



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

BOARD OF ADJUSTMENT MEETING AGENDA
OCTOBER 4, 2022
4:00 PM
DATE: OCTOBER 4TH, 2022
LOCATION: CITY HALL, 301 W. CHESTNUT STREET
REGULAR SESSION: 4:00 PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86513681959](https://us02web.zoom.us/j/86513681959)

AGENDA

CALL TO ORDER:

ROLL CALL:

OLD BUSINESS:

1. (VAR 22-28) A request by Ty and Serenity Hampton to allow a reduction of the interior side setback at 9 W. Wembly Drive in the R-SF (Residential Single Family) zoning district.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: John Mack*

NEW BUSINESS:

1. (VAR 22-34) A request by Freeman Family Rentals to allow a reduction of the front and side building setback at 2318 S. 8th St in the C-4 (Open Display Commercial) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: David Gilbert*
2. (VAR 22-35) A request by Freeman Family Rentals to allow a variance from the parking space requirement at 2318 S. 8th St in the C-4 (Open Display Commercial) zoning district.
 - *STAFF: Christina Moore*
 - *REPRESENTED BY: David Gilbert*
3. (VAR 22- 37) A request by MK Properties to allow an existing building setback at 70' at 2103 S. 8th Street, in the I-2 (Heavy Industrial) zoning district.



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- *STAFF: Kyle Belt*
- *REPRESENTED BY: Candice Anderson*

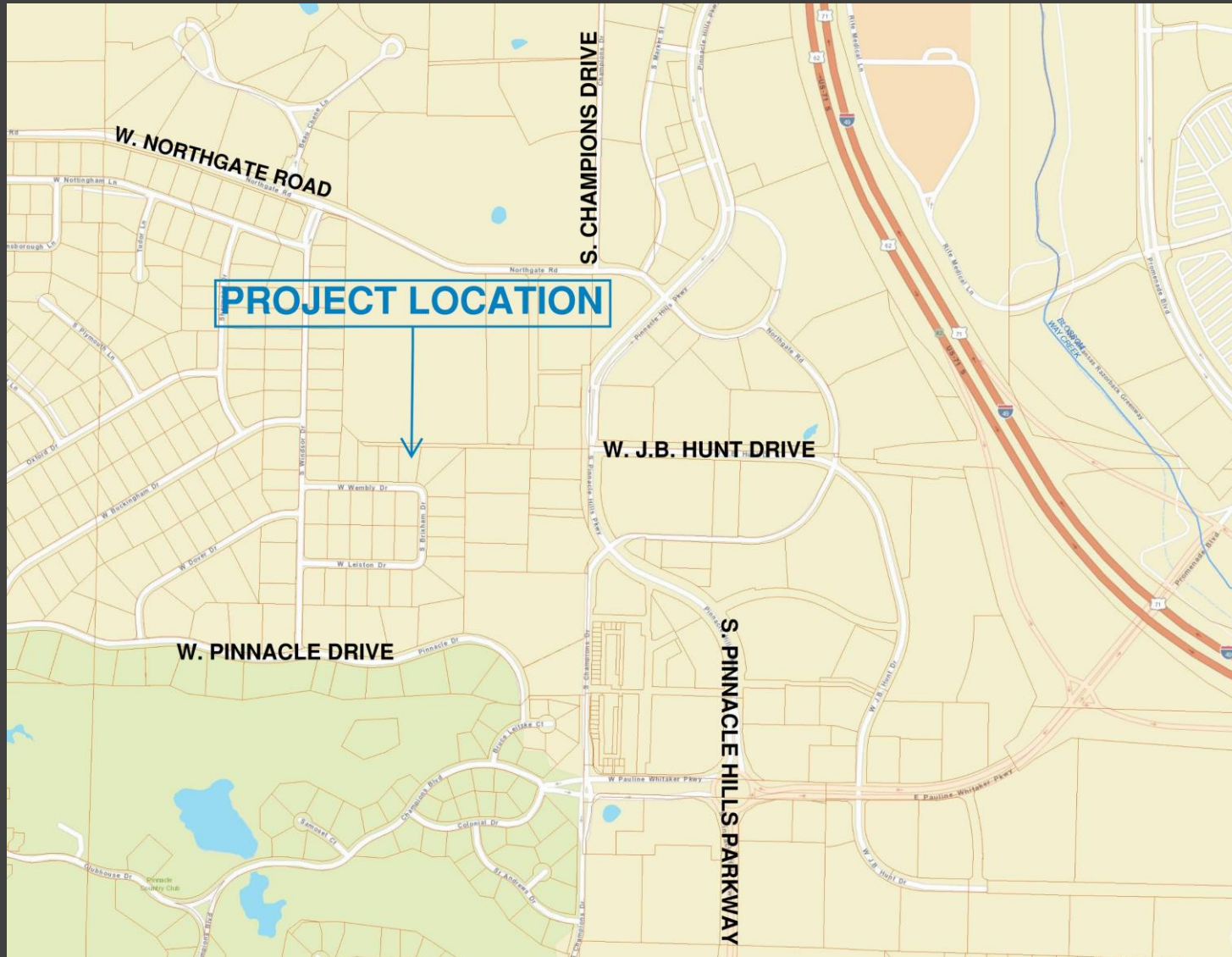
4. (VAR 22-38) A request by Michael Clotfelter for Kum & Go, 2422 to allow an increase in canopy height at the SW corner of W. Walnut Street & S. 28th Street, in the C-2 (Highway Commercial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Michael Clotfelter*

ACTION ON MINUTES:

ADJOURN:

Variance: Ty & Serenity Hampton



Summary

Representative

John Mack

Location

9 W. Wembly Drive

Parcel 02-12771-000

Nature of Request

Interior Side Yard Setback Reduction

Zoning

R-SF (Residential Single Family)

Current Use

Residential

Vicinity Map

Staff: Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



J. K. J. Architect
116B West Walnut
Rogers, Arkansas
Phone: 479-246-0055
Fax: 479-246-0086

-Preliminary-
NOT FOR CONSTRUCTION

ALL ARCHITECTURAL AND
ENGINEERING DRAWINGS AND
SPECIFICATIONS ARE
COMPLEMENTARY.
NO AOC'S WILL BE ALLOWED ON THE
BASIS OF FAILURE TO REVEAL THE
COMPLETE SET OF DOCUMENTS.
CONDITIONS SHOWN ON ANY
DOCUMENTS SHALL BE DEEMED TO
SHOWN ON ALL.

9 W. WEMBLY DRIVE
ROGERS, ARKANSAS

REVISION DATES

ISSUE DATE

SHEET TITLE
SITE PLAN

PROJECT NUMBER

C-1

- Original Request

- Updated Request

- A reduction from 10 feet to 7 feet 1 inch for a two story garage.

Page 4 of 58

Variance: Ty & Serenity Hampton

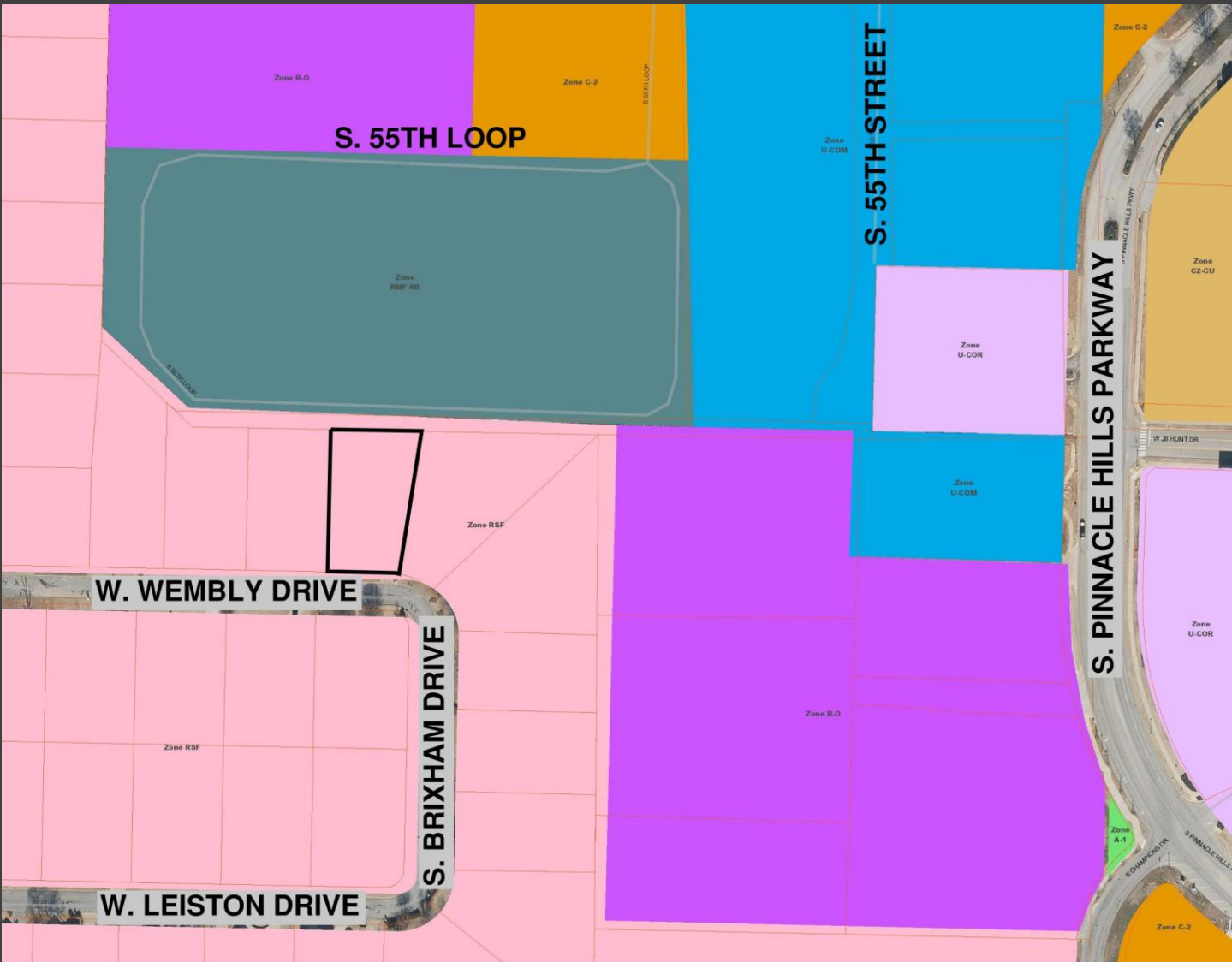


Stated Hardship

- The garage entrance must be in line with the house entrance.

Staff Findings

- The stated hardship is not site specific.



Zoning Map

Variance: Ty & Serenity Hampton



Staff Recommendation:

Consider



Aerial Image

Variance: Ty & Serenity Hampton



Board of Adjustment Duties Per Sec. 14-724(e)(1):

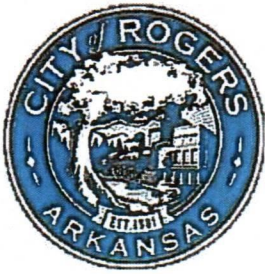
- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community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

Zoning:

R-SF (Residential Single Family): The purpose and intent of the R-SF zoning district is for “single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district.” Sec. 14-706(a).

Public Input Received:

- a) No input has been received from the public.



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OFFICE USE ONLY

Permit Fee: \$10000 (\$100)
Zoning: RSF
App Number: 22-28
CityView Application: PL202200460
Date: 7/26/22

VARIANCE APPLICATION

APPLICANT: Ty & SERENITY HAMPTON
ADDRESS: 9W. WENDLY DRIVE ROGERS, AR SUITE #: _____
GENERAL LOCATION OF PROPERTY: LOT 522 PINNACLE SUBDIVISION, PH. 1
PHONE #: 479.381.2727 EMAIL: THAMPTON@FWBANK.COM
PROPERTY OWNER: Ty & SERENITY HAMPTON PHONE #: 479.381.2727
REQUEST to ALLOW: APPROX. ^{2' 11"}~~33.25~~ SF OF BUILDING & ROOF
OVERHANG IN THE ¹⁰~~7.5~~ FOOT BUILDING SETBACK.
HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

