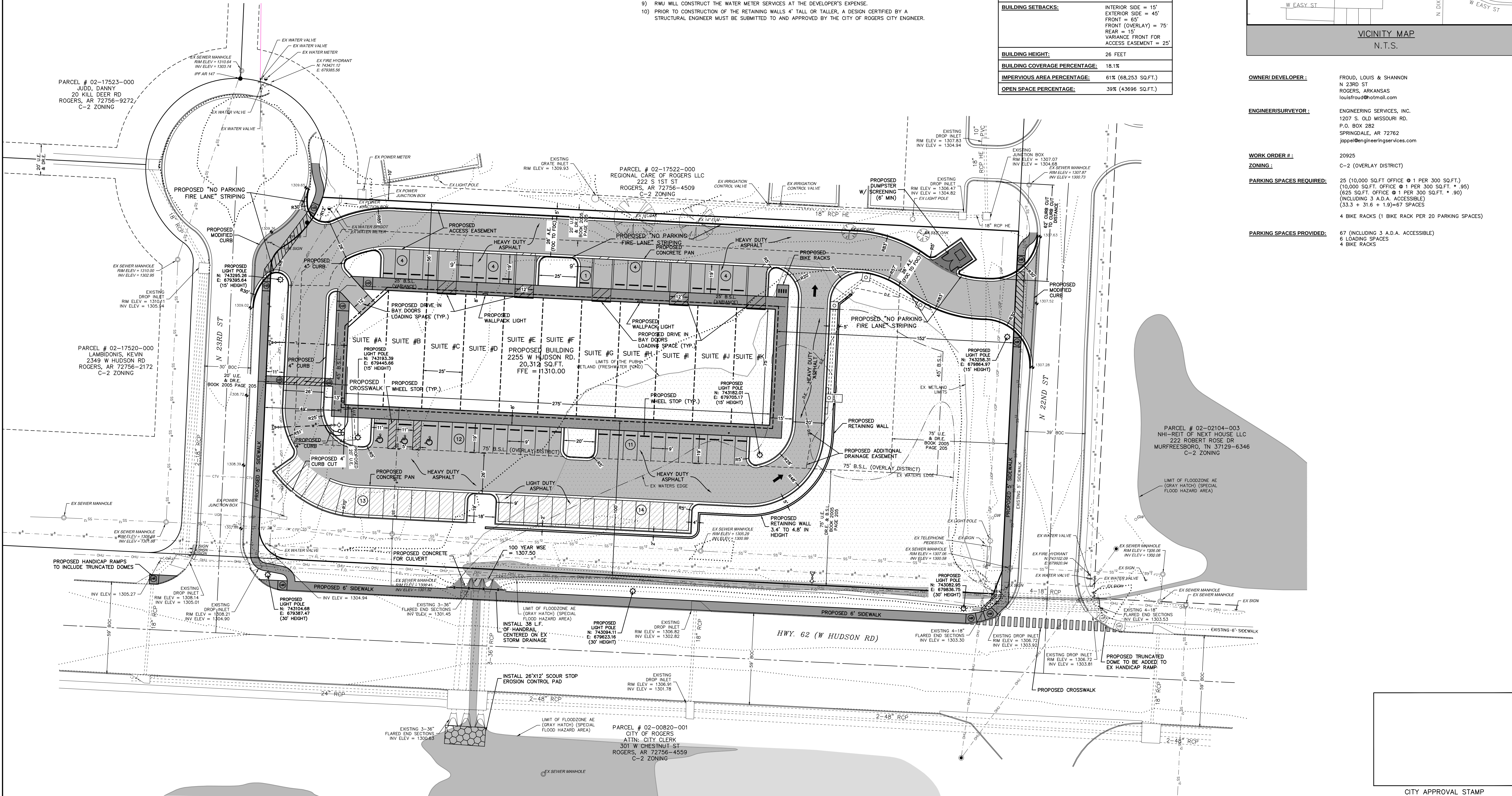
C-2 (OVERLAY DISTRICT)

PARKING SPACES REQUIRED:

25 (10,000 SQ.FT OFFICE @ 1 PER 300 SQ.FT.)
(10,000 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .95)
(625 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .90)
(INCLUDING 3 A.D.A. ACCESSIBLE)
(33.3 + 31.6 + 1.9)=67 SPACES

PARKING SPACES PROVIDED:

67 (INCLUDING 3 A.D.A. ACCESSIBLE)
67 LOADING SPACES
4 BIKE RACKS



LARGE SCALE DEVELOPMENT
TWENTY SECOND ST. BUSINESS PARK
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION
1	10-28-20	1ST RESUBMITTAL
2	11-20-20	2ND RESUBMITTAL

SCALE: 1"=30'

DATE: May 6, 2022

ENGINEER: TJA

DRAWN BY: DLS

W.O. #: 20925

01

RETAINING WALL

NOTE: RETAINING WALLS 4' OR TALLER
REQUIRE A STRUCTURAL ENGINEER
DESIGN AND SIGNATURE.
PRIOR TO CONSTRUCTION OF THE
RETAINING WALLS 4' TALL OR TALLER,
A DESIGN CERTIFIED BY
A STRUCTURAL ENGINEER MUST BE
SUBMITTED TO AND APPROVED BY THE
CITY OF ROGERS CITY ENGINEER.

START WALL
STA = 0+00.00
ELEV = 1308.00

FINISH GRADE

EXISTING GROUND

SCALES :
HORIZONTAL : 1" = 30'
VERTICAL : 1" = 5'

1315

1310

1305

1300

1295

1290

0+00

0+60

1+20

1+80

2+40

3+00

3+

BOTTOM ELEV = 1304.46
TOP ELEV = 1308.00

BOTTOM ELEV = 1303.92
TOP ELEV = 1308.04

BOTTOM ELEV = 1303.95
TOP ELEV = 1308.09

BOTTOM ELEV = 1304.15
TOP ELEV = 1308.09

BOTTOM ELEV = 1304.40
TOP ELEV = 1308.15

BOTTOM ELEV = 1304.14
TOP ELEV = 1308.00

BOTTOM ELEV = 1304.48
TOP ELEV = 1307.66

BOTTOM ELEV = 1304.48
TOP ELEV = 1307.31

BOTTOM ELEV = 1304.24
TOP ELEV = 1306.99

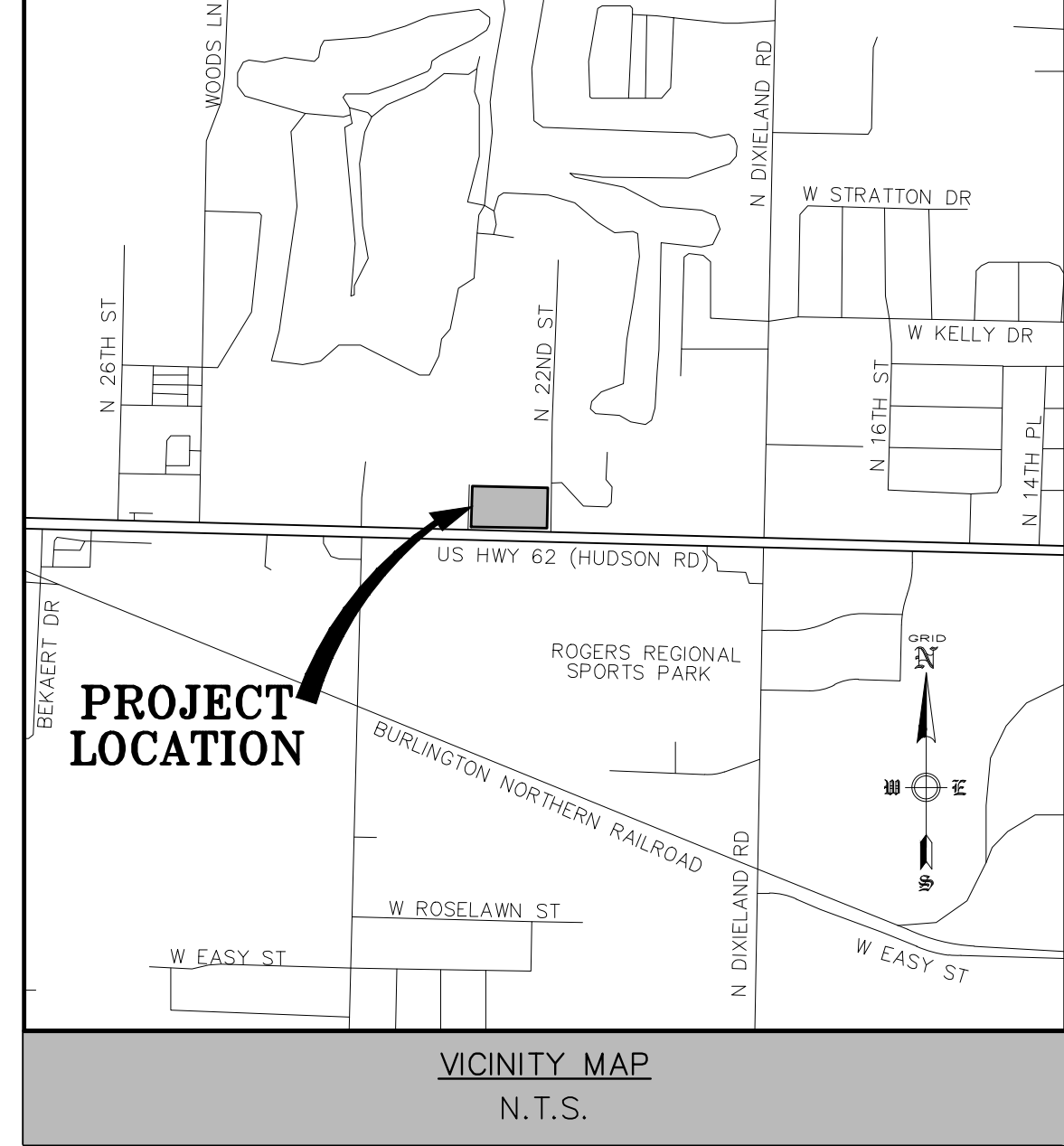
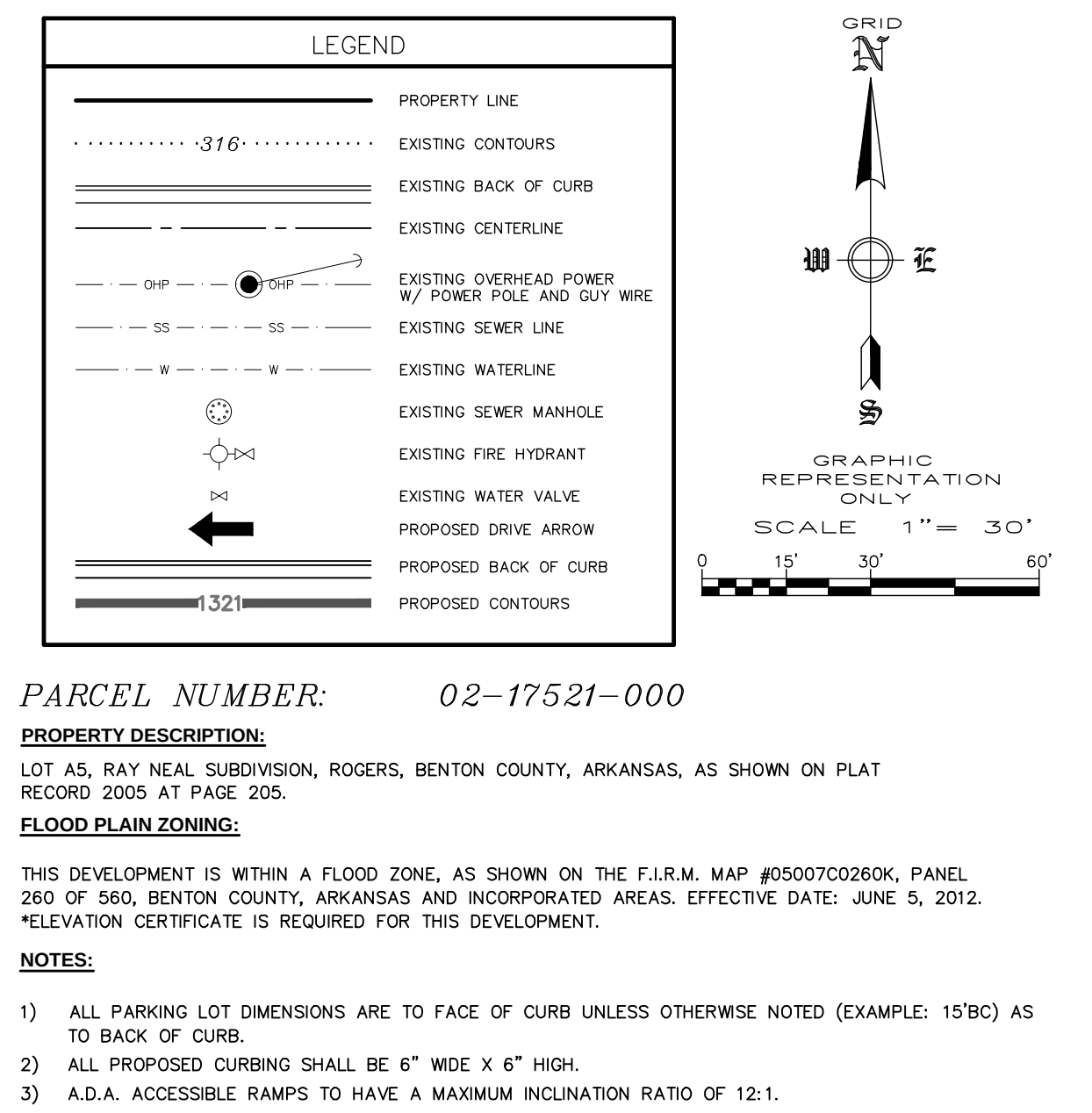
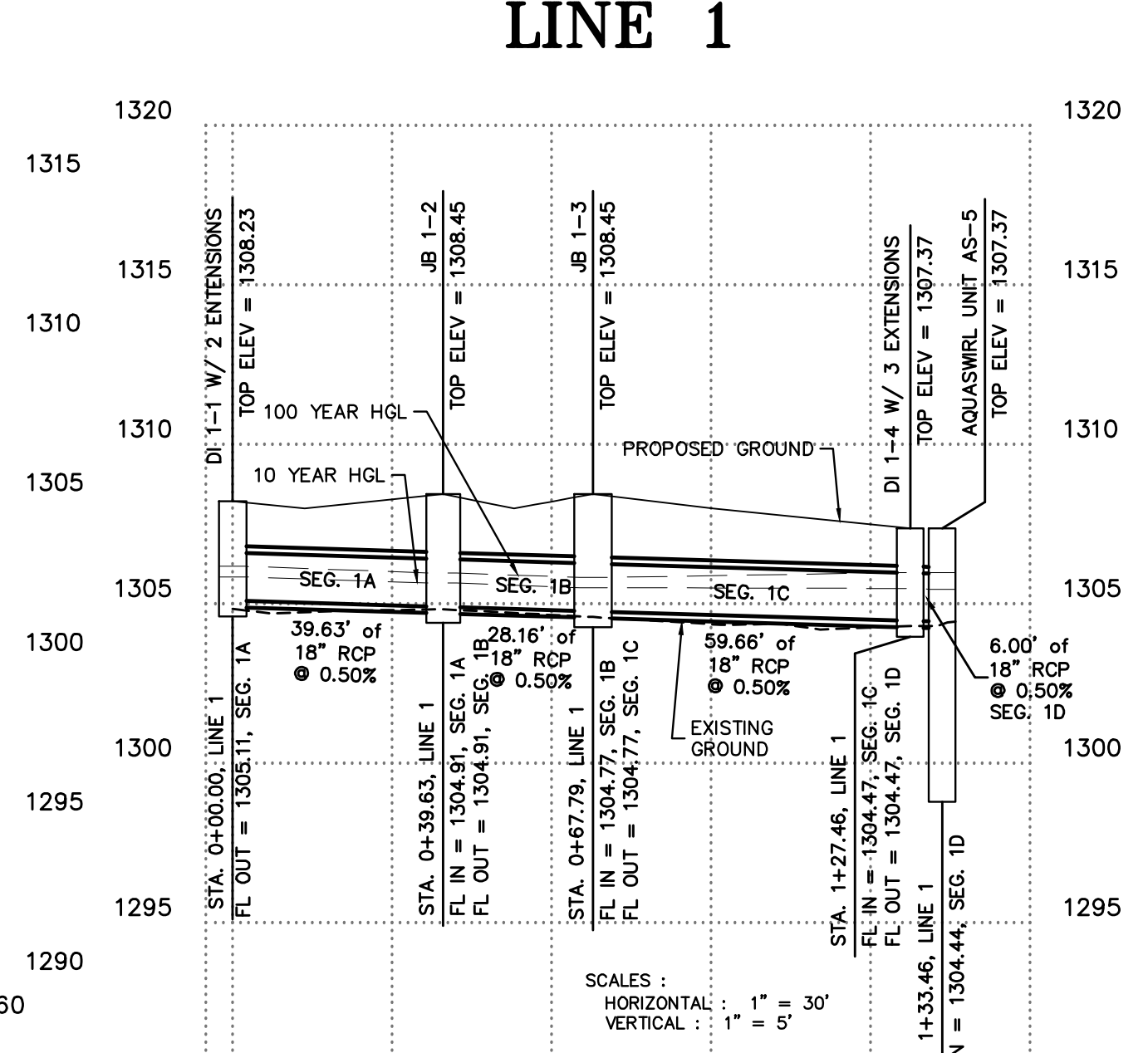
BOTTOM ELEV = 1304.41
TOP ELEV = 1306.93

STA = 1+33.46, LINE 1
ELEV = 1304.44, SEG. 10
BOTTOM ELEV = 1304.24
TOP ELEV = 1306.92

END WALL
STA = 3+56.23
ELEV = 1308.00

FINISH GRADE

AQUASWIRL UNIT AS-5
TOP ELEV = 1307.37



OWNER/ DEVELOPER : FROUD, LOUIS & SHANNON
N 23RD ST
ROGERS, ARKANSAS
louisfroud@hotmail.com

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
jappel@engineeringservices.com

WORK ORDER # : 20925

ZONING : C-2 (OVERLAY DISTRICT)

PARKING SPACES REQUIRED: 25 (10,000 SQ.FT OFFICE @ 1 PER 300 SQ.FT.)
10,000 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .95)
(625 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .90)
(INCLUDING 3 A.D.A. ACCESSIBLE)
(33.3 + 31.6 + 1.9)=67 SPACES

4 BIKE RACKS (1 BIKE RACK PER 20 PARKING SPACES)

PARKING SPACES PROVIDED: 67 (INCLUDING 3 A.D.A. ACCESSIBLE)
6 LOADING SPACES
4 BIKE RACKS

1315

1310

1305

1300

0+00

0+60

EXISTING GROUND

3" MIN COVER

PROPOSED 4" D.I.P. FIRE LINE

EXISTING 8" WATER MAIN

INSTALL 8"x4" TAPPING SLEEVE, 4" DEMARICATION VALVE

PROPOSED GROUND

FFE: 1310.00

1310

1305

1300

BACKFLOW PREVENTER

EXISTING UGP

PROPOSED GROUND

EXISTING GROUND

EXISTING 8" DIP WATER MAIN

PROPOSED 8" DIP

STA = 0+00.00
INSTALL 8" TAPPING SLEEVE & VALVE

STA = 0+42.75
INSTALL 8"x6" REDUCER, & 6" FIRE HYDRANT ASSEMBLY

1315

1310

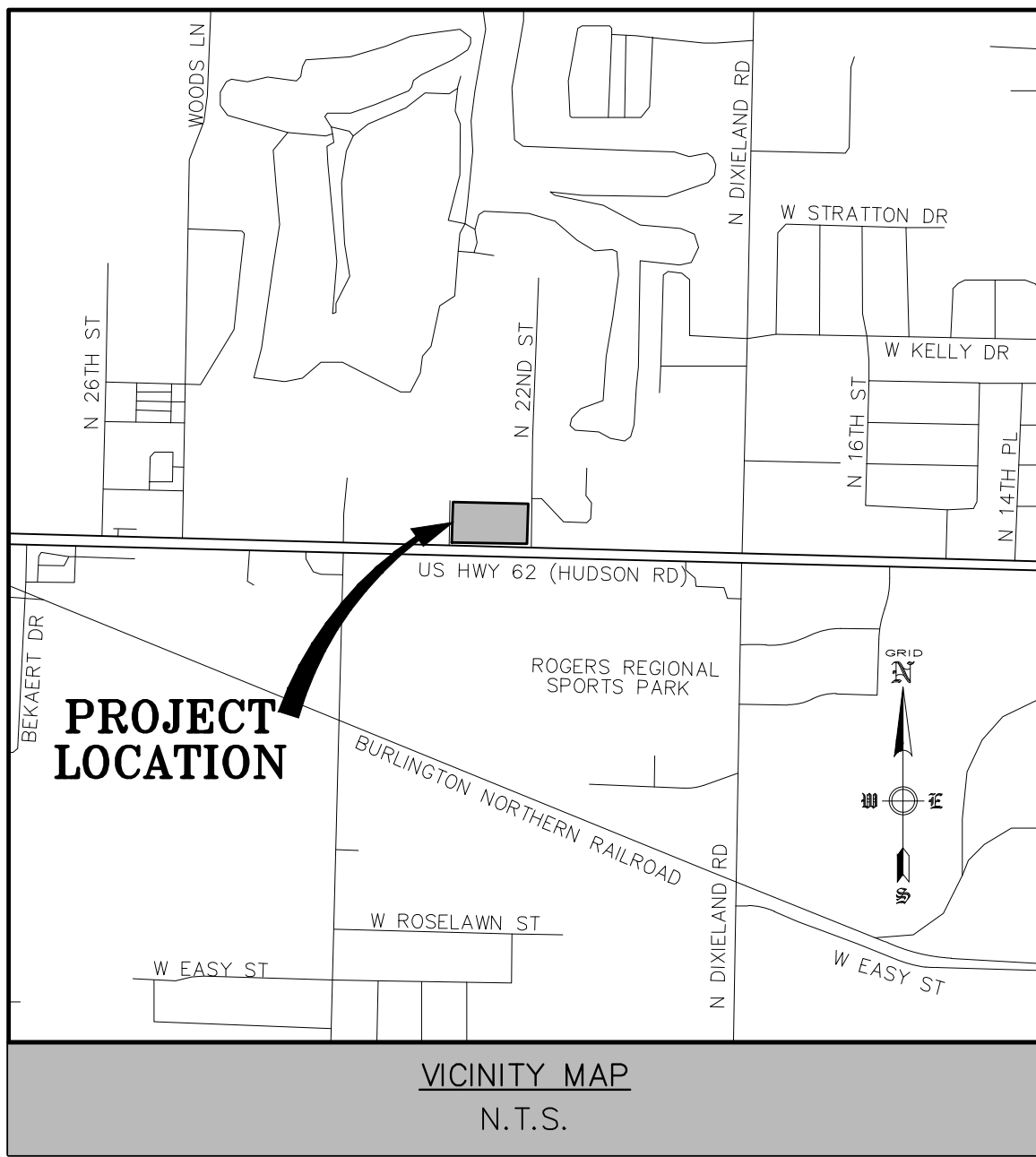
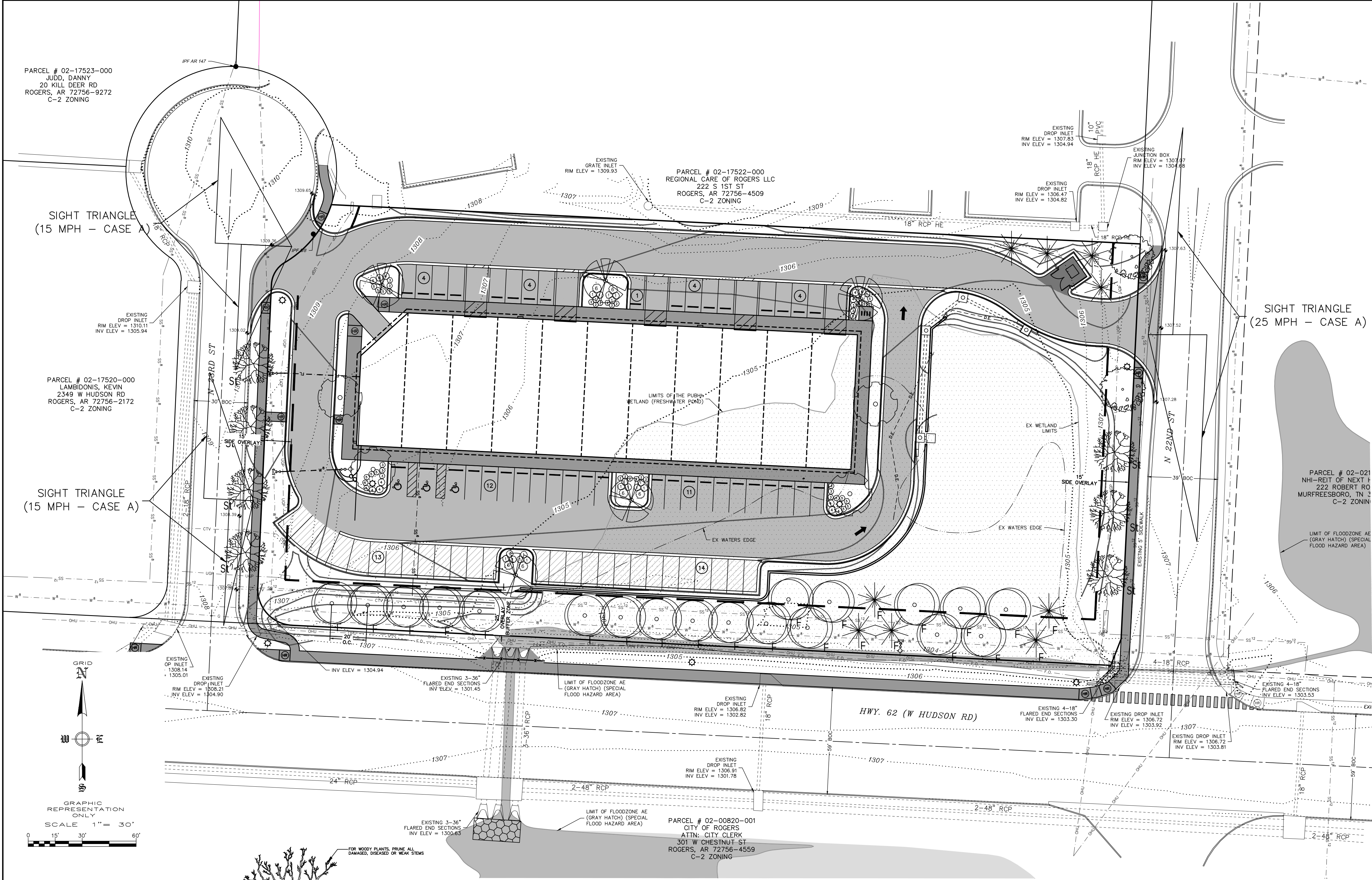
1305

1300

0+00

0+50

[illegible]



ORNAMENTALS NOTE: ORNAMENTALS NOT TO EXCEED MORE THAN 25% OF TOTAL TREE COUNT. 28 * 0.25 = 7 MAXIMUM.

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

INDEX OF TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Upright English Oak	Quercus robur fastigiata	4	2.5" Cal B & B 6" H min	S	30'-35'
	Loblolly Pine	Pinus taeda	2	2.5" Cal B & B 6" H min	E	60'-70'
	Flame Amur Maple	Acer ginnala 'Flame'	19	2.5" Cal B & B 6" H min	S	15'-20'
	Shumard Oak	Quercus shumardii	5	2.5" Cal B & B 6" H min	S	60'-75'
	Spring Snow Crabapple	Malus Sp. 'Spring Snow'	9	2" Cal B & B 6" H min	O	15'-20'

INDEX OF SHRUBS

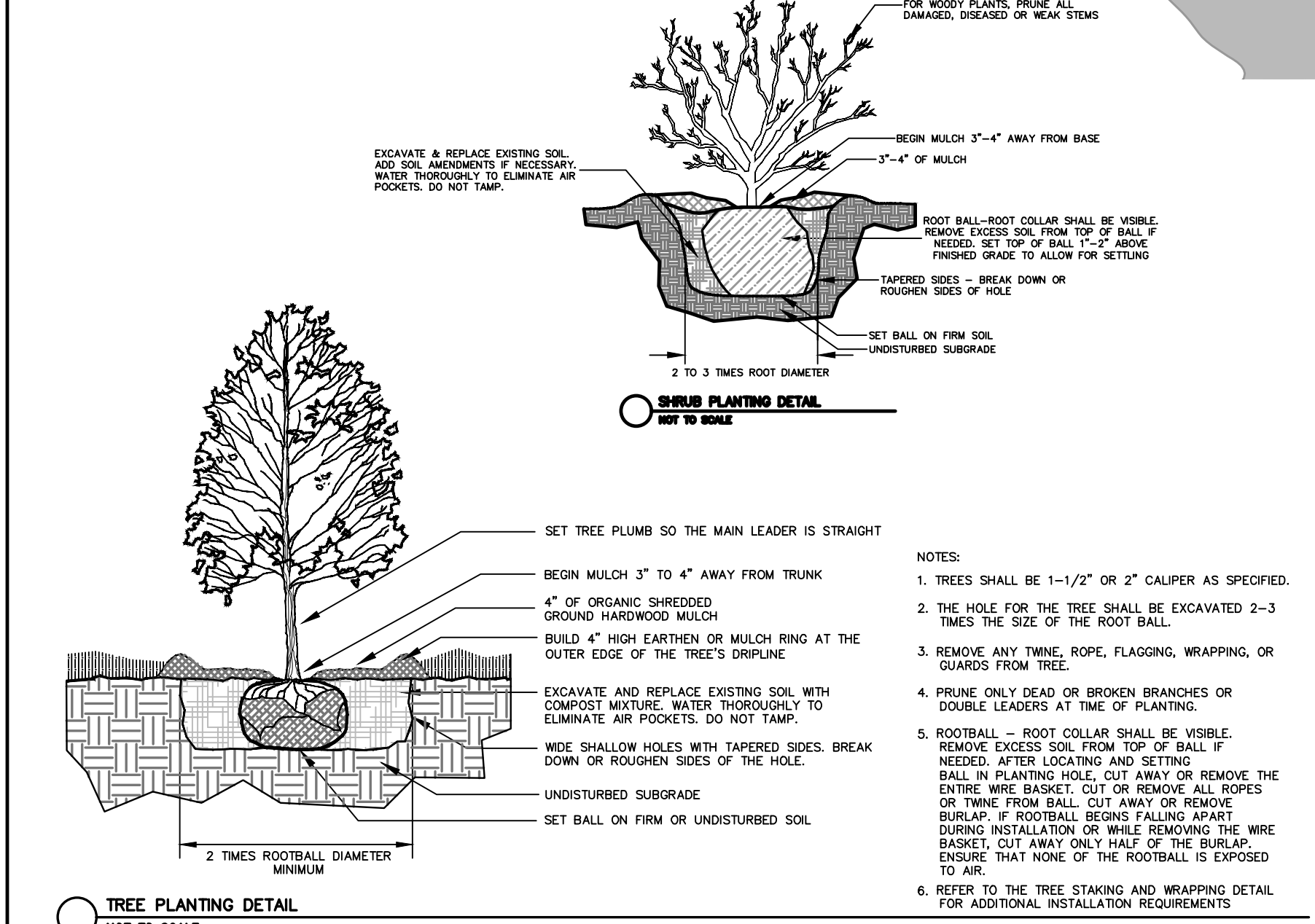
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
	Inkberry Holly	Ilex glabra	18	5 GAL.
	Firepower Nandina	Nandina domestica 'Firepower'	12	5 GAL.
	English Boxwood	Buxus sempervirens	12	5 GAL.
	Drift Rose	Rosa radrazz 'drift'	12	5 GAL.
	Virginia Sweetspire	Itea virginica	18	5 GAL.
	Crape Myrtle	Lagerstroemia indica	6	5 GAL.

