



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

**PLANNING COMMISSION MEETING AGENDA
OCTOBER 4, 2022
6:00 PM**

**LOCATION: CITY HALL, 301 W. CHESTNUT STREET
COMMITTEE SESSIONS: 5:30 PM
REGULAR SESSION: 6:00 PM
ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/88998428704](https://us02web.zoom.us/j/88998428704)**

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE: 5:30 PM, COMMUNITY ROOM

- 1. LSDP: FREEMAN FAMILY RENTALS**
- 2. LSDP: BLUE BARN**
- 3. LSDP: HUDSON ROAD WHOLESALE**

PLANS & POLICIES COMMITTEE: 5:30 PM, COUNCIL CHAMBERS

- 1. RZN/DCP: PATRICK PLACE TOWNHOMES**
- 2. RZN/DCP: PINE STREET TOWNHOMES**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. September 20, 2022

REPORTS FROM STAFF:

1. Confirmation of Kevin Jensen as Secretary

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review Committee
2. Plans & Policies



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OLD BUSINESS:

1. LSDP: Freeman Family Rentals

A proposed warehouse and storage facility consisting of two 13,897 SF buildings on $\pm$ 4.99 acres at 2326 S. 8th Street in the C-4 (Open-Display Commercial) zoning district and the city's Overlay District.
(Tabled 9-20-22)

- *STAFF: Christina Moore*
- *REPRESENTED BY: David Gilbert, Plymouth Engineering*

PUBLIC HEARING:

1. REZONE/DCP: Pine Street Townhomes

A request by Robert Sowder for Pine Street Townhomes to rezone 5.98 acres north of W. Pine Street and east of S. Dixieland Road from the R-SF (Residential Single-Family) zoning district to the RMF-5.3A (Residential Multifamily, 5.3 units per acre, ownership) zoning district with a Density Concept Plan,

- *STAFF: Christina Moore*
- *REPRESENTED BY: Phil Swope, Swope Eng.*

2. REZONE/DCP: Patrick Place Townhomes

A request by Kudapa Murali for Patrick Place Townhomes to rezone 3.98 acres south of the intersection at N. 22nd and W. Easy streets from RMF-12B (Residential Multifamily, 12 units per acre, rentals) to the RMF-10.5B (Residential Multifamily, 10.5 units per acre, rentals) zoning district with a Density Concept Plan.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Jason Ingalls, ECE*

3. REZONE: SJC Ventures

A request by SJC Ventures to rezone 8.67 acres at the southwest corner of W. Seminole Drive and S. Promenade Blvd. from C-2 (Highway Commercial) to the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Dan Merrill, SJC Ventures*

4. REZONE: Rafael Castro

A request by Rafael Castro to rezone 3809 N. 2nd Street from A-1 (Agricultural) to the C-4 (Open Display Commercial) zoning district.



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- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Rafael Castro*

NEW BUSINESS:

1. LSDP: Hudson Road Wholesale

A proposed 32,195-sf commercial building planned for wholesaling, distribution and storage on 2.28 acres at 282 W. Hudson Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Jake Chavis, Bates & Assoc.*

2. LSDP: Blue Barn

A proposed 3,920-sf commercial building for building services on 1.69 acres at the northeast corner of Oak and 2nd street in the in Downtown Regional Center and the I-1 (Light Industrial) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Carter Smith, CEI*

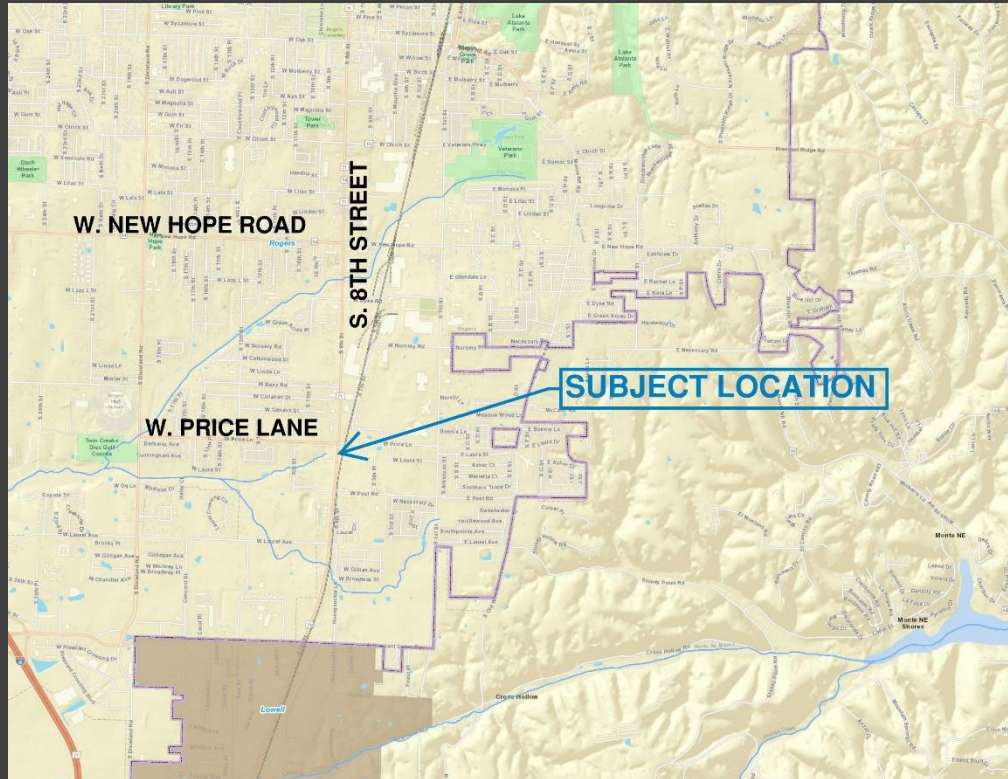
ADJOURN:

Large Scale Development Plan: Freeman Family Rentals



Summary

- **Representative:** David Gilbert, Plymouth Engineering
- **CGM Designation:** Employment Center
- **Zoning:** C-4 (Open Display Commercial), Overlay District
- **Proposed Use:** Warehousing and Storage (Conditional Use Permit 22-19)
- **Location:** 2326 S 8th Street
02-02006-000



Vicinity Map

Staff:

Christina Moore, Planner I (cmoore@rogersar.gov)

Ever Villalobos, Project Engineer (evillalobos@rogersar.gov)

Large Scale Development Plan: Freeman Family Rentals



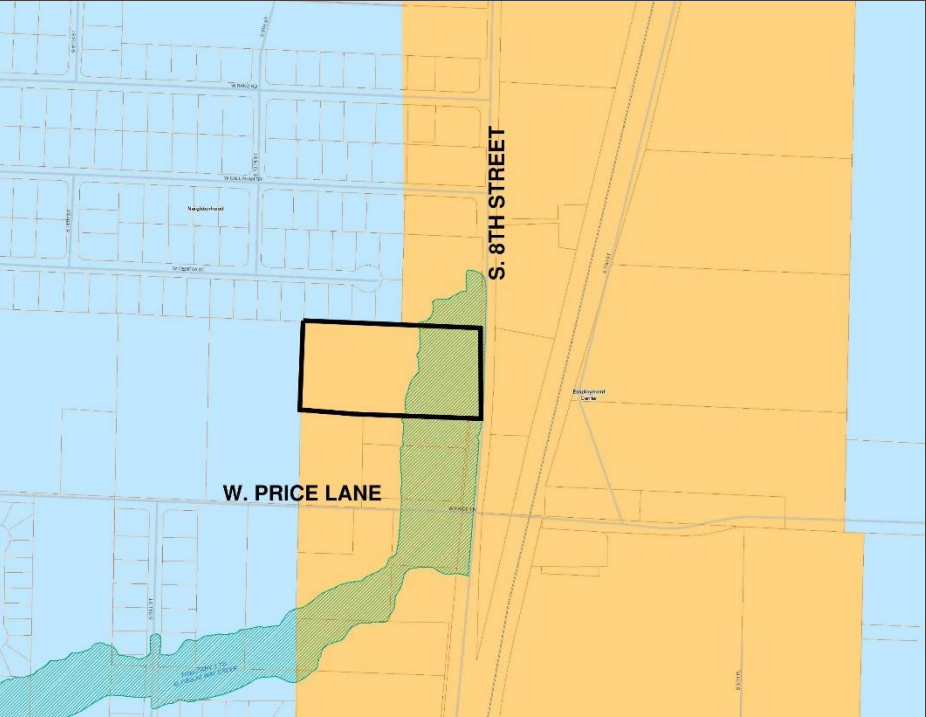
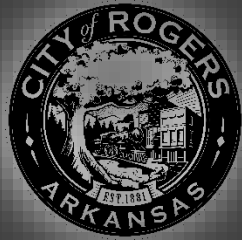
Summary

- **Request:** The applicant is proposing two 13,897-SF buildings on 4.99 acres for warehousing and storage.
- **Recommendation:** Staff recommends **consideration** of these waiver requests from the Overlay District requirements:
 - WAIVER from Sec. 14-285(3), 25-foot front landscape buffer.
 - WAIVER from Sec. 14-285(4), 15-foot landscape area abutting the street ROW.
 - WAIVER from Sec. 14-285(2), 75-foot Overlay setback.
 - WAIVER from Sec. 14-44, Typical Street Section for a Minor Street.