Ty Hampton
Applicant Signature

_____ Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 7/25/22

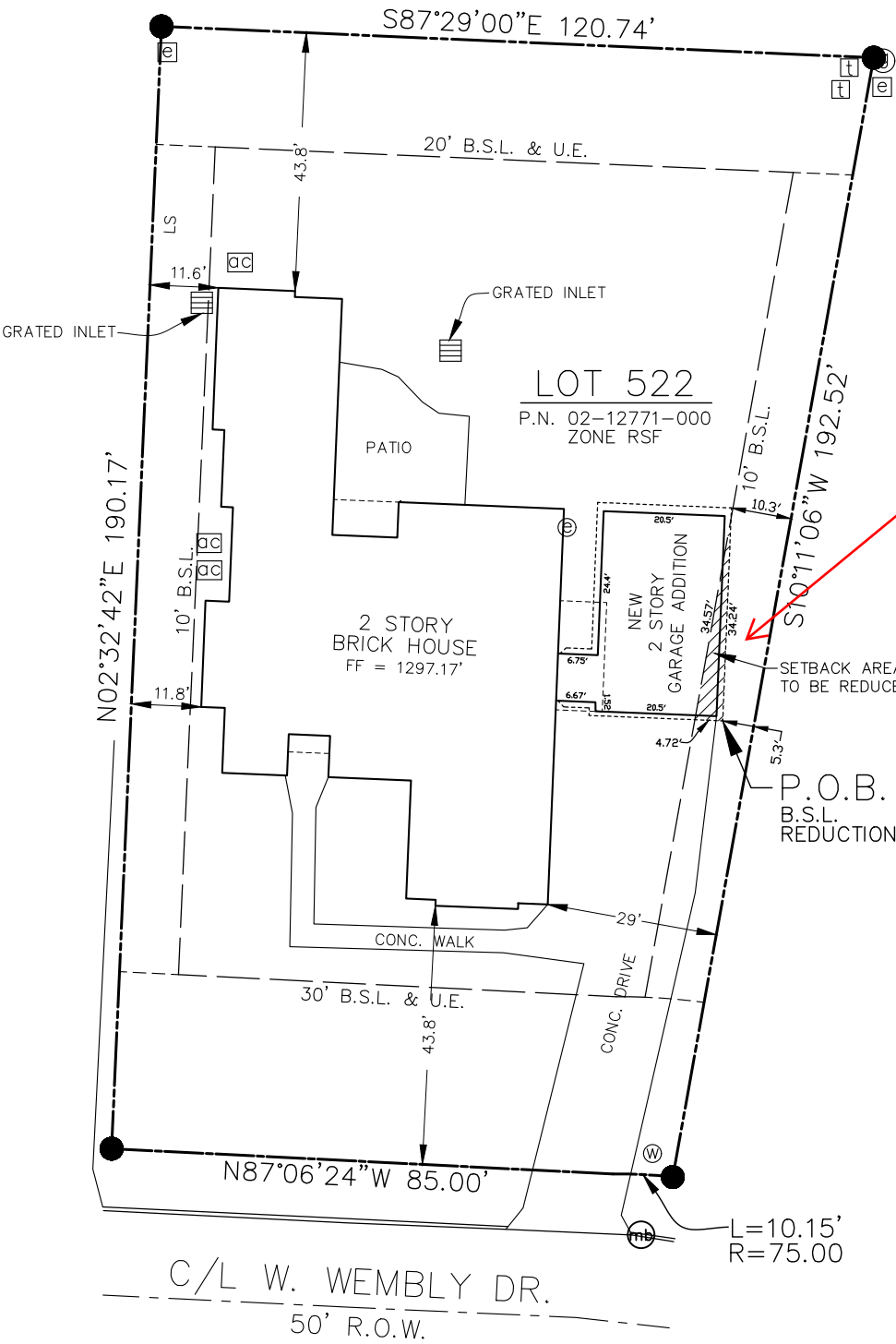
PUBLIC HEARING DATE: 8/11/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

_____ DATE

Original Request



LEGEND

- FOUND REBAR
- Ⓢ WATER METER
- Ⓢ GAS METER
- Ⓢ ELECTRIC RISER
- Ⓢ TELEPHONE RISER
- Ⓢ AIR CONDITIONER

- PROPERTY LINE
- - - SETBACK
- - - EASEMENT

LEGAL DESCRIPTION:

LOT 522 OF PINNACLE SUBDIVISION, PHASE 1, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2004, PAGES 675 OF THE BENTON COUNTY RECORDS.

Area to be reduced

SETBACK REDUCTION AREA DESCRIPTION:

PART OF LOT 522 OF PINNACLE SUBDIVISION, PHASE 1, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN IN PLAT BOOK 2004, PAGES 675 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID LOT 522; THENCE N 10°11'06" E 77.50 FEET; THENCE N 79°48'54" W 5.33 FEET TO THE POINT OF BEGINNING; THENCE N 87°39'26" W 4.72 FEET; THENCE N 10°11'06" E 34.57 FEET; THENCE S 02°20'34" W 34.24 FEET TO THE POINT OF BEGINNING, CONTAINING 80.76 SQUARE FEET.

ROGERS PLANNING DIVISION:

THIS _____ DAY OF _____, 20__.

COMMUNITY DEVELOPMENT DIRECTOR

BOARD OF ADJUSTMENT SECRETARY

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0265K(EFFECTIVE DATE JUNE 5, 2012) AND FOUND IN THE DESCRIBED PROPERTY HEREON LIES IN ZONE "X", AN AREA HAVING NO SPECIAL FLOOD HAZARDS.

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

ROBERT J. CASTER, P.L.S. NO. 1370, ARKANSAS
DATE _____

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER 3049

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ACKNOWLEDGE THAT WE HAVE THE LEGAL RIGHT AND AUTHORITY TO MAKE THE PROPERTY INTEREST GRANTS CONTAINED ON AND WITHIN THIS DOCUMENT. WE, THE UNDERSIGNED OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY ESTABLISH, GRANT, AND DEDICATE TO THE CITY OF ROGERS, ARKANSAS THE RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC USE, BENEFIT, AND ACCESS. THE CITY OF ROGERS IS FURTHER GRANTED THE RIGHTS OF INGRESS AND EGRESS TO AND FROM SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF ROGERS IS ALSO GRANTED THE RIGHT AND AUTHORITY TO MAINTAIN, SERVICE, AND IMPROVE SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS AND THE IMPROVEMENTS CONTAINED THEREIN. ANY RIGHT OR AUTHORITY GRANTED ABOVE SPECIFICALLY REGARDING MAINTENANCE, SERVICE, OR IMPROVEMENT SHALL BE EXERCISED IN A MANNER CHOSEN AT THE DISCRETION OF THE CITY OF ROGERS. SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS SHALL BE FOR THE BENEFIT OF THE CITY OF ROGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS. THE CITY OF ROGERS AND ITS FRANCHISED UTILITY PROVIDERS SHALL HAVE THE RIGHT AND AUTHORITY TO CUT, TRIM, OR REMOVE TREES, SHRUBS, AND OTHER VEGETATION WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS. THE CITY OF ROGERS AND ALL OF ITS FRANCHISED UTILITY PROVIDERS SHALL ALSO HAVE THE RIGHT AND AUTHORITY TO PROHIBIT THE ERECTION OF BUILDING, STRUCTURES, OR FENCES WITHIN SAID RIGHTS-OF-WAY, EASEMENTS, STREETS, AND ALLEYS.

DATE _____ OWNER _____

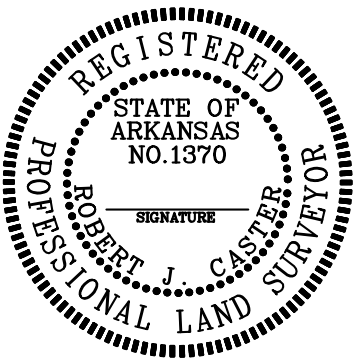
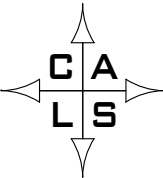
STATE OF ARKANSAS
COUNTY OF BENTON
SUBSCRIBED AND SWORN BEFORE ME THIS __ DAY OF _____ 20__.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CASTER & ASSOCIATES
LAND SURVEYING, INC.

2715 SE "I" Street, Suit 5
Bentonville, AR 72712
(479) 268-4464



SCALE: 1" = 30'		DATE: 8-3-22	
SETBACK REDUCTION PLAT LOT 522 PINNACLE SUBDIVISION PHASE 1			
9 W. WEMBLY DRIVE ROGERS, BENTON COUNTY, ARKANSAS			
JOB #	DRAWN BY:	CHK'D BY:	PAGE
20-127SBR	ASD	RJC	1 OF 1

Current Request



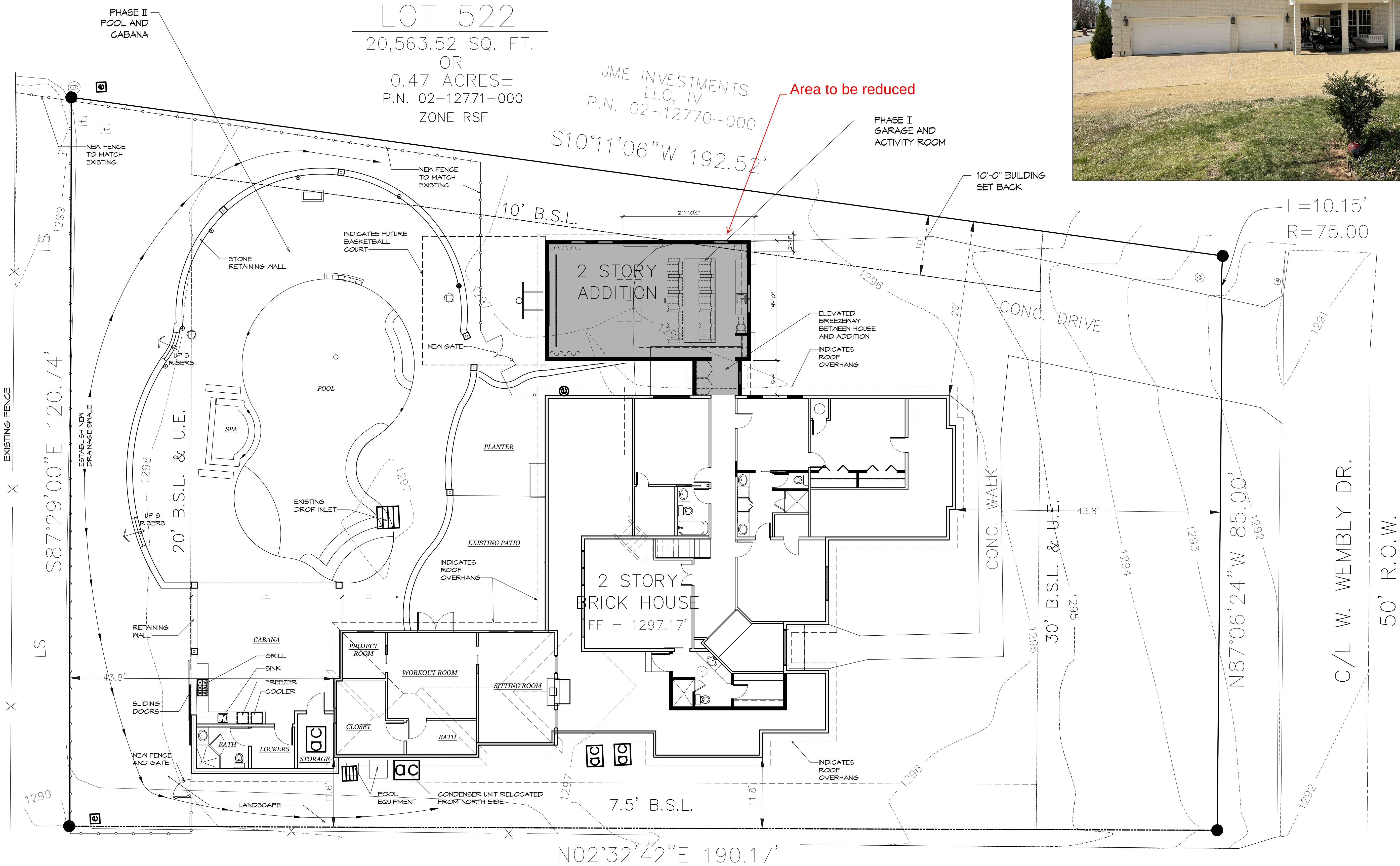
Preliminary
NOT FOR CONSTRUCTION

ALL ARCHITECTURAL AND
ENGINEERING DRAWINGS AND
SPECIFICATIONS ARE
COMPLEMENTARY.
NO ADDS WILL BE ALLOWED ON THE
BASIS OF FAILURE TO REVIEW THE
DRAWINGS FOR CONFLICTS.
CONDITIONS SHALL BE DEEMED TO
SHOWN ON ALL.
PARTIAL SETS SHALL NOT BE USED.

TY & SERENITY HAMPTON SITE SURVEY
9 W. WEMBLY DRIVE
ROGERS, ARKANSAS

REVISION DATES
ISSUE DATE
MM-DD YYYY
SHEET TITLE
SITE PLAN
PROJECT NUMBER
2020-0012

C-1





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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **August 11, 2022 at 5:00 p.m.** at Rogers City Hall regarding an application by **Ty and Serenity Hampton** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow reduction of the interior side setback** at **9 W. Wembly Drive**, in the R-SF (Residential Single Family) zoning district more particularly described as follows:

PARCEL NUMBER:

02-12771-000

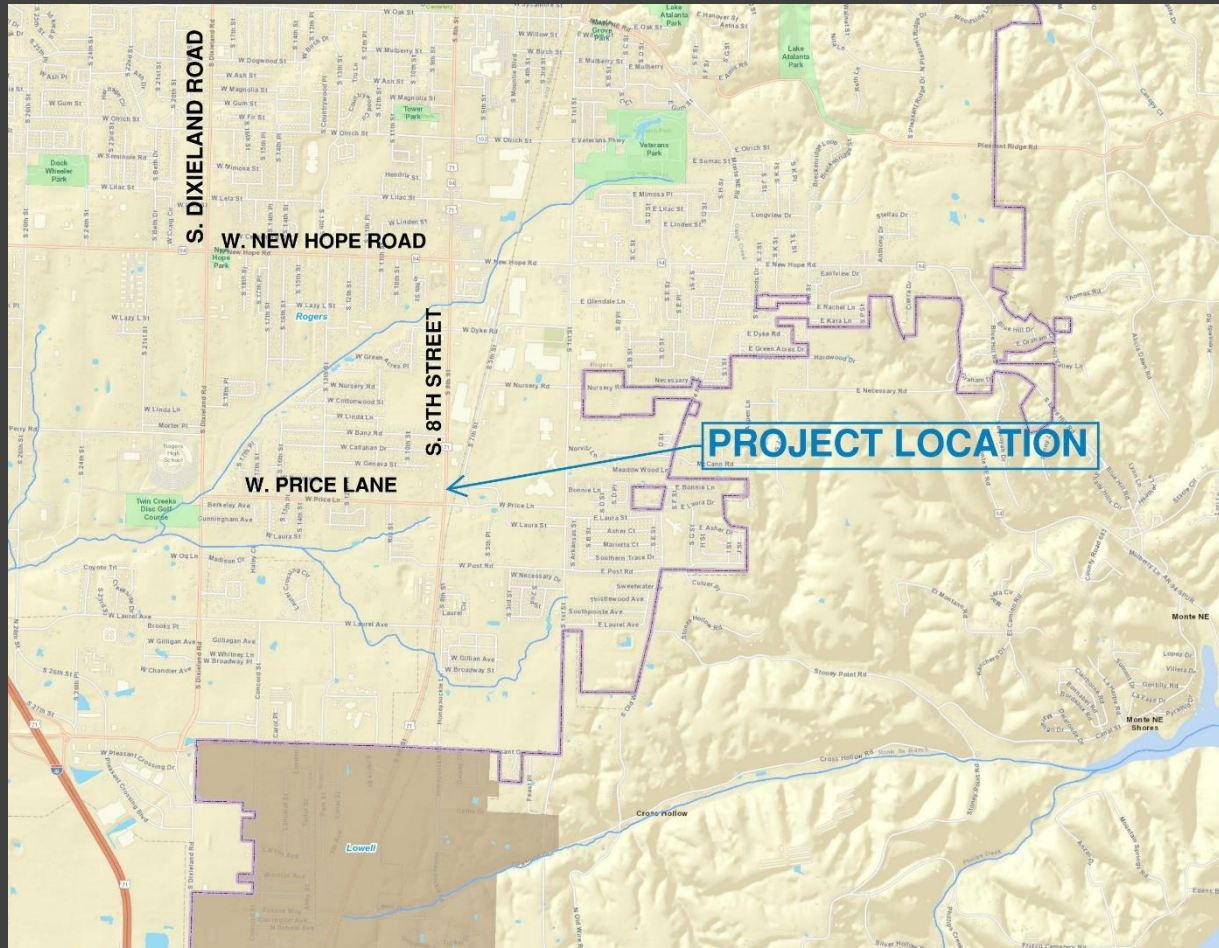
LOCATION:

9 W. Wembly Drive

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday July 31, 2022**
BILL THE CITY OF ROGERS

Variance: Freeman Redevelopment #00843



Vicinity Map

Summary

Representative

David Gilbert, Plymouth Engineering

Location

2326 S 8th Street

Parcel 02-02006-000

Nature of Request

Reduction of front and side yard setbacks for two buildings.

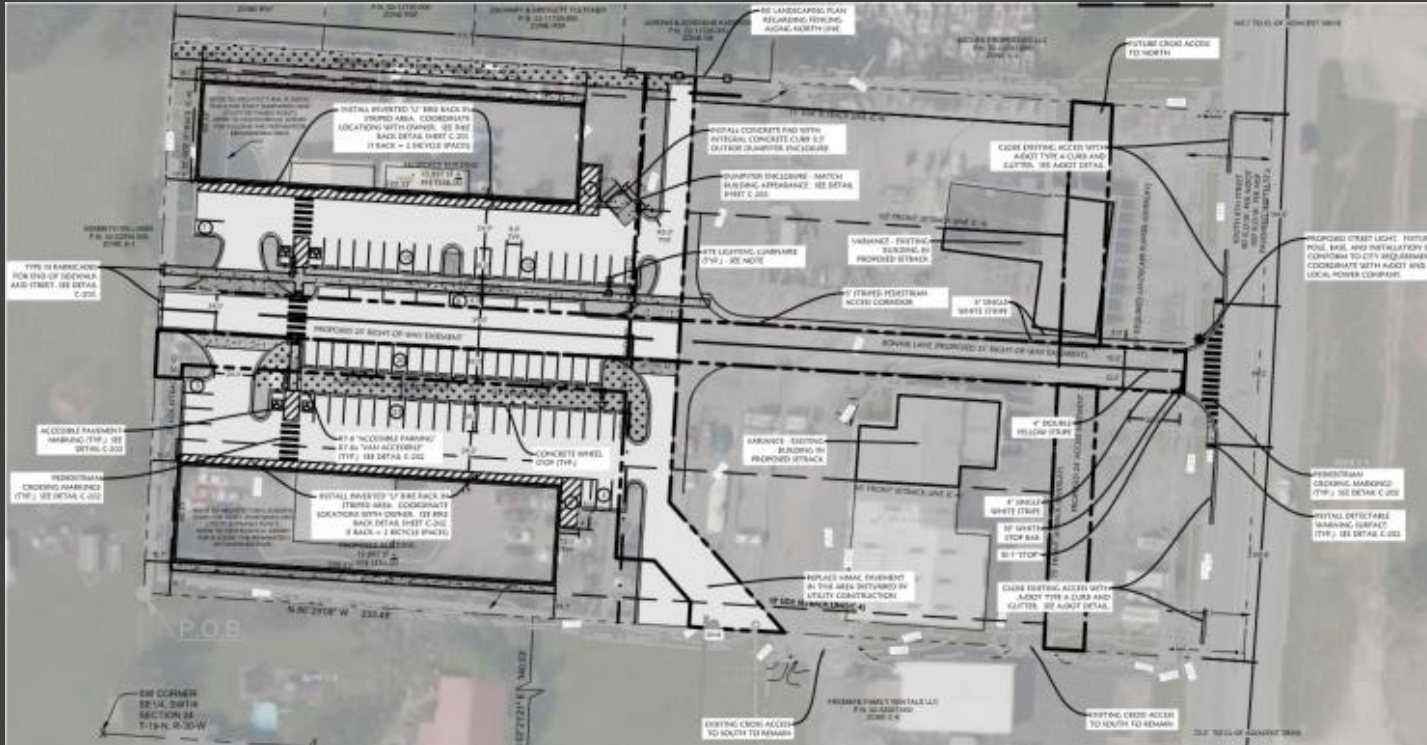
Zoning

C-4 (Open Display Commercial) & Overlay District

Current Use

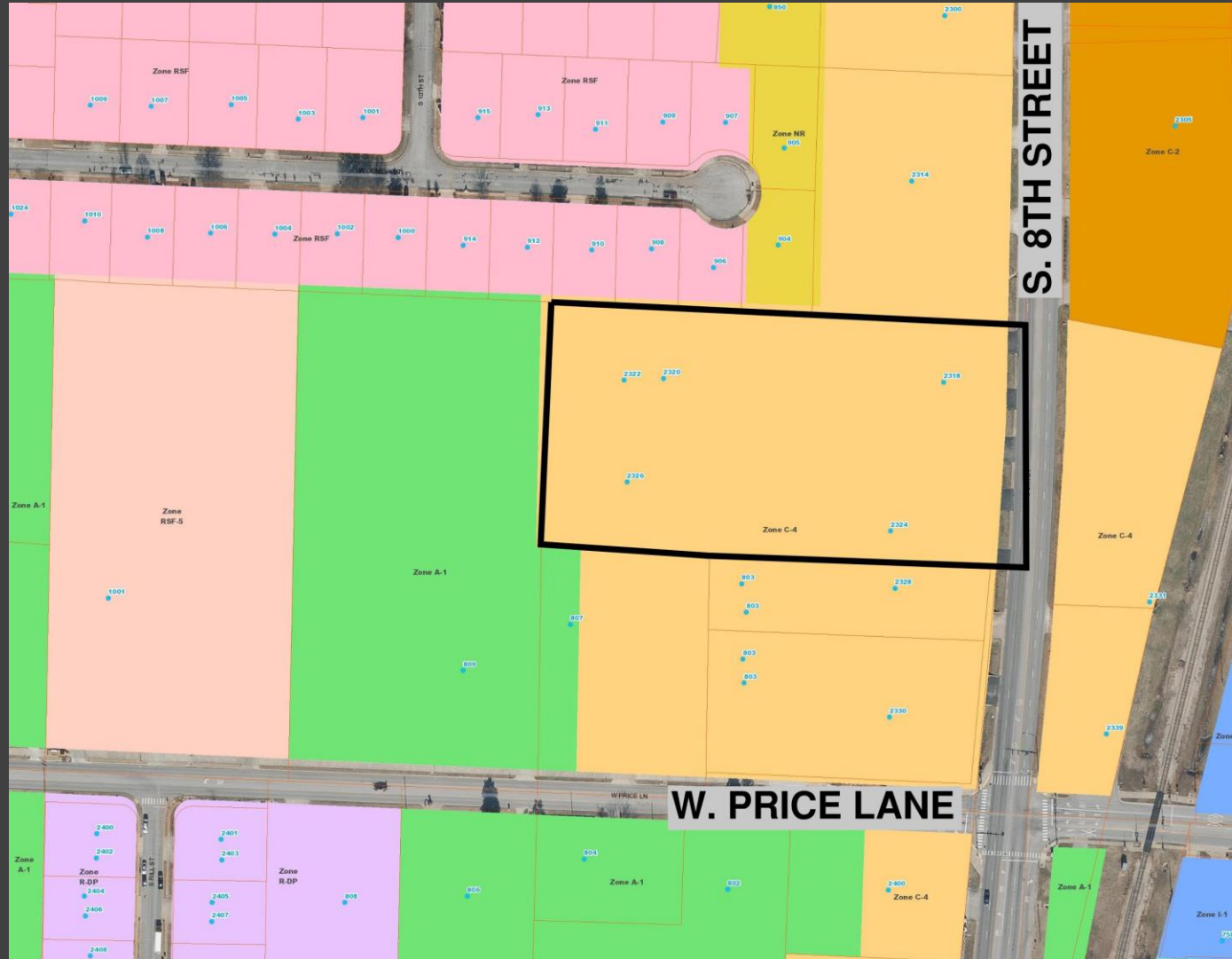
Warehousing and Storage

- The applicant is requesting a variance to reduce the front yard setback from 75 feet to 66 feet in the Overlay district and the exterior side yard setback from 45 feet to 7 feet for the existing building on the north east corner of the property.
- The applicant is also requesting to reduce the exterior side yard setback from 45 feet to 12 feet and the interior side yard setback from 15 feet to 9 feet for the building on the south east corner of the property.



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Variance: Freeman Redevelopment #00843



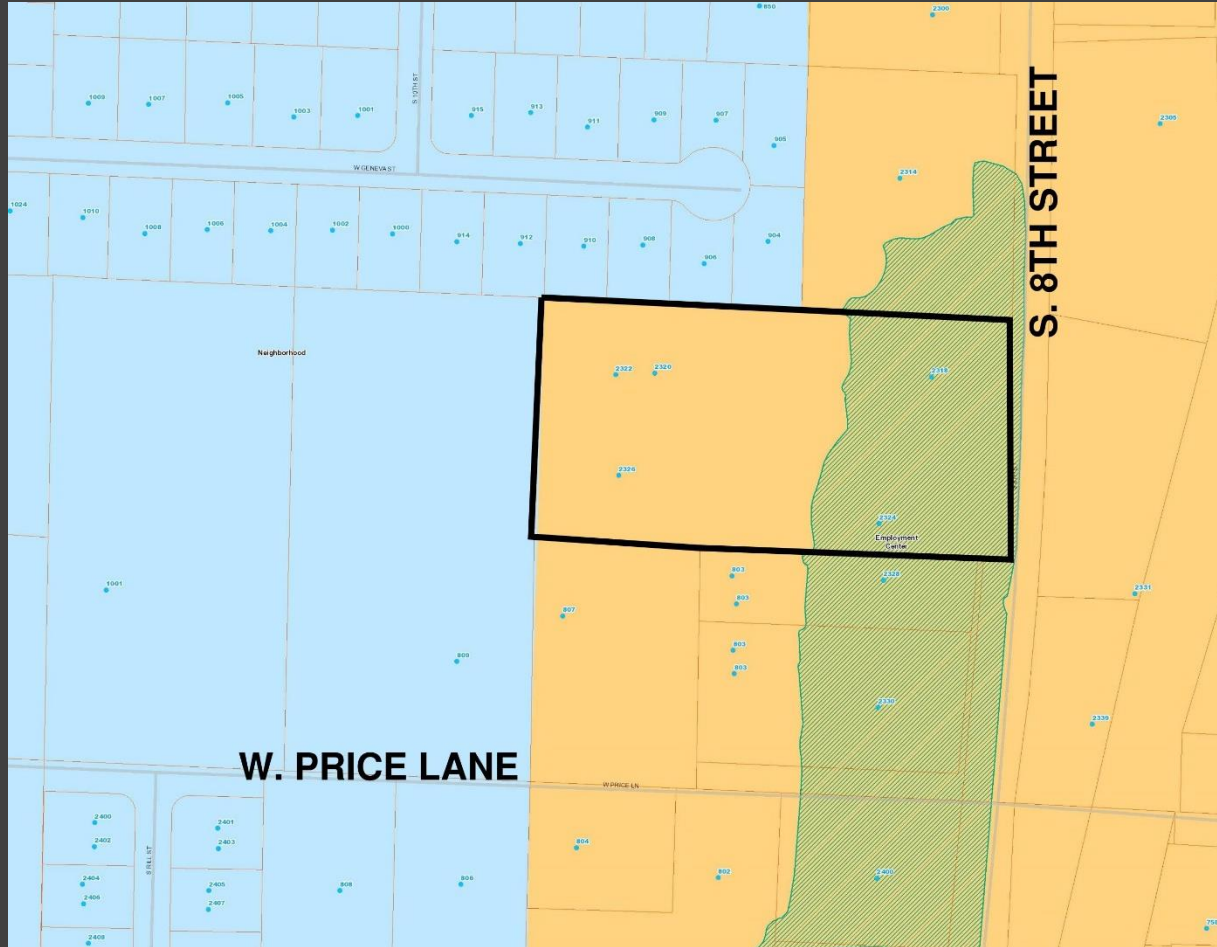
Summary Continued:

• Subject Request

- The setbacks in C-4 zoning: Front 65 feet; Interior Side 15 feet; Exterior Side 45 feet; Rear 15 feet.
- The front yard setback requirements in the Overlay District is 75 feet.