PERENNIALS NOTE: PERENNIALS TO BE COUNTED AT A 20:1 RATE. (20) 6" POTS TO EQUAL 1 TREE OR SHRUB.

CURRENT PROVIDED PERENNIALS: NONE SPECIFIED IN PLANT INDEX OR ON LANDSCAPE SHEET

INDEX OF STREET TREES

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE	TYPE	MATURE HEIGHT
	CHINESE PISTACHE	Pistachia chinensis	7	2.5" Cal B & B 6" H min	S	35'-45'



TOTAL SITE AREA: 85,378 SF TOTAL AREA. / 1.96 ACRES

REQUIRED LANDSCAPING: 1 PLANT PER 2,000 SQ FT. OF AREA

REQUIRED MIN LANDSCAPE AMOUNT: 43 PLANTS: 25% - TREES, 10% OF TREES - EVERGREEN

LANDSCAPE PROVIDED: 11 TREES (1 EVERGREEN) 32 SHRUBS

EXISTING TREES: 106 TOTAL: 28 TREES (17 SHADE TREES, 2 EVERGREEN, AND 9 ORNAMENTALS) 78 SHRUBS

IMPERVIOUS AREA: NO SIGNIFICANT TREES EXIST ON SITE

PERVIOUS AREA/GREEN SPACE: 68,253 SQ FT. = 61%

FRONTAGE REQUIREMENTS: 43696 SQ FT. = 39%

FRONTAGE PROVIDED: OVERLAY DISTRICT STANDARDS (1 TREE EVERY 20 L.F. OF PROPERTY FRONTAGE)

FRONTAGE PROVIDED: 480 L.F. OF FRONTAGE = 24 FRONTAGE TREES

NOTES:

- HOSE BIBS OR AN IRRIGATION SYSTEM SHALL BE PROVIDED FOR LANDSCAPED AREAS.
- SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- ORGANIC MULCH SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS AND DETAILS.
- ALL PLANTING BEDS SHALL BE CONTAINED BY STEEL EDGING MATERIAL.
- WIRE BASKETS AND BURLAP TO BE REMOVED FROM TOP OF ROOT BALL DURING TREE PLANTING.
- ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
- SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5" AND ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2" BOTH SHALL HAVE A MIN. HEIGHT OF 6'.
- EVERGREEN PLANT MATERIAL WILL HAVE A MIN. HEIGHT OF 8" B&B.
- DETENTION POND BASIN, SLOPES, AND SWALE SHALL BE SODDED PER ROGERS SPECIFICATIONS.
- ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY.
- TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES SHALL BE UTILIZED FOR MAINTENANCE PURPOSES.
- HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PRUNING ACCORDING TO ANSI A300 "STANDARDS FOR TREE CARE" WILL BE UTILIZED FOR MAINTENANCE PURPOSES.
- IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
- TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
- OWNER OR DEVELOPER TO PROVIDE A LETTER PRIOR TO CERTIFICATE OF OCCUPANCY GUARANTEEING TO MAINTAIN OR REPLACE ALL PLANT MATERIAL FOR A PERIOD OF THREE (3) YEARS STARTING FROM THE DATE OF COMPLETED INSTALLATION.
- TREES WITH A MATURE HEIGHT OVER 20' TALL NOT TO BE LOCATED WITHIN 10' OF WATER AND SEWER MAINS.

CITY APPROVAL STAMP



LANDSCAPE PLAN
TWENTY SECOND ST. BUSINESS PARK
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'

DATE: May 6, 2022

ENGINEER: TJA
DRAWN BY: DLS

W.O. #: 20925



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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – THE RESERVE ON DIXIELAND

STAFF: AMBER LONG, PLANNER II
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	The Reserve on Dixieland
ADDRESS/LOCATION:	2002 S. Dixieland Rd. / 02-01825-000
PROPOSED USE:	Residential Multi-Family
CURRENT ZONING:	C-3 with DCP (Ord. #21-09)
CGM GROWTH DESIGNATION:	Neighborhood Center
APPLICANT/REPRESENTATIVE:	Daniel Butler, Engineering Services, Inc.
PROJECT OWNER/DEVELOPER:	Reserve at Dixieland Apartments LLC
PROPERTY OWNER:	Reserve at Dixieland Apartments 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 236-residential units, amenity buildings, and garage and paved parking on ± 12.53 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. 14-46 indicating the Typical Street Section for a Minor Street

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

2. STORMWATER MANAGEMENT AND WATER QUALITY:

The project utilizes a wet retention pond to mitigate peak flows. The retention pond will detain the storm runoff peak from the 100-year event for the designated 12 hours release time and meet water quality requirements. Erosion from the point discharge of the pond in the southwest corner will be mitigated through the use of a level spreader and erosion control matting.

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. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

Pavement condition along S Dixieland Road is not in substandard condition.

b) Connectivity Standards:

Connectivity Standards have been met in the proposal. A connection to the south was not deemed feasible due to the single family homes on W Lazy L Street.

c) Streetscape:

i) Right-of-Way:

1) The applicant is requesting a **WAIVER** from the Typical Street Section for a Minor Street in Sec. 14-46. The applicant is proposing Minor Streets with 50-ft of right-of-way dedications but with perpendicular on-street parking. In order to keep the entirety of the perpendicular parking within the right-of-way, the sidewalks would be at the back-of-curb and be enclosed by recreational easements.

2) S Dixieland Road is a Major Arterial with 56-ft of right-of-way dedicated on the west side along this site's frontage.

ii) Sidewalks & Sidepaths:

1) The applicant proposes to tie in to existing 5-ft sidewalks along Dixieland with the installation of driveways and crosswalks.

d) Trails:

No trail construction or right-of-way dedication is required other than sidepaths and sidewalks along the streets as proposed.

e) Streetlights:

Streetlights along Dixieland Road appear to exceed maximum distance between light poles. An additional streetlight will be required along Dixieland.

f) Street Trees:

Proposed street trees meet the requirements of code.

5. RECOMMENDATIONS:

- a) **APPROVE** waiver from Sec. 14-46 indicating the Typical Street Section for a Minor Street. The right-of-way dedication will still be 50-ft with 30-31-ft minimum of pavement width from back-of-curb to back-of-curb.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i) "Multifamily Residential is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site," (Sec. 14-695(b)(1)(i)).

b) Zoning Compliance:

The proposed project is in compliance with C-3 zoning regulations and the approved Density Concept Plan.

c) CGM Compliance:

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

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-710 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.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

All landscaping requirements have been met.

3. RECOMMENDATIONS:

- a) Approve Large-Scale Development plans.

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.

ATTACHMENTS

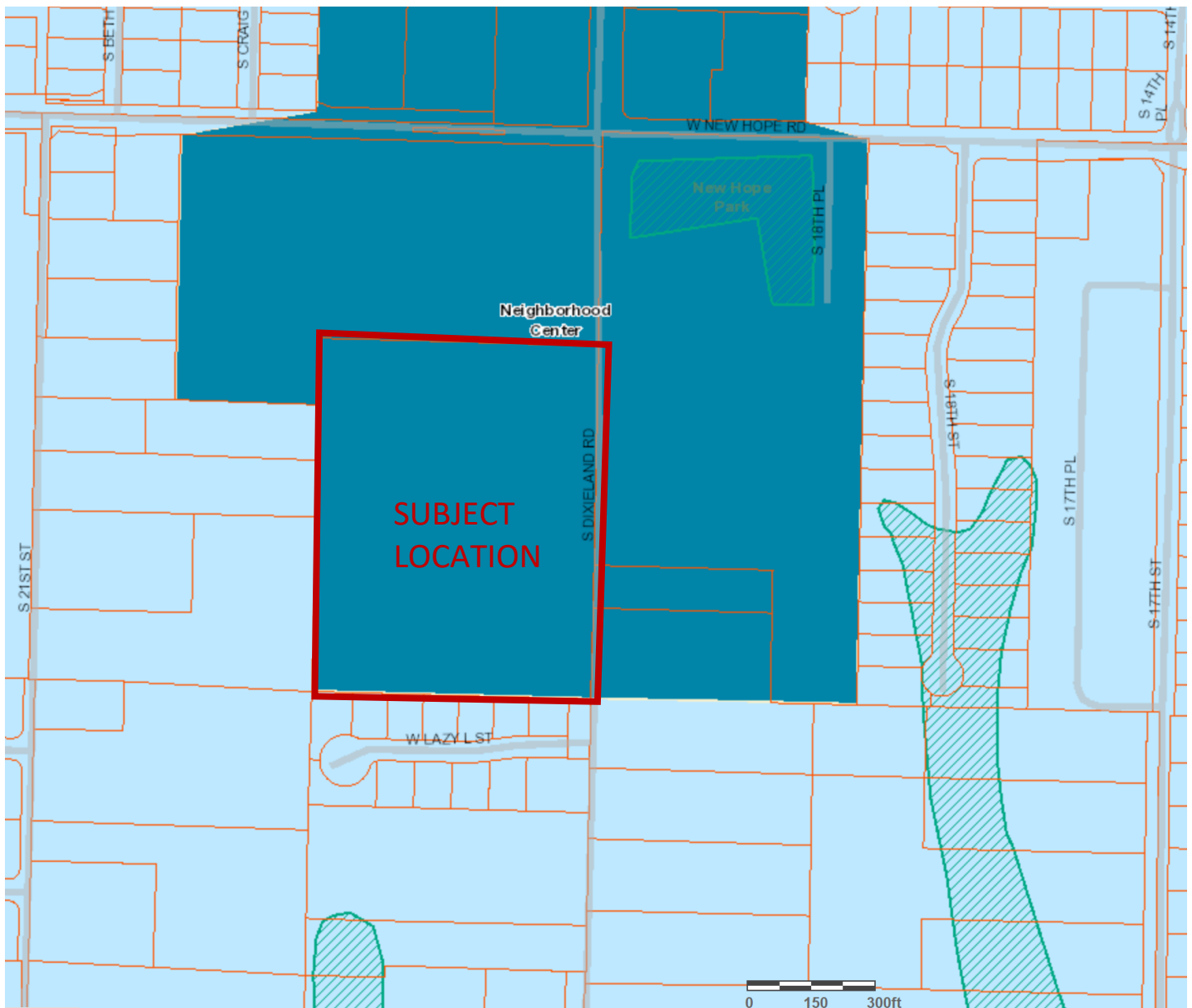
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

VICINITY MAPS

AERIAL VICINITY MAP



CGM VICINITY MAP



The map displays the subject location, a large orange rectangular area labeled "SUBJECT LOCATION" and "Zone C-3", situated in the City of New Hope. The subject location is bordered by S Dixie Rd to the west and S 18th Pl to the east. To the north of the subject location is New Hope Park. To the south of the subject location is a residential area with streets including W Lazy L St and W New Hope Rd. The map shows various zoning districts: Zone RSF (pink), Zone A-1 (green), Zone R-O (purple), Zone RMF-6A (red), Zone NR (yellow), and Zone RMHC (light blue). A scale bar at the bottom indicates distances of 0, 150, and 300 feet.



May 13, 2022

Mr. Jason Appel, PE
Engineering Service, Inc.
P.O. Box 282
Springdale, AR 72765-0282

Re: Conditional Approval of Civil Plans
Reserve on Dixieland

Dear Mr. Appel:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. All public water mains including fire hydrants and meters must be within a utility easement. There are some fire hydrants and a meter that don't appear to be within an easement.
2. Irrigation RPZAs are required to be lead free. The lead-free equivalent of the model shown on the plans is 975XL2. The model specified in the RPZA detail will need to be updated as well.
3. Locate electric transformers as far from water meters as is practical but in no case within 30 feet of water meters. This will prevent interference with our leak detection equipment. You may need to relocate some meters.
4. Remove the in-line valve from the east side of the fire hydrant tee in front of Building #3 as per our comment from a previous review.
5. Show the fire line crossings on the Sewer Main profiles.
6. The profiles of the crossing of Waterline 2 and Lateral 3 do not seem to agree. The water seems to have been lowered on its profile to go beneath the nearby storm sewer. Water should cross above storm whenever possible, for maintenance reasons, and this location is possible. You may have to lower the storm some.
7. Show the sanitary and storm pipe crossing on the Fire Line 12 profile. Show the sanitary sewer service line crossing on Fire Line 5.
8. Show 3' minimum cover over the water main near Sta. 0+60 on Water Line 4. If this causes the separation between the water and sewer main at the crossing at Sta. 0+79 to be less than 18" sewer line encasement will be required for the sewer main.

9. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main. There are trees shown as less than the required 10' for the tree type specified near the existing 8" water main along Dixieland Road and the existing 30" water main.
10. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - G. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - H. Performance and payment bonds executed by the utility contractor.
 - I. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Special Contract for Facilities Extension

July 09, 2021

Ms. Amber Long, Planner II
City of Rogers
301 W. Chestnut
Rogers, AR 72756

RE: The Reserve on Dixieland

Dear Ms. Long,

With the submittal of the "The Reserve on Dixieland" project, we received a comment from staff that a waiver would be required with regards to the proposed development and the City's typical street section. The proposed streets through this development, would be classified as a "Minor Street", with a 50' right of way, and either 30' or 31' minimum of pavement width, as measured from the back of curb, depending on whether on-street parking, or a bike lane was utilized.

The proposed development has perpendicular on-street parking on both sides of the street, most of the project. This on-street parking has further off-set the proposed sidewalk to where this street section does not conform with the "Minor Street" typical section as previously described. Therefore, a waiver is requested from the "Minor Street" typical section to allow the developer to build the proposed development as shown on the included plans, with on-street parking and the sidewalk and right-of-way as indicated.

The required 20' road width (2-10' drive lanes) is still provided with an additional 4' of width for a total of 24' in drive width. The required 5' greenspace and 5' sidewalk on each side of the road are also still provided, but are separated from the road with the proposed parking. All sidewalk is proposed to be within a recreation easement since it will not be within the right of way.

Please let me know if you have any questions.

Thanks,



Daniel Butler
Project Engineer

CONTACT LIST
SURVEYOR/ENGINEER ENGINEERING SERVICES, INC. jappel@engineeringservices.com 1207 SOUTH OLD MISSOURI RD. SPRINGDALE, AR 72764 479-751-8733
OWNER/ DEVELOPER RESERVE AT DIXIELAND APARTMENTS LLC 1821 PHOENIX AVE STE A FORT SMITH, AR 72901 C/O ROGER@NSCFORTSMITH.COM
ADMINISTRATION 479-621-1117
BUILDING INSPECTIONS 479-621-1100
FIRE DEPARTMENT 479-621-1179
ROGERS COMMUNITY DEVELOPMENT 479-621-1186
ROGERS STREET DEPARTMENT 479-621-1140
ROGERS WATER UTILITIES (Stephen Ponder) 479-621-1156
CARROLL ELECTRIC (Justin Burgess) 800-432-9720 *1464
AEP SWEPKO (Mark Beasley) 479-986-1004
BLACK HILLS ENERGY (Kenneth Peters) 479-877-0430
CATV/ COX (Larry Alexander) 479-871-8806
PHONE/ AT&T (Anthony Williams) 479-422-3173



PLANS FOR THE RESERVE ON DIXIELAND

LARGE SCALE DEVELOPMENT
2002 S DIXIELAND RD ROGERS, AR

#PL202100268

IN THE CITY OF
ROGERS, ARKANSAS

PROPOSED USE: MULTI- FAMILY
DEVELOPMENT

ZONING: C-3 WITH DCP (ORD 21-09)

PARCEL: 02-01825-000



CITY APPROVAL STAMP

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	EXISTING CONDITIONS
2	SITE PLAN
3	STREET AND GRADING PLAN
5	STORM DRAINAGE PLAN
6-7	STORM DRAINAGE PROFILES
8	POND LAYOUT
9-10	TYPICAL DETAILS
11-13	BUILDING ELEVATIONS
14	PAVING PLAN
15	OVERALL UTILITY PLAN
16-18	SEWER PLAN & PROFILES
19-23	WATER PLAN & PROFILES
24-26	UTILITY DETAILS
27	LIGHTING PLAN
28	STORM WATER POLLUTION PREVENTION PLAN
29	STORM WATER POLLUTION PREVENTION DETAILS
30	LANDSCAPING PLAN
31	TREE PRESERVATION PLAN

REVISION DATES:	
1ST RESUBMITTAL TO CITY	DATE: 07-09-2021
2ND RESUBMITTAL TO CITY	DATE: 03-01-2022
3RD RESUBMITTAL TO CITY	DATE: 04-15-2022
4TH RESUBMITTAL TO CITY	DATE: 05-17-2022
5TH RESUBMITTAL TO CITY	DATE: 06-02-2022
6TH RESUBMITTAL TO CITY	DATE: 06-14-2022
7TH RESUBMITTAL TO CITY	DATE: 06-17-2022
8TH RESUBMITTAL TO CITY	DATE: 07-07-2022



THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROGERS, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF ROGERS.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- COVENANTS ARE REQUIRED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT ROGERS CODE SEC. 14-703(H).
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- ALL FIRE DEPARTMENT ACCESS ROADS WILL HAVE CURBS AND BINDER COURSE INSTALLED BEFORE COMBUSTIBLE MATERIALS ARE ALLOWED ON SITE.
- EASEMENT PLAT MUST BE APPROVED AND RECORDER PRIOR TO CERTIFICATE OF OCCUPANCY.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- 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 ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET 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 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.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

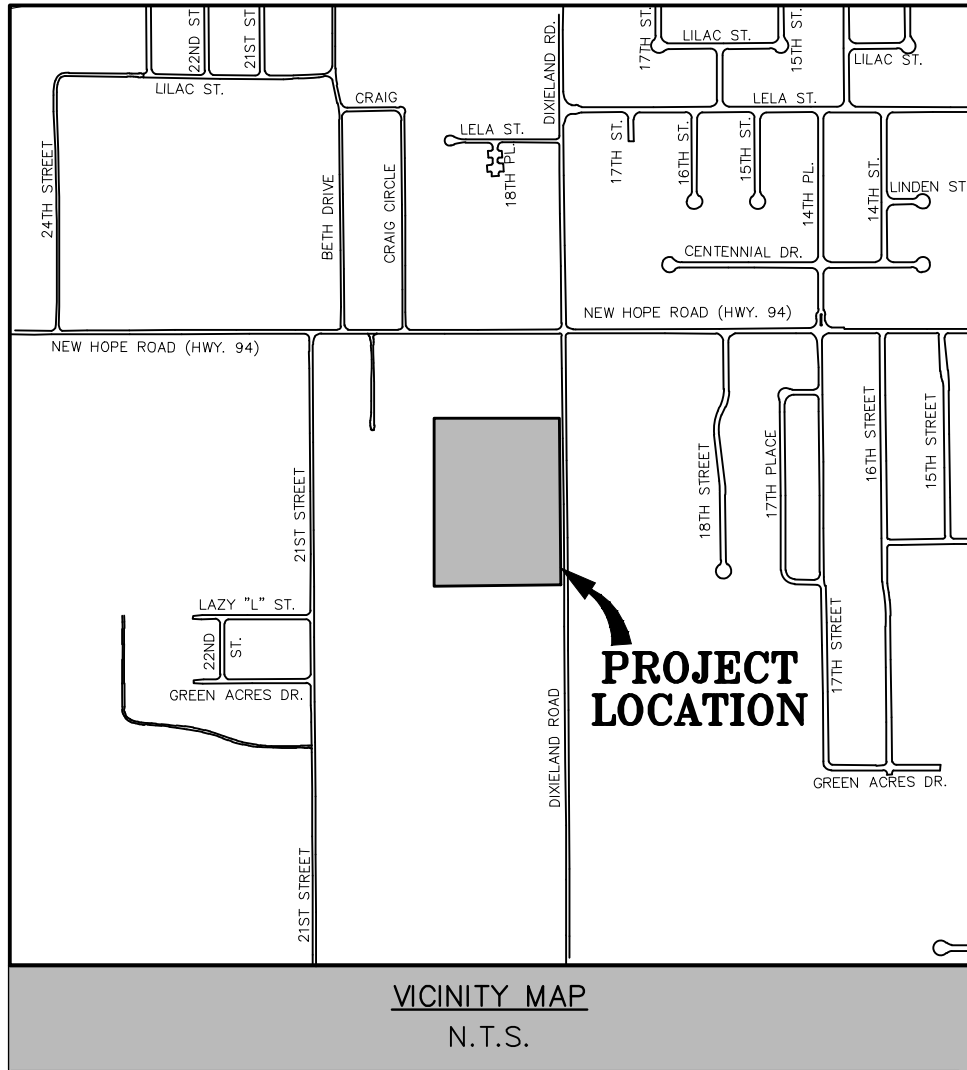
PARCEL ID: 02-01825-000

LEGAL DESCRIPTION PER WARRANTY DEED 2017-19506:

PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHWEST QUARTER (NW¼) OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SE CORNER OF THE NE¼ OF SAID SECTION 23; THENCE N87°22'40"W 660.00 FEET; THENCE N02°06'01"E 828.79 FEET; THENCE S87°04'36"E 660.00 FEET; THENCE S02°05'51"W 825.32 FEET TO THE POINT OF BEGINNING, CONTAINING 545,816.93 SQUARE FEET OR 12.53 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0270K, PANEL 255 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.



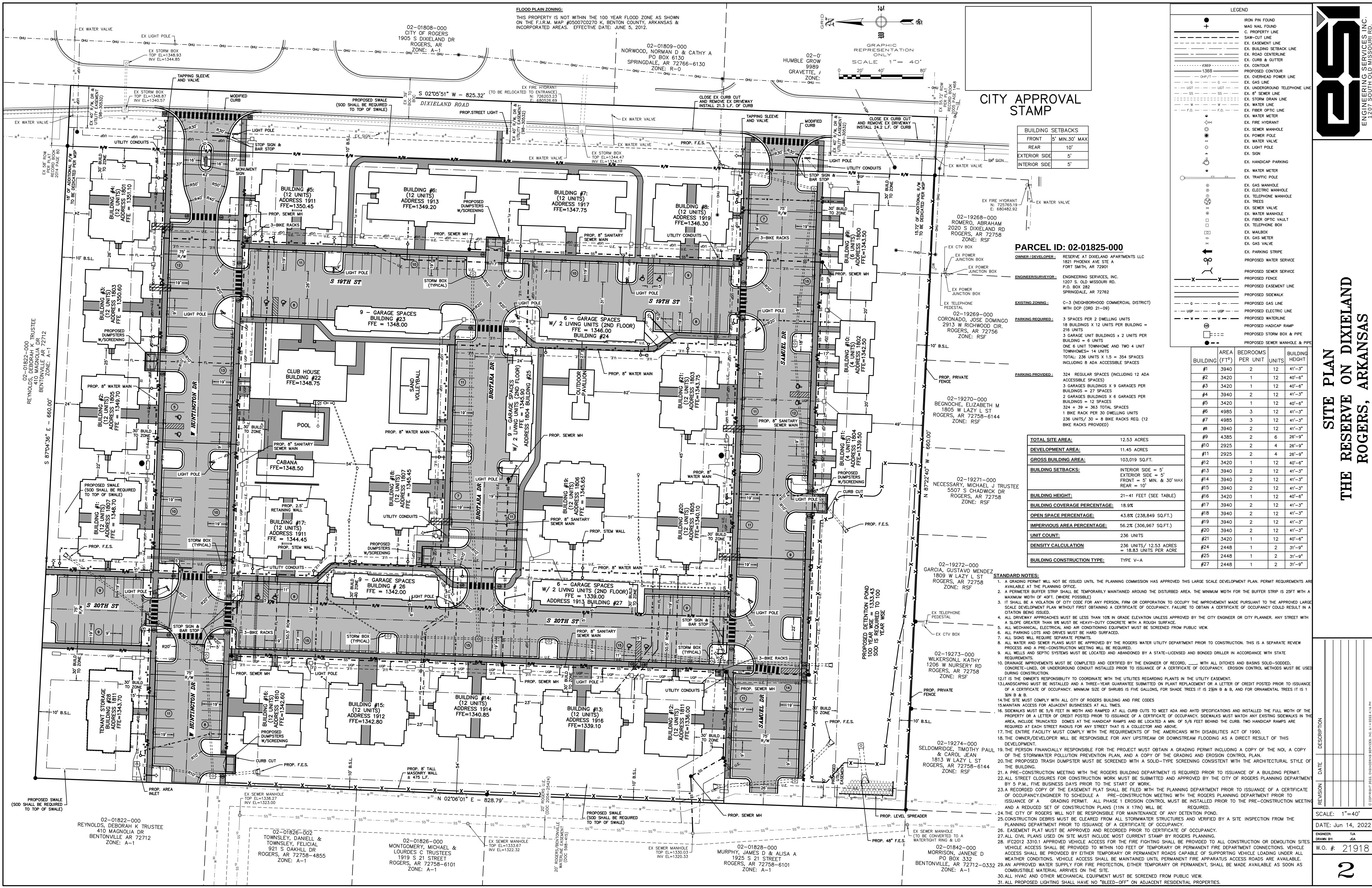
BUILDING	AREA (FT²)	# OF FLOORS	BEDROOMS PER UNIT	UNITS	ADDRESS	BUILDING TYPE	BUILDING HEIGHT
#1	3940	3	2	12	1807 W HUNTINGTON DRIVE	2 BEDROOM APARTMENT	41'-3"
#2	3420	3	1	12	1805 W HUNTINGTON DRIVE	1 BEDROOM APARTMENT	40'-6"
#3	3420	3	1	12	1803 W HUNTINGTON DRIVE	1 BEDROOM APARTMENT	40'-6"
#4	3940	3	2	12	1801 W HUNTINGTON DRIVE	2 BEDROOM APARTMENT	41'-3"
#5	3420	3	1	12	1911 S 19TH STREET	1 BEDROOM APARTMENT	40'-6"
#6	4985	3	3	12	1913 S 19TH STREET	3 BEDROOM APARTMENT	41'-3"
#7	4985	3	3	12	1917 S 19TH STREET	3 BEDROOM APARTMENT	41'-3"
#8	3940	3	2	12	1919 S 19TH STREET	2 BEDROOM APARTMENT	41'-3"
#9	4385	2	2	6	1800 SAMUEL DRIVE	6-PLEX TOWNHOME	26'-9"
#10	2925	2	2	4	1802 SAMUEL DRIVE	4-PLEX TOWNHOME	26'-9"
#11	2925	2	2	4	1804 SAMUEL DRIVE	4-PLEX TOWNHOME	26'-9"
#12	3420	3	1	12	1811 SAMUEL DRIVE	1 BEDROOM APARTMENT	40'-6"
#13	3940	3	2	12	1916 S 20TH STREET	2 BEDROOM APARTMENT	41'-3"
#14	3940	3	2	12	1914 S 20TH STREET	2 BEDROOM APARTMENT	41'-3"
#15	3940	3	2	12	1912 S 20TH STREET	2 BEDROOM APARTMENT	41'-3"
#16	3420	3	1	12	1810 W HUNTINGTON DRIVE	1 BEDROOM APARTMENT	40'-6"
#17	3940	3	2	12	1911 S 20TH STREET	2 BEDROOM APARTMENT	41'-3"
#18	3940	3	2	12	1807 BROTHARA DRIVE	2 BEDROOM APARTMENT	41'-3"
#19	3940	3	2	12	1806 BROTHARA DRIVE	2 BEDROOM APARTMENT	41'-3"
#20	3940	3	2	12	1805 SAMUEL DRIVE	2 BEDROOM APARTMENT	41'-3"
#21	3420	3	1	12	1803 SAMUEL DRIVE	1 BEDROOM APARTMENT	40'-6"
#22	3910	1	0	0	N/A - CLUBHOUSE	CLUBHOUSE	30'-6"
#23	2314	1	0	0	N/A - GARAGES	GARAGE	21'-6"
#24	2448	2	1	2	1916 S 19TH STREET	GARAGE W/ 2 UNITS	31'-9"
#25	2448	2	1	2	1804 BROTHARA DRIVE	GARAGE W/ 2 UNITS	31'-9"
#26	2314	1	0	0	N/A - GARAGES	GARAGE	21'-6"
#27	2448	2	1	2	1913 S 20TH STREET	GARAGE W/ 2 UNITS	31'-9"
#28	3202	1	0	0	N/A - TENANT STORAGE	TENANT STORAGE	26'-0"

July 7, 2022

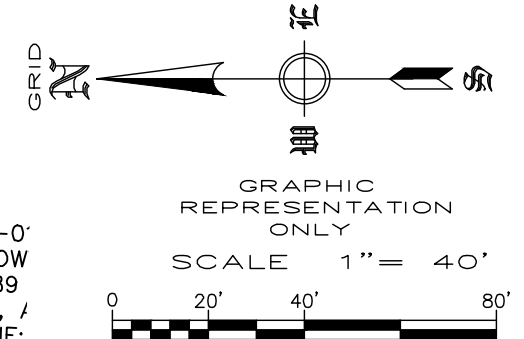
BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM



FLOOD PLAIN ZONING:
THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #0500700270 K, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012.