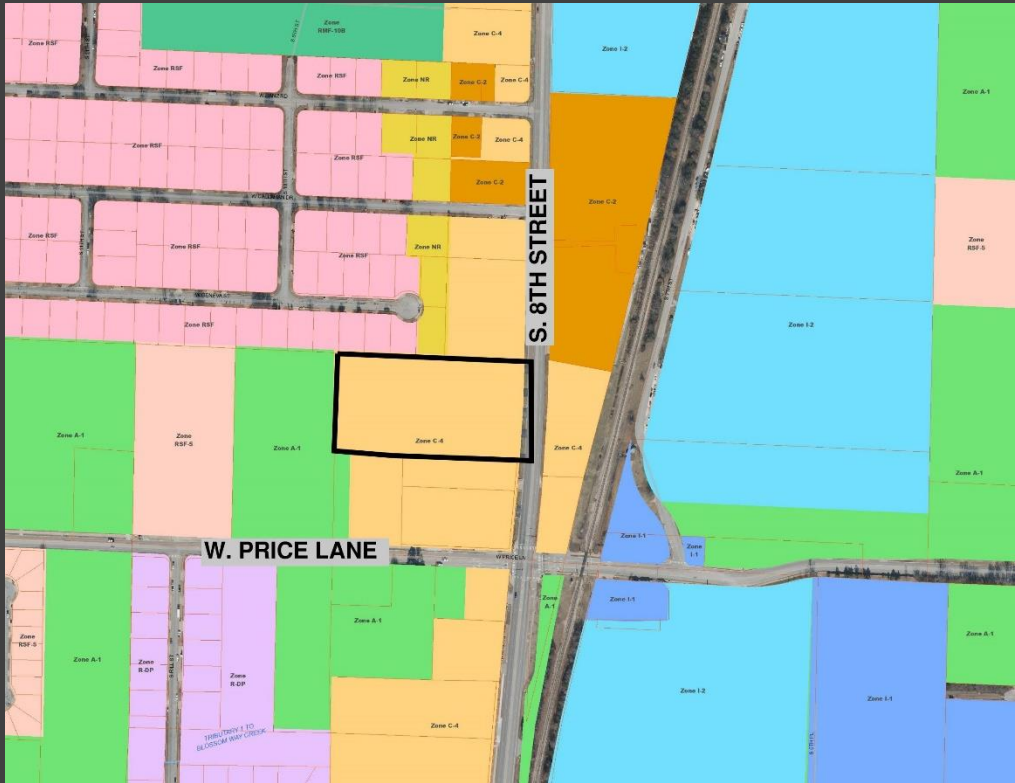
Aerial Map

Large Scale Development Plan: Freeman Family Rentals

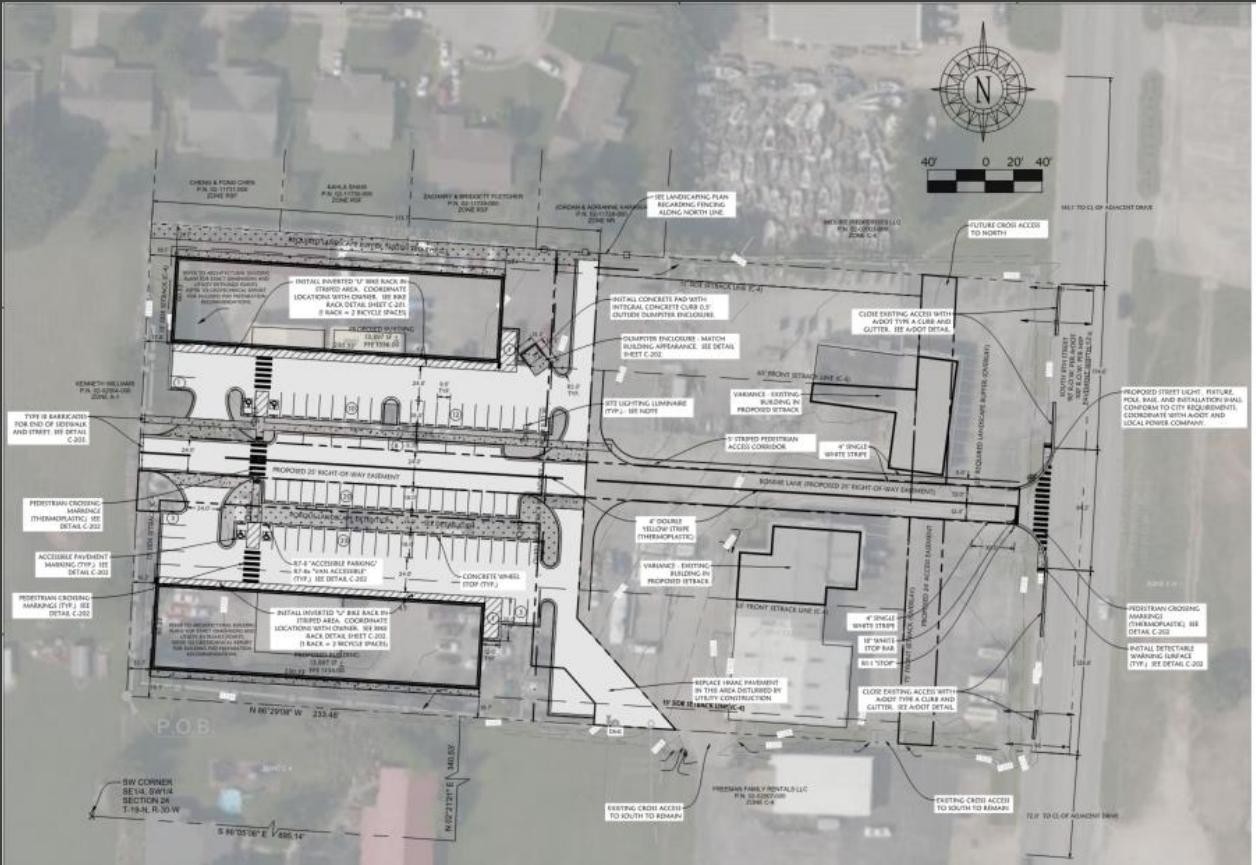


Comprehensive Growth Map

Zoning Map



Large Scale Development Plan: Freeman Family Rentals



Site Plan

Large Scale Development Plan: Freeman Family Rentals



Engineering Review

- Access Management:
 - The applicant's proposal meets the Access Management standards.
- Stormwater Management:
 - The applicant is proposing to decrease the amount of impervious area in the site. Therefore, the requirement to detain stormwater runoff was not applied as the post-developed conditions do not produce more runoff from the site.
- Water Quality:
 - The applicant is proposing to mitigate water quality impacts with a porous landscape detention.
- Floodplain Management:
 - This project is located in or adjacent to a Special Flood Hazard Area (SFHA). This project will require a Floodplain Development Permit.
- Master Street Plan Improvements:
 - Street Pavement and Condition:
 - This site abuts 8th Street but is not proposing improvements along 8th Street.
 - Connectivity Standards:
 - Connectivity Standards have been met in the proposal.