Zoning Map

Variance: Freeman Redevelopment #00843



Stated Hardship:

- A new street that is required for connectivity to the western half of the property, creates new setbacks for the eastern section.

Staff Findings:

- Staff agrees that the applicant has provided a valid hardship.

Variance: Freeman Redevelopment #00843



STAFF RECOMMENDATION:

Approve.



Aerial Image

Variance: Freeman Redevelopment #00843



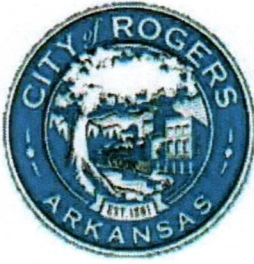
Board of Adjustment Duties Per Sec. 14-724(e)(1):

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

Zoning:

- a) *C-4 (Open Display Commercial): The purpose and intent of this district is "business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development." (Sec. 14-711(a)).*

Public Input Received:



DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-4, overlay
App Number: 22-33
CityView Application: PL202200843
Date: 8/29/2022

VARIANCE APPLICATION

APPLICANT: Plymouth Engineering, PLLC on behalf of Freeman Family Rentals, LLC
ADDRESS: 2318 and 2324 South 8th Street SUITE #: _____
GENERAL LOCATION OF PROPERTY: South 8th Street, approximately 600 feet north of Price Lane, west side
PHONE #: (479) 595-5934 EMAIL: david@plymoutheng.com
PROPERTY OWNER: Freeman Family Rentals, LLC PHONE #: _____

REQUEST to ALLOW: existing buildings to remain in new setbacks created by addition of new street required by 14-604 for connectivity for redevelopment of west half of parcel, and in 75' front setback (overlay zone.)
A reduction of 54' in the 65' setback from Bonnie Lane is needed for the south building. A reduction of 61' in the 65' setback from Bonnie Lane and 30' in the 75' setback from 8th Street is needed for the south building.
HARDSHIP JUSTIFICATION to VARY FROM CODE: This project is a redevelopment of the western half of the parcel. Two existing buildings, both in the east half of the parcel, are scheduled to remain. A street is required by 14-604 for connectivity, and will fall between the two existing buildings to remain. Thus, both buildings will lie within the new setback. A reduction of 54' for the south building and 61' for the north building is needed. In addition, the north building lies within the 75' setback from 8th Street created by the overlay district. A reduction of 30' for the north building (from 8th Street) is needed to create the new street and allow the existing buildings to remain.

[Signature]
Applicant Signature

8/26/2022
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 8/29/2022

PUBLIC HEARING DATE: 9/20/2022

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



Plymouth Engineering, PLLC

5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

August 26, 2022

City of Rogers
301 W. Chestnut Street
Rogers, AR 72756

Re: LSDP Variance – Setbacks for Existing Buildings
2318 South 8th Street - PL220200390

Ladies and Gentlemen of the Planning Commission:

We are currently pursuing approval of the large-scale development plans for redevelopment of part of the property located at 2318 South 8th Street, approximately 600 feet north of Price Lane, on the west side of 8th Street. This property was once occupied by Benton County Chrysler-Dodge. Our client is Freeman Family Rentals, LLC. This site presents several unique challenges which would make strict compliance with the Code of Ordinances into a hardship for the proposed development. We respectfully request variances of the following nature as part of the Large-Scale Development Process:

1. A variance from 14-285 and 14-711, et al., regarding building setbacks, for two existing buildings which are scheduled to remain.
REQUEST TO ALLOW: two existing buildings to remain in new setbacks created by the addition of a public street required by Section 14-604 to provide connectivity for redevelopment of the western half of the parcel; and for one of those buildings to remain in a 75-foot setback which is required as part of the Overlay District. A reduction of 54 feet in the 65-foot setback from Bonnie Lane is needed for the south building. A reduction of 61 feet in the 65-foot setback from Bonnie Lane and 30 feet in the 75-foot setback from 8th Street is needed for the south building.

HARDSHIP JUSTIFICATION TO VARY FROM CODE: This project is a redevelopment of the western half of the property. Two existing buildings, both in the east half of the parcel, are scheduled to remain at this time. A street is required by 14-604 for connectivity, and will fall between the two existing buildings to remain. Thus, both buildings will lie within the new setback from Bonnie Lane. A reduction of 54 feet for the south building and 61 feet for the north building is needed. In addition, the north building lies within the 75-foot setback from 8th Street created by the Overlay District. A reduction of 30 feet for the north building, for the 8th Street setback, is needed. These variances are needed to create the new street and to allow the existing buildings to remain.

This redevelopment will improve the property significantly from its current condition. We believe the impact from the requested variances, if granted, will be minimal and that the project as proposed represents a significant improvement to the City's south entry corridor.

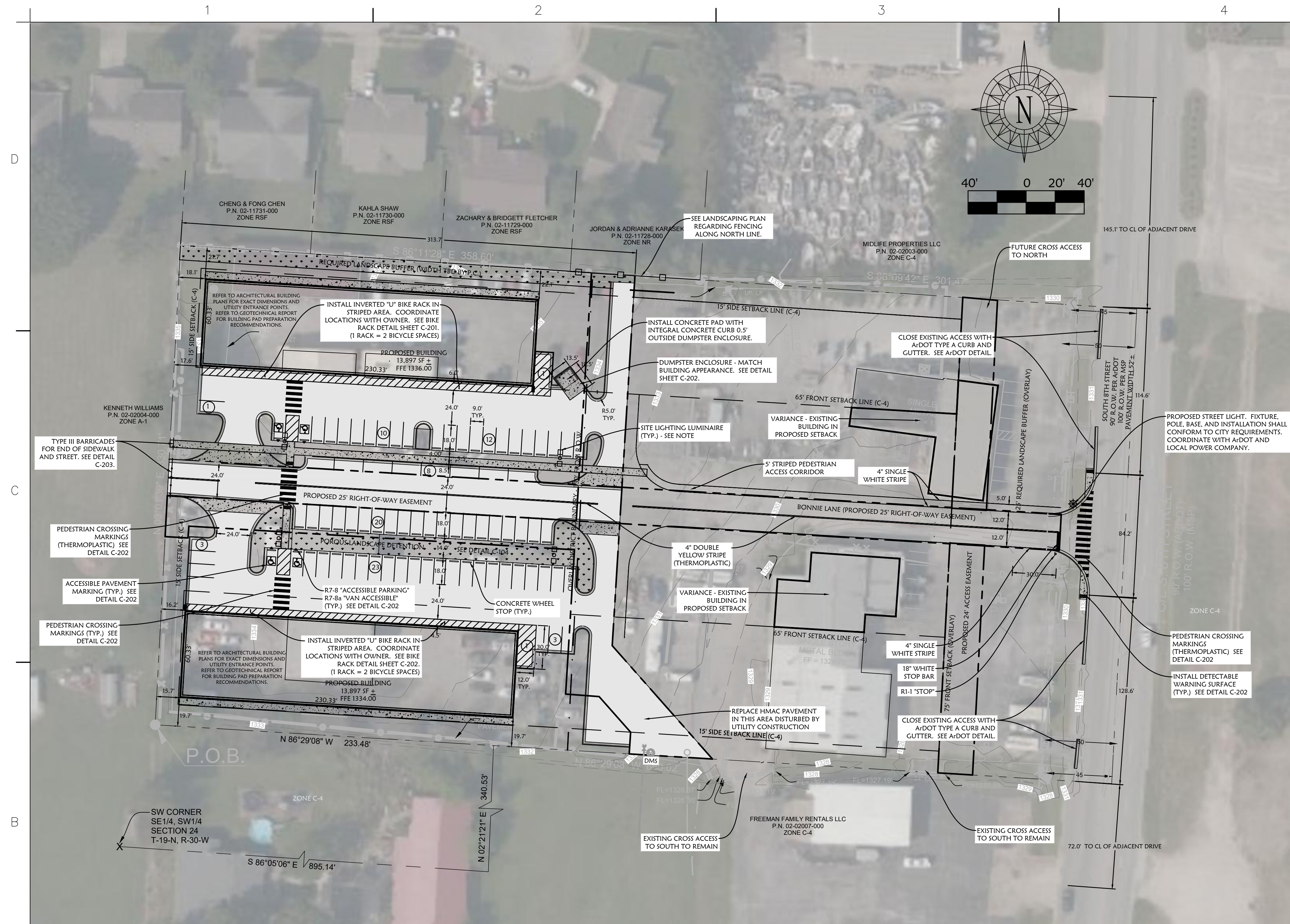
We appreciate your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "David A. Gilbert", with a stylized flourish at the end.

David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: Owner
File



THE FOLLOWING APPLIES ONLY TO THE AREA PROPOSED FOR REDEVELOPMENT:

PARKING:

Parking requirement based upon floor area in C-4 zone: - General Business/Retail Sales (1 space per 250 SF required) (90% based on floor size)

Proposed building gross floor area = 30,030 SF / 250 per SF x 90% = 100 spaces required
2 loading spaces required - 2 shown

80 spaces shown - a variance has been requested
4 accessible spaces required (1 van accessible), 4 shown (4 van accessible)

MINIMUM OPEN SPACE REQUIREMENT / MAXIMUM IMPERVIOUS AREA LIMIT:

103,093 sf shown developed (rear portion only)
Open space 25,287 sf (25.5%)
Impervious area 74.5% (80% max.)

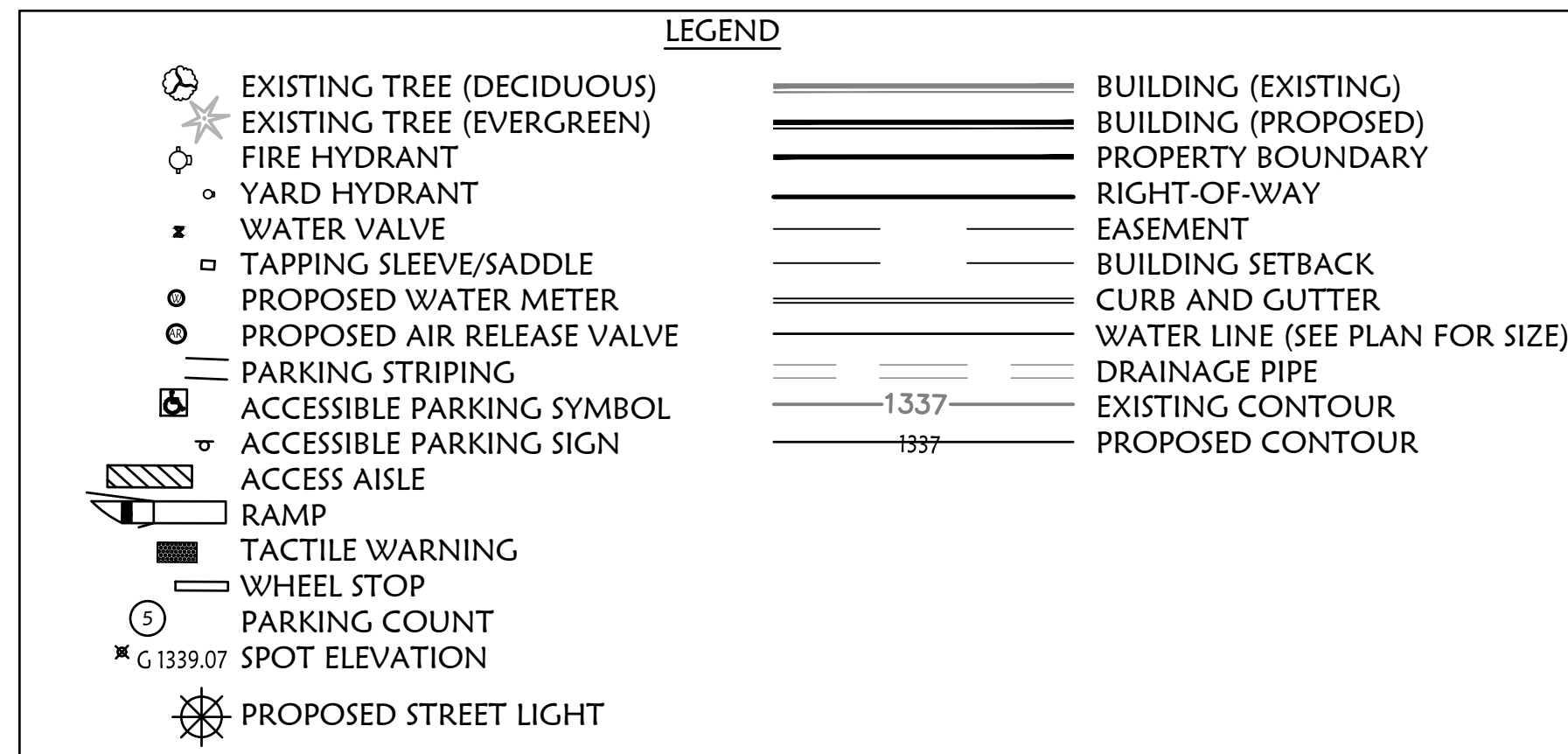
WQCV (per Rogers' worksheet):

Percent impervious 74.5%
Tributary area 103,093 square feet
WQCV 3,516 cubic feet
At 1' depth, porous landscape detention area of 3,516 square feet is required
3,873 sf shown

Flood Plain

Portions of this property are subject to a Special Flood Hazard Area (Zone AE, elevation 1331 feet), per FEMA Flood Insurance Rate Map (FIRM) panel 05007C0270K, effective June 5, 2012.