CITY APPROVAL
STAMP

BUILDING SETBACKS	
FRONT	5' MIN. 30' MAX
REAR	10'
EXTERIOR SIDE	5'
INTERIOR SIDE	5'

PARCEL ID: 02-01825-000

OWNER/DEVELOPER: RESERVE AT DIXIELAND APARTMENTS LLC
1621 PHOENIX AVE. STE A
FORT SMITH, AR 72901

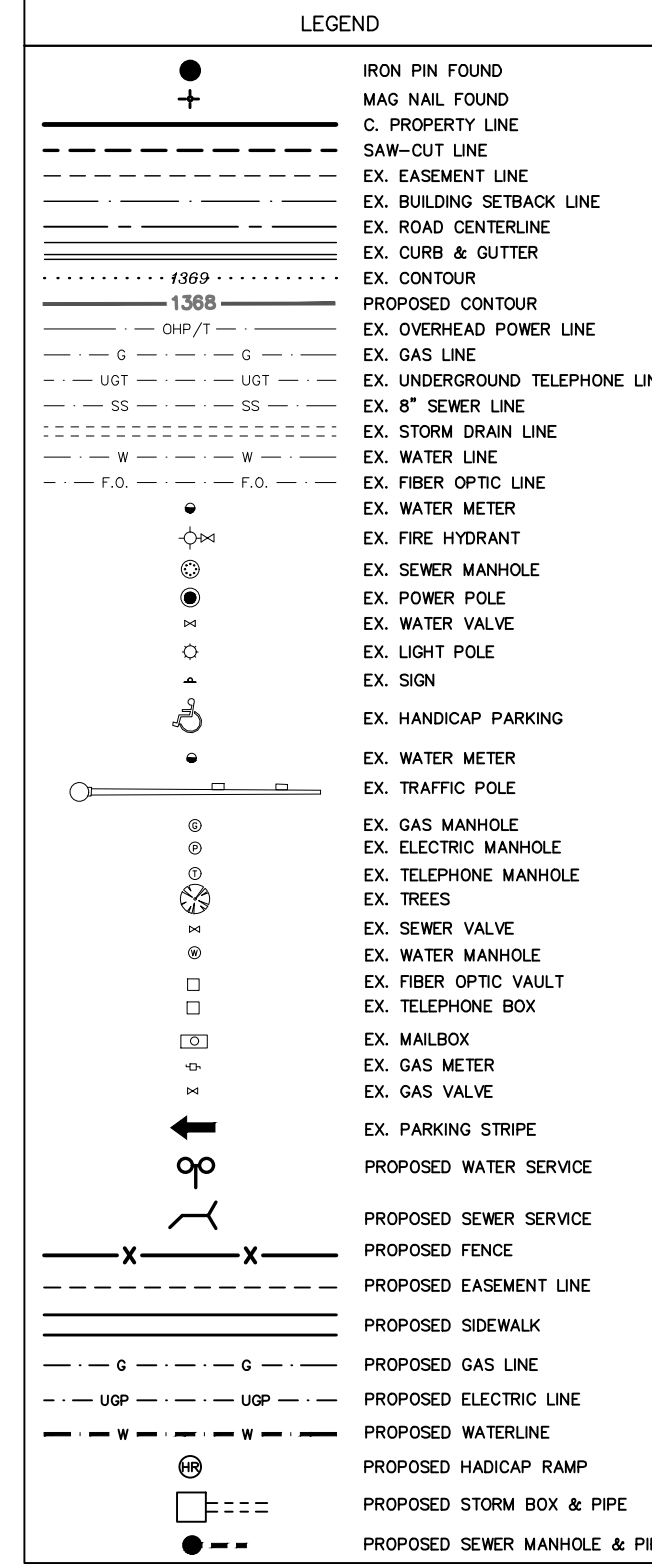
ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: C-3 (NEIGHBORHOOD COMMERCIAL DISTRICT)
WITH DCP (ORD 21-09)

PARKING REQUIRED:
3 SPACES PER 2 DWELLING UNITS
18 BUILDINGS X 12 UNITS PER BUILDING = 216 UNITS
3 GARAGE UNIT BUILDINGS X 2 UNITS PER BUILDING = 6 UNITS
ONE 6 UNIT TOWNHOME AND TWO 4 UNIT TOWNHOMES = 14 UNITS
TOTAL: 236 UNITS X 1.5 = 354 SPACES
INCLUDING 8 ADA ACCESSIBLE SPACES

PARKING PROVIDED:
324 REGULAR SPACES (INCLUDING 12 ADA ACCESSIBLE SPACES)
3 GARAGES BUILDINGS X 9 GARAGES PER BUILDING = 27 SPACES
2 GARAGES BUILDINGS X 6 GARAGES PER BUILDING = 12 SPACES
324 + 39 = 363 TOTAL SPACES
1 BIKE RACK PER 30 DWELLING UNITS
236 UNITS / 30 = 8 BIKE RACKS REQ. (12 BIKE RACKS PROVIDED)

TOTAL SITE AREA:		12.53 ACRES
DEVELOPMENT AREA:		11.45 ACRES
GROSS BUILDING AREA:		103,019 SQ.FT.
BUILDING SETBACKS:		INTERIOR SIDE = 5' EXTERIOR SIDE = 5' FRONT = 5' MIN. & 30' MAX REAR = 10'
BUILDING HEIGHT:		21-41 FEET (SEE TABLE)
BUILDING COVERAGE PERCENTAGE:		18.9%
OPEN SPACE PERCENTAGE:		43.8% (238,849 SQ.FT.)
IMPERVIOUS AREA PERCENTAGE:		56.2% (306,967 SQ.FT.)
UNIT COUNT:		236 UNITS
DENSITY CALCULATION:		236 UNITS / 12.53 ACRES = 18.83 UNITS PER ACRE
BUILDING CONSTRUCTION TYPE:		TYPE V-A



BUILDING	AREA (FT²)	BEDROOMS PER UNIT	UNITS	BUILDING HEIGHT
#1	3940	2	12	41'-3"
#2	3420	1	12	40'-6"
#3	3420	1	12	40'-6"
#4	3940	2	12	41'-3"
#5	3420	1	12	40'-6"
#6	4985	3	12	41'-3"
#7	4985	3	12	41'-3"
#8	3940	2	12	41'-3"
#9	4385	2	6	28'-9"
#10	2925	2	4	28'-9"
#11	2925	2	4	28'-9"
#12	3420	1	12	40'-6"
#13	3940	2	12	41'-3"
#14	3940	2	12	41'-3"
#15	3940	2	12	41'-3"
#16	3420	1	12	40'-6"
#17	3940	2	12	41'-3"
#18	3940	2	12	41'-3"
#19	3940	2	12	41'-3"
#20	3940	2	12	41'-3"
#21	3420	1	12	40'-6"
#24	2448	1	2	31'-9"
#25	2448	1	2	31'-9"
#27	2448	1	2	31'-9"

- STANDARD NOTES:
- 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.
 - A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 40FT (WHERE POSSIBLE).
 - IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
 - ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER. ANY STREET WITH A SLOPE GREATER THAN 8% MUST BE HEAVY-DUTY CONCRETE WITH A ROUGH SURFACE.
 - ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 - ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
 - ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
 - 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 WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
 - DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, WITH ALL DITCHES AND BASINS SOLID-SOODED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
 - IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
 - 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 IN B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2 IN B & B.
 - THE SITE MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
 - MAINTAIN ACCESS FOR ADJACENT BUSINESSES AT ALL TIMES.
 - SIDEWALKS MUST BE 5/8 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHD 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 DOWNS AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5/8 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
 - THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
 - THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
 - 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.
 - THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
 - A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
 - ALL STREET CLOSURES FOR CONSTRUCTION WORK MUST BE SUBMITTED AND APPROVED BY THE CITY OF ROGERS PLANNING DEPARTMENT BY 5 P.M. FIVE BUSINESS DAYS PRIOR TO THE START OF WORK.
 - A RECORDED COPY OF THE EASEMENT PLAT SHALL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/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 (11IN X 17IN) WILL BE REQUIRED.
 - THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
 - 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.
 - EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL CIVIL PLANS UPOON ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
 - IF 2012 33011 APPROVED VEHICLE ACCESS FOR THE FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT VEHICLE ACCESS. 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.
 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
 - ALL HYDRA AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 - ALL PROPOSED LIGHTING SHALL HAVE NO "BLEED-OFF" ON ADJACENT RESIDENTIAL PROPERTIES.

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

SITE PLAN
THE RESERVE ON DIXIELAND
ROGERS, ARKANSAS

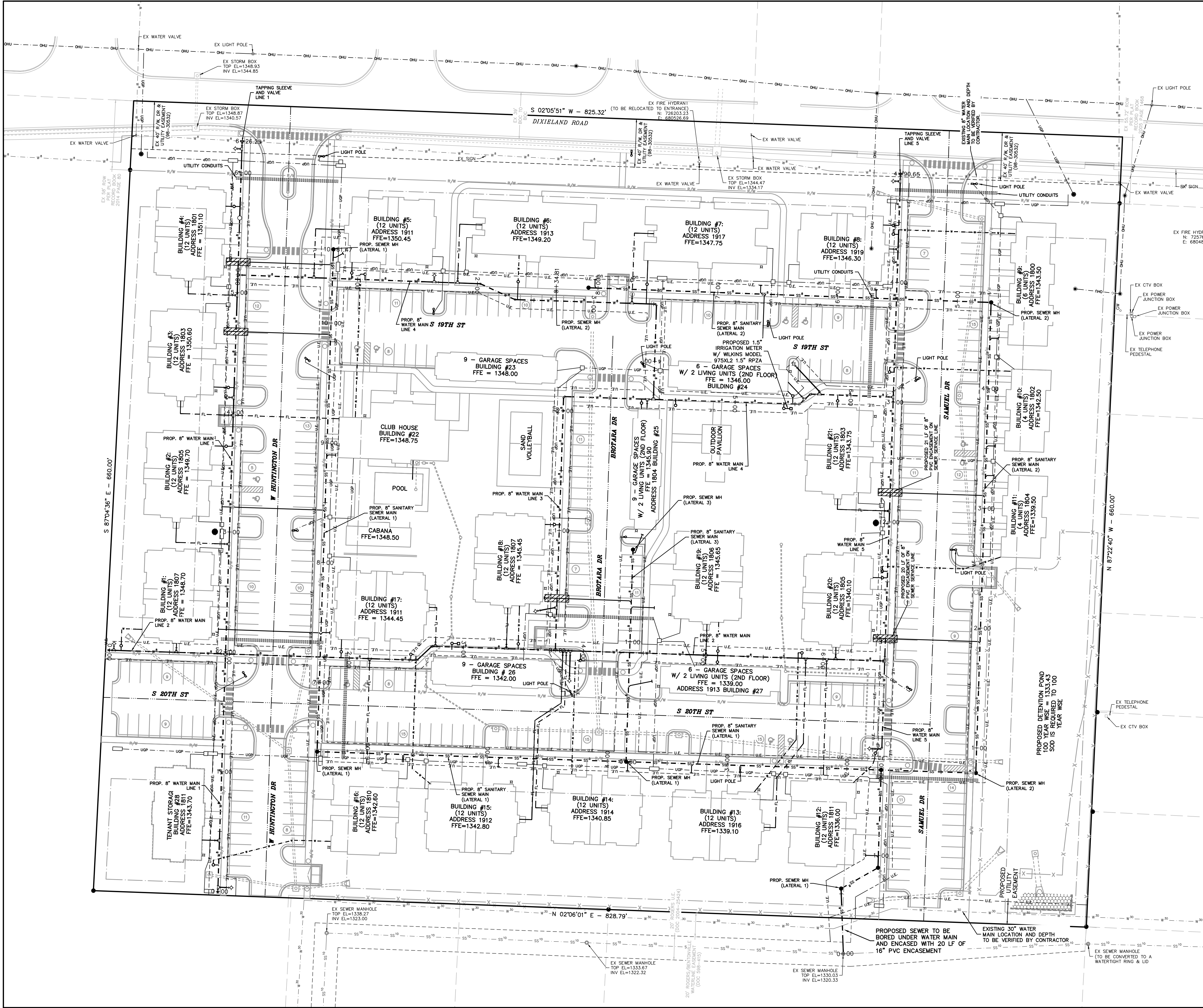
REVISION	DATE	DESCRIPTION

SCALE: 1"=40'

DATE: JUN 14, 2022

W.O. #: 21918

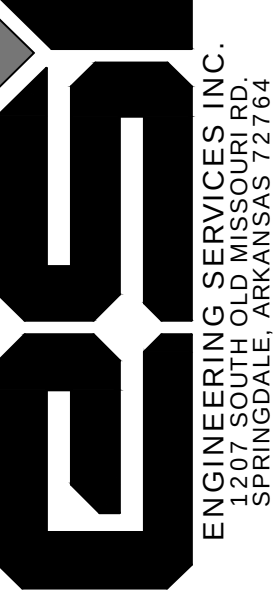
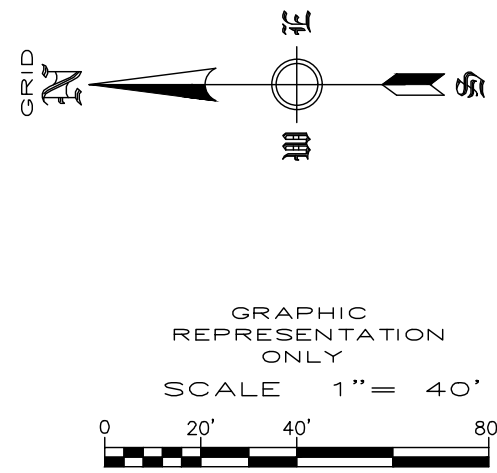
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- NOTES:
- 1) ALL SEWER SERVICES SHALL BE 4" AND HAVE A 1% SLOPE, UNLESS OTHERWISE NOTED.
 - 2) WHERE SEWER SERVICES ARE ABOVE WATER MAIN, THEY SHALL BE ENCASED.
 - 3) ALL WATER MAIN SHALL BE 8" DUCTILE IRON CLASS 350 UNLESS OTHERWISE NOTED.
 - 4) ALL SEWER MAIN SHALL BE 8" SDR 26 PVC UNLESS OTHERWISE SPECIFIED.
 - 5) ANY EXISTING WATER OR SEWER SERVICES ON SITE SHALL BE ABANDONED BY RWU AT THE DEVELOPERS EXPENSE.
 - 6) CONTRACTOR SHALL REMOVE VEGETATION AND FENCE PANELS AS NECESSARY FOR CONSTRUCTION. ONCE CONSTRUCTION IS COMPLETE, CONTRACTOR SHALL REINSTALL FENCE AND VEGETATION TO ORIGINAL CONDITION.
 - 7) TOWNHOMES SHALL HAVE A NFPA 13D SPRINKLER SYSTEM INSTALLED.
 - 8) APARTMENT BUILDINGS (R-2) SHALL HAVE A NFPA 13R FIRE SPRINKLER SYSTEM INSTALLED.
 - 9) THE TENANT STORAGE BUILDING #28 SHALL HAVE A NFPA 13 FIRE SPRINKLER SYSTEM INSTALLED PER IFC 2012 9.3.2.9. (5).

LEGEND

●	IRON PIN FOUND
+	MAG NAIL FOUND
---	C. PROPERTY LINE
---	SAW-CUT LINE
---	EX. EASEMENT LINE
---	EX. BUILDING SETBACK LINE
---	EX. ROAD CENTERLINE
---	EX. CURB & GUTTER
---	EX. CONTOUR
---	PROPOSED CONTOUR
---	EX. OVERHEAD POWER LINE
---	EX. GAS LINE
---	EX. UNDERGROUND TELEPHONE LINE
---	EX. 8" SEWER LINE
---	EX. STORM DRAIN LINE
---	EX. WATER LINE
---	EX. FIBER OPTIC LINE
---	EX. WATER METER
---	EX. FIRE HYDRANT
---	EX. SEWER MANHOLE
---	EX. POWER POLE
---	EX. WATER VALVE
---	EX. LIGHT POLE
---	EX. SIGN
---	EX. HANDICAP PARKING
---	EX. WATER METER
---	EX. TRAFFIC POLE
---	EX. GAS MANHOLE
---	EX. ELECTRIC MANHOLE
---	EX. TELEPHONE MANHOLE
---	EX. TREES
---	EX. SEWER VALVE
---	EX. WATER MANHOLE
---	EX. FIBER OPTIC VAULT
---	EX. TELEPHONE BOX
---	EX. MAILBOX
---	EX. GAS METER
---	EX. GAS VALVE
---	EX. PARKING STRIPE
---	PROPOSED WATER SERVICE
---	PROPOSED SEWER SERVICE
---	PROPOSED FENCE
---	PROPOSED EASEMENT LINE
---	PROPOSED SIDEWALK
---	PROPOSED GAS LINE
---	PROPOSED ELECTRIC LINE
---	PROPOSED WATERLINE
---	PROPOSED HADICAP RAMP
---	PROPOSED STORM BOX & PIPE
---	PROPOSED SEWER MANHOLE & PIPE



OVERALL UTILITY PLAN
THE RESERVE ON DIXIELAND
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=40'

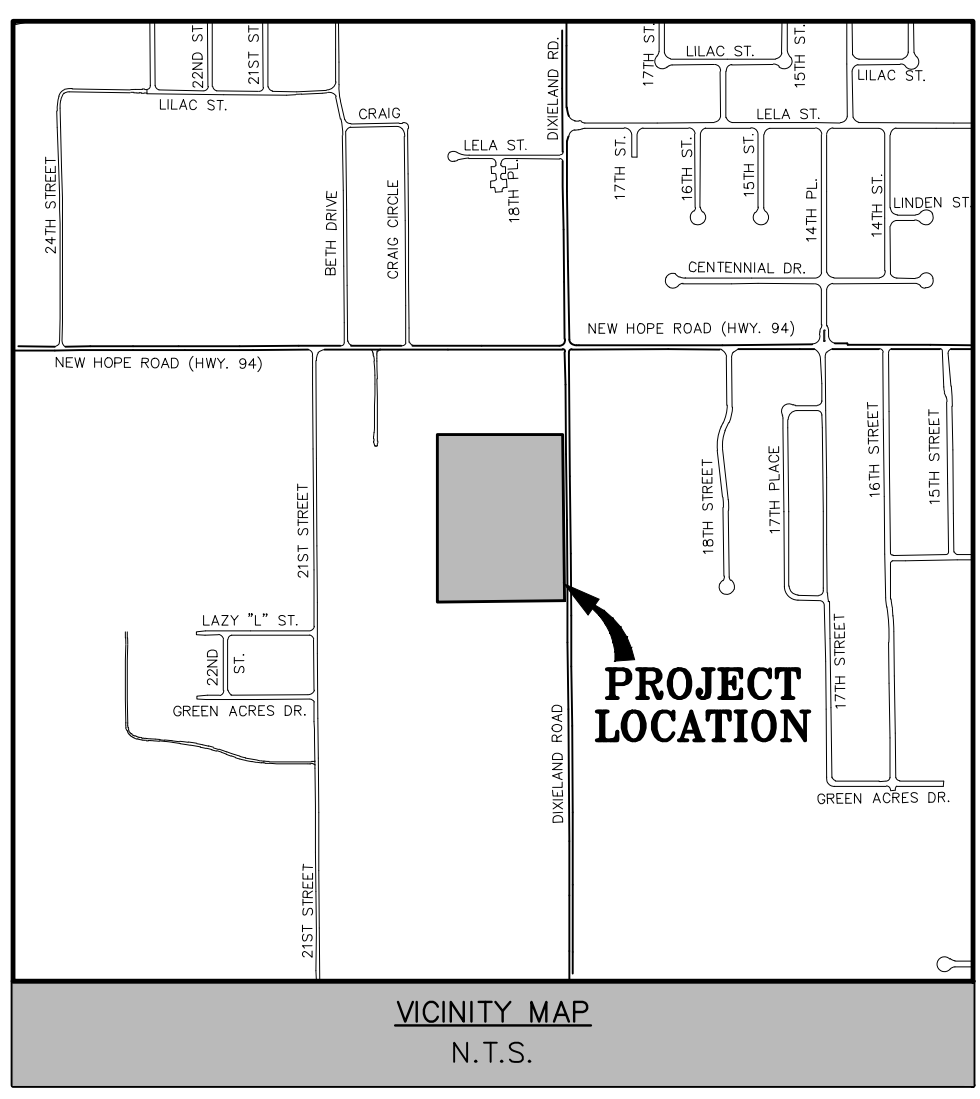
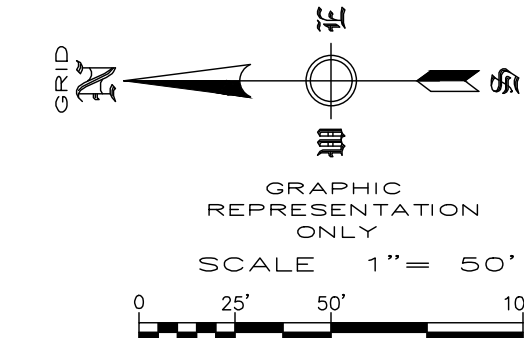
DATE: Jun 14, 2022

DRAWN BY: D.B.

W.O. #: 21918

CITY APPROVAL STAMP

15



PARCEL ID: 02-01825-000

OWNER/DEVELOPER: RESERVE AT DIXIELAND APARTMENTS LLC
1821 PHOENIX AVE STE A
FORT SMITH, AR 72901

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: C-3 (NEIGHBORHOOD COMMERCIAL DISTRICT)
WITH DCP (ORD 21-09)

PARKING REQUIRED: 3 SPACES PER 2 DWELLING UNITS
18 BUILDINGS X 12 UNITS PER BUILDING = 216 UNITS
3 GARAGE UNIT BUILDINGS X 2 UNITS PER BUILDING = 6 UNITS
ONE 6 UNIT TOWNHOME AND TWO 4 UNIT TOWNHOMES = 14 UNITS
TOTAL 236 UNITS X 1.5 = 354 SPACES
INCLUDING 8 ADA ACCESSIBLE SPACES

PARKING PROVIDED: 324 REGULAR SPACES (INCLUDING 12 ADA ACCESSIBLE SPACES)
3 GARAGES BUILDINGS X 9 GARAGES PER BUILDING = 27 SPACES
2 GARAGES BUILDINGS X 6 GARAGES PER BUILDING = 12 SPACES
324 + 39 = 363 TOTAL SPACES
1 BIKE RACK PER 30 DWELLING UNITS
236 UNITS / 30 = 8 BIKE RACKS REQ. (12 BIKE RACKS PROVIDED)

LEGEND

---1800---	EXISTING CONTOURS (1' INTERVALS)
---1321---	PROPOSED CONTOURS
---	PROPOSED SIDEWALK
---	STREET CENTERLINE
---	EASEMENT
---	BUILDING SETBACK LINE
---	CURB & GUTTER
---	EXISTING CANOPY - TO BE REMOVED
---	EXISTING CANOPY - TO REMAIN
---	TREE PROTECTION FENCING

TREE NOTES:

TOTAL SIGNIFICANT TREES ON SITE = 340
SIGNIFICANT TREES TO REMAIN = 11
SIGNIFICANT TREES REMOVED ON SITE = 329.

TREES TO BE REPLACED AT A RATE OF 1 PER 5 REMOVED.

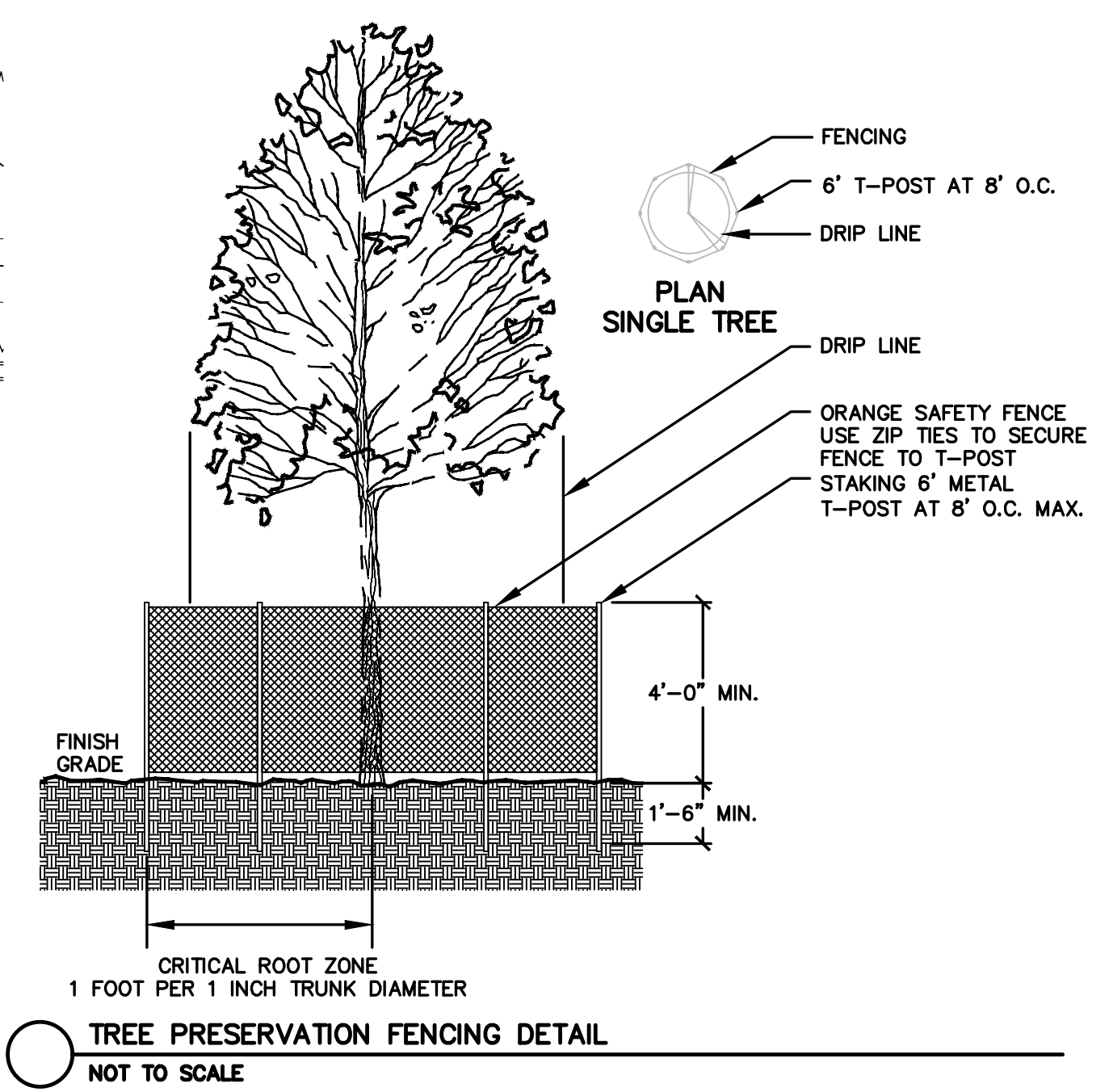
REQUIRED MITIGATION TREES = (66) 2.5" CALIPER TREES

MITIGATION TREES ARE SHOWN ON LANDSCAPE PLAN AND MARKED WITH "M" WITHIN TREE SYMBOL FOR TRACKING AND INDICATION.

TREE REMOVAL:

-SIGNIFICANT TREES ON SITE ARE A VARIETY OF SPECIES CONSISTING OF:
PRIMARY - PINE, MAPLE, RED OAK
SECONDARY - ELM, ASH, AND JUNIPER

-THE SITE ALSO CONTAINS SOME RED CEDAR AND BRADFORD PEAR. THESE ARE SHOWN ON THE PLAN FOR GRADING AND REMOVAL PURPOSES, BUT NOT COUNTED AS SIGNIFICANT PER ROGERS CODE Sec.14-796.D.2.C.2



CITY APPROVAL STAMP

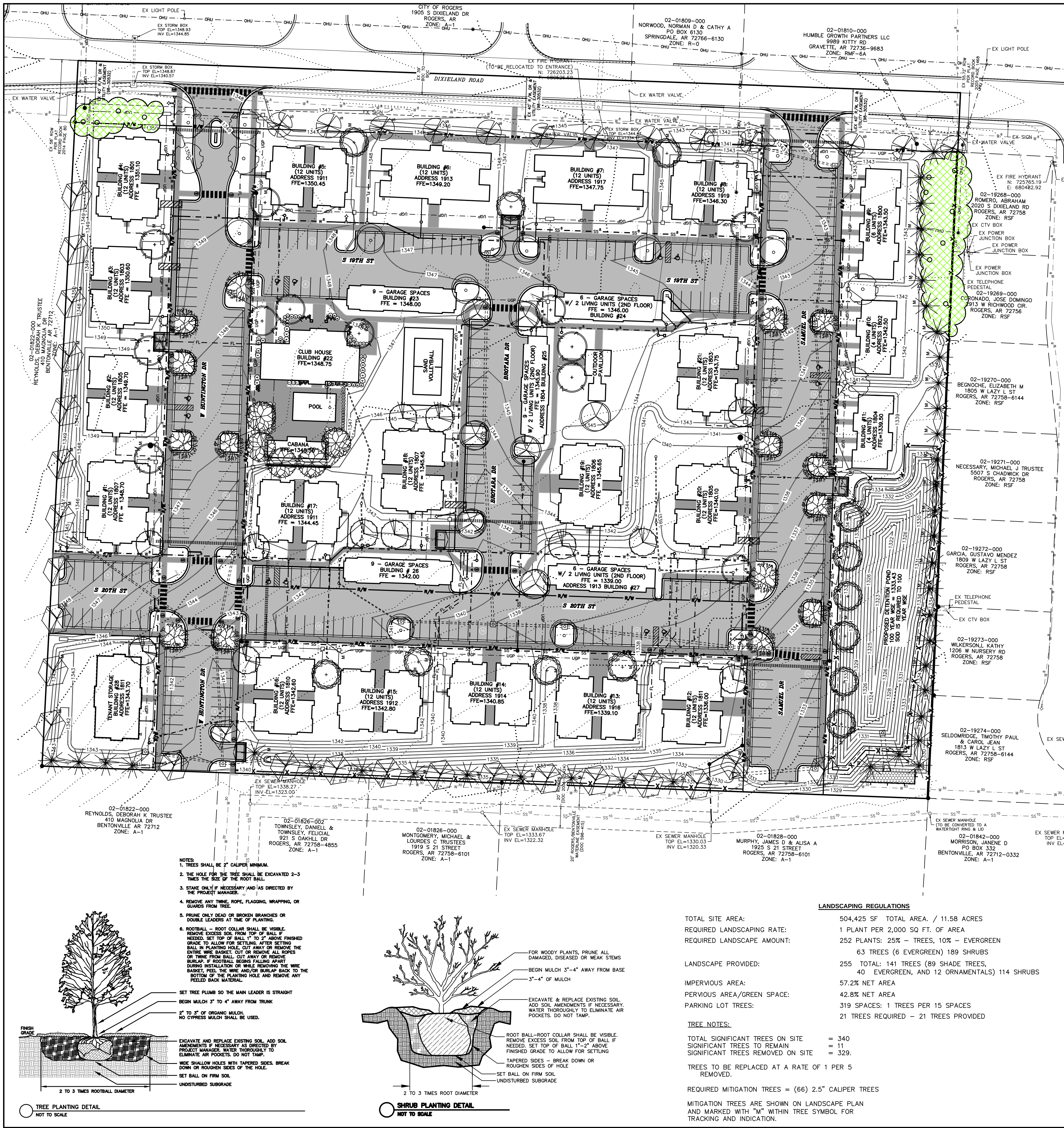
ENGINEERING SERVICES, INC.
1001 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

TREE PRESERVATION PLAN
THE RESERVE ON DIXIELAND
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: May 17, 2022
DRAWN BY: J.A.
W.O. #: 21918

30



TOTAL SITE AREA:	12.53 ACRES
DEVELOPMENT AREA:	11.45 ACRES
GROSS BUILDING AREA:	103,019 SQ.FT.
BUILDING SETBACKS:	INTERIOR SIDE = 5' EXTERIOR SIDE = 5' FRONT = 5' MIN. & 30' MAX REAR = 10'
BUILDING HEIGHT:	21-41 FEET (SEE TABLE)
BUILDING COVERAGE PERCENTAGE:	18.9%
OPEN SPACE PERCENTAGE:	43.8% (238,849 SQ.FT.)
IMPERVIOUS AREA PERCENTAGE:	56.2% (306,967 SQ.FT.)
UNIT COUNT:	236 UNITS
DENSITY CALCULATION:	236 UNITS / 11.45 ACRES = 20.61 UNITS PER ACRE
BUILDING CONSTRUCTION TYPE:	TYPE V-A

- NOTES:
- SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
 - ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
 - ORGANIC MULCH AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS.
 - ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
 - WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 - ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
 - SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5", ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2".
 - ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY.
 - IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
 - TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
 - TREES SHALL BE AT LEAST 10 FEET FROM ANY UTILITY MAIN LINES.
 - ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.

NOTE:
A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE (3) YEARS STARTING ONCE INSTALLATION IS COMPLETE.