Large Scale Development Plan: Freeman Family Rentals



Engineering Review

- Streetscape:
 - Right-of-way
 - The applicant is requesting a **WAIVER** from Sec. 14-44 which requires the typical street section for a Minor Street. The applicant is proposing 25-feet of right-of-way as opposed to the 50-feet and states that the lot is not sufficiently wide enough to allow for construction of a standard street section and redevelop.
 - Sidewalks & Sidepaths:
 - The applicant is proposing 5-feet wide sidewalks along what will be dedicated as Bonnie Lane. The sidewalks are outside of the right-of-way and will need to be encased in a recreation easement.
- Trails:
 - Trails are not proposed nor required.
- Streetlights:
 - A streetlight is being proposed at the corner of the driveway providing access to 8th Street. Additional streetlights along what will be dedicated as Bonnie Lane will need to be called out on the plans every 200-feet.
- Street Trees:
 - Trees are being proposed outside of the right-of-way. Street trees will need to be encased in a recreation easement
- Recommendations:
 - a) **APPROVE** waiver from Sec. 14-44 requiring the typical street section of a Minor Street. Parallel and perpendicular parking is proposed along Bonnie Lane and the right-of-way is being dedicated to exclude those parking spaces.

Large Scale Development Plan: Freeman Family Rentals



Planning Review

- LAND USE:

- Use Definition:

- “Warehousing and Storage” is defined as “a secondary use classification encompassing businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual units are accessed via an interior access way or exterior entry to individual units,” Sec. 14-695(tt).

- Zoning Compliance:

- The proposed project is not in compliance with C-4 zoning and the Overlay District.

- CGM Compliance:

- The proposed project does align with the Employment Center Growth Designation. A Conditional Use Permit (22-19) was applied for and approved by Planning Commission on 8/16/22.

- DEVELOPMENT STANDARDS:

- The proposed development plans conform to all development standards required by Sec. 14-711 and Article III with the exception of any requested waivers and/or variances.

- Building Disposition:

- The proposed building within the development does not meet code standards set by both C-4 zoning and the Overlay District. Requested variances will resolve building disposition if approved.

- Building Design:

- N/A

- Parking & Loading:

- Reduction of parking space requirements from 100 spaces to 80 spaces will be heard by Board of Adjustments prior to the Planning Commission meeting. Varying from Sec. 14-711(h).

- Screening & Transitions:

- All screening requirements have been met.

- Landscaping:

- All landscaping requirements for the Overlay District have not been met. The eastern half of the property facing 8th Street is not being developed and the addition of landscaping would remove parking availability to the businesses in the front of the property.

Large Scale Development Plan: Freeman Family Rentals



Planning Review

- DEVELOPMENT STANDARDS:
 - RECOMMENDATIONS:
 - **Consider** Large-Scale Development plans subject to the following:
 - Consider WAIVER of Sec. 14-285(3) from the requirement that landscape areas along the frontage of the highways and primary corridors designated in section 14-284(b) shall be no less than 25 feet deep exclusive of the right-of-way.
 - Consider WAIVER of Sec. 14-285(4) from the requirement that where rear or side yards abut a street right-of-way, a 15-foot deep landscaped area shall be required when adjacent land is zoned office, residential or commercial.
 - Consider WAIVER of Sec. 14-285(2) from the requirement that front yards for all principal and accessory buildings or structures shall be no less than 75 feet from the property line abutting the Overlay District.

Large Scale Development Plan: Freeman Family Rentals



Recommended Motion

- Move to **consider** subject to the following action:
 - **Consider** WAIVER from Sec. 14-285(3).
 - **Consider** WAIVER from Sec. 14-285(4) .
 - **Consider** WAIVER from Sec. 14-285(2) .
 - **Approve** WAIVER from Sec. 14-44.

OTHER REVIEWS

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

• SUPPLEMENTS

- RWU conditional approval letter
- Waiver and/or variance request letter
- Large-Scale Development Plans (cover, site, utility, landscape)



Plymouth Engineering, PLLC

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

July 15, 2022

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

Re: LSDP Variances
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 et al., requiring installation of a 25-foot landscape buffer along South 8th Street and ten-foot landscape buffers on the side yards as part of the Overlay District.

REQUEST TO ALLOW: not placing sidewalk, street lights, landscaping, and other items related to a 25-foot landscape buffer along the project's frontage on South 8th Street; and not placing landscaping buffers on the eastern half of the subject property as part of this project.

HARDSHIP JUSTIFICATION TO VARY FROM CODE: This project is a redevelopment of the western half of the property. No improvements, other than closing curb cuts, is proposed on the eastern half, including the frontage. Any landscaping or sidewalk constructed would likely be removed when the eastern half is redeveloped. The eastern portion along the frontage lies in a flood plain and would require flood plain mitigation which will be better and more effectively done with redevelopment of the eastern half. The ground in question currently serves as parking for two existing buildings which are scheduled to remain at this time. Removal of the pavement to install the landscaping would reduce the parking available for these two buildings.

2. 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.

3. 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.

4. A variance from 14-44 et al., allowing for the use of a non-standard street section.

REQUEST TO ALLOW: use of a non-standard street section, including but not limited to deviations from requirements for street trees, lighting, sidewalk, curb and gutter, and widths of roadway and right-of-way.

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 and redevelopment.