ALL SIGNS (OTHER THAN TRAFFIC SIGNS)
REQUIRE A SEPARATE PERMIT FROM THE CITY
PRIOR TO INSTALLATION.



General Site Notes

1. All dimensions are to face of curb or sidewalk, unless noted otherwise.
2. Contractor shall be responsible for all staking.
3. All traffic signage and pavement markings shall conform to the Manual on Uniform Traffic Control Devices (MUTCD). All pavement markings shall consist of 4" traffic white, traffic grade paint unless noted otherwise. Thermoplastic markings shall be used where indicated on the plans.
4. Gross site area: 4.99 acres, more or less
Net site area (less street ROW): 4.99 acres, more or less
Construction area: 2.37 acres, more or less
5. Parking requirement based upon floor area in C-4 zone: General Business/Retail Sales
Proposed building gross floor area = 27,794 SF
Parking reduced to 90% based on floor area over 20,001 to 30,000 SF
1 space per 250 SF x 0.90 = 100 spaces required. 80 spaces provided.
4 accessible space required (1 van accessible), 4 provided (4 van accessible)
Two off-street loading space required, two provided.

6. Dumpster location shown on site plan.
7. Basis of Bearings: Arkansas-North State Plane Grid
Basis of Elevations: NAVD 88

Onsite benchmark: Finished Floor elevation of the existing building closest to the southeast corner of the site (outside the redevelopment area - building to remain); 1328.75'.

8. APPROPRIATE PERMITS SHALL BE OBTAINED FROM THE ARKANSAS DEPARTMENT OF TRANSPORTATION FOR ANY WORK IN THE RIGHT-OF-WAY OF SOUTH 8TH STREET (US HIGHWAY 71B) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. COPIES OF THE APPROVAL MUST BE PROVIDED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ISSUANCE OF BUILDING PERMIT.

9. All HVAC and other mechanical equipment must be screened from public view.
10. Zero horizontal light trespass is permitted from outdoor lighting when adjacent to residential. Contractor shall provide shielded fixtures and external shields as required. Contractor shall provide photometric printout once lighting vendor is selected and prior to construction of poles or foundations.

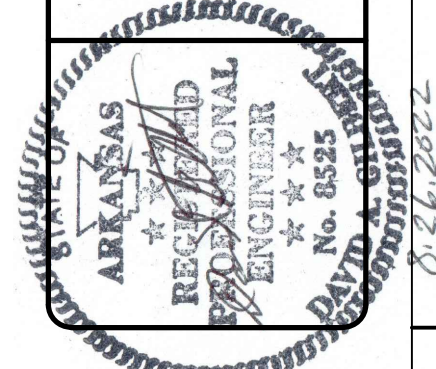
11. Trash dumpsters and/or containers shall be stored inside the individual units or shall be surrounded with screening of solid-type construction that is consistent with the architectural style of the building. Dumpsters on permanent foundations may not be located in setbacks or easements.

12. All construction shown in these plans shall be completed in one phase. Redevelopment of the eastern half of the lot requires separate approval and shall be constructed at a later date.

SITE DATA	
OVERALL SITE AREA	4.99 ACRES
REDEVELOPMENT AREA	2.37 ACRES
BUILDING AREA	27,794 SF
BUILDING COVERAGE	29.1%
OPEN SPACE	25,287 SF, 24.5%
IMPERVIOUS AREA	77,806 SF, 75.5%
ZONING	C-4
PARKING REQUIRED	90% OF 1/250 SF = 100
PARKING PROVIDED	80
ACCESSIBLE SPACES REQUIRED	4
ACCESSIBLE SPACES PROVIDED	4
VAN ACCESSIBLE SPACES REQUIRED	1
VAN ACCESSIBLE SPACES PROVIDED	4
BICYCLE SPACES REQUIRED	1:20 SPACES = 5
BICYCLE SPACES PROVIDED	6
LOADING SPACES REQUIRED	2
LOADING SPACES PROVIDED	2
BUILDING SETBACKS	
NORTH (INTERIOR SIDE)	15'
EAST (FRONT, OVERLAY)	75'
SOUTH (INTERIOR SIDE)	15'
WEST (REAR)	15'
SETBACKS ALONG NEW STREET (FRONT)	65'
MAX. ALLOWABLE BUILDING HEIGHT	85'
PROPOSED BUILDING HEIGHT (ABOVE FFE)	28'
PROPOSED BUILDING HEIGHT (ABOVE ADJACENT GRADE)	28.5'
CONSTRUCTION TYPE	II B
OCCUPANCY CLASSIFICATION	BUSINESS / STORAGE
CUP	PL202200710

Reserved for City of Rogers

Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com



Freeman Family Rentals, LLC
2318 South 8th Street
Rogers, AR 72756

M	ADH comments	8/26/2022
L	RWU conditional approval comments	8/19/2022
K	Fourth full city review comments	8/17/2022
J	Third full city review comments	7/22/2022
I	Third full city review / RWU 2nd	7/8/2022
H	Street concept for city review	6/10/2022
G	First city review comments	5/28/2022
F	Large-scale development submittal	4/14/2022

Designed by: David A. Gilbert, P.E.	Date: 8/26/2021	Rev. M
Drawn by:	Design file no.	
Chk'd by:	Drawing code:	
COPYRIGHT NOTICE: These drawings are instruments of service of Plymouth Engineering, PLLC. Copyright ©2021. All rights reserved.		
File name: Freeman 8th Street		
Plot date:		
Plot code:	17-40	

Site Plan

Sheet
reference
number:

Sheet 4 of 15

FREEMAN FAMILY RENTALS, LLC

2318 SOUTH 8TH STREET

PARCEL 02-02006-000

LEGAL DESCRIPTION (FROM SURVEY)

"THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 24; THENCE S 86°05'06" E 895.14 FEET; THENCE N 02°21'21" E 340.53 FEET; THENCE N 86°29'08" W 233.48 FEET TO THE POINT OF BEGINNING; THENCE N 03°01'39" E A DISTANCE OF 330.71 FEET; THENCE S 86°11'28" E A DISTANCE OF 358.60 FEET; THENCE

S 86°09'42" E A DISTANCE OF 301.47 FEET; THENCE S 03°01'39" W A DISTANCE OF 327.17 FEET; THENCE N 86°29'08" W A DISTANCE OF 660.02 FEET; TO THE POINT OF BEGINNING,

WITH AN AREA OF 217132.67 SQUARE FEET, OR 4.99 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT."

NOTICE OF PUBLIC HEARING

VARIANCE

To allow a deviation of the rules governing
 Subchapter 20A, Chapter 20A, Code of Ordinances

DESCRIPTION: To allow a deviation of the rules governing
 Subchapter 20A, Chapter 20A, Code of Ordinances

APPLICANT: [Name]

BOARD/COMMISSION: Planning and Zoning Commission

MEETING DATE/TIME: September 20, 2022 at 4:00 PM

MEETING LOCATION: 301 W. Commerce Street

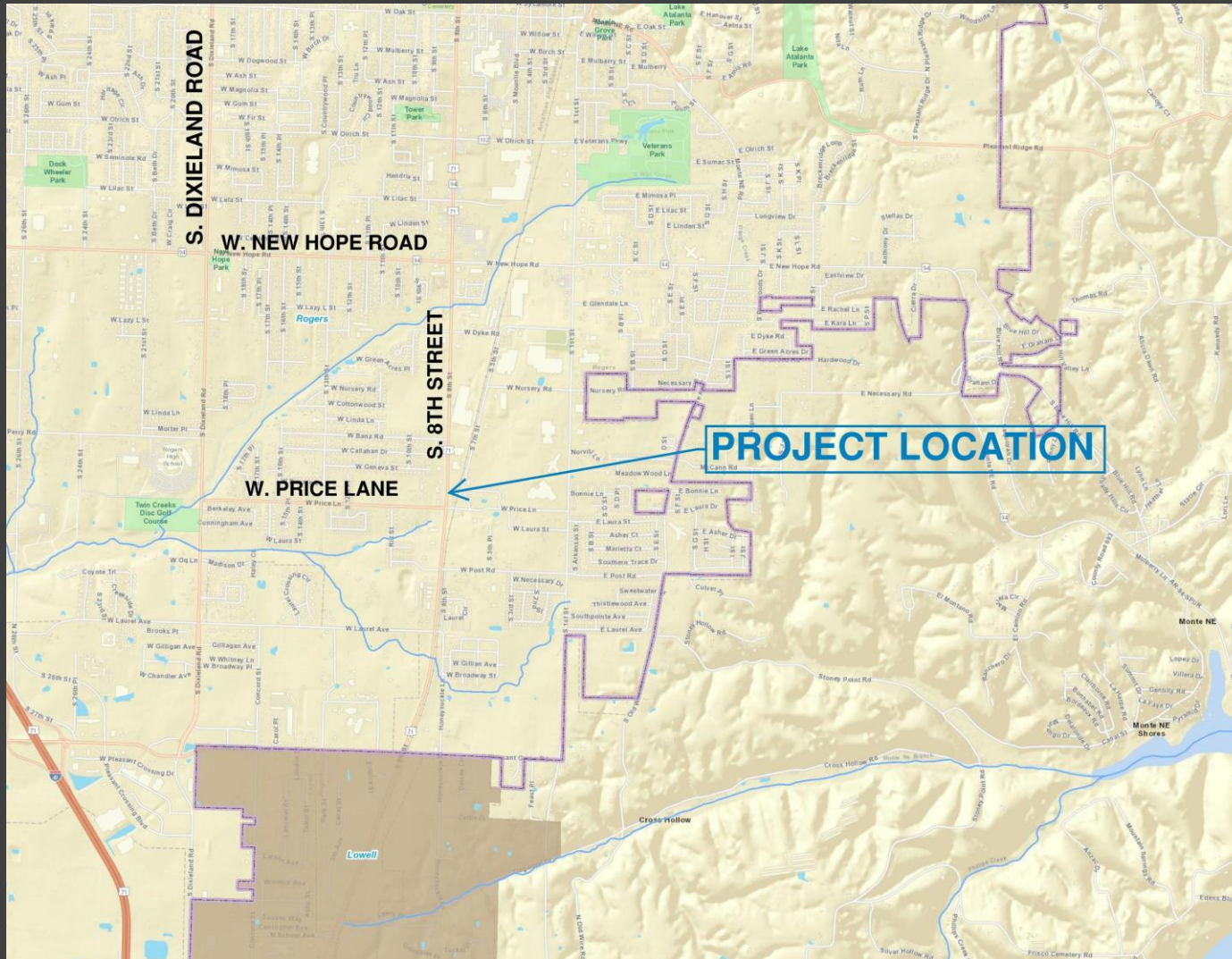
PUBLIC COMMENTS: [Blank space for comments]

FOR MORE INFORMATION: [Blank space for information]

COMMUNITY DEVELOPMENT
PLANNING DIVISION
PLANNING DIVISION
PLANNING DIVISION



Variance: Freeman Redevelopment #00842



Vicinity Map

Summary

Representative

David Gilbert, Plymouth Engineering

Location

2326 S 8th Street

Parcel 02-02006-000

Nature of Request

Reduction of Off-Site Parking

Zoning

C-4 (Open Display Commercial) &
Overlay District

Current Use

Warehousing and Storage



- The applicant is requesting a variance to reduce the off-street parking from 100 to 80 parking spaces for a large scale development.