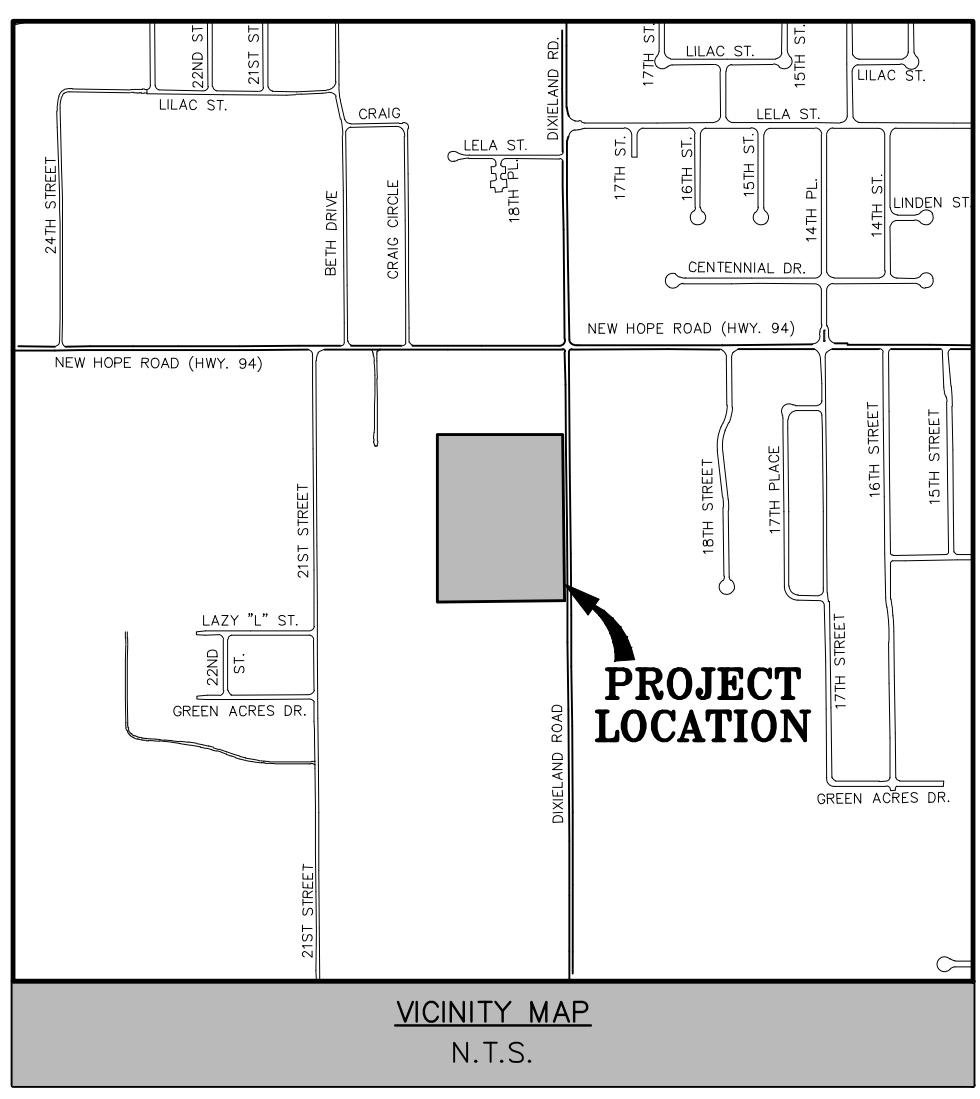
NOTE:
-PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION

INDEX OF STREET TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	'Alle' Lacebark Elm	Ulmus parvifolia 'Alle'	13	2.5" Cal B & B 6" H min	S	45'-55'

INDEX OF TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	PLANTING SIZE	TYPE	MATURE HEIGHT
	Hightower Willow Oak	Quercus phellos	24	2.5" Cal B & B 6" H min	S	45'-55'
	Eastern White Pine	Pinus strobus	40	B & B 8" H min	E	60'-70'
	Legacy Sugar Maple	Acer saccharum	7	2.5" Cal B & B 6" H min	S	50'-60'
	Frontier Elm	Ulmus 'Frontier'	15	2.5" Cal B & B 6" H min	S	40'-60'
	Northern Red Oak	Quercus rubra	13	2.5" Cal B & B 6" H min	S	60'-75'
	Black Gum 'Wildfire'	Nyssa sylvatica 'Wildfire'	13	2.5" Cal B & B 6" H min	S	45'-55'
	Eastern Redbud	Cercis canadensis	12	2" Cal B & B 6" H min	O	20'-25'
	Littleleaf Linden	Tilia Cordata	9	2.5" Cal B & B 6" H min	S	45'-65'
	Chinese Pistache	Pistachia chinensis	3	2.5" Cal B & B 6" H min	S	35'-55'
	Dura-Heat River Birch	Betula nigra 'BNMTF'	5	2.5" Cal B & B 6" H min	S	45'-65'

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	12	5 GAL.
	LEATHER LEAF MAHONIA	Mahonia bealei	5	5 GAL.
	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	25	5 GAL.
	ENGLISH LAUREL	Prunus laurocerasus	8	5 GAL.
	DWARF MUGO PINE	Pinus mugo var. pumilio	12	5 GAL.
	VIRGINIA SWEETSPIRE	Itea virginica	17	5 GAL.
	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	21	5 GAL.
	JAPANESE SPIREA	Spiraea japonica	5	5 GAL.
	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	6	5 GAL.
	OAK-LEAF HYDRANGEA	Hydrangea quercifolia	2	5 GAL.
	DAYLILY VARIETIES	Hemerocallis varieties	30	1 GAL.

S= SHADE TREE
E= EVERGREEN TREE
O= ORNAMENTAL TREE



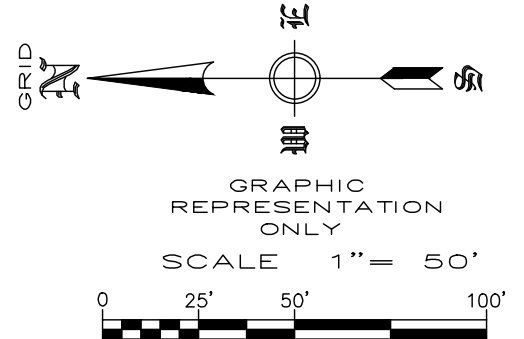
OWNER/DEVELOPER: RESERVE AT DIXIELAND APARTMENTS LLC
1821 PHOENIX AVE STE A
FORT SMITH, AR 72901

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: C-3 (NEIGHBORHOOD COMMERCIAL DISTRICT)
WITH DCP (ORD 21-09)

PARKING REQUIRED: 3 SPACES PER 2 DWELLING UNITS
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LANDSCAPE PLAN THE RESERVE ON DIXIELAND ROGERS, ARKANSAS

REVISION		DATE	DESCRIPTION
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CITY APPROVAL STAMP

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479-459-2838 • BLUEROCKDESIGNBUILD@GMAIL.COM



ONE BEDROOM
UNIT -
ELEVATIONS &
ACCESSIBLE
UNIT PLAN

Seal

Revisions

Date

7.6.21

Project

20.190

A2.0



PROPOSED PROJECT FOR:

THE RESERVE @ DIXIELAND

2002 S. DIXIELAND ROAD - ROGERS, AR



4-PILEX™
ELEVATIONS

Seal

Revisions

Date 6.25.21

Project 21.190

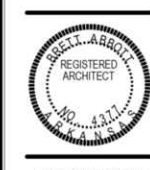
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PROPOSED PROJECT FOR:

THE RESERVE @ DIXIELAND

2002 S. DIXIELAND ROAD - ROGERS, AR



TWO BEDROOM
UNIT -
ELEVATIONS &
ACCESSIBLE
UNIT PLAN

Seal



1.31.20

Revisions

Date

12.11.20

Project

20.190

MF2.3

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PROPOSED PROJECT FOR:

THE RESERVE @ DIXIELAND

2002 S. DIXIELAND ROAD - ROGERS, AR



4-PILEX™
ELEVATIONS

Seal

Revisions

Date 6.25.21

Project 21.190

A3.0

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PROPOSED PROJECT FOR:

THE RESERVE @ DIXIELAND

GARAGE & LOFT UNIT



ELEVATIONS &
AREA
SCHEDULE

Seal

Revisions

Date 5.22.21

Project 20.190

A2.0

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.

DATE: Jun 24, 2022

ENGINEER: TJA
DRAWN BY: DJS

W.O. #: 21918

(S) COPYRIGHT 1932, ENGINEERING SERVICES, INC. © 2022 11-61 AM
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TJW 6/24/22 9:12 AM

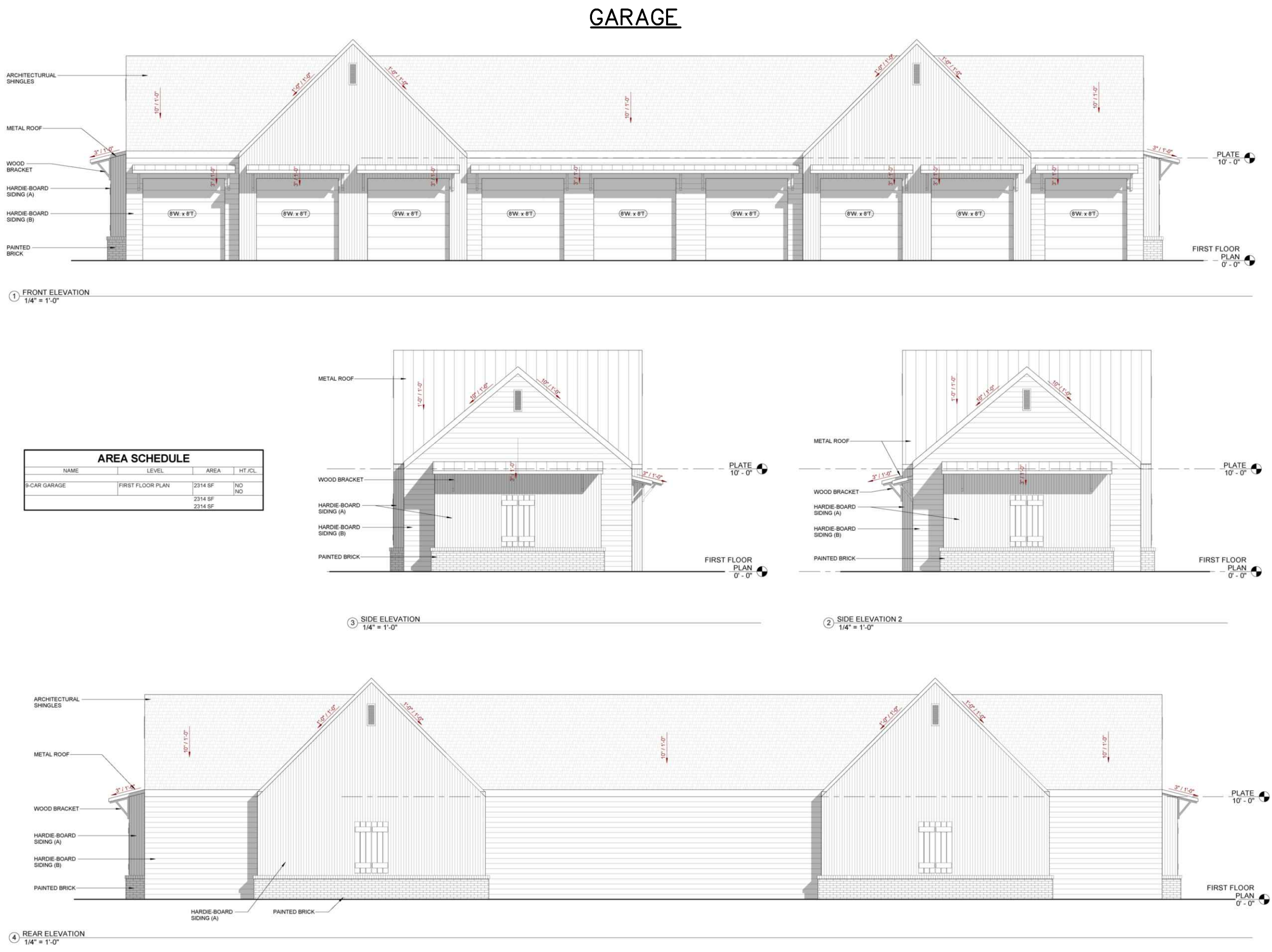
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**BUILDING ELEVATIONS
THE RESERVE ON DIXIELAND
ROGERS, ARKANSAS**



ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

CITY APPROVAL STAMP

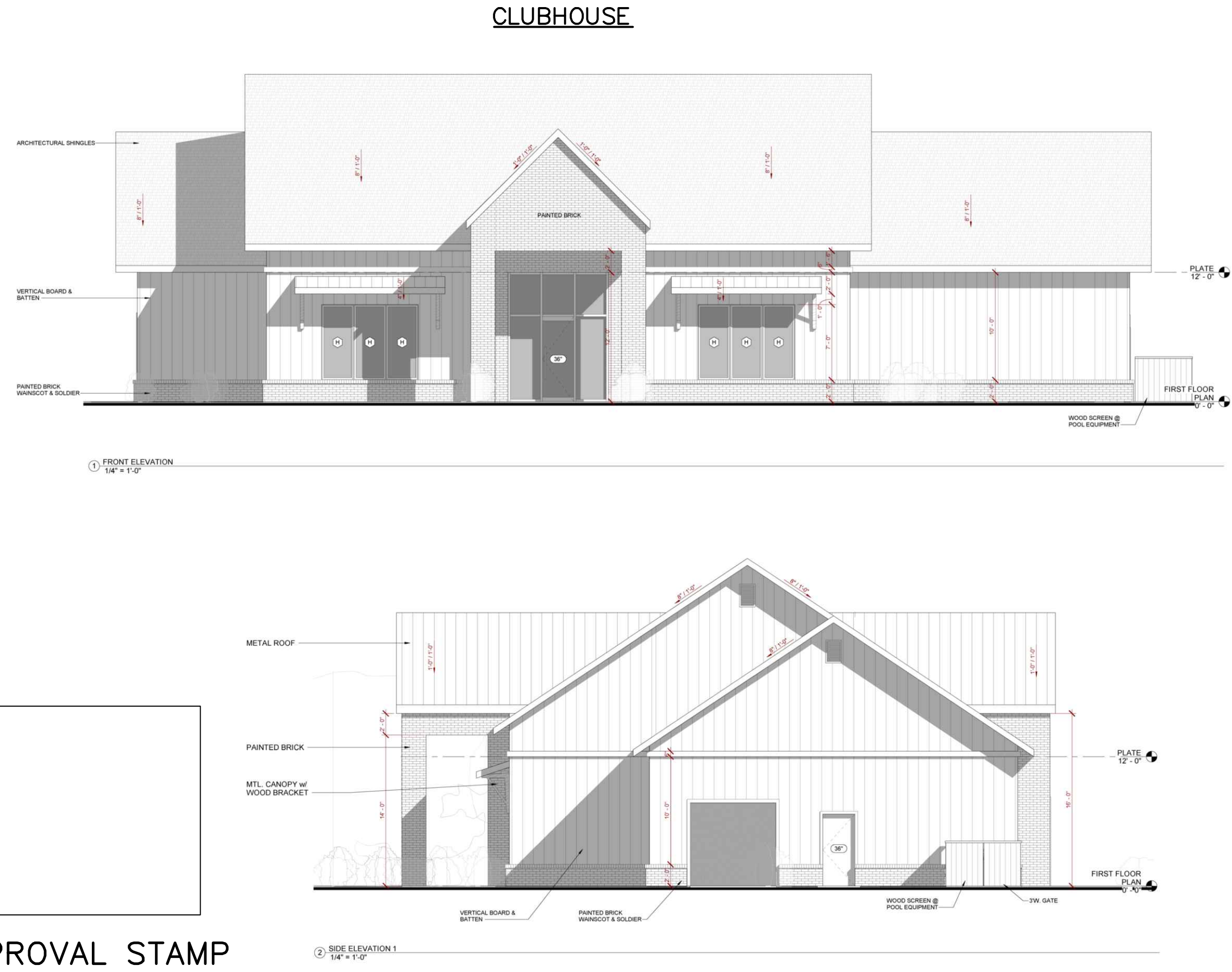


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PROPOSED PROJECT FOR:
THE RESERVE @ DIXIELAND
2002 S. DIXIELAND ROAD - ROGERS, AR



GARAGE ELEVATIONS & AREA SCHEDULE
Date: 12.11.20
Project: 20.190
GA2

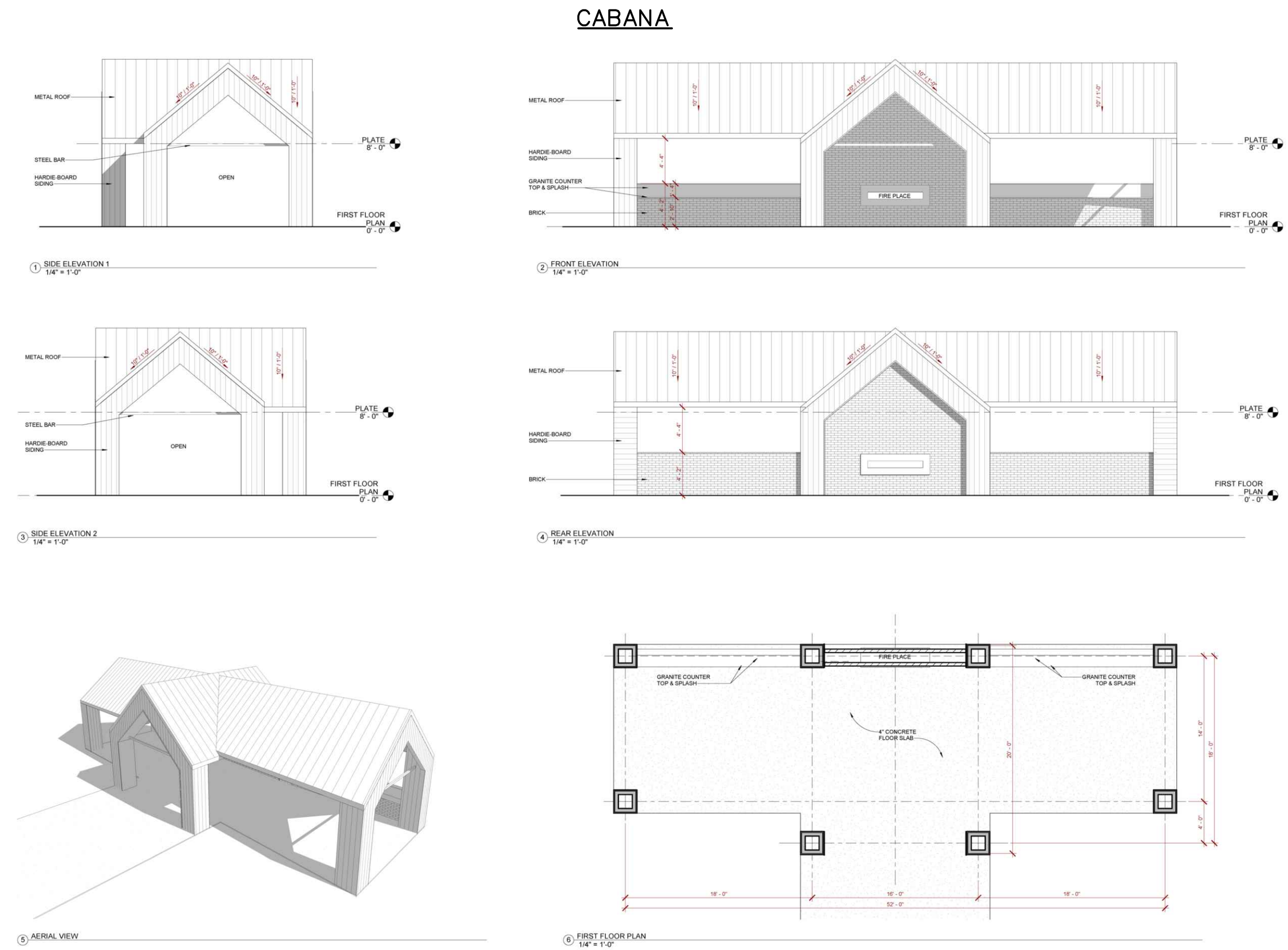


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PROPOSED PROJECT FOR:
THE RESERVE @ DIXIELAND
2002 S. DIXIELAND ROAD - ROGERS, AR



CLUBHOUSE ELEVATIONS
Date: 12.11.20
Project: 20.190
CH3

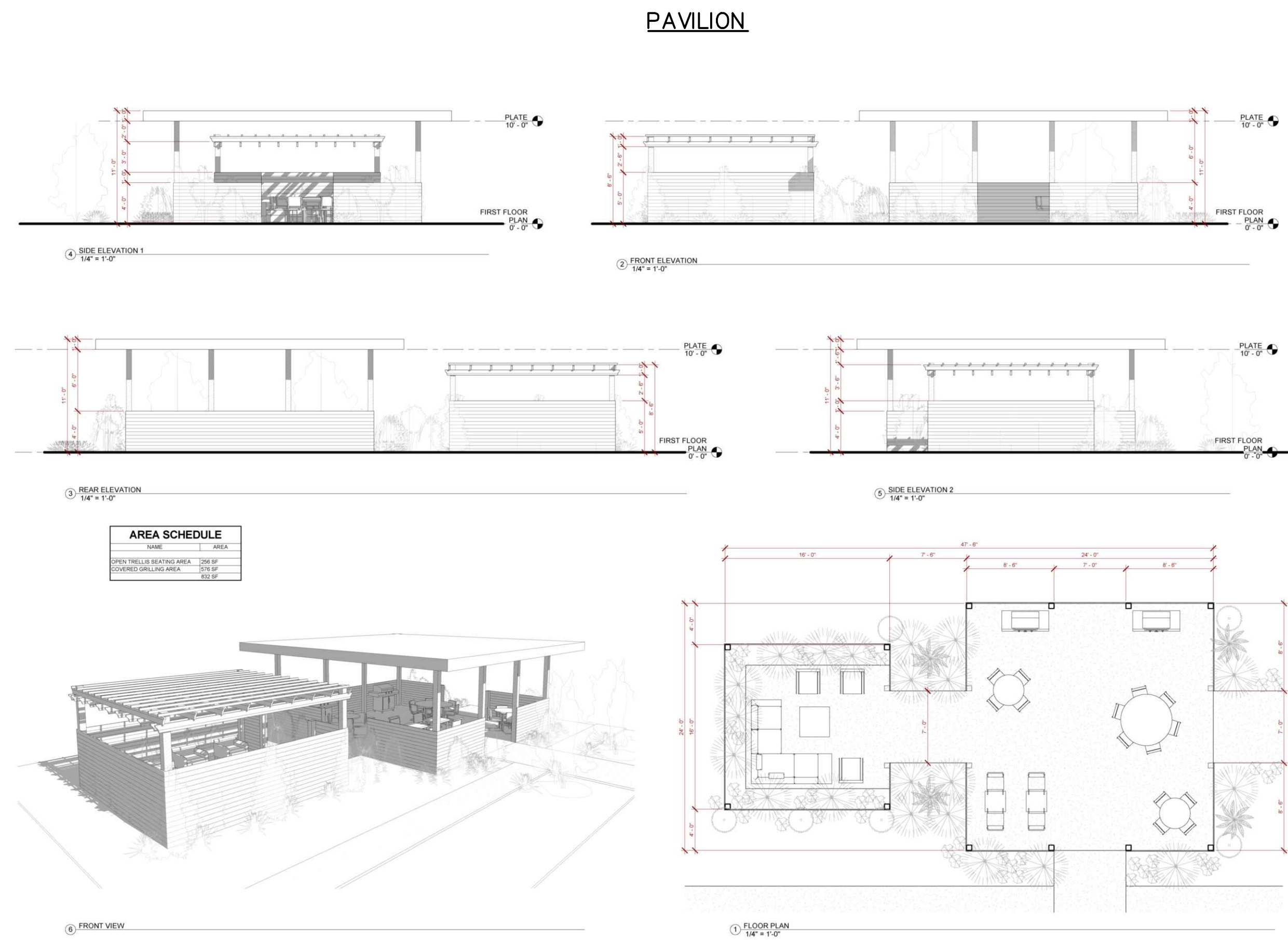


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PROPOSED PROJECT FOR:
THE RESERVE @ DIXIELAND
2002 S. DIXIELAND ROAD - ROGERS, AR



CABANA FLOOR PLAN, ELEVATIONS & 3D IMAGE
Date: 12.11.20
Project: 20.190
CA1

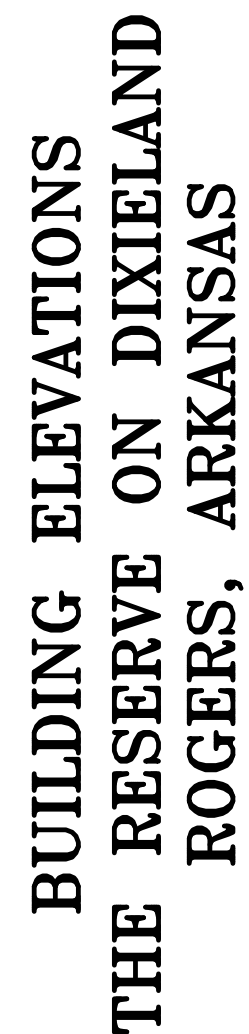


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design · build
479-459-2838 · BLUEROCKDESIGNBUILD@GMAIL.COM

PROPOSED PROJECT FOR:
THE RESERVE @ DIXIELAND
2002 S. DIXIELAND ROAD - ROGERS, AR

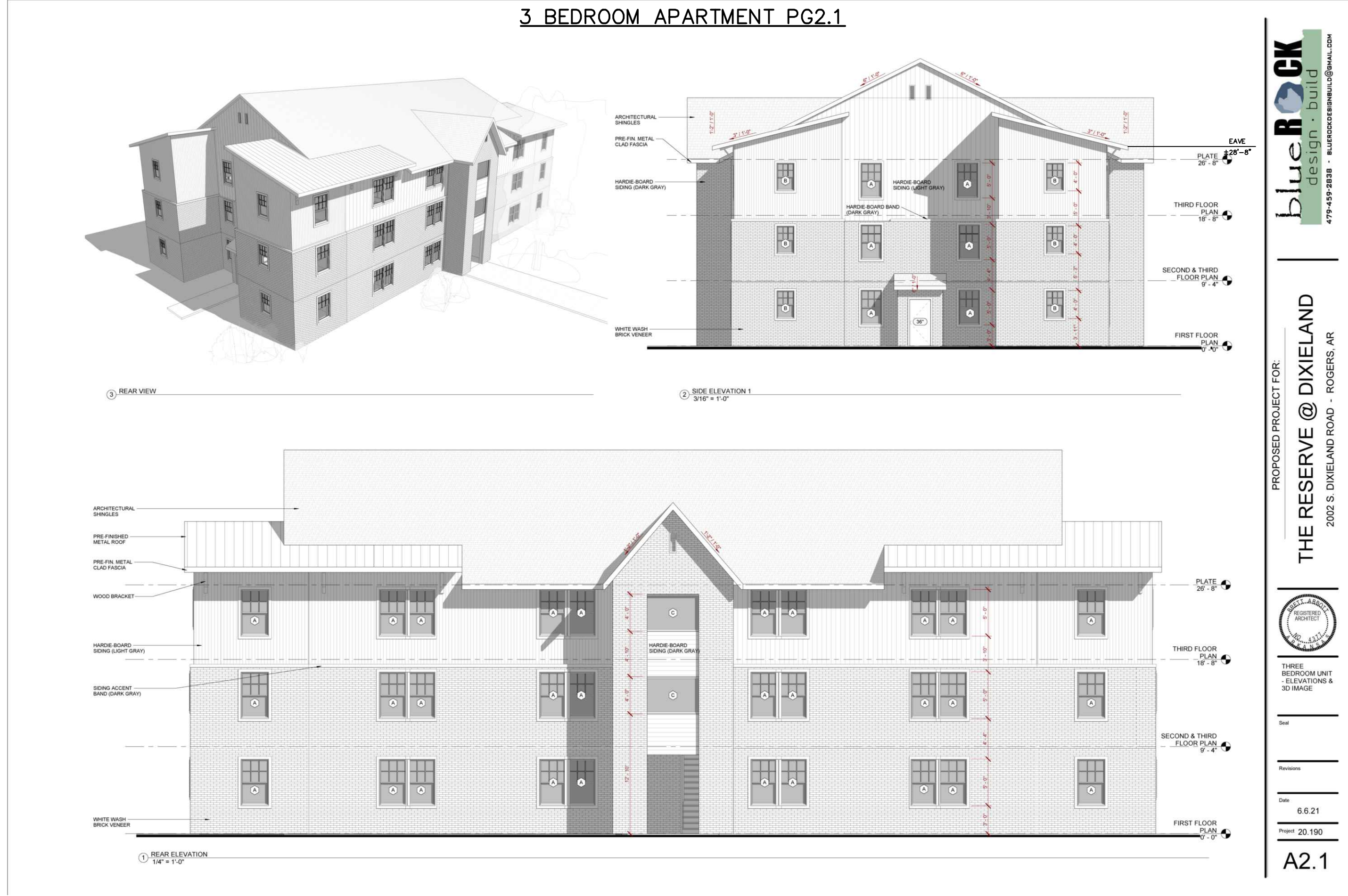


PAVILION FLOOR PLAN, ELEVATIONS & 3D IMAGE
Date: 12.11.20
Project: 20.190
PV1



SCALE:	N.T.S.
DATE:	Jun 24, 2022
ENGINEER:	TJA
DRAWN BY:	DLB
W.O. #:	21918

Page 127 of 173





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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – HEALTH LANES LSDP

STAFF: NICHOLAS LITTLE, PLANNER II
AMARIAH BERRY, DEVELOPMENT COMPLIANCE SPECIALIST

REQUEST DETAILS

PROJECT NAME:	Health Lanes
ADDRESS/LOCATION:	4199 W New Hope Road / 02-17121-000
PROPOSED USE:	Medical, Dental and Health Practitioner Office
CURRENT ZONING:	R-O (Residential Office)
CGM GROWTH DESIGNATION:	Neighborhood Center
APPLICANT/REPRESENTATIVE:	Ali Karr, P.E. – Crafton Tull & Associates
PROJECT OWNER/DEVELOPER:	Health Lanes LLC
PROPERTY OWNER:	Health Lanes 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 9,322-SF building with 6 drive-thru lanes and paved parking on ± 1.59 acres, for the purpose of a drive-thru health clinic. 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. for the placement of street trees outside of the typical street tree placement area, with the requirement that the street trees are within a recreation easement.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets the City of Rogers' Access Management standards.

2. STORMWATER MANAGEMENT:

The applicant proposes stormwater is collected by a series of inlets and directed to the Creekside Place regional pond. A drainage report has been reviewed to verify the project meets the City of Rogers' stormwater management standards.

3. WATER QUALITY:

The applicant's proposed installation of Bio Clean's Curb Inlet Filter on all curb inlets and Bio Clean's Grate Inlet Filter on the grated inlet meets the City of Rogers' water quality requirements. Perpetual maintenance agreement is required.

4. FLOODPLAIN MANAGEMENT:

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

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

- i) W New Hope Road is not in substandard condition.
- ii) W Financial Parkway is not in substandard condition.

b) Connectivity Standards:

The applicant's proposal meets the City of Rogers' Connectivity standards. The applicant proposes two stub-outs to the west.

c) Streetscape:

i) Right-of-Way:

- i) W New Hope Road is a Major Arterial. The applicant must verify that a minimum of 100-feet of right of way is dedicated. This would meet the Typical Street Section requirements.
- ii) W Financial Parkway is a Minor Street with 50-feet of dedicated right of way, which meets the Typical Street Section requirements.

ii) Sidewalks & Sidepaths:

- i) W New Hope Road has an existing 6-feet sidewalk.
- ii) W Financial Parkway has an existing 5-feet sidewalk.
- iii) The applicant proposes to dedicate a 15-foot recreation easement where the 5-foot sidewalk provides pedestrian access to the building.

d) Trails:

Trails are neither proposed nor required.

e) Streetlights:

The applicant proposes street lights at the entrance off W New Hope Road and the entrance off W Financial Parkway.

f) Street Trees:

- i) The applicant proposes 7 Chinese Pistache trees along W New Hope Road, which meets the street tree requirements.
- ii) The applicant requests a **WAIVER** from Sec. 14-46 (g) which requires that street trees be placed within the right of way between the back of curb and edge of sidewalk. On W Financial Parkway, the existing greenspace is narrow, at approximately 3-feet wide, and will not provide adequate space for trees to thrive. The speed limit and sight triangles along W Financial Parkway is such that no trees can be properly placed in the usual location near the street. Additionally, the existing waterline along W Financial Parkway is a conflict for placing street trees in the right of way. As an alternative, the street trees along W Financial Parkway are being proposed within the project property lines.

6. RECOMMENDATIONS:

- a) Approve **WAIVER** Sec. 14-46 (g) which requires street trees be placed within the right of way between the back of curb and edge of sidewalk, with the requirement that the street trees are within a recreation easement.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i) "Business and Professional Office" is defined as "office uses for companies and non-governmental organizations," (Sec. 14-695(b)(3)(z.)(1.)).

b) Zoning Compliance:

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

c) CGM Compliance:

The proposal doesn't necessarily align with the purpose and character of the Neighborhood Center Growth Designation. However, a precedent has been set in this area of Rogers, specifically along this stretch of New Hope Road, which calls for auto-centric development. Nearby uses include drive-thru car washes, banks with drive-thru windows and ATMs, fast food restaurants, automobile servicing businesses and a gas station/convenience store.

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.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

Aside from the street tree placement waiver requested by the applicant, the plans meet all landscaping requirements.

3. RECOMMENDATIONS:

- a) Approve Large-Scale Development plans.