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



August 18, 2022

Mr. David Gilbert, PE
Plymouth Engineering, PLLC
5714 Walden Street
Lowell, AR 72745

Re: Conditional Approval of Civil Plans
Freeman Family Rentals

Dear Mr. Gilbert:

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

1. Show the location and size of an irrigation meter and RPZA. An irrigation meter is required since there is a Landscape Plan. Otherwise, our crews almost invariably have to schedule time to install a service once the landscaping gets done.
2. Remove the air release valve near the end of Water Main 2 and maintain a slight negative grade to the end of the main instead. Air release valves eventually need maintenance.
3. Install gate valves on the west and north sides of the tee between Water Main 1 and 2.
4. Show and label an 8" gate valve, then 8"x 6" reducer and fire hydrant at the end of Water Main 1 as per RWU standard detail WD-1/4B.
5. The grid elevation and horizontal station numbers are still difficult to see on the profiles. It appears the text shading is too light.
6. 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 three red maples on the Landscape Plan that are shown less than 10' from Water Main 2 that will be in violation of this code.
7. 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: TD

Attachment(s): Special Contract for Facilities Extension

FREEMAN FAMILY RENTALS, LLC
LARGE-SCALE DEVELOPMENT PLANS
2326 SOUTH 8TH STREET; ROGERS, ARKANSAS

CityView Project #PL202200390

ROGERS, ARKANSAS



General Notes

- The Contractor shall be responsible for payment of all construction and permit fees.
- The Contractor shall take all precautions necessary to avoid damage to adjacent properties.
- The Contractor shall be responsible for the protection of survey monuments. When removal of a survey monument is necessary, the Contractor shall inform the Owner in writing seven days prior to commencement of any construction activity which would disturb the monument.
- The Contractor shall be responsible for removal and lawful disposal of all construction debris, including excess soil, rock and other debris or trash created by the construction process.
- The location of all existing underground utilities shown is approximate and based upon the best available information. No responsibility for the accuracy of such information is assumed by the Engineer or the Owner. The Contractor shall field determine the exact location and depth of utilities prior to construction. Prior to beginning any type of excavation, the Contractor shall contact the various utility companies and make arrangements for the location of the utility on the ground. It shall be the responsibility of the Contractor to maintain the utility location markings until they are no longer needed.
- The Contractor shall coordinate closely with the respective utility companies when connecting to existing facilities.
- In accordance with generally accepted construction practices, the Contractor shall be solely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and shall not be limited to working hours.
- The duty of the Engineer or Owner to conduct review of the Contractor's performance is not intended to include review of the adequacy of the Contractor's safety measures in, on, or near the construction site.
- The Contractor shall coordinate the submission of all submittals to the Owner for materials review and approval.
- The Contractor shall notify the Owner and the City a minimum of 48 hours prior to conducting field tests. The Contractor shall also be responsible for notifying and arranging for inspections by state and local governments and utility companies having jurisdiction.
- The Contractor shall maintain, at the job site, a record copy of construction drawings and specifications on which all field changes are to be shown. These record documents are to be made available to the Owner and Engineer during construction and shall be delivered to the Owner upon completion of the project.
- The Contractor shall notify the Owner immediately upon discovery of any discrepancies in the plan, or any variation of field conditions from those shown.
- The Contractor shall possess a valid Arkansas Contractor's license.
- Unless noted otherwise on the Drawings, all concrete shall have a minimum 28-day compressive strength of 3,500 PSI, a slump of 1 to 4 inches, and 2 to 4 percent entrained air.
- Reinforcing bars shall conform to ASTM A15 and A305, with a minimum yield strength of 60 ksi.



CITY STANDARD NOTES

- 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 topsoil stockpiles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.
- A pre-construction meeting with the Rogers Building Department is required prior to issuance of a building permit.
- A pre-construction meeting with Rogers Planning Department is required prior to issuance of a grading permit. All Phase I erosion control measures must be installed prior to the meeting and a reduced set of approved construction plans will be required.
- Easement plat must be approved and recorded prior to certificate of occupancy.
- All civil plans used on site must include most current stamp by Rogers Planning.
- If project costs exceed \$20,000, a state contractor's license is required per Rogers Code Sec 14-228(6).
- 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.
- Where public sidewalk, trails, or sidepaths end, include "Sidewalk Ends" sign.
- Public streets and alleyways 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.

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.

Survey Description: Benton County Parcel 02-02006-000

The N 1/2 of the SE 1/4 of the SE 1/4 of the SW 1/4 of Section 24, T-19-N, R-30-W, Benton County, Arkansas, being more particularly described as follows: Commencing at the SW corner of the SE 1/4 of the SW 1/4 of Section 24; thence S 89°40'40" E, 895.14 feet; thence N 01°14'13" W, 340.53 feet; thence S 89°55'18" W, 233.48 feet to a set iron pin for the Point of Beginning; thence N 00°33'55" W, 330.71 feet to a found iron pin; S 89°47'02" E, 358.60 feet to a found iron pin; thence S 89°45'16" E, 301.47 feet; thence S 00°33'55" E, 327.17 feet; thence S 89°55'18" W, 660.02 feet to the Point of Beginning, containing 4.99 acres, more or less. Subject to the Right-of-Way of Highway #71 B (8th Street) and any easements that are of record or fact.

LEGEND	
	EXISTING TREE (DECIDUOUS)
	EXISTING TREE (EVERGREEN)
	FIRE HYDRANT
	YARD HYDRANT
	WATER VALVE
	TAPPING SLEEVE/SADDLE
	PROPOSED WATER METER
	PROPOSED AIR RELEASE VALVE
	PARKING STRIPING
	ACCESSIBLE PARKING SYMBOL
	ACCESSIBLE PARKING SIGN
	ACCESS AISLE
	RAMP
	TACTILE WARNING
	WHEEL STOP
	PARKING COUNT
	SPOT ELEVATION
	PROPOSED STREET LIGHT
	BUILDING (EXISTING)
	BUILDING (PROPOSED)
	PROPERTY BOUNDARY
	RIGHT-OF-WAY
	EASEMENT
	BUILDING SETBACK
	CURB AND GUTTER
	WATER LINE (SEE PLAN FOR SIZE)
	DRAINAGE PIPE
	EXISTING CONTOUR
	PROPOSED CONTOUR

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 SPACED 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

DRAWING LIST

Cover and Notes	C-101
Survey	
Demolition Plan	C-102
Site Plan	C-103
Grading and Erosion Control Plan	C-104
SFHA Plan	C-105
Utility Plan	C-106
Water / Sewer Plan and Profile	C-107
Landscape Plan	C-108
Details	C-201 - 203
RWU Water Details	WD-1, WD-2
RWU Sewer Details	SD-1

Developer:
Freeman Family Rentals, LLC
558 Lone Oaks Drive
Thousand Oaks, CA 91362
Robert Freeman

Engineer:
Plymouth Engineering, PLLC
5714 Walden Street
Lowell, Arkansas 72745
(479) 595-5934
David A. Gilbert, P.E.