Page 26 of 58

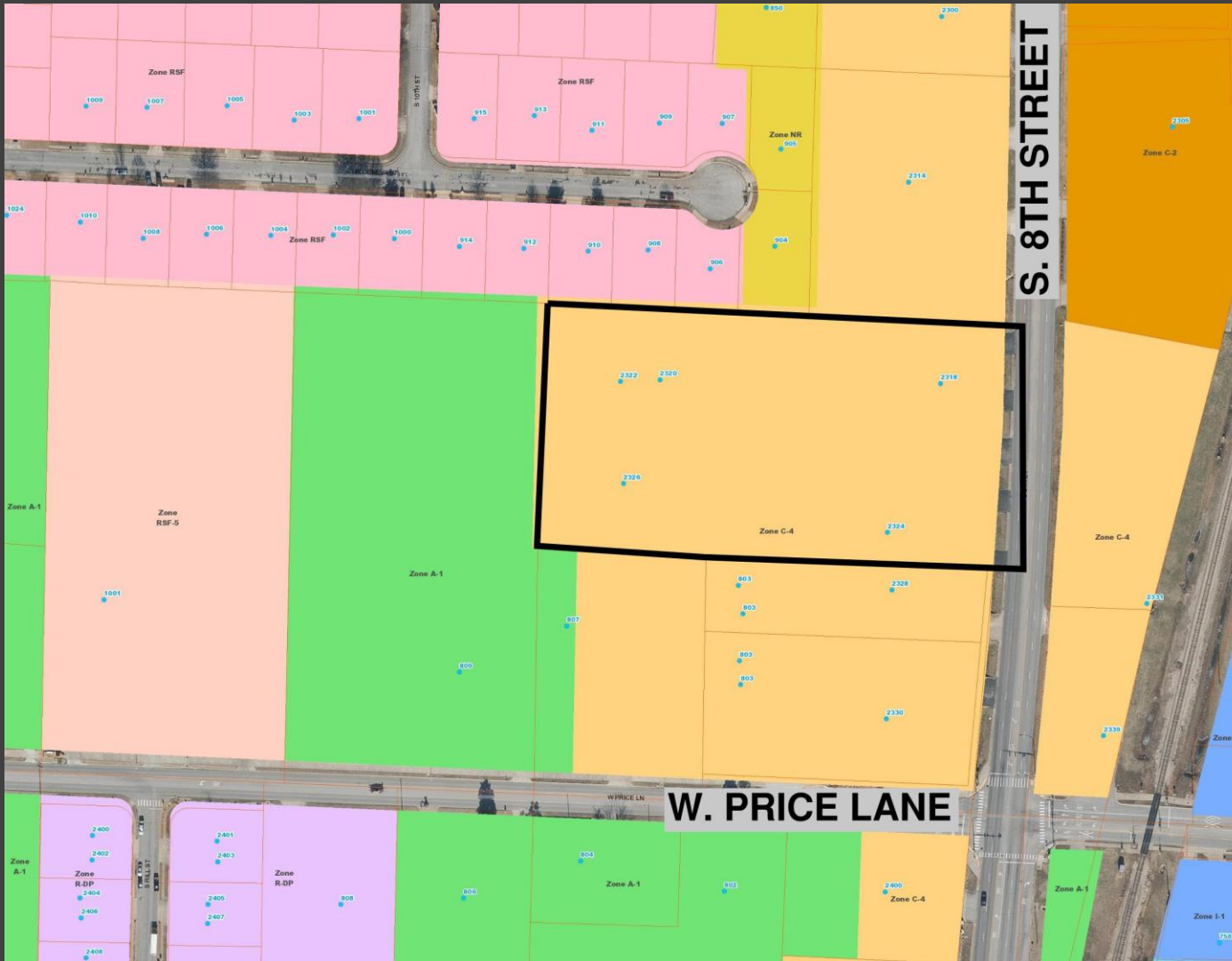
Variance: Freeman Redevelopment #00842



Summary Continued:

• Subject Request

- Off-street parking space requirements are set out in Rogers Sec. 14-711(h), at 100 spaces for the Warehousing and Storage use in C-4 zoning.



Zoning Map



- Staff has not identified any circumstances unique to the individual property where strict enforcement of the zoning ordinance would cause undue hardship.

Variance: Freeman Redevelopment #00842



STAFF RECOMMENDATION:

Approve.



Aerial Image

Variance: Freeman Redevelopment #00842



Board of Adjustment Duties Per Sec. 14-724(e)(1):

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

Zoning:

- a) *C-4 (Open Display Commercial): The purpose and intent of this district is "business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development."* (Sec. 14-711(a)).

Public Input Received:



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-4, Overlay
App Number: 22-34
CityView Application: PL202200842
Date: 8/30/2022

VARIANCE APPLICATION

APPLICANT: Plymouth Engineering, PLLC on behalf of Freeman Family Rentals, LLC

ADDRESS: 2326 South 8th Street SUITE #: _____

GENERAL LOCATION OF PROPERTY: South 8th Street, approximately 600 feet north of Price Lane, west side

PHONE #: (479) 595-5934 EMAIL: david@plymoutheng.com

PROPERTY OWNER: Freeman Family Rentals, LLC PHONE #: _____

REQUEST to ALLOW: a reduction in parking from 100 spaces to 80 spaces (20%)

HARDSHIP JUSTIFICATION to VARY FROM CODE: Site lies in location where a street is required for connectivity under 14-604, but lot is not sufficiently wide to allow for standard street section and redevelopment with 100 spaces and commercial driveway entrances.

[Signature] 8/26/2022
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 8/29/2022 PUBLIC HEARING DATE: 9/20/2022

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT DATE



Plymouth Engineering, PLLC

5714 Walden Street · Lowell, AR 72745
(479) 595-5934 · www.plymoutheng.com

August 26, 2022

City of Rogers
301 W. Chestnut Street
Rogers, AR 72756

Re: LSDP Variance - Parking
2318 South 8th Street - PL220200390

Ladies and Gentlemen of the Planning Commission:

We are currently pursuing approval of the large-scale development plans for redevelopment of part of the property located at 2318 South 8th Street, approximately 600 feet north of Price Lane, on the west side of 8th Street. This property was once occupied by Benton County Chrysler-Dodge. Our client is Freeman Family Rentals, LLC. This site presents several unique challenges which would make strict compliance with the Code of Ordinances into a hardship for the proposed development. We respectfully request variances of the following nature as part of the Large-Scale Development Process:

1. A variance from 14-711 et al., requiring the installation of 100 parking spaces, and permission to instead install 80 parking spaces. This represents a 20% reduction.

REQUEST TO ALLOW: a reduction in parking from 100 spaces to 80 spaces (20%.)

HARDSHIP JUSTIFICATION TO VARY FROM CODE: The site lies in a location where a public street is required for connectivity by Section 14-604, but the lot is not sufficiently wide to allow for construction of a standard street section, commercial driveway entrances, and redevelopment with 100 spaces.

This redevelopment will improve the property significantly from its current condition. We believe the impact from the requested variances, if granted, will be minimal and that the project as proposed represents a significant improvement to the City's south entry corridor.

We appreciate your consideration.

Sincerely,

David A. Gilbert, P.E.
Plymouth Engineering, PLLC

c: Owner
File

FREEMAN FAMILY RENTALS, LLC

2318 SOUTH 8TH STREET

PARCEL 02-02006-000

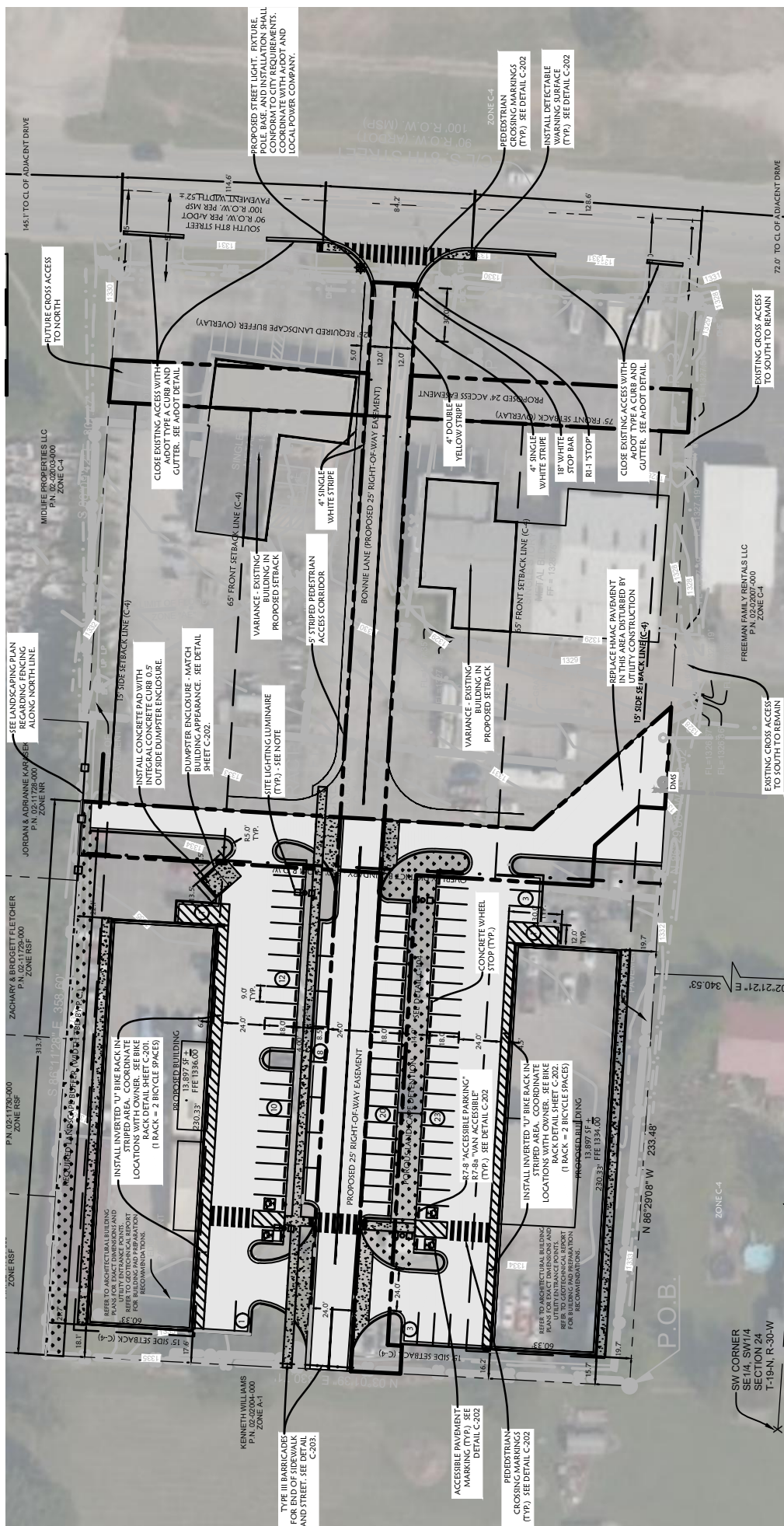
LEGAL DESCRIPTION (FROM SURVEY)

"THE NORTH HALF (N1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SW CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 24; THENCE S 86°05'06" E 895.14 FEET; THENCE N 02°21'21" E 340.53 FEET; THENCE N 86°29'08" W 233.48 FEET TO THE POINT OF BEGINNING; THENCE N 03°01'39" E A DISTANCE OF 330.71 FEET; THENCE S 86°11'28" E A DISTANCE OF 358.60 FEET; THENCE

S 86°09'42" E A DISTANCE OF 301.47 FEET; THENCE S 03°01'39" W A DISTANCE OF 327.17 FEET; THENCE N 86°29'08" W A DISTANCE OF 660.02 FEET; TO THE POINT OF BEGINNING,

WITH AN AREA OF 217132.67 SQUARE FEET, OR 4.99 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT."





NOTICE OF PUBLIC HEARING

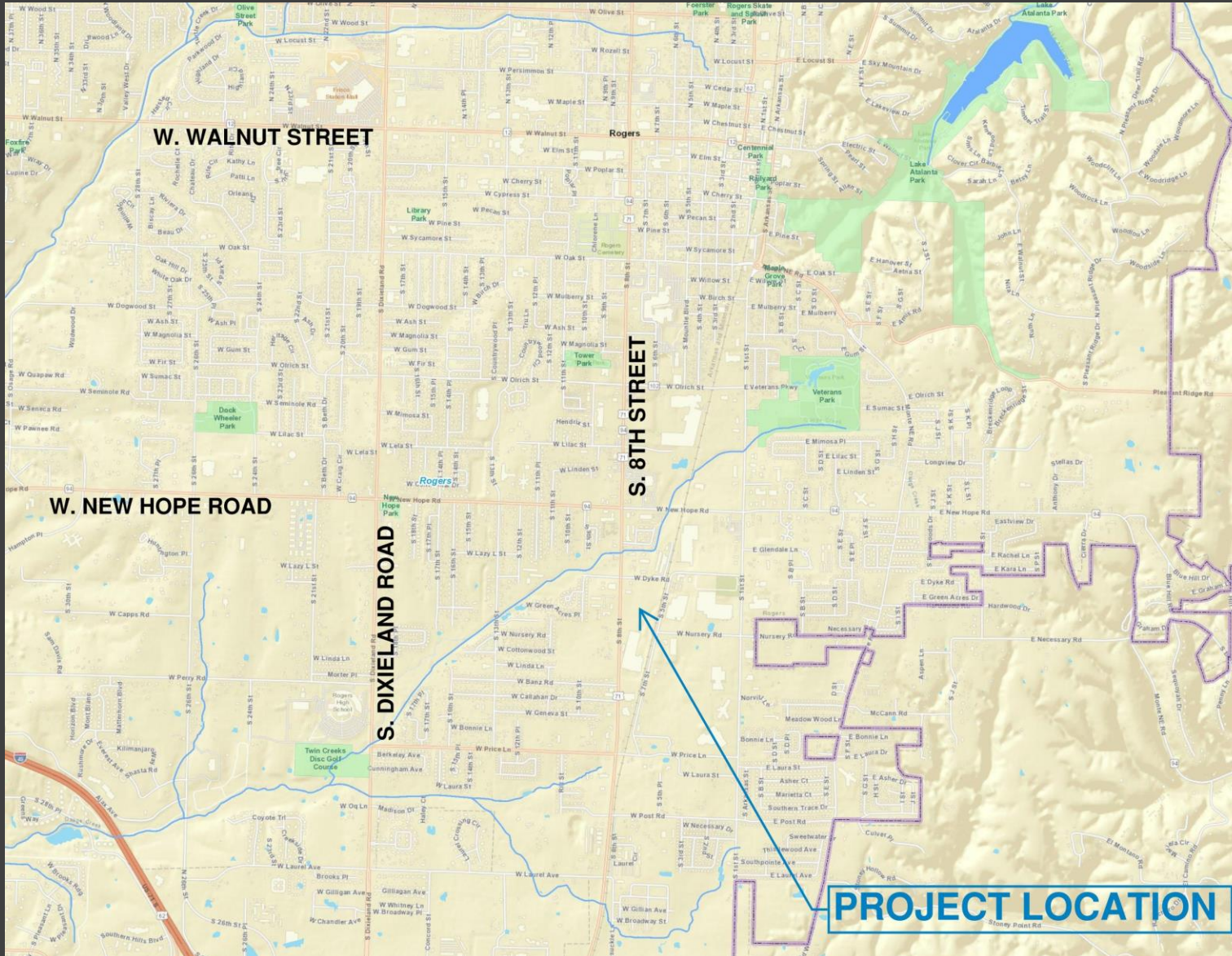
NOTICE OF PUBLIC HEARING VARIANCE

Subject: To allow a variance from the parking
space requirement of 2019 S. 40' to 40'
for C-4 parking district.
E. George P. Kelly & Son
Board of Adjustment
September 25, 2022 at 4:00 PM
August City Hall
City of Columbus
www.columbusga.gov/Planning-Board



City of Columbus
Planning Board
1000 Civic Center Blvd.
Columbus, GA 31906
www.columbusga.gov

Variance: MK Properties



Summary

Location

2103 S. 8th Street

Parcel 02-05295-001

Nature of Request

Building Setback Reduction

Zoning

I-1 (Light Industrial) – not reflected on zoning map yet. Approved by Council on 12/8/2021, Ord. 21-78.