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:

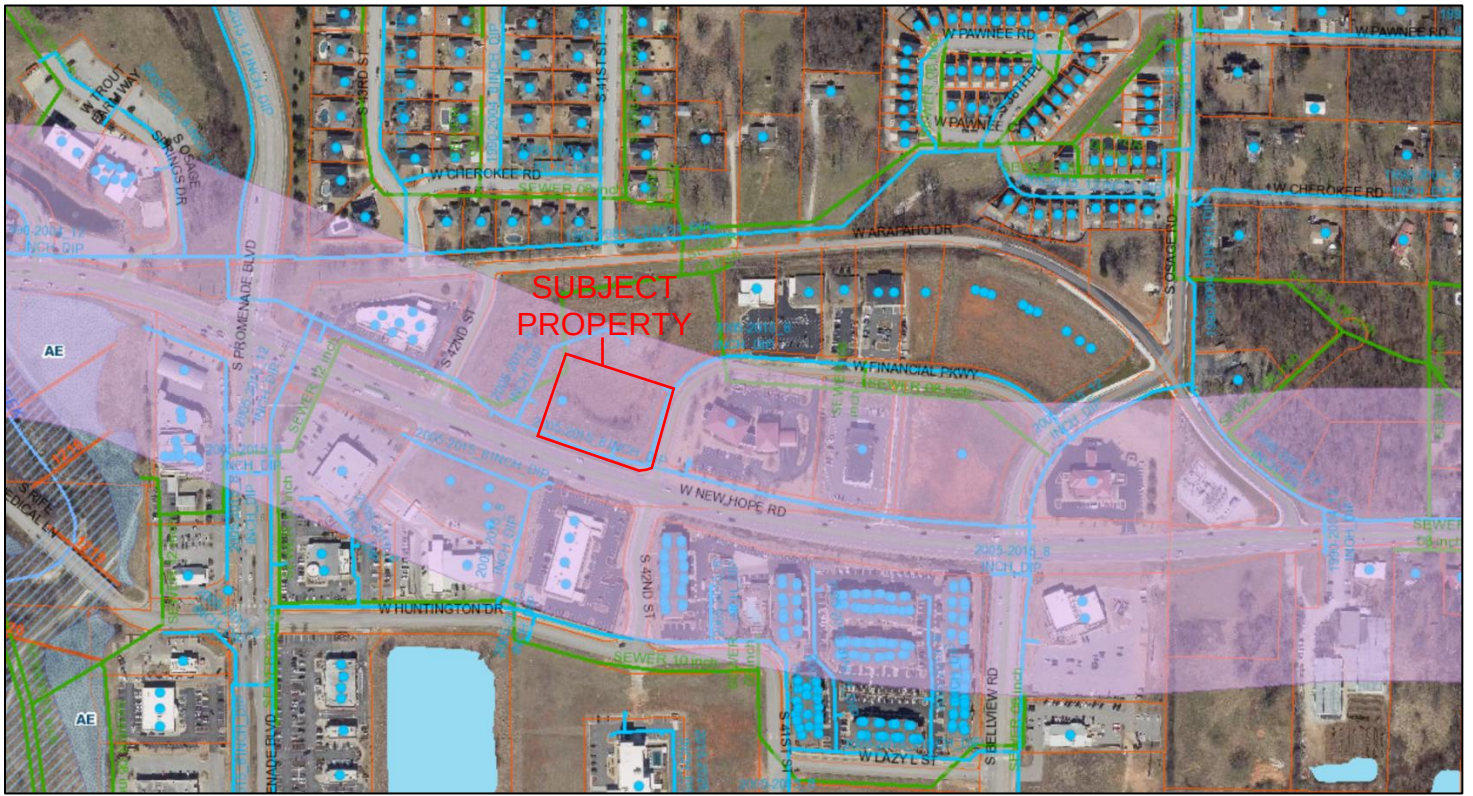
Move to table the request.

TABS

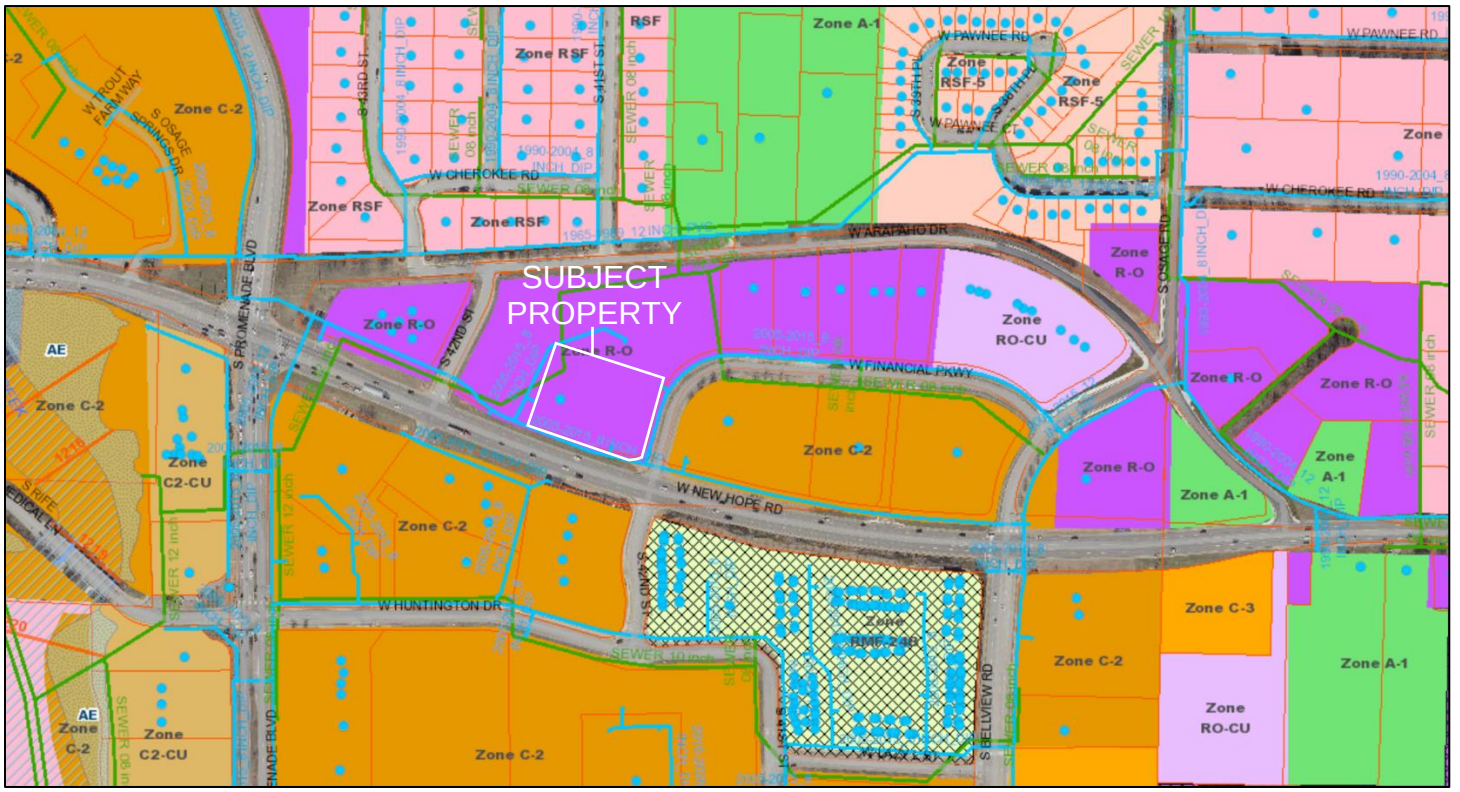
1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

TAB 1

AERIAL VICINITY MAP



ZONING VICINITY MAP





July 1, 2022

Ms. Ali Karr, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Health Lanes

Dear Ms. Karr:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. Label the Sand/oil separator as a Striem OS-100 on the Utility Plan and Sewer Plan and Profile. This model has been approved for this facility through the MEP and needs to be labeled on site sheets.
2. The existing fire hydrant that will be removed cannot be reused in another location since it is over 10 years old. Once it's removed it will need to be delivered to RWU. Also direct the contractor to plug the valve at the main.
3. Show and label the 12"x 6" tapping sleeve and valve for the proposed fire hydrant with the valve shown at the tee location.
4. Show the location and size of the irrigation RPZA. Also, show the size of the irrigation meter.
5. Specify that a USC-FCCCHR approved RPZA will be required and located in a heated space or frost-free enclosure prior to any tees or branches for all irrigation service lines. (Provide a detail for installation indicating manufacturer, model number--complete with all suffixes and prefixes, size, and installation orientation must be shown).
6. When connecting a new water service to an existing main note on the plans that RWU will construct the water meter service at the developer's expense.
7. Depict the location of streetlights and electric conduits. Maintain 5' minimum separation from water and sewer mains.
8. Depict the location of the electric transformer. Locate it as far from water meters as is practical but in no case within 30 feet of water meters.

9. The following must be submitted prior to scheduling a pre-construction meeting:
- A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record if applicable.
 - G. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - H. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - I. Performance and payment bonds executed by the utility contractor.
 - J. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Special Contract for Facilities Extension



May 17, 2022

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

RE: Health Lanes
CTA Job No. 22101300

Dear City of Rogers Planning Department:

This is a formal request for a waiver from placing street trees within right-of-way between back of curb and edge of sidewalk. On both New Hope Rd. and W. Financial Parkway, the existing greenspace between back of curb and edge of sidewalk is narrow, approximately 3' wide, and will not provide adequate space for trees to thrive. Additionally, the speed limit and sight triangles along W. Financial Parkway is such that no trees can be properly placed in the usual location near street. Furthermore, along W. Financial Parkway, the existing waterline is also a conflict for placing street trees within right-of-way.

We are requesting a waiver from the placement of street trees in the greenspace between back of curb and edge of sidewalk given the above constraints of the site. Medium size street trees have been accounted for at a rate of 1 tree per 40 linear feet of street frontage within our plans. The street trees along W. Financial Parkway are being proposed within the project property lines instead of within the right-of-way. The street trees along New Hope Rd. are being proposed within the right-of-way behind the sidewalk.

We formally petition the Planning Commission to waive the above listed city code requirements allowing the intent to be met given the site's layout and utility constraints. Large Scale Development (LSD) plans have been submitted to the City Planning Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We are also requesting a waiver from the maximum velocity in a storm pipe per the City of Rogers Drainage Manual. The maximum velocity is 12 fps. There is an existing storm pipe onsite that is laid at 5.28% and yields 13.66 fps. This is an existing pipe that we are not modifying. Our site discharge will drain through this pipe to an existing box culvert. It does not discharge overland nor cause erosion. Immediate downstream pipes are under 12fps.

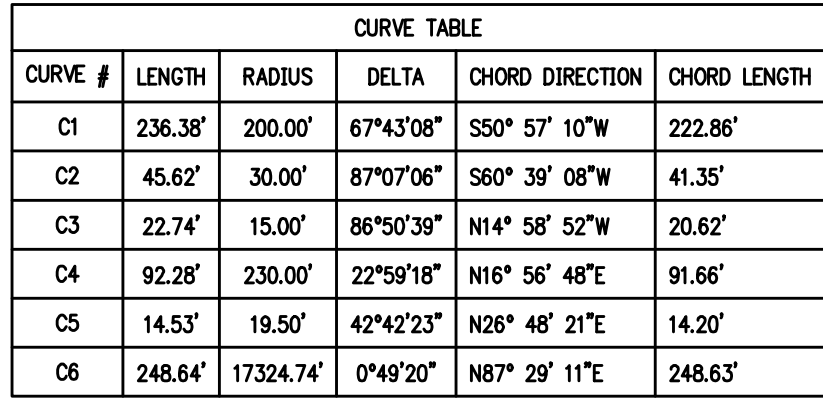
We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.



Sincerely,

Fallon Henry
Landscape Architect Intern

Ali Karr
Project Manager



TREE

<u>LINEWORK</u>	
EASEMENT	
CURB	
SANITARY SEWER LINE	
GAS LINE	
WATER LINE (SPECIFY SIZE & TYPE)	
RIGHT OF WAY	
ROAD CENTERLINE	

LINEWORK	
EASEMENT	
CURB	
WOOD FENCE	
BUILDING SET BACK	
RIGHT OF WAY	
PROPERTY LINE	
ROAD CENTERLINE	

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESICULE, SLOPE, EAVES, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECIS, BUILDING DIMENSIONS, EXACT UTILITY ENTRENCH LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
12. SIGN SHALL BE PLACED ON THE BACK OF TYPE 3 BARRICADES SAYING, "ONLY ACCESS TO NEW HOPE ROAD PER CITY CODE CH. 14-260(2).
13. SEPARATE SIGN PERMIT IS REQUIRED. APPROVAL OF LSD PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMIT. SECTION 14-256

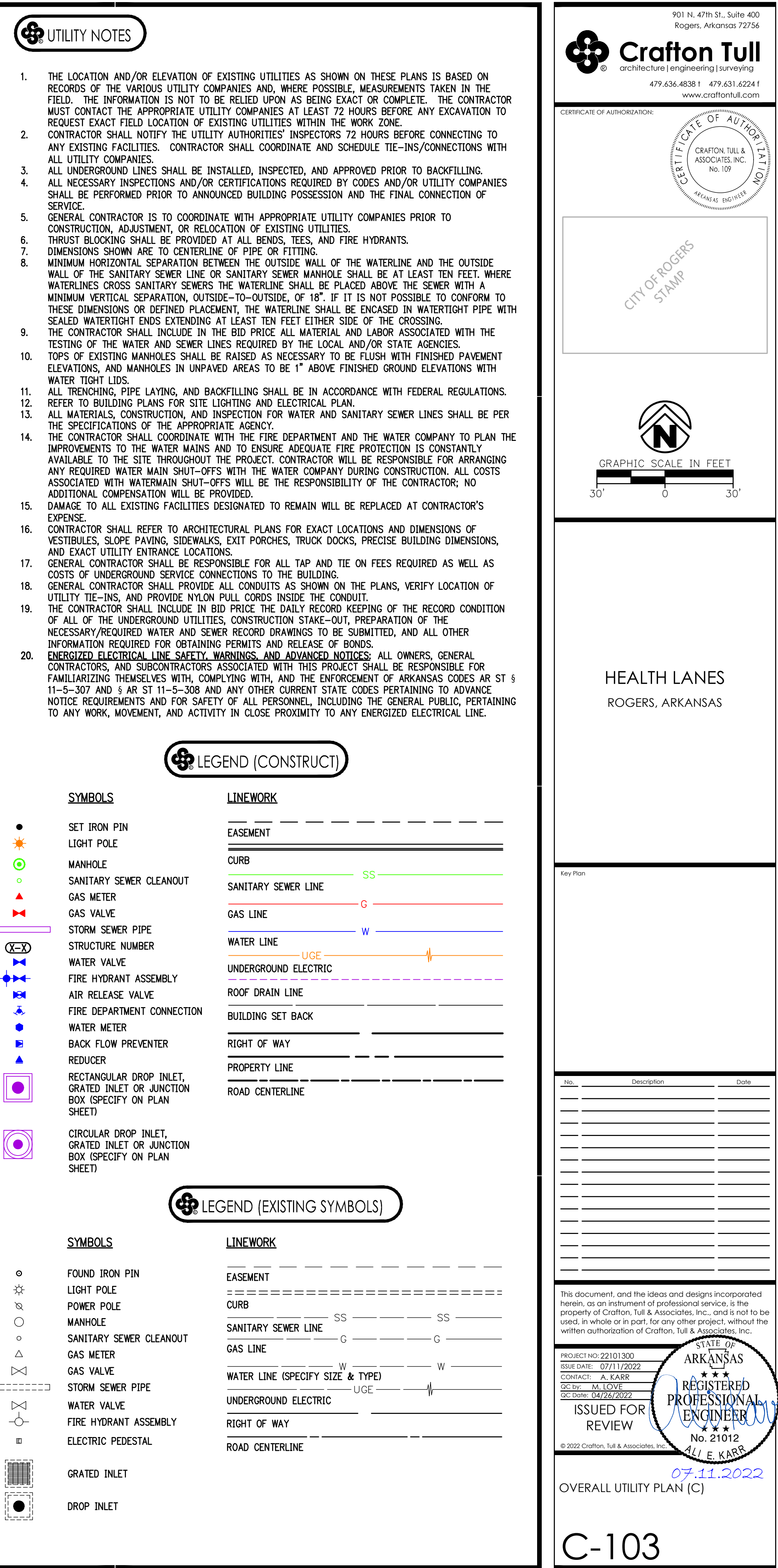
BUILDING SETBACK:	OVERLAY DISTRICT FRONT	75'
	R-O FRONT	30'
	FRONT (WITH FRONT PARKING)	50'
	INTERIOR SIDE	10'
	EXTERIOR SIDE	25'
	REAR	25'
BUFFER REQUIREMENTS	FRONT (ALONG FRONTAGE OF HIGHWAYS AND PRIMARY CORRIDORS)	25'
	REAR/SIDE	10'
	REAR/SIDE ABUTTING A STREET R/W AND ADJACENT TO LAND ZONED OFFICE RESIDENTIAL, OR COMMERCIAL	15'
TOTAL PARCEL AREA:	±5.89 AC.	
REQUIRED LOT SIZE:	MINIMUM OF 1 AC.	
PROJECT AREA/LOT SIZE:	±1.59 AC. (±69,160 SQ.FT.)	
BUILDING SIZE:	±9,322 SQ. FT.	
BUILDING USAGE:	DRIVE THRU/WALK IN MEDICAL FACILITY	
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN	
ZONING:	R-O/OVERLAY DISTRICT	
PROPERTY USAGE:	MEDICAL OFFICE	
BUILDING TYPE:	II-B	
MAX BUILDING HEIGHT:	30'	
BUILDING HEIGHT:	30'	
MAX BUILDING COVERAGE:	50%	
BUILDING COVERAGE:	±9,322 SQ. FT. / ±69,160 SQ. FT. = 13.5%	
MIN. OPEN SPACE:	30%	
OPEN SPACE PROVIDED:	±24,559 SQ. FT. / ±69,160 SQ. FT. = 35.5%	
MAX. IMPERVIOUS SPACE:	70%	
IMPERVIOUS SPACE PROVIDED:	±44,601 SQ. FT. / ±69,160 SQ. FT. = 64.5%	
ADDRESS:	4199 W. NEW HOPE ROAD ROGERS, ARKANSAS 72758	
PARCEL NUMBER:	02-17121-000	
REQUIRED PARKING:	1 STALL PER 300 SQ. FT. NET FLOOR AREA 9,322/300 = 31 STALLS	
PROVIDED PARKING:	27 STANDARD STALLS 12 INTERIOR BAY STALLS 2 ADA STALLS 41 TOTAL STALLS	
BICYCLE PARKING:	1 BIKE RACK PER 20 PARKING STALLS 41 STALLS/20 = 2 BIKE RACKS	
LOADING SPACE:	1 LOADING SPACE REQUIRED 1 LOADING SPACE PROVIDED	

SYMBOLS

FOUND IRON PIN
LIGHT POLE
POWER POLE
MANHOLE
STORM SEWER PIPE
DOWN GUY
WATER VALVE
FIRE HYDRANT ASSEMBLY
WATER METER
ELECTRIC PEDESTAL
DROP INLET

LINEWORK

EASEMENT
CURB
WOOD FENCE
BUILDING S
RIGHT OF W
PROPERTY I
ROAD CENT





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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – THE DISTRICT MIXED-USE PHASE 1

STAFF: NICHOLAS LITTLE, PLANNER II
AMARIAH BERRY, DEVELOPMENT COMPLIANCE SPECIALIST

REQUEST DETAILS

PROJECT NAME:	The District Mixed-Use Phase 1
ADDRESS/LOCATION:	4301 S. J.B. Hunt Drive / 02-23555-001
PROPOSED USE:	Business and Professional Office, Food Services, Retail Sales
CURRENT ZONING:	U-COM (Uptown Commercial Mixed Use)
CGM GROWTH DESIGNATION:	Regional Center
APPLICANT/REPRESENTATIVE:	Jay Young, Development Consultants, Inc.
PROJECT OWNER/DEVELOPER:	PWX, LLC
PROPERTY OWNER:	PWX, LLC / District Lot 10, 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 40,539-SF building, a 61,683-SF building and paved parking on ± 7.61 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. Consider **VARIANCE** from Sec. 14-732(4.3)(i), to allow the front of the proposed structures to address internal private drives, instead of addressing existing public right-of-ways.
2. Approve **VARIANCE** from Sec. 14-732(4.1)(c), to allow 50 bicycle parking spaces, as opposed to the required 101 spaces.
3. Deny **VARIANCE** from Sec. 14-256(12)(a), to allow only 19% of the total development area of Phase 1 to be dedicated to greenspace, as opposed to the required 20%.
4. Deny **VARIANCE** from Sec. 14-256(14)(b)(2), to allow smaller parking lot tree islands than what is required. (Min. 324-SF)
5. Approve **WAIVER** from Sec. 14-482, (b), (1), to allow the developer to not improve Pauline Whitaker Parkway.
6. Approve **WAIVER** from Sec. 14-715, 4.3 to allow for internal drives to serve as streets to comply with U-COM setbacks and design principles.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant's proposal meets the City of Rogers' access management standards.

2. STORMWATER MANAGEMENT:

The applicant proposes all stormwater is collected by a series of drainage features such as bioswales, grass swales, porous pavement, inlets, and pipes to the regional detention pond. A drainage report has been reviewed to verify the project meets the City of Rogers' stormwater management standards.

3. WATER QUALITY:

The applicant's proposal satisfies water quality requirements.

4. FLOODPLAIN MANAGEMENT:

No portion of Phase 1 is located within a Special Flood Hazard Area (SFHA). Phase 1 is located in Zone "X" (unshaded).

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

- i) W Pauline Whitaker Parkway is not in substandard condition.
- ii) S 48th Street is not in substandard condition.
- iii) S J.B. Hunt Drive is not in substandard condition.

b) Connectivity Standards:

- i) North/South connectivity is not feasible.
- ii) East/West connectivity is adequate.

c) Streetscape:

i) Right-of-Way:

- i) W Pauline Whitaker Parkway is a Major Arterial. The applicant requests a **WAIVER** from Sec. 14-482, (b), (1) requiring street improvements to Pauline Whitaker Parkway. The applicant states, "This street is already complete and functioning with an existing sidewalk. Compliance with the Typical Street Section would require demolishing the existing sidewalk to move it three feet south and build it one foot wider. This waiver was approved in the prior LSD application."
- ii) S 48th Street is a Minor Street with 65-feet of dedicated right of way, which meets the Typical Street Section requirements.
- iii) S J.B. Hunt Drive is a Future Collector Street with 70-feet of dedicated right of way, which meets the Typical Street Section requirement.
- iv) The applicant requests a **WAIVER** from Sec. 14-715, 4.3 to allow for internal drives to serve as streets for the purposes of compliance with U-COM setbacks and design principles. The applicant states, "The interior areas of this development are specifically designed to follow the spirit and intent of the U-COM zoning district. The internal private drives will serve the same purpose as public streets, with respect to the overall U-COM design goals."

ii) Sidewalks & Sidepaths:

- i) W Pauline Whitaker has an existing 5-feet sidewalk.
- ii) S 48th Street has an existing 6-feet sidewalk on the west and a proposed 10-feet multiuse trail on the east.
- iii) S J.B. Hunt Drive has an existing 10-feet trail.

d) Trails:

A 10' wide Multiuse Trail is proposed along the east side of S 48th Street to tie into the existing trail along S J.B. Hunt Drive.

e) Streetlights:

Streetlights are proposed along S J.B. Hunt Drive. There are existing streetlights along S 48th Street and W Pauline Whitaker Parkway.

f) Street Trees:

The applicant proposes 12 Shadblow Serviceberry trees, 13 Flame Amur Maple trees, and 9 Prairiefire Crabapple trees as their street trees. This meets the street tree requirements. Note the applicant must not plant trees within 20' of light pole.

6. RECOMMENDATIONS:

- a) Approve **WAIVER** from Sec. 14-482, (b), (1), to allow the developer to not improve Pauline Whitaker Parkway.
- b) Approve **WAIVER** from Sec. 14-715, 4.3 to allow for internal drives to serve as streets to comply with U-COM setbacks and design principles.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

- i) "Business and Professional Office" is defined as "office uses for companies and non-governmental organizations," (Sec. 14-695(b)(3)(z.)(1.)).
- ii) "Restaurant Full Service" is defined as "a bona fide restaurant establishment where the principal business is the sale of food and beverages to guests via table service for consumption on the premises," (Sec. 14-695(b)(3)(ff.)).
- iii) "Retail Sales" is defined as "encompassing the retail sale of merchandise not specifically listed under another use category," (Sec. 14-695

b) Zoning Compliance:

The proposed project is in compliance with U-COM zoning regulations, other than the requested variances.

c) CGM Compliance:

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

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-732 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

Other than regulations that the applicant has requested a variance from, all setback and height requirements have been met.

b) Building Design:

N/A

c) Parking & Loading:

With the exception of the bicycle parking variance requested by the applicant, all vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

All landscaping requirements have been met.

3. RECOMMENDATIONS:

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

- i) Consider **VARIANCE** from Sec. 14-732(4.3)(i), to allow the front of the proposed structures to address internal private drives, instead of addressing existing public right-of-ways. The applicant's proposal is a good example of desired commercial mixed-use development. However, the development is focused around internal, private streets and includes a significant amount of surface parking between existing public right-of-way and the activated development. This aspect of the applicant's design strays from the "pedestrian-oriented" feel that is outlined in the character statement for Regional Centers.
- ii) Approve **VARIANCE** from Sec. 14-732(4.1)(c), to allow 50 bicycle parking spaces, as opposed to the required 101 spaces. The applicant's proposal of 50 bicycle parking spaces is substantial for the proposed development. The applicant has also stated that they plan on exceeding the bicycle parking requirement in Phase 2, due to it's proximity to Razorback Greenway.
- iii) Deny **VARIANCE** from Sec. 14-256(12)(a), to allow only 19% of the total development area of Phase 1 to be dedicated to greenspace, as opposed to the required 20%. This requested variance could be easily met with minor tweaking of the design. If the applicant met the tree island size requirement that they're requesting a variance for (Variance IV) and omitted some of the proposed surface parking, the greenspace requirement would likely be met and wouldn't require a variance.
- iv) Deny **VARIANCE** from Sec. 14-256(14)(b)(2), to allow smaller parking lot tree islands than what is required. (Min. 324-SF) Similarly to Variance III, this requirement could be easily met with a small amount of redesigning. There is no site-specific hardship that disallows the applicant from meeting the tree island size requirement.

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

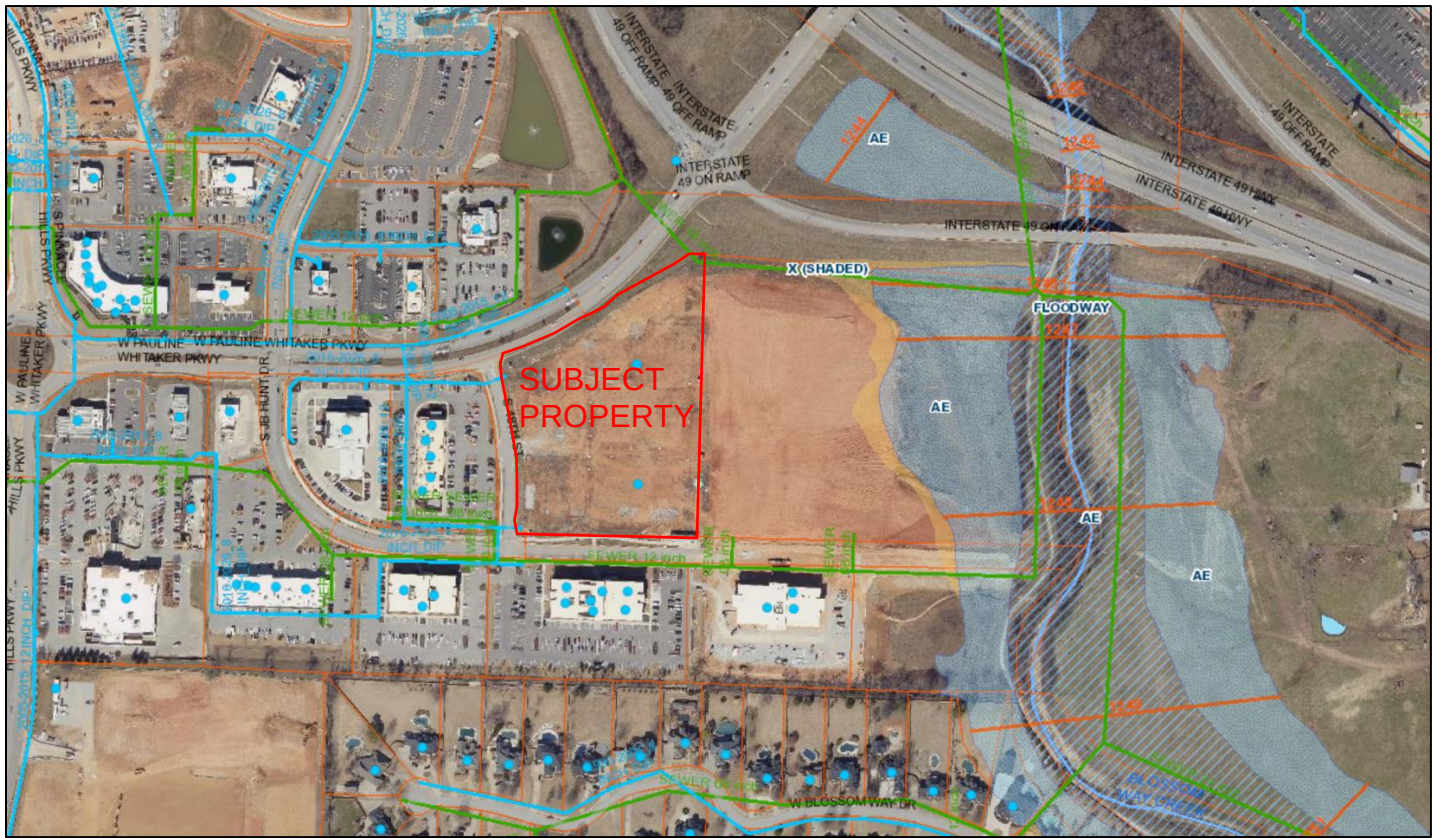
SUGGESTED MOTIONS

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.

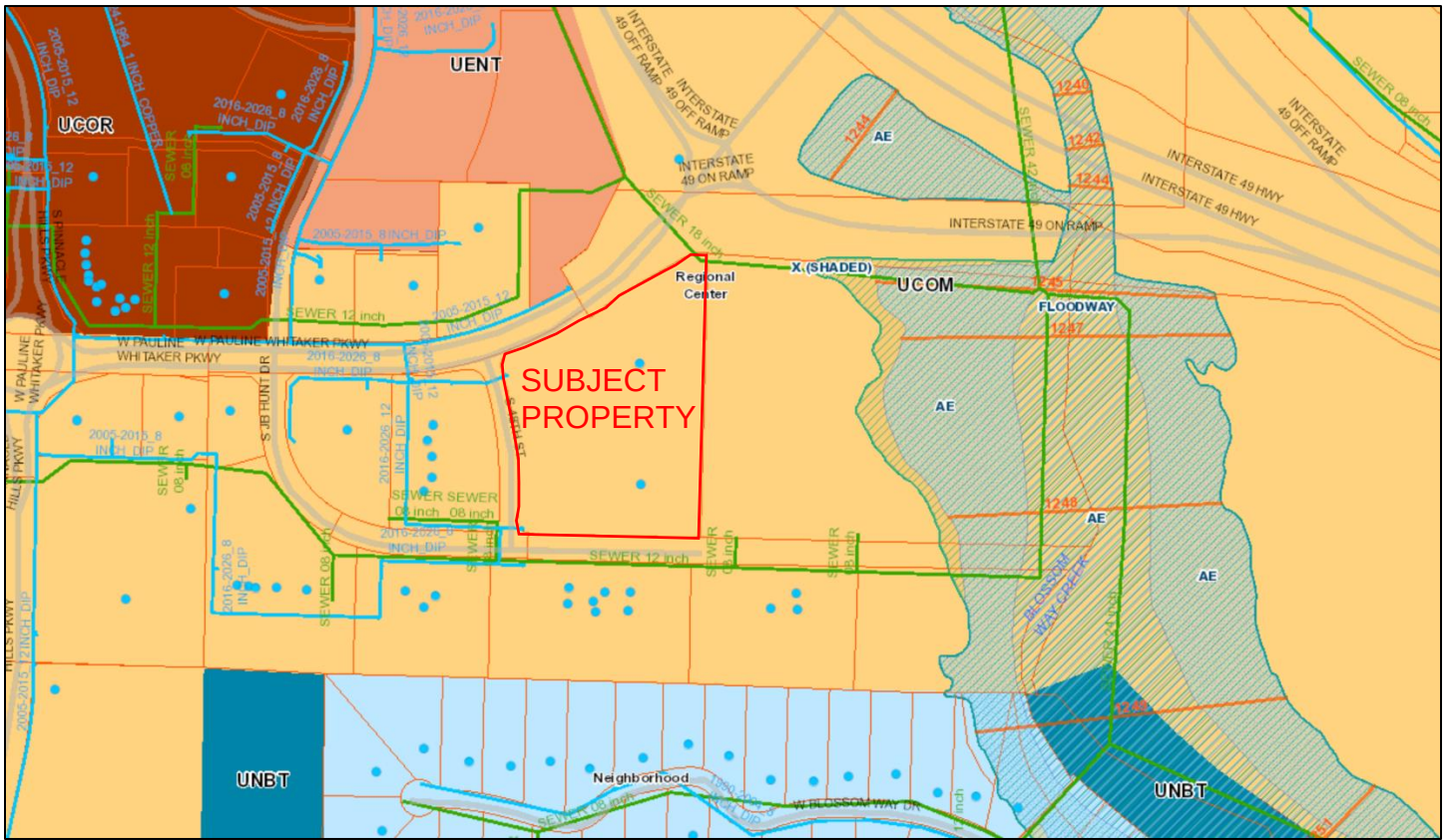
TABS

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

AERIAL VICINITY MAP



CGM VICINITY MAP



4.