Surveyor:
Caster & Associates Land Surveyors, Inc.
2715 SE I ST, Suite 5
Bentonville, AR 72712
(479) 268-4464
Robert Caster, P.S.

Reserved for City of Rogers

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

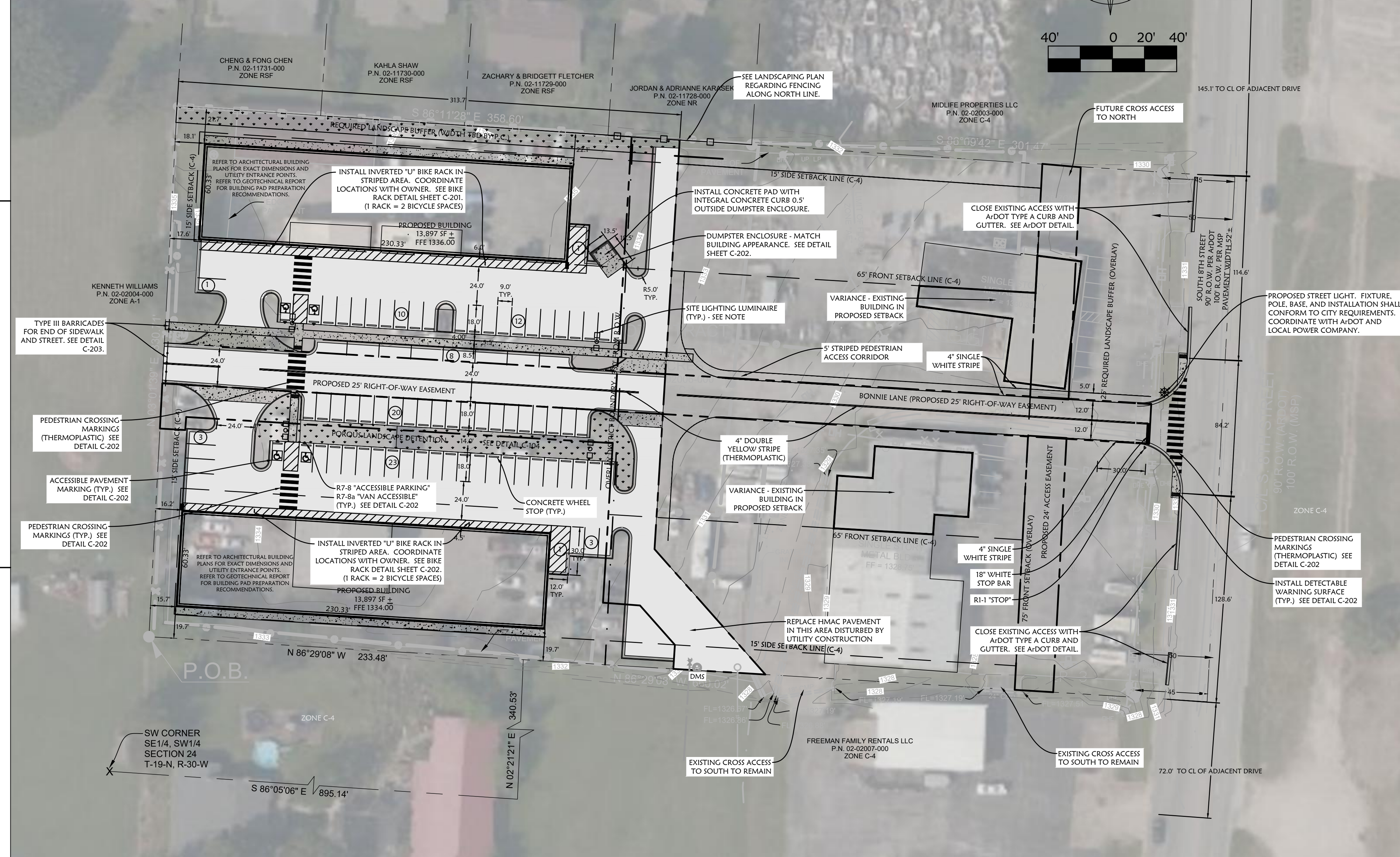
Freeman Family Rentals, LLC
2318 South 8th Street
Rogers, AR 72756
Large-Scale Development Plans

M	ADH comments	8/26/2021	-
L	RWU conditional approval comments	8/19/2022	-
K	Fourth full city review comments	8/17/2022	-
J	Third full city review / RWU 2nd	7/22/2022	-
I	Third full city review / RWU 2nd	7/22/2022	-
H	Second city review comments	6/7/2022	-
G	First city review comments	5/20/2022	-
F	Large-scale development substantial	4/14/2022	-

Designed by: David A. Gilbert, P.E.	Rev. M	Date: 8/26/2021
Drawn by:	Design file no.	
	Drawing code:	
	File name: Freeman 8th Street	
	Plot date:	
	Plot scale:	None

Cover and Notes

Sheet
reference
number:
C-101
Sheet 1 of 15



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.