Current Use

Commercial

Representative

Candice Anderson, CEI

Vicinity Map

Staff: Kyle Belt, Planner (kbelt@rogersar.gov)



- # Site Plan



- The hardship voiced by the applicant is that they are being required to dedicate right-of-way for a Large Scale Development that will shift their front property line approximately 10' toward the existing building.
- A reduction of the front setback would not adversely impact the character and context of the subject property or its surroundings.
- If approved, a recorded setback reduction will be required on the Easement Plat for this project.

Variance: MK Properties



Staff Recommended Motion:
Approve



Aerial Image

Variance: MK Properties



Board of Adjustment Duties Per Sec. 14-724(e)(1):

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

Zoning:

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

Public Input Received:

- a) No input has been received from the public.



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

OFFICE USE ONLY

Permit Fee: \$ 100.00 (\$100)
Zoning: 1-2
App Number: 22-36
CityView Application: PL202200855
Date: 8/30/22

VARIANCE APPLICATION

APPLICANT: CEI ENGINEERING - CANDICE ANDERSON

ADDRESS: 3108 SW REGENCY PKWY BENTONVILLE, AR 72712 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2103 S 8th Street, Rogers AR

PHONE #: 479.268.8465 EMAIL: canderson@ceieng.com

PROPERTY OWNER: Matt Phillips PHONE #: 479-295-2217

REQUEST to ALLOW: An existing building setback at 70'.

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

The existing building is 5'0" less than the required setback of 75'. The proposed development will not consist of demolishing the existing building, but rather than to redevelop the existing building at the site.

Candice Anderson
Applicant Signature

8.30.2022

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 8/30/22

PUBLIC HEARING DATE: 9/20/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



Civil Engineering, Landscape Architecture,
Survey, Planning & Program Management

3108 SW Regency Parkway
Bentonville, AR 72712
Office: 479.273.9472
Toll-free: 1.800.433.4173
ceieng.com

August 30, 2022
City of Rogers
301 W. Chestnut St.
Rogers, AR 72756

**RE: 2103 S. 8th St. – Variance Request: Building Setback
CEI Project No. 32415**

City of Rogers Committee:

On behalf of MK Properties of NWA, LLC, CEI is requesting waivers for the following:

The proposed facility located at 2103 S. 8th St. is being redeveloped as a commercial multiunit space, which includes a wash bay, storage space, and office space. The property is currently zoned I-1 and is within the Overlay District.

BUILDING SETBACK

- **Section 14-285(2) Design standards, regulations and required improvements for developments within overlay districts.**
Front yards for all principal and accessory buildings or structures shall be no less than 75 feet from the property line abutting the highways and primary corridors designated in [section 14-284](#).

The existing building lies 80' from the existing property line but when the required street right of way is dedicated it will only be 70' from the property line abutting the 8th St./highway. The footprint of the existing building will remain the same and will not be demolished or rebuilt for this redevelopment.

We appreciate your consideration of our request and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-273-9472, or by email: canderson@ceieng.com.

Respectfully requested,

A handwritten signature in black ink that reads 'Candice Anderson'. The signature is fluid and cursive, with a large loop at the end.

Candice Anderson
Assistant Project Manager – Local Development



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **September 20, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **MK Properties** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow an existing building setback at 70 feet at 2103 S. 8th Street**, in the I-2 (Heavy Industrial) zoning district more particularly described as follows:

PARCEL NUMBER:

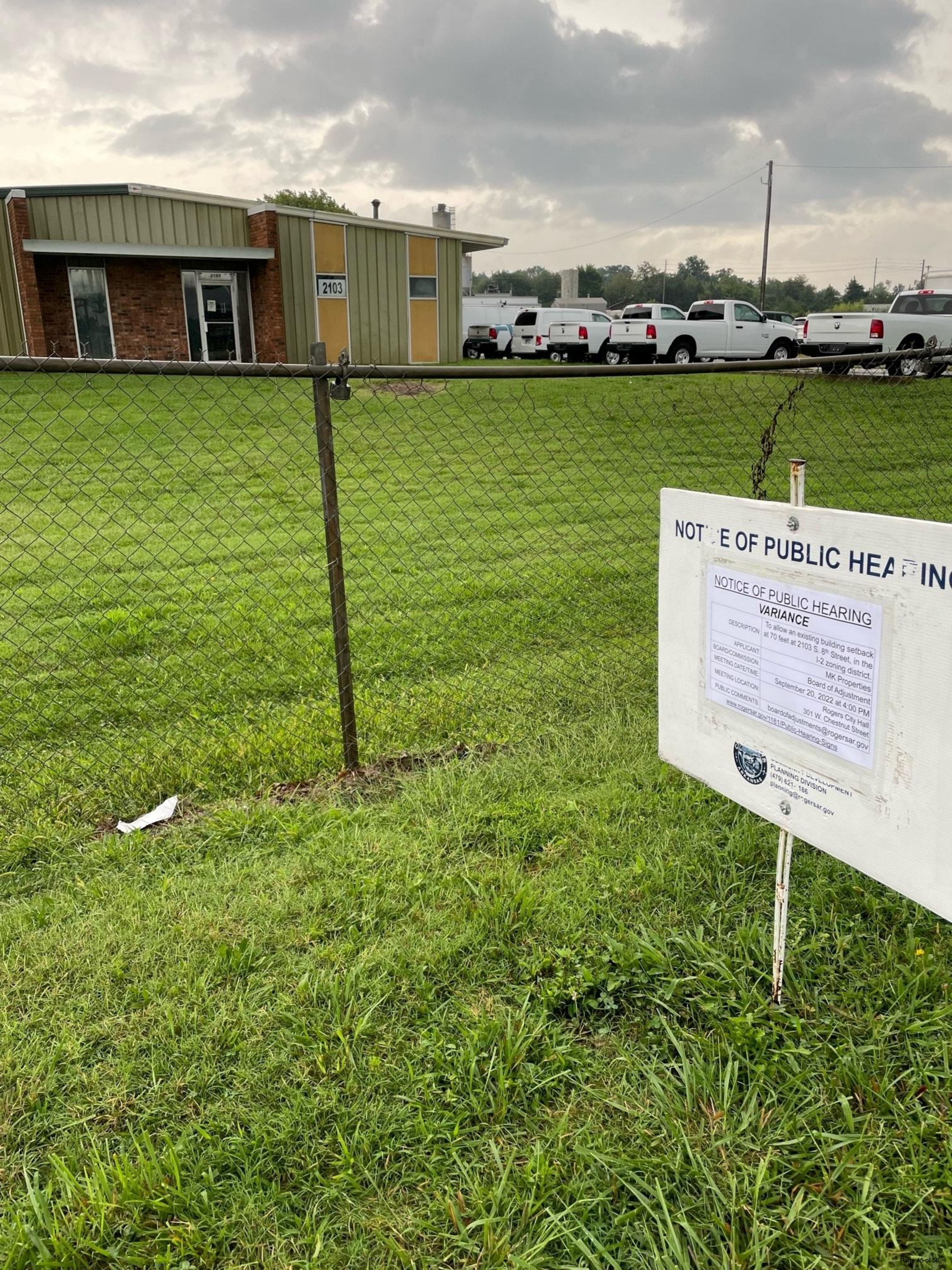
02-05295-001

LOCATION:

2103 S. 8th Street

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday September 4, 2022**
BILL THE CITY OF ROGERS



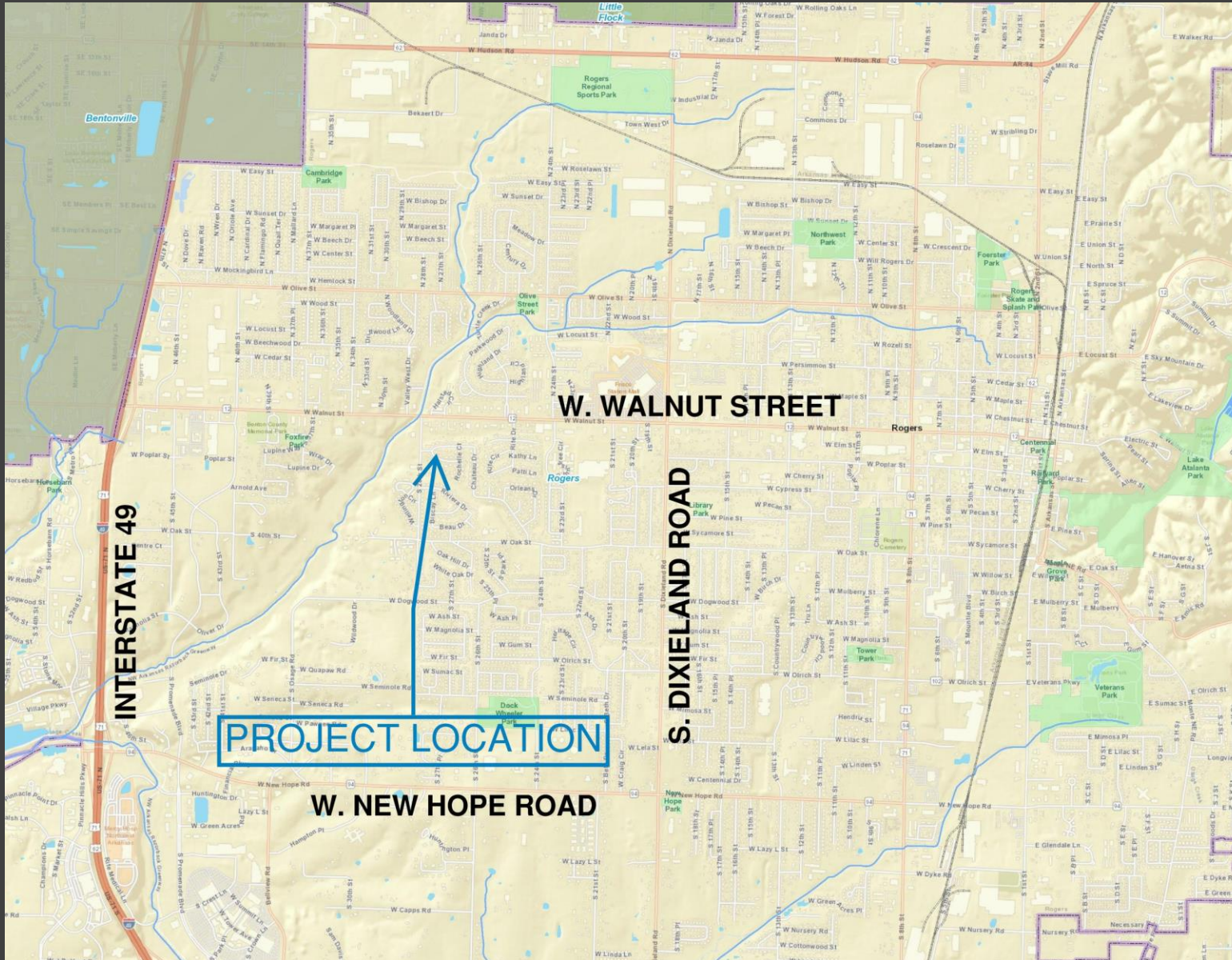
NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
VARIANCE**

DESCRIPTION:	To allow an existing building setback at 70 feet at 2103 S. 8 th Street, in the I-2 zoning district.
APPLICANT:	MK Properties
BOARD/COMMISSION:	Board of Adjustment
MEETING DATE/TIME:	September 20, 2022 at 4:00 PM
MEETING LOCATION:	Rogers City Hall 301 W. Chestnut Street
PUBLIC COMMENTS:	boardofadjustments@rogersar.gov www.rogersar.gov/1181/Public-Hearing-Signs

 **PLANNING DIVISION**
(479) 621-186
planning@rogersar.gov

Variance: Kum and Go #2422



Vicinity Map

Summary

Location

SE corner of W Walnut Street and S 28th Street, 02-00909-000, 02-00908-000

Nature of Request

Building Height Increase

Zoning

C-2 (Highway Commercial)