June 29, 2022

Mr. Benjamin Kuddes, PE
Development Consultants Incorporated
2200 N. Rodney Parham Rd., Suite 220
Little Rock, AR 72212

Re: Conditional Approval of Civil Plans
District Mixed Use Area Ph. 1

Dear Mr. Kuddes:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. On sheet C6.03, show existing water and sewer in the plan view.
2. On sheet C8.02, waterline J does not show the proposed 6" HP Drain.
3. Show all existing easements with the book and page.
 - *On sheet C7.01, there is an existing in-service water main that should have easement.*
4. Fully remove/disconnect any parts of the existing water/sewer system that will not be needed in the new system layout.
 - *On sheet C7.01, there is an existing valve that is called to be removed, but it is shown to remain on this sheet. Check the other sheets that also show this valve remaining.*
5. Use the existing system components whenever possible.
 - *On sheet C8.02, waterline G & J should connect to the existing valve that is called to be removed.*
6. No taps shall be allowed on the part of the existing system that has not been accepted by RWU.
 - *On sheet C7.01, it calls for taps to be used for new waterlines.*
7. Water meter shall be placed as close as possible to the tab location.
 - *We are going to wave the 30' rule for transformers at this location.*

8. Coordinate with Amber Owens (amberowens@rwu.org) for sizing of all grease interceptors.
9. Provide easement around all the planned water mains. See sheet C7.01 for the water main that is the most northeast location for an example of this.
 - *Waterline G does not have easement.*
10. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. A signed copy of a Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - G. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - H. Performance and payment bonds executed by the utility contractor.
 - I. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,



Aaron Short, PE

April 1, 2022

Kris Paxton
City of Rogers
Office of Community Development
301 West Chestnut Street
Rogers, Arkansas 72756

RE: The District Mixed Use Area – Phase 1
Large Scale Development Application – Submittal #3
Letter for Request of Waivers

Dear Kris:

This letter is provided in response to your comments from our first LSD review submittal. The following waivers are requested regarding the LSDP Application for The District Mixed Use Area – Phase 1.

1. Allow internal private drives to serve as streets for the purposes of compliance with U-COM setbacks & design principles. Reference COR Code Section 14-715, 4.3 Commercial Mixed Use.

Justification: The interior areas of this development are specifically designed to follow the spirit and intent of the U-COM zoning district. The internal private drives will serve the same purpose as public streets, with respect to the overall U-COM design goals.

2. Allow the number of bicycle parking spaces to be less than the standard U-COM requirements. Reference COR Code Section 14-715, 4.1, Table 4-1: Paring Ratios.

Justification: The Developer would like to provide the 50 bicycle parking spaces shown and will agree to add additional spaces in the future as the need becomes known. The success of the project means meeting the needs of our Tenants and keeping the project at the highest standards. There will be some indoor bike lockers included inside of the building, to be shown in the final building plans (number to be determined). The Developer also feels that the majority of bike parking spaces will be more in demand in the Phase 2 areas adjacent to the Razorback Greenway.

3. Allow less than 20% green space in the Phase 1 area. Reference COR Code Section 14-256, (12).

Justification: The overall development plan for this property anticipates providing more than 20% of the total land area for Phases 1 & 2 in green space, which will exceed the minimum requirement.

4. Allow tree island sizes as shown in the plans. Reference COR Code Section 14-256, (14).

Justification: The tree islands provided are similar to and compatible with the five previous properties completed by Whisinvest Realty. The smaller size makes it possible to include more islands and more tree placements than would otherwise be provided using larger islands. We have also made tree selections that are compatible with the island sizes and will thrive, also recognizing that the trees will be guaranteed. This waiver was approved in the prior LSD application.

5. Allow that no additional street improvements to Pauline Whitaker Parkway be required. Reference COR Code Section 14-482, (b), (1).

Justification: Pauline Whitaker is a complete and functioning street with an existing sidewalk. Compliance with the typical street section would require demolishing the existing sidewalk in order to move it three feet south and build it one foot wider. This waiver was approved in the prior LSD application.

Please contact my office at your convenience if you have questions or require additional information concerning this matter.

Sincerely,
Development Consultants Incorporated



Allen Jay Young
Vice President

WHISENVEST REALTY, LLC

THE DISTRICT MIXED USE AREA - PHASE 1

LARGE SCALE DEVELOPMENT PLANS PACKAGE

PHASE 1 PROJECT INFORMATION

STREET ADDRESS: 4301 SOUTH J.B. HUNT DRIVE

DEVELOPER: PWX, LLC, OR ITS ASSIGNS
1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223
EMAIL: JEFF MAXWELL - JEFF@WHISENVEST.COM

LOT 10A LAND OWNER: DISTRICT LOT 10, LLC, OR ITS ASSIGNS
1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223

LOT 10B LAND OWNER: PWX, LLC, OR ITS ASSIGNS
1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223

ENGINEERING CONTACT: JAY YOUNG - JAYY@DCIUS.PRO

TOTAL LAND AREA: ±7.61 ACRES

ZONING: U-COM, UPTOWN COMMERCIAL MIXED USE & I-540 OVERLAY DISTRICT
PROPOSED USES: COMMERCIAL & OFFICE

CITY OF ROGERS GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100 YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALKS END" SIGN.
6. PUBLIC STREETS AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

UTILITY CONTACTS:

ELECTRIC: CARROLL ELECTRIC
CONTACT: DEREK THURMAN
PHONE: (479) 273-2421 EXT. 2690
EMAIL: DTHURMAN@CARROLLECC.COM

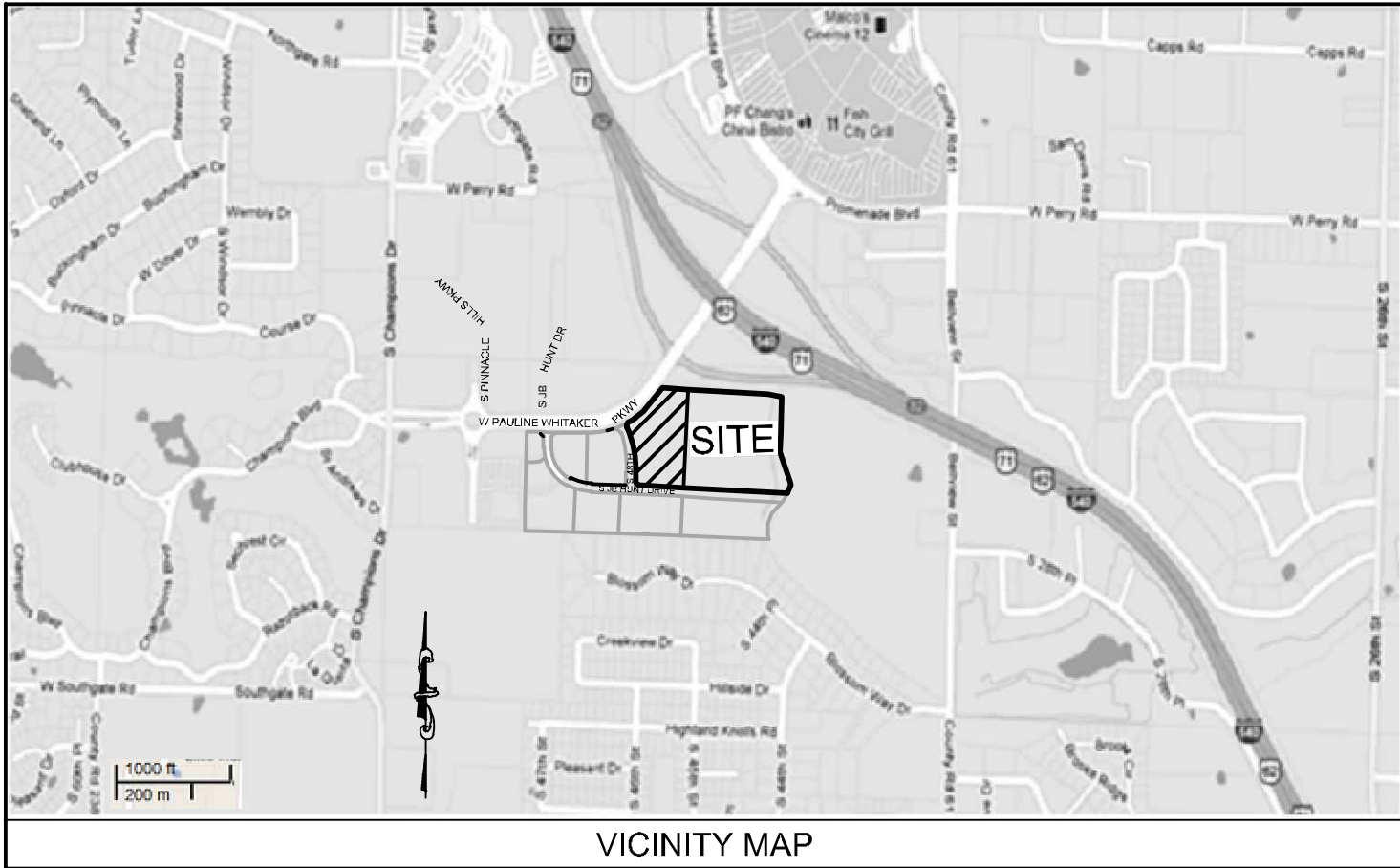
TELEPHONE - AT&T:
CONTACT: ANTHONY WILLIAMS
PHONE: (479) 442-3173
EMAIL: AW9156@ATT.COM

GAS: BLACK HILLS ENERGY
CONTACT: BRANDON STUBBS
PHONE: (479) 333-7020
EMAIL:
BRANDON.STUBBS@BLACKHILLSCORP.COM

WATER: ROGERS WATER UTILITIES:
CONTACT: STEPHEN PONDER
PHONE: (479) 621-1156
EMAIL: STEPHENPONDER@RWU.ORG

SEWER: ROGERS WATER UTILITIES
CONTACT: STEPHEN PONDER
PHONE: (479) 621-1156
EMAIL: STEPHENPONDER@RWU.ORG

CABLE TV: COX COMMUNICATIONS
CONTACT: JASON COMBS
PHONE: (479) 231-7057
EMAIL: JASON.COMBS@COX.COM



C.O.R. CITY VIEW PROJECT NO. PL202200092
DATE: JULY 5, 2022

PROPERTY DESCRIPTION

LOTS 10A OF THE LOT SPLIT PLAT OF LOT 10, THE DISTRICT P.U.D., PHASE 2C AS FILED FOR RECORD AT PLAT #L201843973.

CIVIL ENGINEER & LANDSCAPE ARCHITECT DEVELOPMENT CONSULTANTS, INC.

1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
479-444-7880
2200 NORTH RODNEY PARHAM ROAD, SUITE 220
LITTLE ROCK, ARKANSAS 72212
501-221-7880

ARCHITECT
SCM ARCHTITECTS
28 EAST CENTER STREET, SUITE 220
FAYETTEVILLE, ARKANSAS 72701
479-966-4777
1400 KIRK ROAD, SUITE 220
LITTLE ROCK, ARKANSAS 72223
501-224-3055

SHEET INDEX:

C0.00 - RENDERED SITE PLAN
C1.01 - LSD SITE PLAN
C1.02 - STREETScape ZONES EXHIBIT
C2.01 - OVERALL SITE CONCEPT PLAN
C3.01 - C3.02 EROSION CONTROL PLAN & DETAILS
C4.01 - C4.05 DEMOLITION PLANS
C5.01 - C5.06 STORM DRAINAGE PLAN & DETAILS
C6.01 - C6.03 STORM DRAINAGE PLAN & PROFILES
C7.00 - C7.05 UTILITY COORDINATION PLANS
C8.01 - C8.02 WATER LINE & PLAN & PROFILES
C9.01 - SANITARY SEWER PLAN & PROFILES
C10.01 - 10.03 R.W.U. STANDARD WATER & SEWER DETAILS
C11.01 - C11.05 SITE DIMENSIONING PLANS
C11.06 - C11.09 DMU 1 & 5 DIMENSIONING & PAVING PLANS
C12.01 - C12.04 SITE DETAILS & C.O.R. STANDARD DETAILS
L1.01 - L1.06 LSD PLANTING PLANS & DETAILS

SUPPLEMENTAL SHEETS:

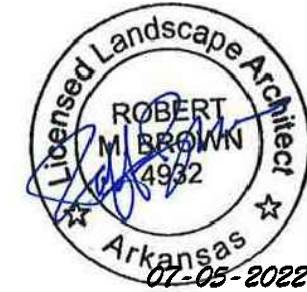
B-1 - LOT 10A BOUNDARY & TOPOGRAPHIC SURVEY
S1.01 - S1.05 BUILDING ELEVATIONS & RENDERINGS
S2.01 - S2.02 MECHANICAL SCREEN DETAILS
S3.01 - DUMPSTER ENCLOSURE DETAIL
S4.01 - SITE LIGHTING PHOTOMETRIC & FIXTURE INFO

SUBMITTAL RECORD:

LSD SUBMITTAL #1	FEBRUARY 4, 2022 - TECH REVIEW	TO: CORCD
LSD SUBMITTAL #2	FEBRUARY 28, 2022 - TECH REVIEW	TO: CORCD
LSD SUBMITTAL #2.5	MARCH 14, 2022 - RWU REVIEW	TO: RWU
LSD SUBMITTAL #3	APRIL 1, 2022 - TECH REVIEW	TO: CORCD
LSD SUBMITTAL #4	APRIL 22, 2022 - RWU REVIEW	TO: RWU & CORCD
LSD SUBMITTAL #5	MAY 24, 2022 - RWU REVIEW	TO: RWU & CORCD
LSD SUBMITTAL #6	JULY 1, 2022 - RWU REVIEW	TO: RWU & CORCD
LSD SUBMITTAL #7	JULY 5, 2022 - RWU REVIEW	TO: RWU & CORCD

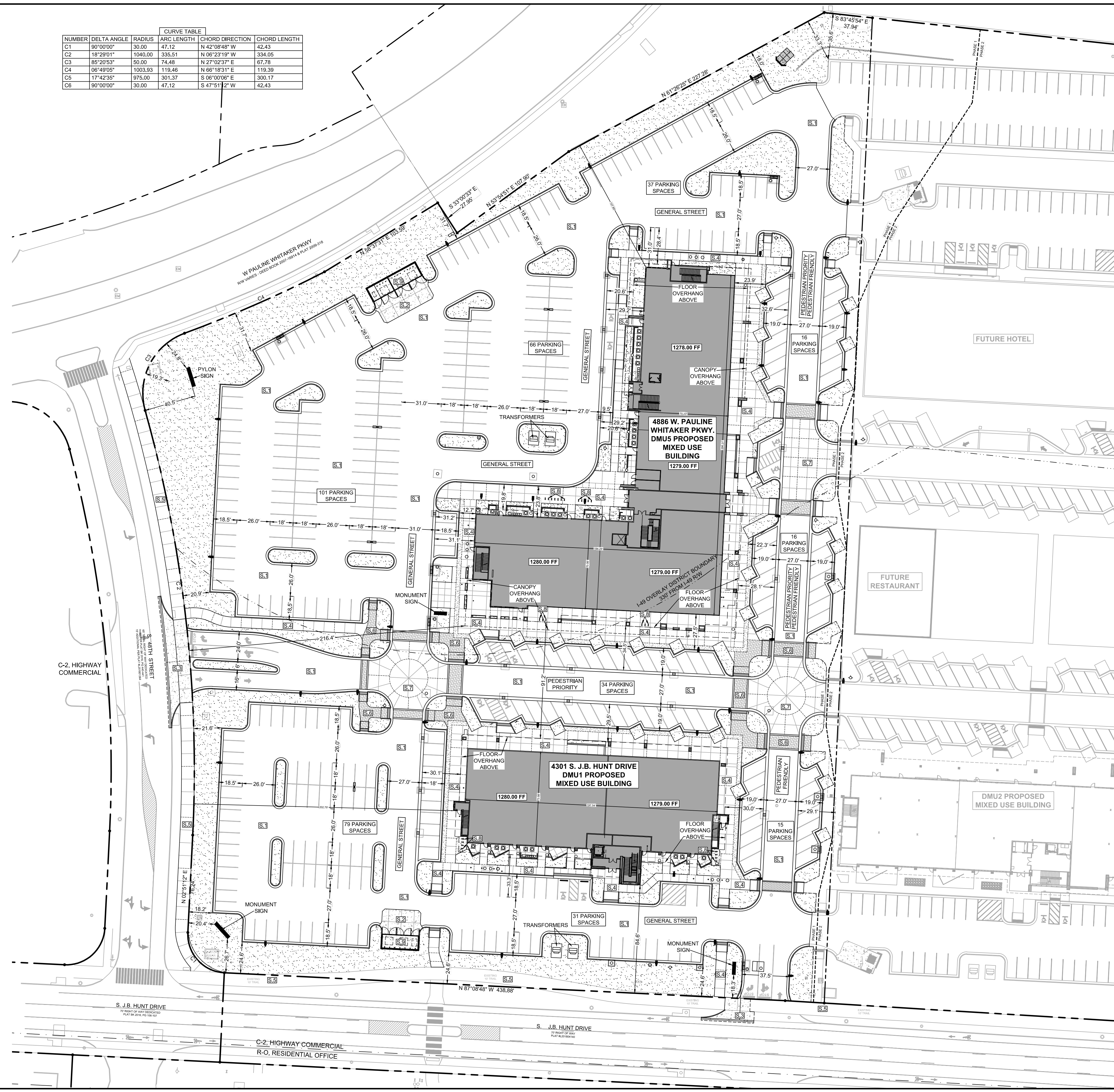
FLOOD PLAIN CERTIFICATION

BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, LOT 9 SHOWN HEREON IS IN FLOOD ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C 0270 K, MAP REVISED JUNE 5, 2012.



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CURVE TABLE					
NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	90°00'00"	30.00	47.12	N 40°06'48" W	42.43
C2	18°29'01"	1040.00	335.51	N 06°23'19" W	334.05
C3	85°20'53"	50.00	74.48	N 27°02'37" E	67.78
C4	06°49'05"	1003.93	119.46	N 66°18'31" E	119.39
C5	17°42'35"	975.00	301.37	S 06°00'06" E	300.17
C6	90°00'00"	30.00	47.12	S 47°51'12" W	42.43



PHASE 1 PROJECT INFORMATION

STREET ADDRESS: 4301 SOUTH J.B. HUNT DRIVE
CITY OF ROGERS PROJECT #PL202200092
DEVELOPER: PWX, LLC, OR ITS ASSIGNS
1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223
EMAIL: JEFF MAXWELL - JEFF@WHISENVEST.COM

LAND OWNER: DISTRICT LOT 10, LLC, OR ITS ASSIGNS
1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223

LOT 10B LAND OWNER: PWX, LLC, OR ITS ASSIGNS
1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223

ENGINEERING CONTACT: JAY YOUNG - JAYY@DCIUS.PRO

ZONING: U-COM, UPTOWN COMMERCIAL MIXED USE
TOTAL LAND AREA: 17.61 ACRES (331,492 SF)
PROPOSED USES: COMMERCIAL & OFFICE WITH RESTAURANTS
ESTIMATED BUILDING COVERAGE: 17.34% (±57,495 SF)
TOTAL ESTIMATED GREEN SPACE: 19.00% (±62,997 SF)

DMU1 TOTAL BUILDING AREA: 40,539 SF - TWO & THREE STORIES
COMMERCIAL USE AREA: 15,146 SF
OFFICE USE AREA: 25,393 SF
MAXIMUM HEIGHT: 69'-4" (SEE BLDG. ELEVATIONS)
BUILDING CONSTRUCTION TYPE IIB - FULLY SPRINKLED

DMU5 TOTAL BUILDING AREA: ±61,883 SF - TWO STORIES
COMMERCIAL USE AREA (FIRST FLOOR): 26,716 SF
OFFICE USE AREA (SECOND FLOOR): 34,967 SF
MAXIMUM HEIGHT: 46'-8" (SEE BLDG. ELEVATIONS)
BUILDING CONSTRUCTION TYPE IIB - FULLY SPRINKLED

PARKING REQUIRED: ZERO - PER U-COM ZONING DISTRICT
SURFACE PARKING PROVIDED: 395 SPACES (10 ACCESSIBLE)
BIKE PARKING REQUIRED: 101 SPACES
BIKE PARKING PROVIDED: 50 SPACES

CITY OF ROGERS GENERAL REQUIREMENTS:

1. AN APPROVED EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
2. ALL CIVIL PLANS USED ON SITE MUST INCLUDE A CURRENT STAMP BY THE ROGERS PLANNING DEPARTMENT.
3. AN ARKANSAS CONTRACTOR'S LICENSE IS REQUIRED TO PERFORM ALL WORK OVER \$20,000 IN VALUE.
4. ALL HVAC & OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
5. DEVELOPER TO PROVIDE THREE YEAR WARRANTY ON LANDSCAPE REQUIREMENTS FROM TIME OF COMPLETION.
6. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL SIGNAGE. APPROVAL OF LSD PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMITS.
7. DESIGNS FOR SITE RETAINING WALLS MUST BE SUBMITTED & APPROVED BY C.O.R. CITY ENGINEER PRIOR TO CONSTRUCTION.

U-COM BUILD-TO ZONES & SETBACKS:

PEDESTRIAN-PRIORITY/FRIENDLY = 0'-25' MAX. SETBACK
GENERAL FRONTAGE = 10' MIN. - 45' MAX. SETBACK
SIDE = 0' MIN. SETBACK - NO MAX. SETBACK
REAR = 0' MIN. SETBACK - NO MAX. SETBACK

SITE LEGEND

KEY	DESCRIPTION
S.1	ASPHALT PAVING
S.2	CONCRETE PAVING
S.3	C.O.R. COMMERCIAL DRIVEWAY APRON
S.4	SIDEWALK - PAVING & WIDTHS VARY
S.5	C.O.R. MULTUSE TRAIL
S.6	PAVERS
S.7	ACCENT PAVING
S.8	WELL SERIES BIKE RACKS - BIKEPARKING.COM
S.9	TRASH ENCLOSURE

	LANDSCAPE AREAS
	PAVER AREAS
	ACCENT PAVING
	ACCENT PAVING

LANDSCAPE WARRANTY

DEVELOPER TO PROVIDE 3-YEAR GUARANTEE ON LANDSCAPE REQUIREMENTS STARTING ONCE INSTALLATION IS COMPLETE.

SITE LIGHTING NOTE

SITE LIGHTING WILL BE A MAXIMUM OF ±30 FEET IN HEIGHT, DIRECTIONAL AND DESIGNED TO MINIMIZE BLEEDOVER TO ADJACENT SITES.

PROPERTY DESCRIPTION

LOT 10A OF THE LOT SPLIT PLAT OF LOT 10, THE DISTRICT P.U.D., PHASE 2C AS FILED FOR RECORD AT PLAT #L201843973.

FLOOD PLAIN CERTIFICATION

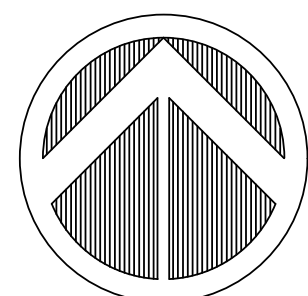
BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE PROPOSED DEVELOPMENT AREA SHOWN HEREIN IS IN FLOOD ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C 0270 K, MAP REVISED JUNE 5, 2012.

BFE RANGE FROM 1247 -1248 IN FLOODPLAIN EAST OF SITE

WAIVERS REQUESTED

1. ALLOW INTERNAL PRIVATE DRIVES TO SERVE AS STREETS FOR THE PURPOSES OF COMPLIANCE WITH U-COM SETBACKS & DESIGN PRINCIPLES.
2. ALLOW THE NUMBER OF BICYCLE PARKING SPACES TO BE LESS THAN THE STANDARD U-COM REQUIREMENTS.
3. ALLOW LESS THAN 20% GREEN SPACE IN THE PHASE 1 AREA.
4. ALLOW TREE ISLANDS SIZES AS SHOWN IN THE PLANS.
5. ALLOW THAT NO ADDITIONAL IMPROVEMENTS TO PAULINE WHITAKER PARKWAY BE REQUIRED.

PLANNING DOCUMENT
NOT FOR
CONSTRUCTION



40 20 0 40 80
SCALE

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COPYRIGHT: 2022

SCALE: 1" = 40'

DATE: 07-05-2022

INCORPORATED

REVISIONS

CONSULTANTS

DEVELOPMENT

THE DISTRICT MIXED USE AREA - PHASE 1
ROGERS, ARKANSAS

PROJECT TITLE

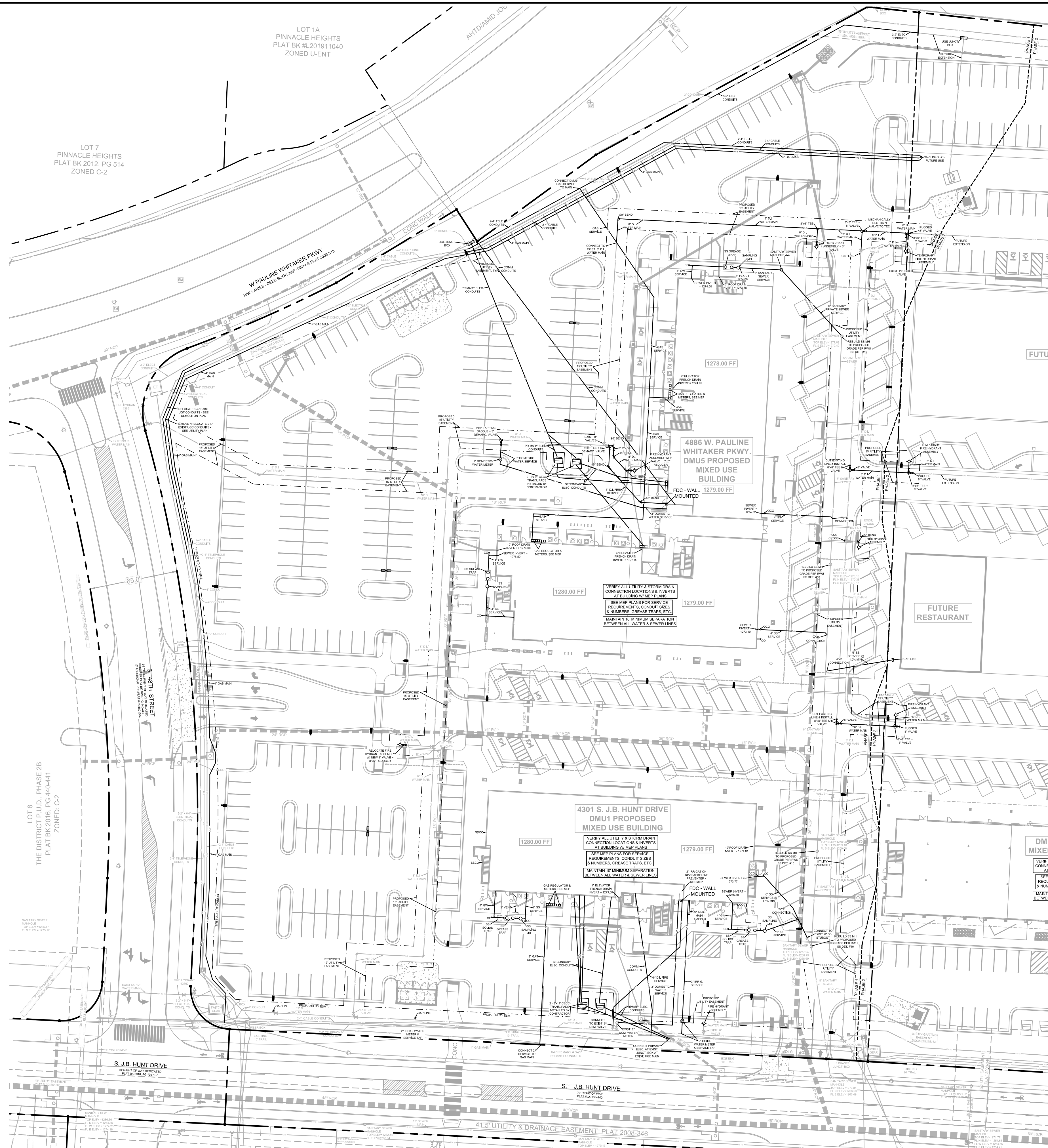
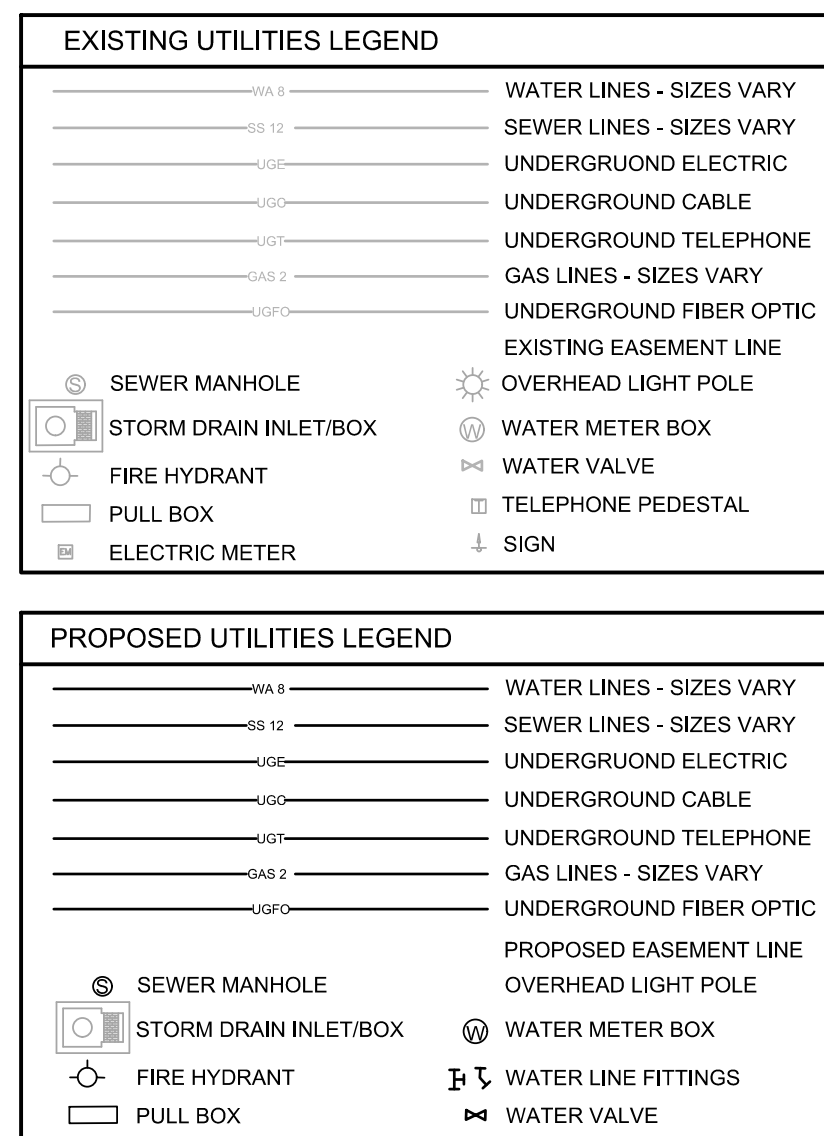
PROJECT NO.