LEGEND			
	EXISTING TREE (DECIDUOUS)		BUILDING (EXISTING)
	EXISTING TREE (EVERGREEN)		BUILDING (PROPOSED)
	FIRE HYDRANT		PROPERTY BOUNDARY
	YARD HYDRANT		RIGHT-OF-WAY
	WATER VALVE		EASEMENT
	TAPPING SLEEVE/SADDLE		BUILDING SETBACK
	PROPOSED WATER METER		CURB AND GUTTER
	PROPOSED AIR RELEASE VALVE		WATER LINE (SEE PLAN FOR SIZE)
	PARKING STRIPING		DRAINAGE PIPE
	ACCESSIBLE PARKING SYMBOL		EXISTING CONTOUR
	ACCESSIBLE PARKING SIGN		PROPOSED CONTOUR
	ACCESS AISLE		
	RAMP		
	TACTILE WARNING		
	WHEEL STOP		
	PARKING COUNT		
	SPOT ELEVATION		
	PROPOSED STREET LIGHT		

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

Site Plan	Sheet reference number: C-103	Sheet of 15
-------------------------	---	--------------------

Designed by: David A. Gilbert, P.E.	Date: 8/26/2021	Rev: M
Drawn by:	Check by:	
Drawing code:		
File name: Freeman 8th Street Plot date: Plot scale: 1"=40'		

COPYRIGHT NOTICE: This is a copy of the service of Plymouth Engineering, P.L.L.C., Copyright © 2021. All rights reserved.		
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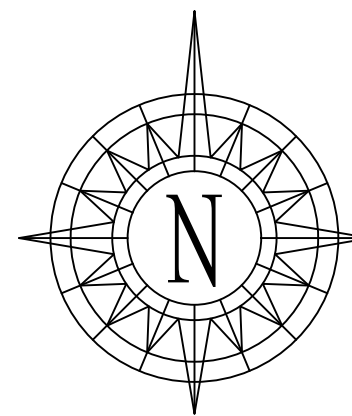
Freeman Family Rentals, LLC 2318 South 8th Street Rogers, AR 72756	Large-Scale Development Plans	8/26/2022
---	--------------------------------------	------------------

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 / RWU 2nd	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	5/20/2022
F	Large-scale development submittal	4/14/2022

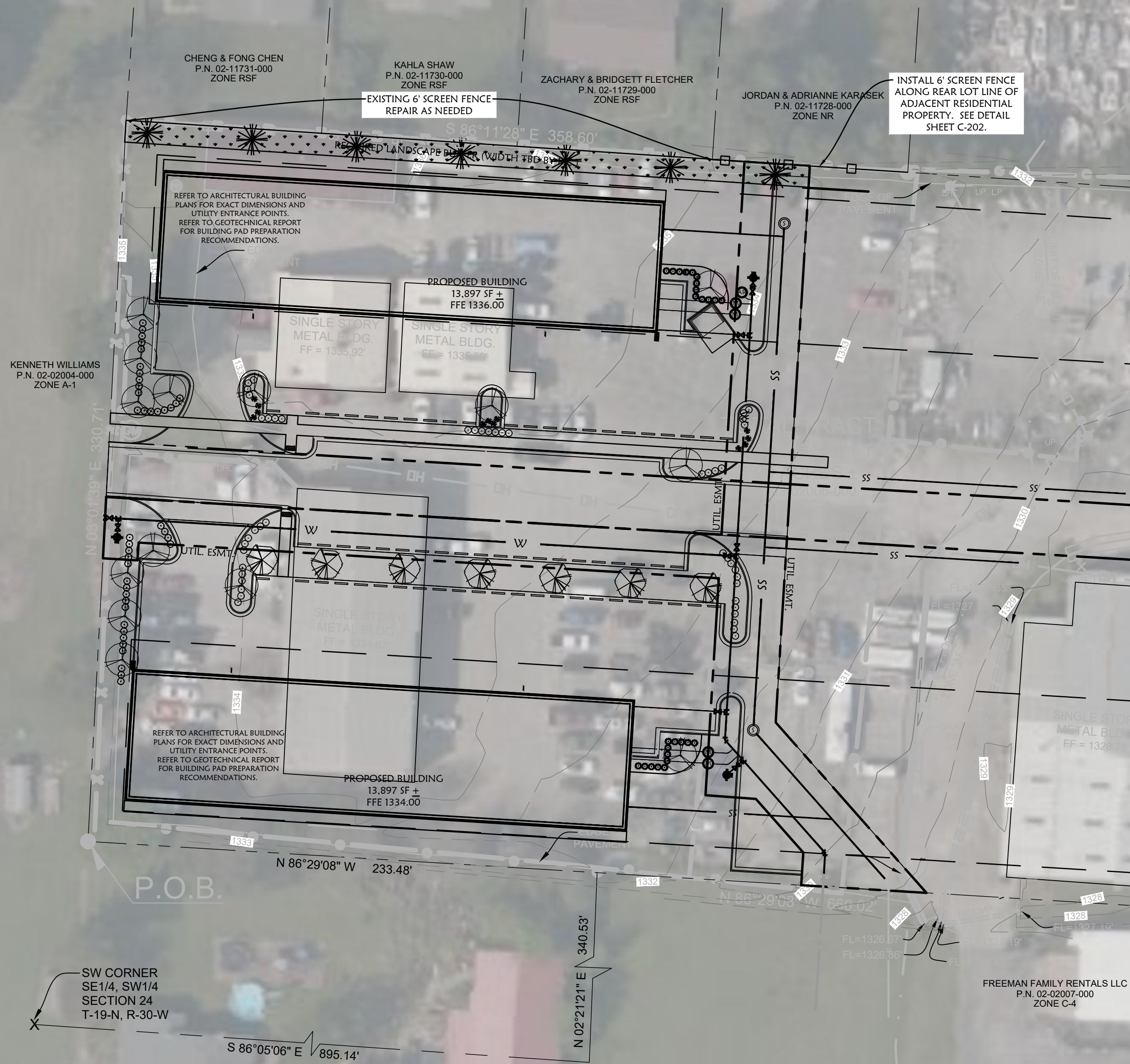
Plymouth Engineering, PLLC
5714 Walden Street
Lovell, Arkansas 72745
(479) 595-5934
www.plymoutheng.com