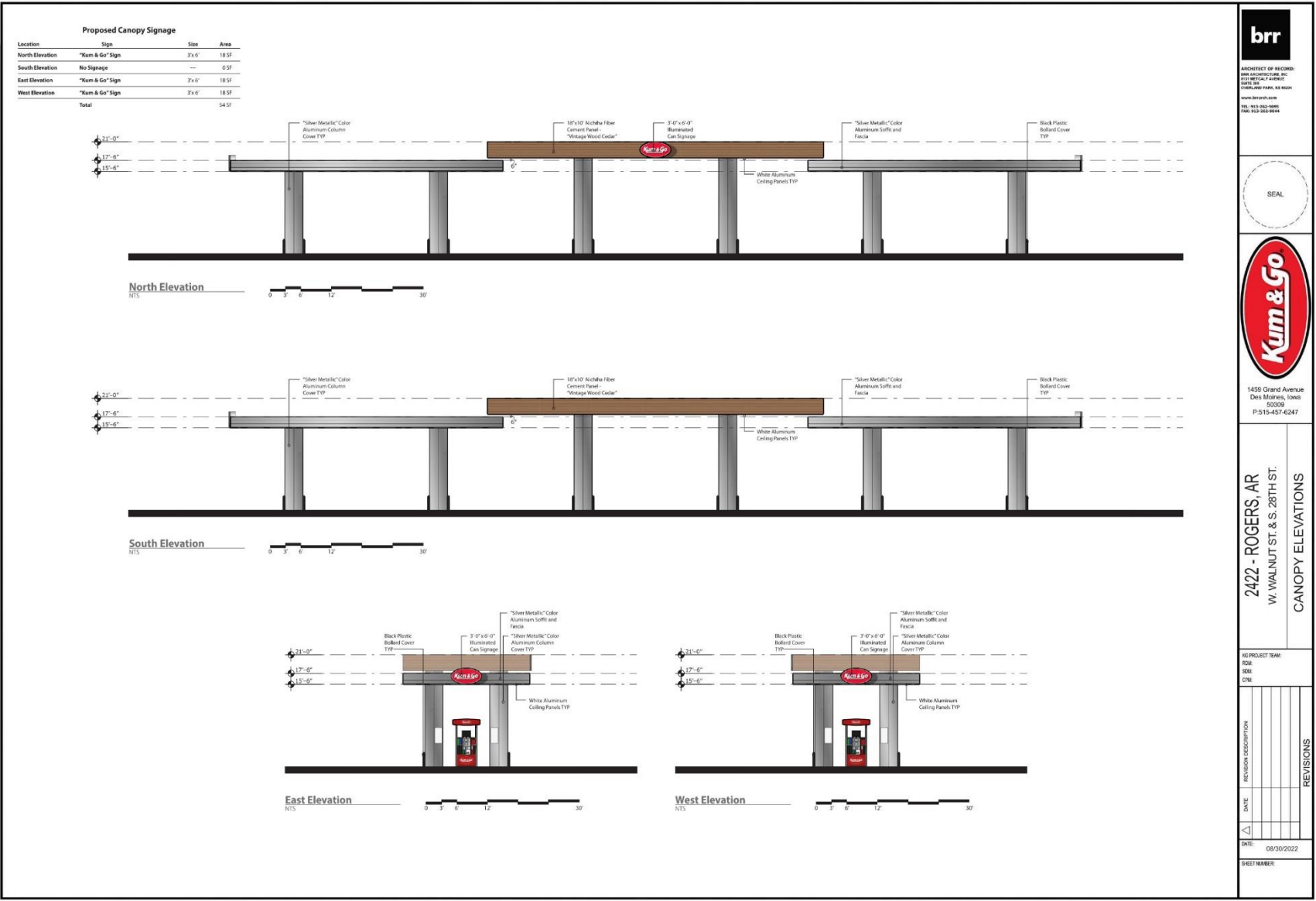
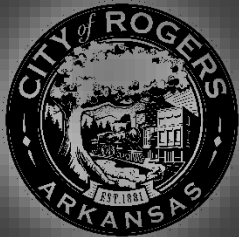
Current Use

Convenience Store with Gas

Representative

Michael Clotfelter, Ozark Civil Eng.

Variance: Kum and Go #2422



Summary:

- Increase allowable height from 16 feet to 21 feet for fuel canopy.
- The location is surrounded by C-2, R-DP, and R-SF zoning.
- Requests for increased canopy heights at two Kum and Go facilities were previously approved by the Planning Commission.

Site Plan



- The stated hardship is that the required 16-foot height limit would present a danger to vehicles entering the facility.
- The applicant also states that they have had incidents with lower canopies being struck.
- An increase in height would not present an adverse impact on the surrounding area's context or character.

Variance: Kum and Go #2422



Staff Recommended Motion:
Approve



Aerial Image

Variance: Kum and Go #2422



Board of Adjustment Duties Per Sec. 14-724(e)(1):

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

Zoning:

- a) *C-2 (Highway Commercial)*: The purpose and intent of this 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)

Public Input Received:

- a) No input has been received from the public.



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

OFFICE USE ONLY	
Permit Fee:	\$ 100.00 (\$100)
Zoning:	C-2
App Number:	22-37
CityView Application:	PL202200859
Date:	9/14/22

VARIANCE APPLICATION

APPLICANT: Michael Clotfelter / Ozark Civil Engineering, Inc.

ADDRESS: 3214 NW Avignon Way SUITE #: 4

GENERAL LOCATION OF PROPERTY: Southwest corner of W. Walnut & S 28th St. Street

PHONE #: 479-464-8850 EMAIL: mclotfelter@ozarkcivil.com

PROPERTY OWNER: Elvis Moody PHONE #: (479) 621-3880

REQUEST to ALLOW: Canopy Height Restrictions

HARDSHIP JUSTIFICATION to VARY FROM CODE: Kum & Go believes that by limiting the fuel canopy to a maximum height of 16 feet would create safety concerns.

Kum & Go has constructed a couple of stores in Colorado with a lower canopy and those stores have had a number of instances with the canopy being struct

Michael Clotfelter
Applicant Signature

9/1/2022

Date

Attachment Checklist:

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

DATE FILED: 9/14/22

PLANNING STAFF PROVIDES:

PUBLIC HEARING DATE: 10/4/22

BOARD OF ADJUSTMENT DECISION: _____



3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

August 22, 2022
Sent Via Email

Mr. Kyle Belt, MPA, Planner I
City of Rogers
Department of Community Development
301 W Chestnut St.
Rogers, AR 72756

**Re: Kum & Go, 2422 – Rogers, Benton County, AR
Variance Request – Accessory Structure (Fuel Canopy) Maximum Height**

Mr. Belt,

Per the City's Code of Ordinances, Section 14-710(d)(1) – Maximum Structure Height; Kum & Go respectfully requests a Variance be granted to allow for the fuel canopy to exceed 16 feet in height.

The site is located at the southeast corner of the intersection of W. Walnut Street and S. 28th. The proposed development is located on approximately 1.92 acres. Construction will include a 3,968 square foot store, six fueling pumps, drainage, water, sanitary sewer services and site lighting to facilitate on-site parking.

Kum & Go believes that by limiting the fuel canopy to a maximum height of 16 feet would create safety concerns. Kum & Go has constructed a couple of stores in Colorado with a lower canopy and those stores have had a number of instances with the canopy being struck.

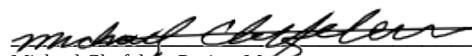
The proposed fuel canopy at this location in Rogers would be the same height as the most recent Kum & Go projects located at the intersection of W. Pleasant Grove Road and Pinnacle Hills Parkway and at W. New Hope Rd. and 1st Street.

Kum & Go would prefer not to jeopardize the safety of their patrons by modifying the height of the canopy from that of their prototypical. Kum & Go feels that the fuel canopy prototypical heights (21'-0" total height and 15'-6" clearance height) provide an additional safety precaution and helps to ensure that the structure will be protected from the vehicular movements in and around the area of the fuel canopy.

We appreciate your consideration in this matter and if you should have any questions, please feel free to contact Ozark Civil Engineering, Inc. at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.


Michael Clotfelter, Project Manager

Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	6' x 12'	72 SF
	"Go Fresh Market" Sign	5' x 9'	45 SF
West Elevation	"Kum & Go" Sign	6' x 12'	72 SF
South Elevation	No Signage	---	0 SF
East Elevation	No Signage	---	0 SF
Total			189 SF



Location	Sign	Size	Area
North Elevation	"Kum & Go" Sign	3'x 6'	18 SF
South Elevation	No Signage	---	0 SF
East Elevation	"Kum & Go" Sign	3'x 6'	18 SF
West Elevation	"Kum & Go" Sign	3'x 6'	18 SF
Total			54 SF



2422 - ROGERS, AR
W. WALNUT ST. & S. 28TH ST.

CANOPY ELEVATIONS

KG PROJECT TEAM
RDM:
SDM:
CPM:

Δ	DATE	REVISION DESCRIPTION

SHEET NUMBER



1459 Grand Avenue
Des Moines, Iowa
50309
P:515-457-6247

2422 - ROGERS, AR
W. WALNUT ST. & S. 28TH ST.

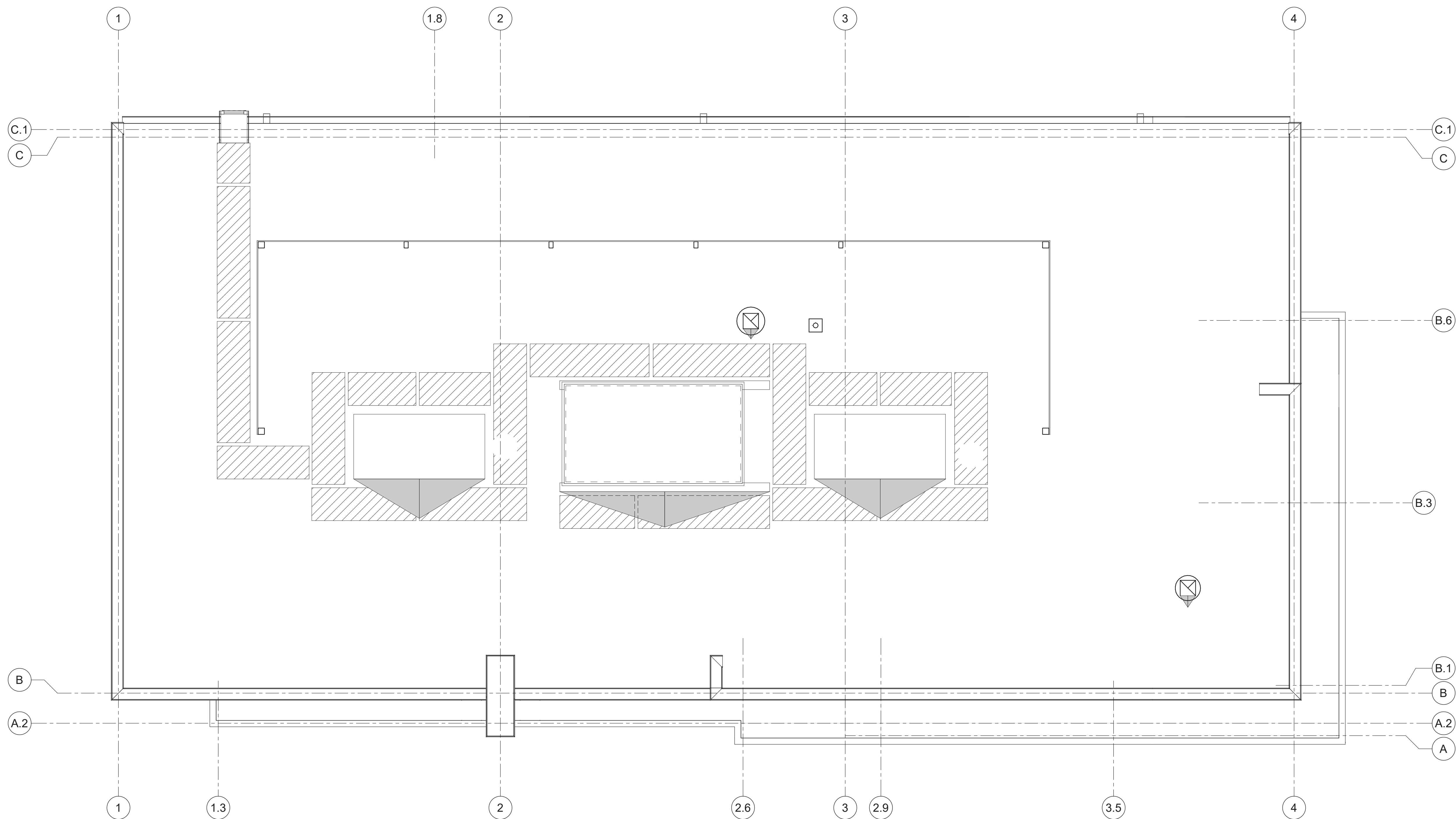
ROOF PLAN

KG PROJECT TEAM:
RDM:
SDM:
CPM:

△	DATE	REVISION DESCRIPTION

DATE: 08/30/2022

SHEET NUMBER



ROOF PLAN



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **October 4, 2022 at 4:00 p.m.** at Rogers City Hall regarding an application by **Michael Clotfelter for Kum & Go, 2422** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow an increase in canopy height** at **SW corner of W. Walnut & S. 28th Street** in the C-2 (Highway Commercial) zoning district more particularly described as follows:

PARCEL NUMBER:

02-00909-000

LOCATION:

SW corner of W. Walnut & S. 28th Street

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday September 18, 2022**
BILL THE CITY OF ROGERS



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION: To allow a 10% increase in canopy cover at the SW corner of W. Walnut & S. 2nd Street, Kiosk St. 242

APPLICANT: Board of Adjustment

BOARD COMMISSION: October 4, 2023 at 4:00 PM

MEETING DATE/TIME: Rogers City Hall

MEETING LOCATION: 301 W. Chestnut Street

PUBLIC COMMENTS: boardofadjustment@rogersark.gov

www.rogersark.gov



COMMUNITY DEVELOPMENT
PLANNING DIVISION
431 E. 11th
planning@rogersark.gov