21-120

SHEET NO.

C1.01

LARGE SCALE DEVELOPMENT SITE PLAN



1. ALL WORK, MATERIALS, INSTALLATION METHODS, & COORDINATION RELATED TO WATER & SEWER LINES & SERVICES SHALL COMPLY WITH THE CURRENT STANDARD DETAILS & SPECIFICATIONS OF ROGERS WATER UTILITIES.
2. CONTRACTOR SHALL NOTIFY LOCAL UTILITIES A MINIMUM OF ONE WEEK PRIOR TO CONSTRUCTION OF ANY NEW MAIN LINE FACILITIES. WATER LINES MUST BE INSTALLED WITH A MINIMUM 10' HORIZONTAL FROM SANITARY SEWER FACILITIES & 18" VERTICAL SEPARATION OVER SEWER LINE CROSSINGS, OR PROVIDE ENCASEMENT FOR WATER LINES.
4. A UTILITY REPRESENTATIVE MUST BE PRESENT WHEN CONTRACTOR TIES INTO AN EXISTING UTILITY. A MINIMUM OF 48 HOURS NOTICE MUST BE GIVEN PRIOR TO CONNECTION.
8. CONTRACTOR TO COORDINATE INSPECTIONS WITH ENGINEER & LOCAL UTILITY COMPANIES, PER UTILITY REQUIREMENTS. ALL ITEMS NOT COORDINATED FOR INSPECTION WILL BE UNCOVERED FOR INSPECTION AT THE CONTRACTORS EXPENSE.
9. ALL THRUST BLOCKING SHALL BE VISUALLY INSPECTED BY THE ENGINEER & A CAW TECHNICIAN.
10. ALL EXISTING UTILITIES NOT TO REMAIN IN SERVICE ARE TO BE CAPPED & ABANDONED IN PLACE, OR REMOVED AND BACKFILLED WITH COMPACTED STRUCTURAL FILL.
11. ALL CONDUITS TO HAVE PUL CHORDS INSTALLED.
12. WATER LINE THRUST BLOCKING SHALL BE INSPECTED BY THE ENGINEER & ROGERS WATER UTILITIES.
13. WATER LINE PRESSURE TESTING & BACTERIOLOGICAL SAMPLING SHALL BE CONDUCTED UP TO THE BACKFLOW DEVICE, PER THE ARKANSAS DEPT. OF HEALTH & ROGERS WATER UTILITIES REQUIREMENTS.
14. SEWER LINE PRESSURE TESTING SHALL BE CONDUCTED PER THE ARKANSAS DEPT. OF HEALTH & ROGERS WATER UTILITIES REQUIREMENTS.
15. CONTRACTOR TO PROVIDE AS-BUILT DRAWINGS WITH GPS LOCATIONS (STATE PLANT COORDINATES) OF ALL UTILITY CONNECTIONS, FITTINGS, VALVES, BENDS, ANCHOR COLLARS, METERS, MANHOLES, ETC. TO MEET ROGERS WATER UTILITIES REQUIREMENTS. ANY ITEMS WITH NO GPS INFORMATION PROVIDED WILL BE UNCOVERED & LOCATED AT THE CONTRACTORS EXPENSE.
16. CLEANOUTS IN CONCRETE OR ASPHALT ARE TO BE ZURN Z1400 OR APPROVED EQUAL.
17. CONTRACTOR SHALL PROVIDE A WARRANTY FOR SEWER & WATER IMPROVEMENTS COMPLIANT WITH ROGERS WATER UTILITIES REQUIREMENTS.
18. ALL EASEMENTS REQUIRED FOR UTILITIES WILL BE COMPLETED AFTER UTILITIES ARE CONSTRUCTED AND AS-BUILT DRAWINGS ARE COMPLETE.

UTILITY SERVICES
CONTRACTOR IS TO COORDINATE AND PROVIDE THE
DELIVERY OF REQUIRED OFF-SITE UTILITY MAIN AND/OR
SERVICE EXTENSIONS, PRIVATE SERVICE LINES, SERVICE
CONNECTIONS, ETC. ANY ASSOCIATED FEES AND COSTS
SHALL BE INCLUDED IN THE CONTRACT PRICE.

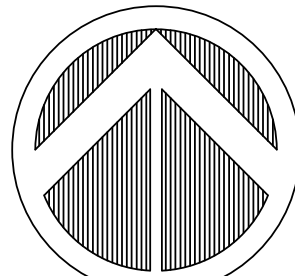
WATER & SEWER PIPELINE MATERIALS:

1. ALL WATER MAINS TO BE CLASS 50 DUCTILE IRON
2. ALL SEWER MAINS TO BE SDR-26 PVC

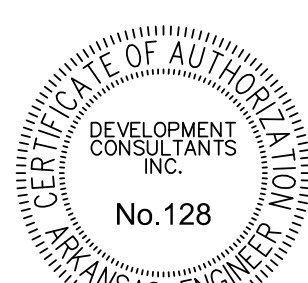
<u>WATER PRESSURE INFORMATION:</u> HYDRANT 3601 TESTED BY RWU ON 02-07-2018: STATIC PRESSURE = 94 PSI RESIDUAL PRESSURE = 75 PSI FLOW RATE = 1,500 GPM HYDRANT 3562 TESTED BY RWU 02-02-2018: STATIC PRESSURE = 93 PSI RESIDUAL PRESSURE = 87 PSI FLOW RATE = 1,610 GPM

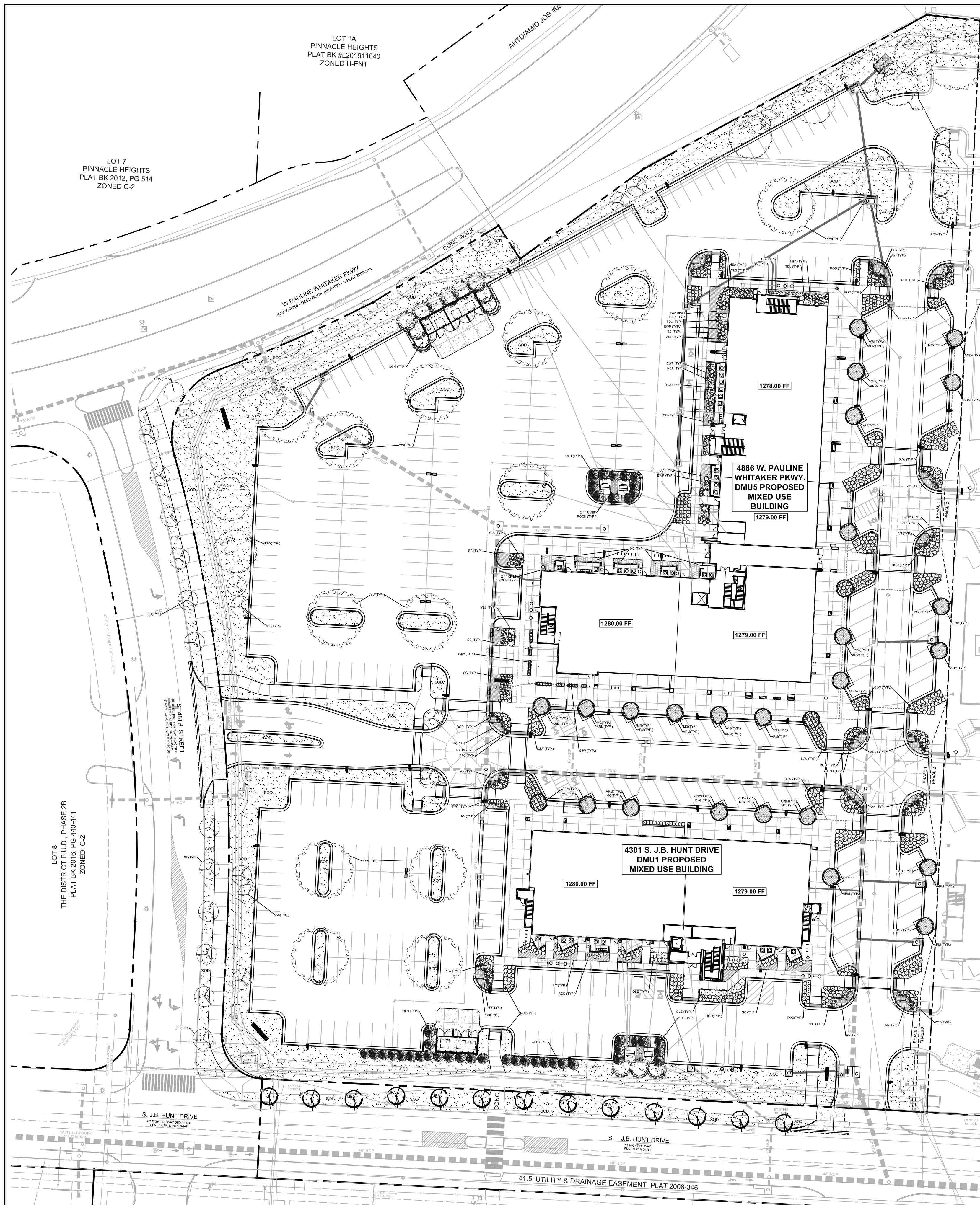
CONNECTION OF SERVICES TO PUBLIC WATER AND SEWER MAINS

ALL EXISTING SYSTEM WATER & SEWER MAINS MUST BE ACCEPTED BY RWU PRIOR TO MAKING ANY NEW TAPS OR CONNECTIONS FOR NEW SERVICES, FIRE PROTECTION, ETC.



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TREE LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS	TYPE
24	SS	SHADBLow SERVICEBERRY AMELANCHIER CANADENSIS	2.5" CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW 4.0' FROM GROUND.	ORNAMENTAL
9	NSW	WILDFIRE TUPELO NYSSA SYLVATICA 'WILDFIRE'	2.5" MIN CAL 12'-14' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW 4.0' FROM GROUND.	SHADE
33	ARM	ARMSTRONG GOLD RED MAPLE ACER RUBRUM 'JFS-KW78PP'	2.5" CAL 8'-10' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW 4.0' FROM GROUND.	SHADE
13	LGM	LITTLE GEM MAGNOLIA MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2.5" CAL 12'-14' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES WITH BRANCHES FULL TO GROUND LEVEL.	EVERGREEN
15	YW	YELLOWWOOD CLADRASTIS KENTUCKEA	2.5" CAL 12'-14' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW 4.0' FROM GROUND.	SHADE
94	TOTAL				

STREET TREE LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS	TYPE
12	SS	SHADBLow SERVICEBERRY AMELANCHIER CANADENSIS	2.5" CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW 4.0' FROM GROUND.	ORNAMENTAL
13	MFA	MAPLE, FLAME AMUR ACER GINNALA VAR. 'FLAME'	2.5" CAL 8'-10' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW 4.0' FROM GROUND.	ORNAMENTAL
9	CRA	PRAIRIEFIRE CRABAPPLE MALUS X 'PRAIRIEFIRE'	2.5" CAL 8'-10' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES, NO BRANCHES BELOW 4.0' FROM GROUND.	ORNAMENTAL

SHRUB LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
43	OLH	OAKLEAF RED HOLLY ILEX X CONAF	12"-15" HT 12"-15" SP	SPACE PLANTS 22.8' O.C. IN CLUSTERS, FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
17	OLE	OTTO LUYKEN ENGLISH LAUREL PRUNUS LAUROCEARUS 'OTTO LUYKEN'	16"-20" HT 14"-16" SP	SPACE PLANTS 24.9' O.C. IN CLUSTERS, FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
1,078	ROD	DWARF RED OSIER DOGWOOD CORNUS SERICEA 'KELSEY'	16"-18" HT 16"-18" SP	SPACE PLANTS 47' O.C. IN CLUSTERS AND ROWS, FULL WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
591	SIW	ST. JOHNS WORT HYPERICUM PERFORATUM 'BERRY ROSE'	18"-24" HT 16"-20" SP	SPACE PLANTS 43.8' O.C. IN CLUSTERS AND ROWS, FULL WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
7	YLS	YOUNG LADY SMOKE TREE COTINUS COGGYGRIA 'YOUNG LADY'	18"-20" HT 16"-18" SP	SPACE PLANTS 44.0' O.C. IN CLUSTERS AND ROWS, FULL WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
63	ABS	ARKANSAS BLUESTAR AMSONIA HUBRICHTII	16"-18" HT 16"-18" SP	SPACE PLANTS 30' O.C. IN MASS PLANTING AREAS, FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
94	NEA	GRAPE CRUSH NEW ENGLAND ASTER ASTER NOVAE ANGLAE	12"-15" HT 12"-15" SP	SPACE PLANTS 24.9' O.C. IN MASS PLANTING AREAS, FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
23	EWP	BLUESHAG EASTERN WHITE PINE PINUS TROBUS 'BLUE SHAG'	12"-15" HT 12"-15" SP	SPACE PLANTS 37' O.C. IN CLUSTERS, FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
14	TDL	TINY DANCER LILAC SYRINGA VULGARIS 'ELSDANCER'	12"-15" HT 12"-15" SP	SPACE PLANTS 37' O.C. IN CLUSTERS, FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.

GROUND COVER LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
946	OG	CREeping OREGON GRAPE MAHONIA REPENS	8"-10" HT 15"-18" SP	SPACE PLANTS 33.8' O.C. IN CLUSTERS, FULL WELL BRANCHED PLANTS.
9,423	MG	MONDO GRASS OPHIPOGON PLANISCAPUS	6" POTS	SPACE PLANTS 15" O.C. IN GROUND COVER AREAS.

PERENNIAL AND ANNUAL LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
3,956	ANNUALS	SEASONAL SELECTIONS	4" POTS	SPACE ANNUALS FOR FULL COVERAGE IN ANNUAL AREAS, 36"-12" AVE. FOR EST. PURPOSES, PRESENT AVAILABLE SELECTIONS.
3,378	SC	STONE CROP SEDUM (VARIOUS)	8" POTS	SPACE PLANTS 18" O.C. IN GROUND COVER AREAS.

ORNAMENTAL GRASS LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
19	GADM	GRASS, ADAGIO DWARF MAIDEN MISCANTHUS SINENSIS VAR. 'ADAGIO'	16"-18" HT 16"-18" SP	SPACE PLANTS 438" O.C. IN MASS PLANTING AREAS, FULL GRASS SELECTIONS WITH UNIFORM SHAPE.
135	GDF	PIXIE FOUNTAIN TUFTED HAIR GRASS DESCHAMPSIA CESPIROSA VAR. 'PIXIE FOUNTAIN'	14"-16" HT 12"-14" SP	SPACE PLANTS 22.5' O.C. IN MASS PLANTING AREAS, FULL GRASS SELECTIONS WITH UNIFORM SHAPE.

TURF MATERIALS LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
SOD	ZOYSIA VAR. 'SHADEKING'	SQ. YD.	SOLID SOD ALL INDICATED AREAS WITH CLOSE KNOT JOINTS.
SOD 2	COMMON BERMUDA	SQ. YD.	SOLID SOD ALL INDICATED AREAS WITH CLOSE KNOT JOINTS.

OTHER MATERIALS

ITEM	REMARKS
STEEL EDGING (STE)	SEE PLAN FOR LOCATIONS. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS. USE PRE-FABRICATED, COMMERCIAL GRADE, STEEL EDGING PRODUCT. 3/16"x4" SIZE STEEL BANDS WITH DARK GREEN OR BLACK RUST RESISTANT PAINTED FINISH AND MFRS. STAKES & ACCESSORIES.
MULCH	SHREDDED HARDWOOD BARK MULCH, 3 INCH MINIMUM LAYER DEPTH IN ALL GROUND COVER AND ANNUAL BED AREAS. REMOVE ALL OTHER DEBRIS.
WEED BARRIER	INSTALL COMMERCIAL GRADE WEED BARRIER FABRIC UNDER MULCH IN SHRUB BED AND GRAVEL SURFACED AREAS (ONLY IN THE AREAS WITH PLANTS ON THE SHRUB LIST NOT IN THE GROUND COVER OR PERENNIAL BEDS.) FABRIC TO BE MINIMUM WEIGHT OF 3.0 OZ. PER SQUARE YARD, NON-WOVEN SYNTHETIC MATERIAL, TUCK ALL EDGES 6 INCHES MINIMUM INTO SOIL AT CURBS AND STEEL EDGING.
ROOT BARRIER	INSTALL COMMERCIAL GRADE ROOT BARRIER PER MANUFACTURERS INSTRUCTION (ONLY IN AREAS NOTED)
TOPSOIL	SEE SPECIFICATIONS FOR SOIL PREPARATION FOR REQUIREMENTS REGARDING TOPSOIL, AMENDMENTS, SOIL PREPARATION, AND SOIL CONDITIONING. FOR PRICING PURPOSES ASSUME THE FOLLOWING SOIL AMENDMENTS (PER CUBIC YARD): 85% BY VOLUME TOPSOIL 15% BY VOLUME COMPOST 1 POUND AMMONIUM SULFATE 1 POUND TRIPLE SUPER PHOSPHATE 1 POUND AGRICULTURAL GYPSUM 1 POUND POTASSIUM SULFATE TOPSOIL DEPTH FOR SODDED AREAS = 4 INCHES TOPSOIL DEPTH FOR SEEDED AREAS = 3 INCHES

STREET TREE REQUIREMENTS

1,017 LF (NOT INCLUDING DRIVEWAYS) @ 1 TREE AT 30' O.C. FOR TREES UNDER 20' IN HEIGHT	PROVIDED 34 TREES TOTAL
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LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: 7.51 AC (331,492 SF) 20% GREENSPACE, WITH 1 TREE OR SHRUB PROVIDED FOR EACH 1,000 SF: 331,492 SF / 1,000 = 331 TREES/SHRUBS 25% REQ. PLANTINGS TO BE TREES = 83 10% TREES EVERGREEN = 8 25% TREES ORNAMENTAL = 21 1 TREE PER 15 PARKING SPACES = 395/15 = 26 TREES	* PROVIDED 19% GREENSPACE (82,997 SF) 2.0" TREES = 84 SHRUBS = 1,470 TOTAL: 1,554
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* DOES NOT INCLUDE STREET TREES OR BUFFER YARD TREES

SODDING OF DISTURBED AREAS

AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. ALSO EXCAVATE & REMOVE ANY REMAINING TURF & SOIL TO A 4" MINIMUM DEPTH WITHIN NEW SOD AREAS WHERE NECESSARY. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS. DO NOT DAMAGE EXISTING ROOTS.

IRRIGATION SYSTEM REQUIRED

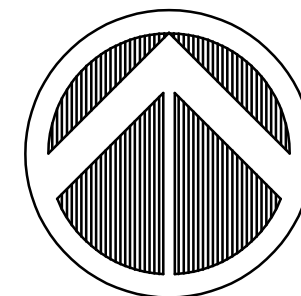
CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL PROPERTY & ADJACENT R.O.W. AREAS, ACCORDING TO "LANDSCAPE IRRIGATION SYSTEM PERFORMANCE SPECIFICATION." SYSTEM WILL REQUIRE PERMITTING AND POWER CONNECTION. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL AND ELECTRICAL CONTRACTOR. IRRIGATION SLEEVING, BACKFLOW PREVENTER, AND WATER METER TO BE PROVIDED BY GENERAL CONTRACTOR. SEE UTILITY COORDINATION PLAN FOR SLEEVING INFORMATION.

MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. ALSO PROVIDE THREE YEAR WARRANTY FOR ALL LANDSCAPE & IRRIGATION WORK FROM THE DATE OF FINAL ACCEPTANCE.

LANDSCAPE NOTE

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

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SCALELSD REVIEW COPY
NOT FOR
CONSTRUCTION

INCORPORATED

CONSULTANTS

DEVELOPMENT

THE DISTRICT MIXED USE AREA - PHASE 1
ROGERS, ARKANSAS

OVERALL VIEW - PLANTING PLAN

PROJECT TITLE:
SHEET TITLE:PROJECT NO:
21-120

SHEET NO:

L1.01



COPYRIGHT: 2022

SCALE: 1" = 40'

DATE: JULY 5, 2022

REVISIONS

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

MEETING DATE
JULY 19, 2022

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
LARGE-SCALE DEVELOPMENT PLANS – 45th STREET STORAGE

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

REQUEST DETAILS

PROJECT NAME:	45 th Street Storage
ADDRESS/LOCATION:	325 S 45 th Street / 02-00861-053
PROPOSED USE:	Warehousing and Storage, Limited
CURRENT ZONING:	C-2 (Highway Commercial)
CGM GROWTH DESIGNATION:	Commerce Corridor
APPLICANT/REPRESENTATIVE:	Jason Ingalls, P.E. – Expedient Civil Engineering
PROJECT OWNER/DEVELOPER:	Witcofski Family Revocable Trust
PROPERTY OWNER:	Witcofski Family Revocable Trust
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 39,660-SF building and paved parking on ± 3.38 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 Section 14-1005 requiring upgrades to the commercial driveway entrances.
2. Approve **VARIANCE** from Sec. 14-709(h), to allow only 9 total parking stalls, instead of the required 135 parking spaces.
3. Approve **VARIANCE** from Sec. 14-256 (16)(a) to allow no bicycle racks to be included in this development.
4. Approve **WAIVER** from Sec. 14-606 for street improvements.
5. Approve **WAIVER** from Chapter 14-46(g) 3 of 6 which requires additional right-of-way dedication along W Poplar Street.
6. Approve **WAIVER** from Chapter 14-46(g) 3 of 6 which requires additional right-of-way dedication along S 45th Street.

NOTE: The landscape plan shows that shrubs are proposed, but the applicant did not specify the species of plant. Before final approval and the stamping of the plan set, the applicant must revise the landscape plan and denote the species of shrub that is to be planted.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant requests a **WAIVER** from Section 14-1005 from the Commercial Driveway Detail which requires commercial driveways to be upgraded to the City of Rogers standards. The driveways were recently reconstructed by the City of Rogers Street Department. The applicant requests to keep the newly constructed driveways in their current condition.

2. STORMWATER MANAGEMENT:

a) The applicant proposes a detention pond along the north side of the property to address stormwater peak discharge control requirements. An underground ADS Stormtech Chamber system was added along the north property line. The chamber system will not have a discharge but will use infiltration into the underlying soils as its discharge and was sized to store the storm runoff of the 100-year storm.

3. WATER QUALITY:

The underground chamber system will have 0 discharge to surface water or storm sewer systems. The chambers will infiltrate stormwater to underlying soils. The soils will provide water quality treatment. Also, the site is located in Zone 4, Low Vulnerability of the Cave Springs Direct Recharge Area. Standard Best Management Practices (BMP's) will be installed at all storm structures.

4. FLOODPLAIN MANAGEMENT:

The project is not located in or adjacent to a Special Flood Hazard Area. The detention pond design addresses concerns with the 100-year Water Surface Elevation directing water away from the structures from the neighboring detention pond.

5. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

The applicant requests a **WAIVER** from Chapter 14-606 requiring upgrades to the City of Rogers Streets. The streets are not in standard condition, in that they do not meet the City of Rogers Typical Street Section requirements for Collector Streets at this location. However, the physical condition of the street is in standard condition, and was recently rebuilt by the City of Rogers Street Department.

b) Connectivity Standards:

Connectivity requirements are not applicable at this location being at the intersection of S 45th Street and W Poplar Street.

c) Streetscape:

i) Right-of-Way:

- i) W Poplar Street is a Collector Street per the Master Street Plan. The applicant requests a **WAIVER** from Chapter 14-46(g) 3 of 6 which requires right-of-way dedication. The current right-of-way width of Poplar Street is 50-feet. The Typical Street Section for a Collector Street would require the applicant to dedicate 35-feet from the physical centerline of the street.
- ii) S 45th Street is a Collector Street per the Master Street Plan. The applicant requests a **WAIVER** from Chapter 14-46(g) 3 of 6 which requires right-of-way dedication. The current right-of-way width of S 45th Street is 50-feet. The Typical Street Section for a Collector Street would require the applicant to dedicate 35-feet from the physical centerline of the street.

ii) Sidewalks & Sidepaths:

The applicant's project proposes keeping the existing sidewalks along this property in place.

d) Trails:

Trails are neither proposed nor required at this location.

e) Streetlights:

Existing streetlights along this development meet the streetlight requirements.

f) Street Trees:

The location of the existing sidewalk along this route required the applicant to move street trees behind the sidewalk. The applicant must place street trees that are behind the sidewalk in a recreation easement prior to Certificate of Occupancy to meet the intent of this requirement.

6. RECOMMENDATIONS:

- a) Approve **WAIVER** from Section 14-1005 requiring upgrades to the commercial driveway entrances. These are relatively newly installed driveway aprons built by the City of Rogers' Street Department.
- b) Approve **WAIVER** from Chapter 14-606 requiring upgrades to the City of Rogers Streets. The streets along this location were recently reconstructed by the City of Rogers' Street Department.
- c) Approve **WAIVER** from Chapter 14-46(g) 3 of 6 which requires additional right-of-way dedication along W Poplar Street. The City Engineer does not believe further widening at this location would be feasible due to existing development to the north and alignment of the intersection in the future.
- a) Approve **WAIVER** from Chapter 14-46(g) 3 of 6 which requires additional right-of-way dedication along S 45th Street. The City Engineer does not believe further widening at this location would be feasible due to existing development to the north and alignment of the intersection in the future.

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 C-2 zoning regulations.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Commerce Corridor Growth Designation. However, this particular parcel is designated for U-NBT growth, being that it falls within a U-NBT buffer that surrounds the Commerce Corridor growth designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-709 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:

The applicant has requested variances for both off-street vehicle parking and bicycle parking.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

The applicant is showing shrubs to be planted on their plans, but do not specify the species of plant that is to be installed.

3. RECOMMENDATIONS:

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

- i) Approve **VARIANCE** from Sec. 14-709(h), to allow only 9 total parking stalls, instead of the required 135 parking spaces. The nature of this type of development does not call for the required amount of parking spots outlined in C-2. The applicant's justification is valid.
- ii) Approve **VARIANCE** from Sec. 14-256 (16)(a) to allow no bicycle racks to be included in this development. Again, since this is a storage facility, patrons will likely not be transporting goods to store on a bicycle, mitigating the need for bike racks as part of this development.

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

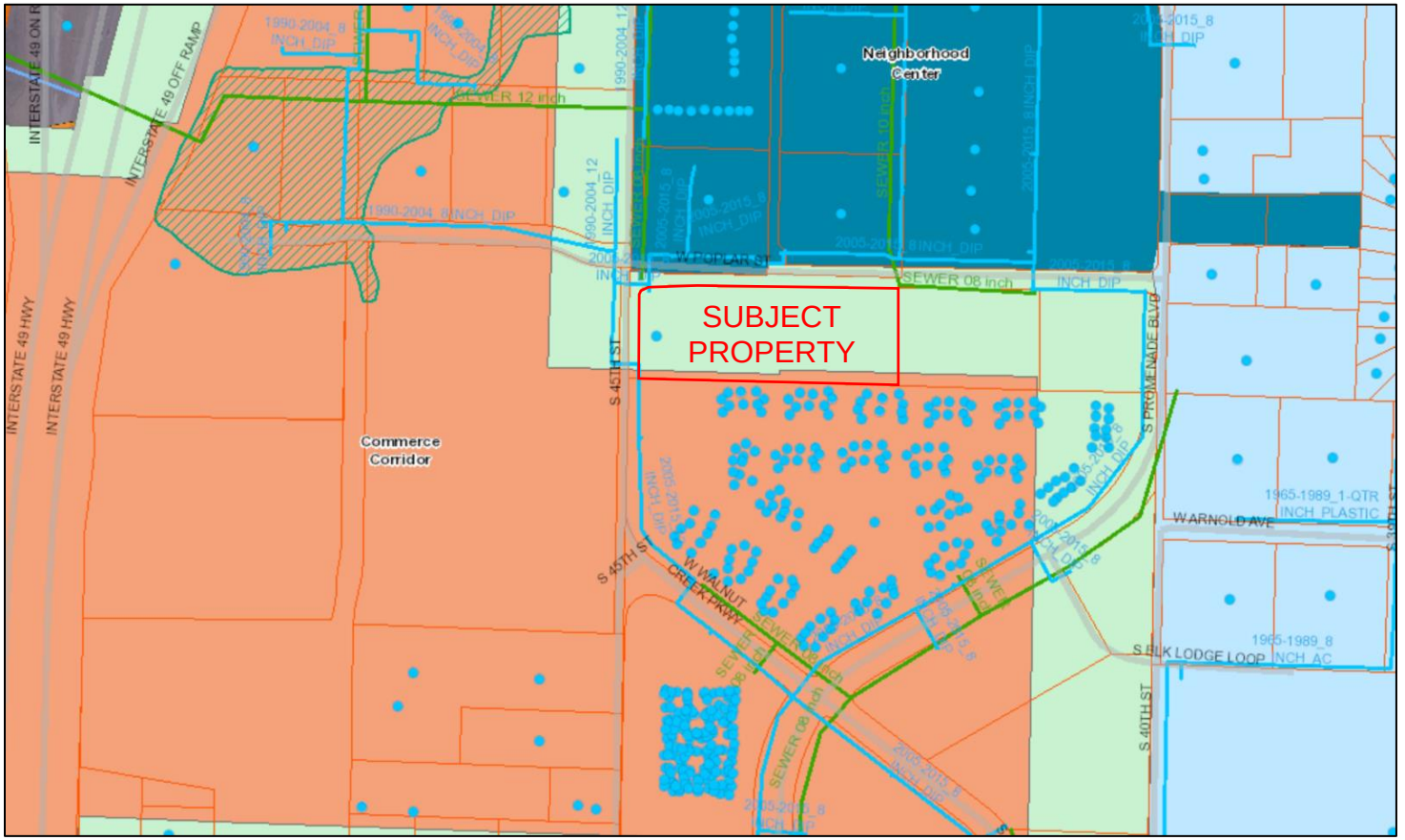
SUGGESTED MOTIONS

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)

CGM VICINITY MAP





January 19, 2022

Mr. Jason Ingalls, PE
Expedient Civil Engineering
11 Newnham Lane
Bella Vista, AR 72714

Re: Conditional Approval of Civil Plans
45th Street Self-Storage

Dear Mr. Ingalls:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. Locate the fire hydrant nearer to the end of the existing main just downstream of the demarcation valve and meter.
2. Utility Note "I" only applies when connecting a new meter to an existing main. This meter will connect to new piping. Delete Note "I".
3. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Fire suppression plans approved by the Utility.
 - D. Architectural and plumbing plans submitted for commercial customers.
 - E. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - F. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - G. Two full-sized copies and one half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Special Contract for Facilities Extension



March 30, 2022

Kris Paxton
Development Compliance Manager
City of Rogers
301 W. Chesnut
Rogers, AR 72756

**RE: WAIVER REQUEST
325 A S 45TH STREET, ROGERS, AR
ECE PROJECT NO. 21-1026
CITY PROJECT NO. PL202101340**

Dear Mr. Paxton:

The purpose of this letter is to request a waiver for selected items in the construction drawings. They are as follows:

1. Per Large Scale Development requirements, adjacent street improvements are typically required. Recently, the City of Rogers improved both Poplar Street on the north including curb, gutter, sidewalk, and drainage, and the east side of 45th Street on the west including curb, gutter, sidewalk, and drainage. In addition, two concrete driveways were constructed onto the property from Poplar Street. Due to the recent construction by the City, we are requesting a waiver for adjacent street improvements and from commercial drive improvements. For reasons listed above, we are requesting a waiver from Section 14-606.
2. Per Large Scale Development requirements, off-street parking is required at a rate of 5 spaces plus one space per 2,000 square feet of net floor area up to 50,000 square feet; then addition 1 space for each 10,000 square above 50,000 square feet. The number of parking spaces required is 42 spaces. We have provided 9 standard parking spaces and one ADA space. We are requesting a waiver for 32 parking spaces. The traffic generated from storage facilities is relatively low. The majority of the time there is no more than 5 or 6 customers within the facility at one time. Therefore, we are requesting a waiver for the 32 parking spaces from Section 14-713.
3. Per fire code requirements, a 20' wide unobstructed drive width must be maintained for fire access. Our client is requesting a waiver for this item for the overhead doors along the south side of the building. In the event of a fire, if a customer is accessing a storage unit along this side, there is another route along the north side of the building to obtain access to the building. That access is 26' side to accommodate the aerial apparatus truck. Due to the limited use by customers at these types of

facilities, the most we see is one vehicle being parked. As stated above, there is another access point to the rear of the building.

4. Per Large Scale Development requirements, a bike rack is required. Customers traveling to a storage facility are hauling or transporting items to be stored. Bicycles are not used to haul items. For this reason, we are requesting a waiver from Section 14-256.
5. Per the Drainage Manual, a minimum of 1% in the bottom of dry detention ponds is required. However, the bottom of our detention pond is 5', the width of our trickle channel. The entire bottom of the detention pond is concrete. Therefore, we are requesting a waiver to 0.50% slope on the bottom of the detention pond.
6. Per the Drainage Manual, a minimum of 24 hours of drain time is required for water quality. Per our drainage report, we are only able to obtain 13.30 hours of drain time. We are already reducing the peak runoff from 25 cfs to 0.22 cfs for the 100-year storm. We are holding back way more than is required for water quality. Also, the detention pond discharges directly into a City of Rogers municipal storm drain system. We have exhausted the available area for detention as well. We are requesting a waiver from the 24-hour drain time on this project.

Thank you for your consideration of this waiver and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: Wilshar, Inc.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLAS A WAIVER OR VARIANCE HAS BEEN GRANTED
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMIT IS PROHIBITED.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

PUBLIC CONVENIENCE AND SAFETY:

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

GRADING NOTES:

- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

- ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
- CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- 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.
- 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.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ECT REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- IN THE AS-BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCCURRING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.

PAVING NOTES:

- ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

CONCRETE NOTES:

- CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
- CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM ROGERS WATER UTILITIES, AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO ROGERS WATER UTILITIES UNLESS DULY AUTHORIZED TO DO SO BY ROGERS WATER UTILITIES. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF CENTERION WATER AND SEWER DEPARTMENT AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ROGERS WATER UTILITIES STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

45TH STREET SELF-STORAGE LARGE SCALE DEVELOPMENT 325 S 45TH STREET ROGERS, ARKANSAS



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER WITCOFSKI FAMILY REVOCABLE TRUST EMAIL: BILLY@WILSHAR.COM	325 S 45TH STREET ROGERS, ARKANSAS 72758	(479) 986-0311
BLACK HILLS ENERGY MR. BRANDON STUBBS	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7009
AT&T BRYAN WILLIAMS	1133 E. HAROLD STREET FAYETTEVILLE, ARKANSAS 72703	(479) 442-3173
ROGERS WATER UTILITIES MR. STEPHEN PONDER	601 S. 2ND STREET ROGERS, ARKANSAS 72756	(479) 621-1146
CITY OF ROGERS PLANNING MR. ETHAN HUNTER	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (DRAINAGE & STORMWATER)	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (FIRE MARSHAL) MR. WILLIAM HYDE	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1100
AEP/SWEPCCO MR. MARK BEASLEY	101 W. TOWNSHIP STREET FAYETTEVILLE, ARKANSAS 72703	(479) 973-2333
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

BLASTING AND EXPLOSIVE MATERIALS:

- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
- EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

NOTES:

- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	7	7/13/2022
C2.0	TOPOGRAPHIC/BOUNDARY SURVEY	7	7/13/2022
C3.0	DEMOLITION & STORM WATER POLLUTION PREVENTION PLAN	7	7/13/2022
C4.0	SITE PLAN	7	7/13/2022
C5.0	GRADING PLAN	7	7/13/2022
C5.1	STORM SEWER LINE 'A' & 'B' PLAN & PROFILE	7	7/13/2022
C5.2	STORM SEWER LINE 'C' PLAN & PROFILE	7	7/13/2022
C6.0	UTILITY PLAN	7	7/13/2022
C6.1	FIRE LINE 'A' PLAN & PROFILE	7	7/13/2022
C7.0	DETAILS	7	7/13/2022
C8.0	DETAILS	7	7/13/2022
C9.0	DETAILS	7	7/13/2022
L1.0	LANDSCAPE, TREE, & SIGNAGE PLAN	7	7/13/2022
WD-1	ROGERS WATER UTILITY WATER DETAILS - SHEET 1		
WD-2	ROGERS WATER UTILITY WATER DETAILS - SHEET 2		
SD-1	ROGERS WATER UTILITY SEWER DETAILS		

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

WITCOFSKI FAMILY REVOCABLE TRUST
325 S 45TH STREET
ROGERS, AR 72758
EMAIL: BILLY@WILSHAR.COM

ARCHITECTURE:

BURRIS ARCHITECTURE
820 TIGER BLVD STE 4
BENTONVILLE, AR 72712
EMAIL: DAVE@BURRISARCH.COM

BUILDING SPECS:

BUILDING HEIGHT-30'
CONSTRUCTION TYPE-IVB

UNITS:

FIRST LEVEL - 215 UNITS
SECOND LEVEL - 252 UNITS
TOTAL UNITS - 467 UNITS

ZONING:

C-2
CONDITIONAL USE PERMIT WAS APPROVED
09/07/2021 FOR SELF STORAGE.

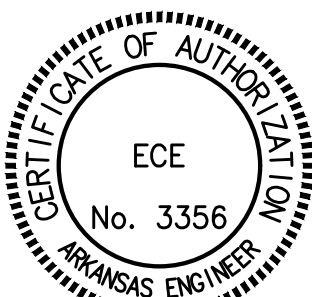
BUILDING SETBACKS:

65' FRONT
15' SIDE INTERIOR
45' SIDE STREET
15' REAR

60% MAX BUILDING COVERAGE

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.



CITYVIEW PROJECT #PL202101340

NOT FOR CONSTRUCTION



7/13/2022

Date	3/16/2022	5/23/2022	6/16/2022	7/13/2022
Comments	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS
Rev	4	5	6	7

45TH STREET SELF-STORAGE

ROGERS, AR

325 S 45th STREET

WITCOFSKI FAMILY INVESTMENTS, INC

325 S. 45TH STREET, ROGERS, AR

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
D: (479) 987-2924
M: (501) 756-5300
EMAIL: jason@ece-llc.com



DRAWN BY:
JEI

CHECKED BY:
JEI

DATE

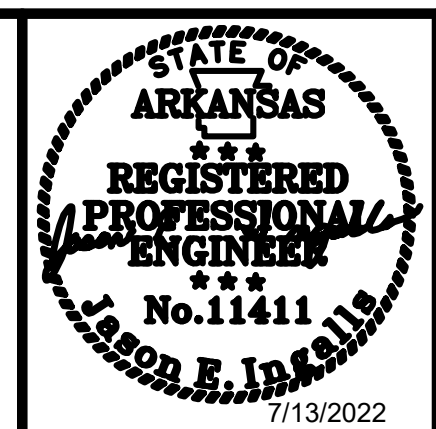
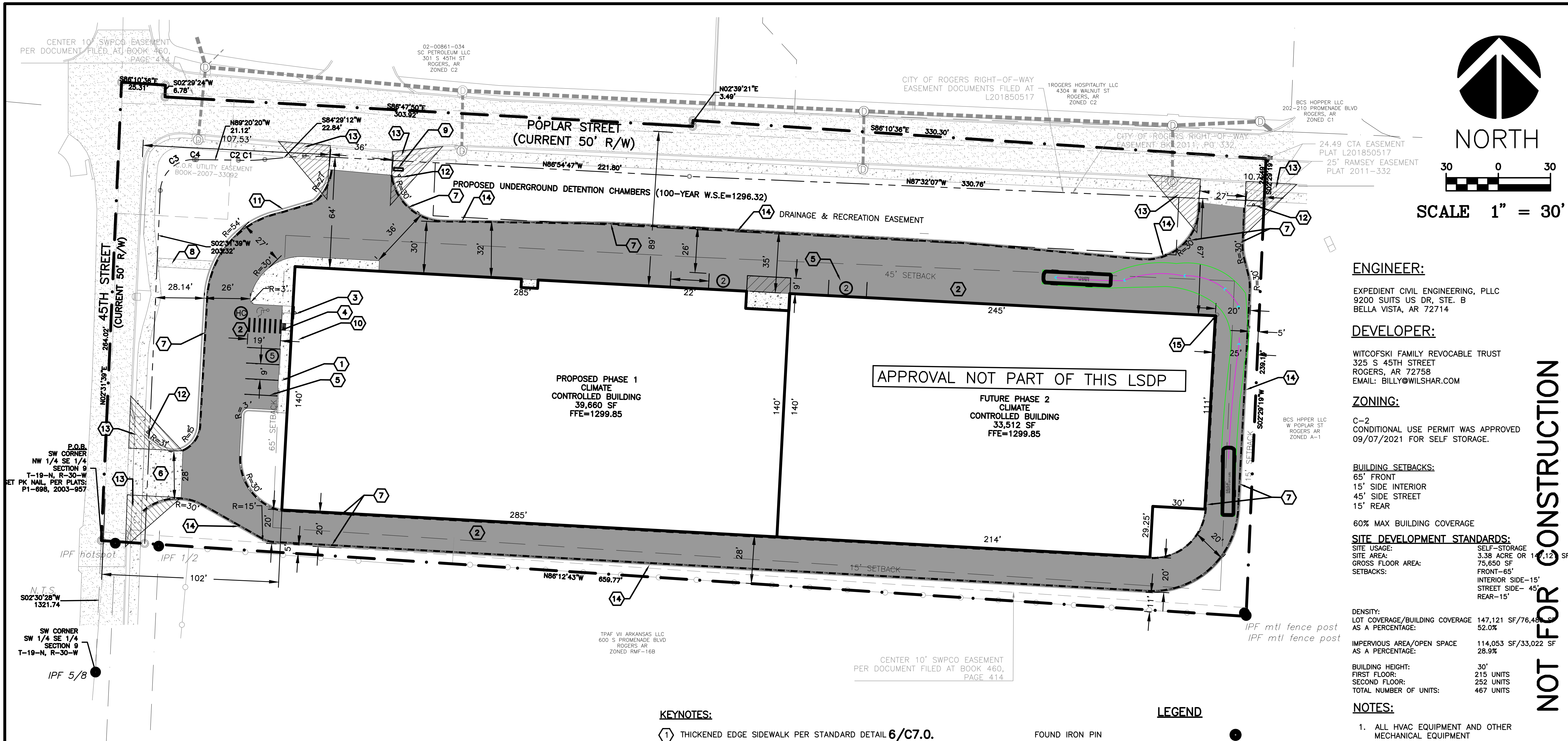
11/16/2021

JOB NUMBER
21-1026

SHEET NAME
COVER
SHEET

File No.
21-1026.dwg

C1.0



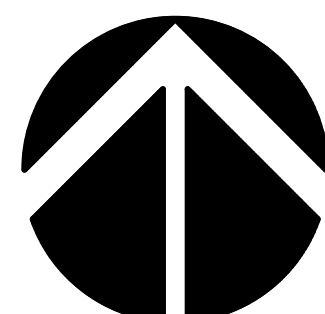
Date	3/16/2022
Comments	PER CITY COMMENTS
Rev	4
Comments	PER CITY COMMENTS
Rev	5
Comments	PER CITY COMMENTS
Rev	6
Comments	PER CITY COMMENTS
Rev	7
Comments	PER CITY COMMENTS

45TH STREET SELF-STORAGE	ROGERS, AR
325 S 45TH STREET	WITCOFSKI FAMILY INVESTMENTS, INC
325 S. 45TH STREET, ROGERS, AR	

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
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M: (505) 758-5300
EMAIL: jason@ecce-engineering.com



DRAWN BY:	ATS
CHECKED BY:	JEI
DATE	11/16/2021
JOB NUMBER	21-1026
SHEET NAME	SITE PLAN
File No.	21-1026.dwg
C4.0	



NORTH
SCALE 1" = 30'

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

WITCOFSKI FAMILY REVOCABLE TRUST
325 S 45TH STREET
ROGERS, AR 72758
EMAIL: BILLY@WILSHAR.COM

ZONING:

C-2
CONDITIONAL USE PERMIT WAS APPROVED
09/07/2021 FOR SELF STORAGE.

BUILDING SETBACKS:

65' FRONT
15' SIDE INTERIOR
45' SIDE STREET
15' REAR

60% MAX BUILDING COVERAGE

SITE DEVELOPMENT STANDARDS:

SITE USAGE: SELF-STORAGE
SITE AREA: 3.38 ACRE OR 147,121 SF
GROSS FLOOR AREA: 75,650 SF
SETBACKS: FRONT-65'
INTERIOR SIDE-15'
STREET SIDE-45'
REAR-15'

DENSITY:
LOT COVERAGE/BUILDING COVERAGE 147,121 SF/76,450 SF
AS A PERCENTAGE: 52.0%
IMPERVIOUS AREA/OPEN SPACE 114,053 SF/33,022 SF
AS A PERCENTAGE: 28.9%

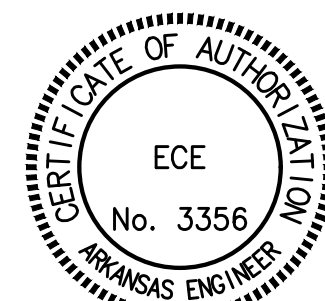
BUILDING HEIGHT:
FIRST FLOOR: 215 UNITS
SECOND FLOOR: 252 UNITS
TOTAL NUMBER OF UNITS: 467 UNITS

NOTES:

- ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TREPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
- TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.



CITYVIEW PROJECT #PL202101340

KEYNOTES:

- THICKENED EDGE SIDEWALK PER STANDARD DETAIL 6/C7.0.
- STANDARD ASPHALT SECTION PER DETAIL 7/C7.0
- HANDICAP SIGN PER DETAIL 8/C7.0.
- ACCESSIBLE PARKING STRIPING PER DETAIL 9/C7.0.
- 4" WHITE PARKING STRIPING
- COMMERCIAL DRIVE PER CITY OF ROGERS STANDARD DETAIL 19/C9.0.
- FIRE LANE STRIPING ALONG FACE OF CURB/ASPHALT EDGE
- 5' PUBLIC SIDEWALK CONNECTION TO ENTRANCE
- PARK BENCH PER CITY OF ROGERS SPECIFICATIONS
- ACCESSIBLE RAMP PER DETAIL 11/C7.0.
- CURB AND GUTTER PER DETAIL 12/C7.0.
- STOP SIGN PER DETAIL 1/C4.0.
- 30' SIGHT TRIANGLE
- CONCRETE CURB TYPE 'D' PER ARDOT STANDARD DETAIL CG-1/C9.0
- INSTALL CONCRETE BOLLARD AT CORNER OF PAVEMENT

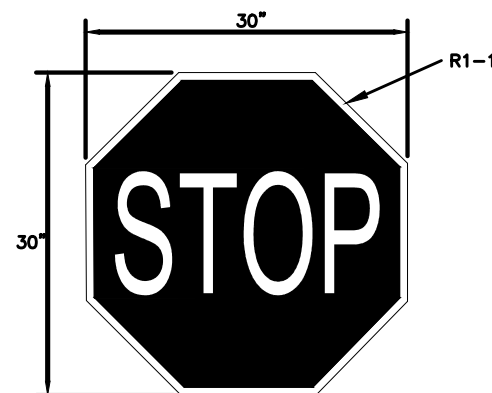
PARKING REQUIREMENTS:

- 5 SPACES PLUS 1 SPACE PER 2,000 SQUARE FEET OF NET FLOOR AREA UP TO 50,000 SQUARE FEET; THEN, IN ADDITION TO THE ABOVE REQUIREMENT, 1 SPACE PER 10,000 SQUARE FEET ABOVE 50,000 SQUARE FEET OR PORTION THEREOF
- NUMBER OF PARKING SPACES REQUIRED - 42 SPACES
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 9 SPACES
- NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 1 SPACE
- TOTAL NUMBER OF PARKING SPACES PROVIDED - 10 SPACES (WAIVER REQUESTED FOR 32 SPACES)

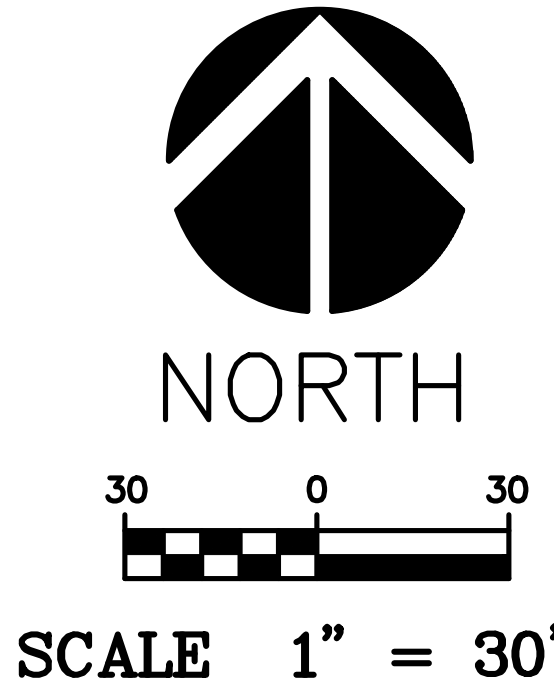
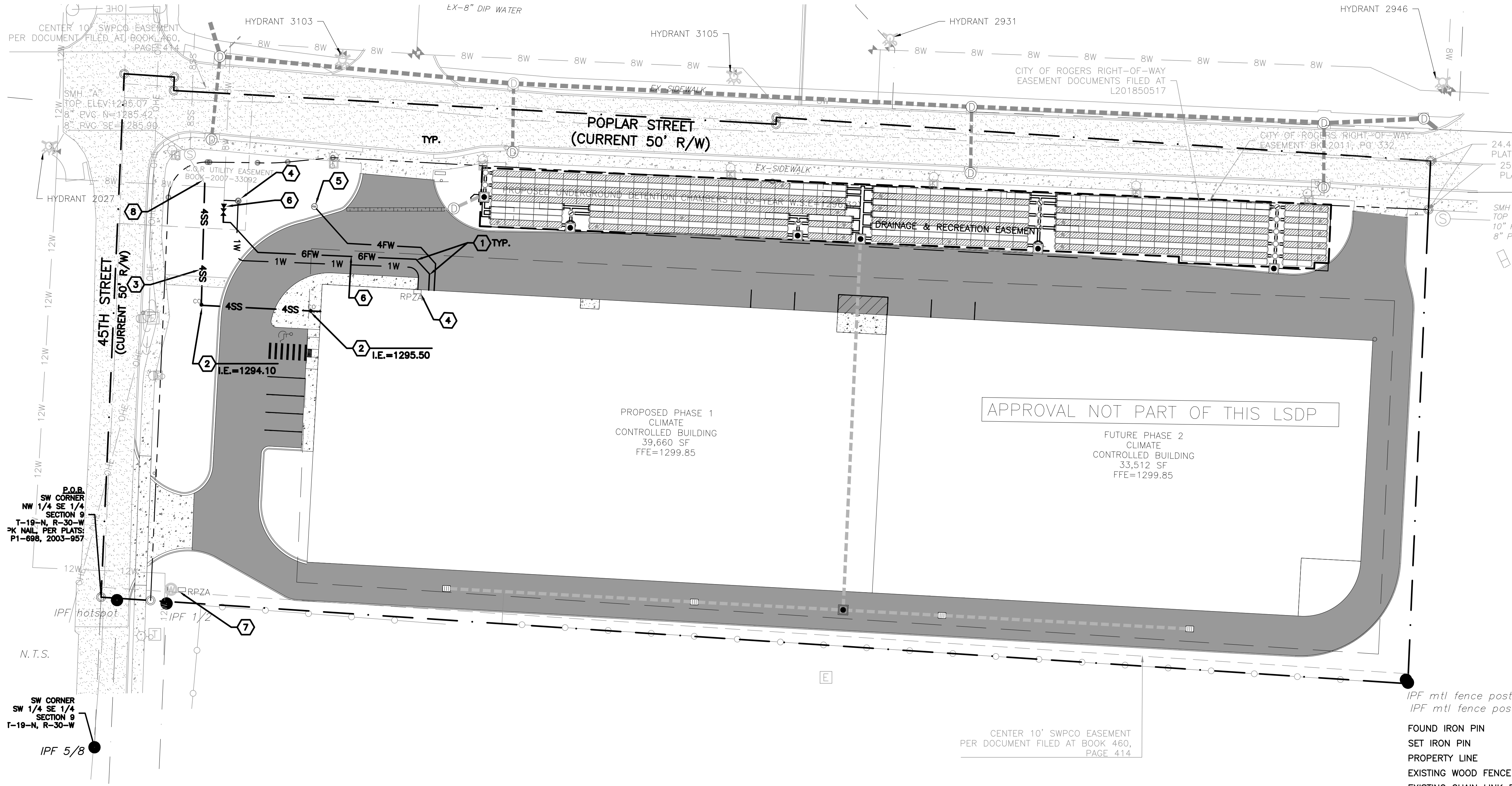
LEGEND

- FOUND IRON PIN
- SET IRON PIN
- PROPERTY LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED ASPHALT
- PROPOSED CONCRT
- PROPOSED SIGN
- EXISTING MAILBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD ELECTRIC

Curve	Length	Radius	Chord	Chord
#			Direction	Length
C1	15.22'	110'	S88°27'06"W	15.21'
C2	3.06'	100'	N88°27'40"W	3.06'
C3	29.28'	19'	S47°51'05"W	28.47'
C4	1.11'	50'	N88°42'09"W	1.11'



DETAIL 1
STOP SIGN



KEYNOTES:

- 1 45° BEND WITH CONCRETE THRUST BLOCKING PER DETAIL **RWU STD**
- 2 SANITARY SEWER CLEANOUT PER DETAIL **15/C7.0**
- 3 4" SANITARY SEWER SERVICE AT 2.00%
- 4 1" WATER METER SERVICE PER **RWU STD**
REDUCED PRESSURE BACKFLOW PREVENTER TO BE LOCATED
INSIDE THE BUILDING
- 5 4" FDC LINE TO BE GROUND MOUNTED
- 6 6" CLASS 52 DUCTILE IRON FIRE LINE FROM PROPOSED
DEMARICATION VALVE. USE 8" X 6" REDUCER TO BUILDING POINT
OF CONNECTION. EMBED PIPE PER **RWU STD**
- 7 EXISTING 3" WATER METER TO BE USED FOR IRRIGATION. INSTALL
USC-FCCCHR APPROVED RPZA PER DETAIL **17/C8.0**
- 8 CONNECT SEWER SERVICE FROM BUILDING TO EXISTING SEWER
SERVICE.

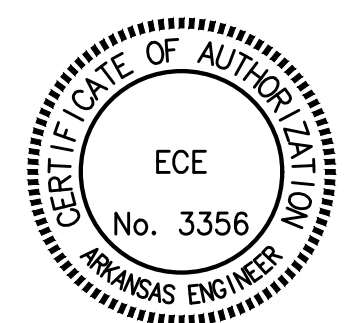
UTILITY NOTES:

- A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC
UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN
RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES
AND ROGERS WATER UTILITIES (RWU) AND CONTRACTOR
HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING,
PLLC.
- B. DISINFECTION AND PRESSURE TESTING OF WATER LINES
SHALL BE PERFORMED AND PAID FOR BY THE
CONTRACTOR UNDER SUPERVISION OF A
REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL
ENGINEERING, PLLC.
- C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC
LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH
SPECIFICATIONS PREVIOUSLY APPROVED RWU AND THE
ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE
INSPECTED BY RWU INSPECTOR & EXPEDIENT CIVIL
ENGINEERING, PLLC.
- D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 52.
SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND
ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER
UNLESS NOTED.
- E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN
6 INCH LIFTS COMPACTED TO 95% MODIFIED PROCTOR
DENSITY.
- F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED
TO RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE
CONTRACTOR.
- G. EVERY SANITARY SEWER MANHOLE SHOULD BE VACUUM
TESTED AS WORK PROGRESSES.
- H. WATER MAINS AND SANITARY SEWERS SHALL BE
CONSTRUCTED AS FAR APART AS PRACTICABLE, AND
SHALL BE SEPARATED BY UNDISTURBED AND
COMPACTED EARTH. A MINIMUM HORIZONTAL DISTANCE
OF 10 FEET SHOULD BE MAINTAINED BETWEEN WATER
LINES AND SEWER LINES OR OTHER SOURCES OF
CONTAMINATION. WATER LINES AND SEWERS SHALL NOT
BE LAID IN THE SAME TRENCH EXCEPT ON THE
WRITTEN APPROVAL OF THE ARKANSAS DEPARTMENT OF
HEALTH. WATER MAINS NECESSARILY IN CLOSE
PROXIMITY TO SEWERS MUST BE PLACED SO THAT THE
BOTTOM OF THE WATER LINE WILL BE AT LEAST 18
INCHES ABOVE THE TOP OF THE SEWER LINE AT ITS
HIGHEST POINT. IF THIS DISTANCE MUST UNAVOIDABLY
BE REDUCED, THE WATER LINE OR THE SEWER LINE
MUST BE ENCASED IN WATERTIGHT PIPE WITH SEALED
WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET
EITHER SIDE OF THE CROSSING. ANY JOINT IN THE
ENCASEMENT PIPE IS TO BE MECHANICALLY RESTRAINED.
THE ENCASEMENT PIPE MAY BE VENTED TO THE
SURFACE IF CARRYING WATER OR SEWER UNDER
PRESSURE. WHERE A WATER LINE MUST UNAVOIDABLY
PASS BENEATH THE SEWER LINE, AT LEAST 18 INCHES
OF SEPARATION MUST BE MAINTAINED BETWEEN THE
OUTSIDE OF THE TWO PIPES IN ADDITION TO THE
PRECEDING ENCASEMENT REQUIREMENT. EXCEPTIONS
TO THIS MUST BE APPROVED IN WRITING BY THE
ARKANSAS DEPARTMENT OF HEALTH.
- I. RWU WILL CONSTRUCT THE WATER METER SERVICE AT
THE DEVELOPER'S EXPENSE.

NOTE:
ALL MATERIALS AND METHODS USED TO CONSTRUCT
PUBLIC WATER MAINS SHALL CONFORM TO ROGERS
WATER UTILITIES DETAILS AND STANDARD SPECIFICATIONS

LEGEND

- FOUND IRON PIN
- SET IRON PIN
- PROPERTY LINE
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING ASPHALT
- EXISTING CENTERLINE OF ROAD
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- PROPOSED ASPHALT
- PROPOSED CONCERT
- PROPOSED SIGN
- EXISTING MAILBOX
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD ELECTRIC
- EXISTING 8" WATER MAIN
- PROPOSED 1" WATER SERVICE
- PROPOSED 6" FIRE LINE
- PROPOSED 4" SANITARY SERVICE
- PROPOSED 8" SANITARY MAIN
- PROPOSED 8" WATER MAIN
- PROPOSED SEWER MANHOLE
- PROPOSED CLEAN OUT
- PROPOSED FIRE DEPARTMENT CONNECTION



CITYVIEW PROJECT #PL202101340

NOT FOR CONSTRUCTION



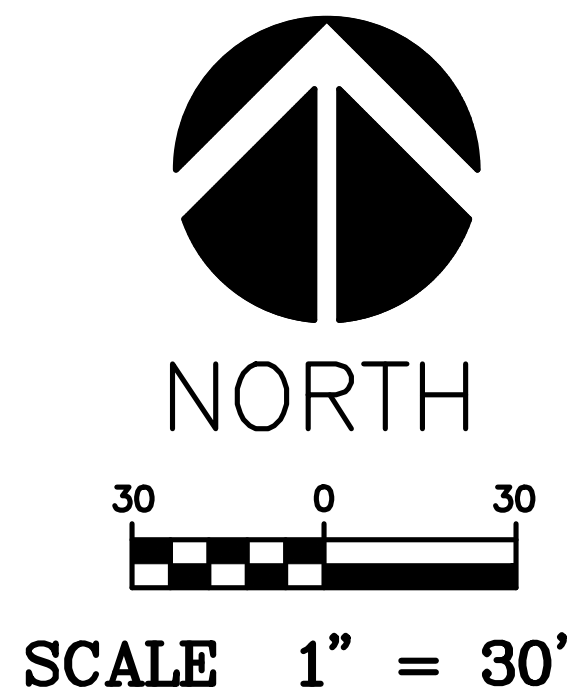
Date	Comments	Rev
3/16/2022	PER CITY COMMENTS	4
5/23/2022	PER CITY COMMENTS	5
6/16/2022	PER CITY COMMENTS	6
7/13/2022	PER CITY COMMENTS	7

45TH STREET SELF-STORAGE	ROGERS, AR
325 S 45th STREET	WITCOFSKI FAMILY INVESTMENTS, INC
325 S. 45TH STREET, ROGERS, AR	

9200 SUITS US DR. STE. B
BELLA VISTA, AR 72714
D: (479) 367-2924
M: (505) 756-5300
EMAIL: jason@ecce-llc.com



DRAWN BY: ATS
CHECKED BY: JEI
DATE 11/16/2021
JOB NUMBER 21-1026
SHEET NAME UTILITY PLAN
File No. 21-1026.dwg
C6.0

A circular professional engineer seal for the State of Arkansas. The seal features the text "STATE OF ARKANSAS" at the top, a small map of Arkansas in the center, and "REGISTERED PROFESSIONAL ENGINEER" below it. The number "No. 11411" and the name "Jason E. Ingalls" are at the bottom. The seal is surrounded by a decorative border.

Rev	Comments	Date
4	PER CITY COMMENTS	3/16/2022
5	PER CITY COMMENTS	5/23/2022
6	PER CITY COMMENTS	6/16/2022
7	PER CITY COMMENTS	7/13/2022

45TH STREET SELF-STORAGE

325 S 45th STREET
ROGERS, AR

325 S. 45TH STREET, ROGERS, AR

99200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-plc.com



DRAWN BY:
ATS

CHECKED BY:
IEI

DATE
1/16/2021

JOB NUMBER
21-1026

SHEET NAME

LANDSCAPE
PLAN

File No.

21-1026.dwg

L1.0

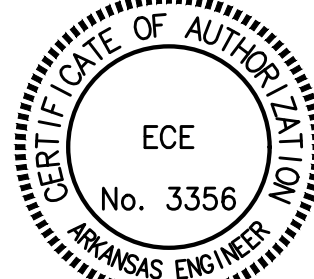
KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
 SHADE	REDBUD	CERCIS CANADENSIS	28	2.5" CALIPER B & B MIN. 6'	30' MIN.
 SHADE	EXISTING TREES		3		

[illegible]

① 20' CANOPY STREET TREE EVERY 30' ON CENTER ALONG COMMON AREAS.
1 TREE PER LOT ON DRIVEWAY SIDE OF LOTS. SEE CITY OF ROGERS
APPROVED TREE LIST. MAINTAIN MINIMUM 20' FROM STREETLIGHTS. SEE
DETAIL **1/C9.0**

② SOD PONDS TO 100 YEAR WSE.

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD
ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE
RATE MAP NUMBER 05007C0260K WITH AN EFFECTIVE
DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE
OUTSIDE THE 100 YEAR FLOOD PLAIN.



Know what's below.
Call before you dig

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