8/26/2022



D
C
B
A



SEEDING AND SODDING NOTE:

All disturbed areas under a 10% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and seeded with annual rye grass at a rate of 3-4 pounds per 1,000 square feet and with turf-type fescue at a rate of 8 pounds per 1,000 square feet, or sodded if the area is designated for sod. The area must also be mulched. The Contractor shall water and maintain the grass until a healthy permanent stand is established.

All disturbed areas with a 10% to 15% slope shall be topsoiled to a minimum depth of 4", fertilized at a rate of 250 pounds per acre and sodded and staked with Bermuda grass (see plan for areas.) If any other slopes are created by the Contractor above 10%, they shall also be treated in this manner.

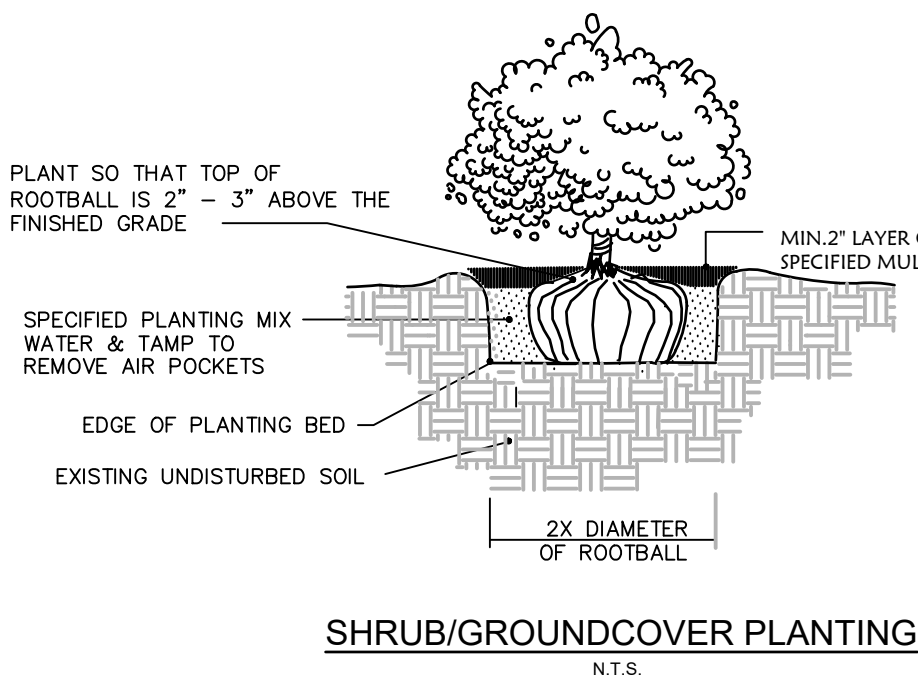
All areas over 15% shall be planted as above, but shall also be covered with erosion control fabric.

Notes

1. See cover for erosion control, topsoil, and seeding notes.
2. All plant materials shall be warranted for three years.
3. All unsurfaced areas not covered by other plant material be covered with a healthy stand of grass. See cover for seeding notes.
4. All landscape material shall be in compliance with the American Standard for nursery stock.
5. Any plant substitutions shall be submitted to the Engineer for approval.
6. Plant material sizes shown are the minimum size requirement.
7. Plants which cannot be planted immediately upon delivery shall be stored in a protected area with the root balls covered with mulch or topsoil, and shall be watered regularly until planting.
8. Disfigured and/or damaged plant materials shall not be planted and shall be removed from the site.
9. Contractor shall rototill all planting beds to a minimum depth of twelve inches. Topsoil and peat moss shall be added at the following rates. Peat moss: one - 6 CF bale per 75 SF of bed area. Top soil: 1 CY per 150 SF of bed area.
10. Pre-emergent herbicide, such as Preen or Treflan, shall be applied to the top few inches of topsoil in accordance with the manufacturer's instructions to all plant beds prior to planting or mulching.
11. NO TREES ARE BEING REMOVED FOR DEVELOPMENT
12. Owner/Developer must provide a 3-year guarantee for maintaining and replacing landscaping before issuance of Certificate of Occupancy. Sec. 14-228.

PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
26		Yaupon Holly	Ilex vomitoria	24"	24"	5-Gal	Evergreen Shrub
40		Arrowwood Viburnum	Viburnum dentatum	24"	24"	5-Gal	Ornamental Deciduous Shrub
47		Spirea 'Anthony Waterer'	Spirea japonica 'Anthony Waterer'	24"	18"	5-Gal	Deciduous Shrub
12		Japanese Holly	Ilex crenata 'Compacta'	24"	18"	5-Gal	Evergreen Shrub
7		Redbud	Cercis canadensis	4'-5'	3'-4'	15-Gal	Ornamental Deciduous Tree
14		Red Maple	Acer rubrum 'October Glory'	6'-8'	3'-4'	2"-Cal	Medium Deciduous Tree
7		Shortleaf Pine	Pinus echinata	6'-8'	3'-4'	2"-Cal	Large Evergreen Tree

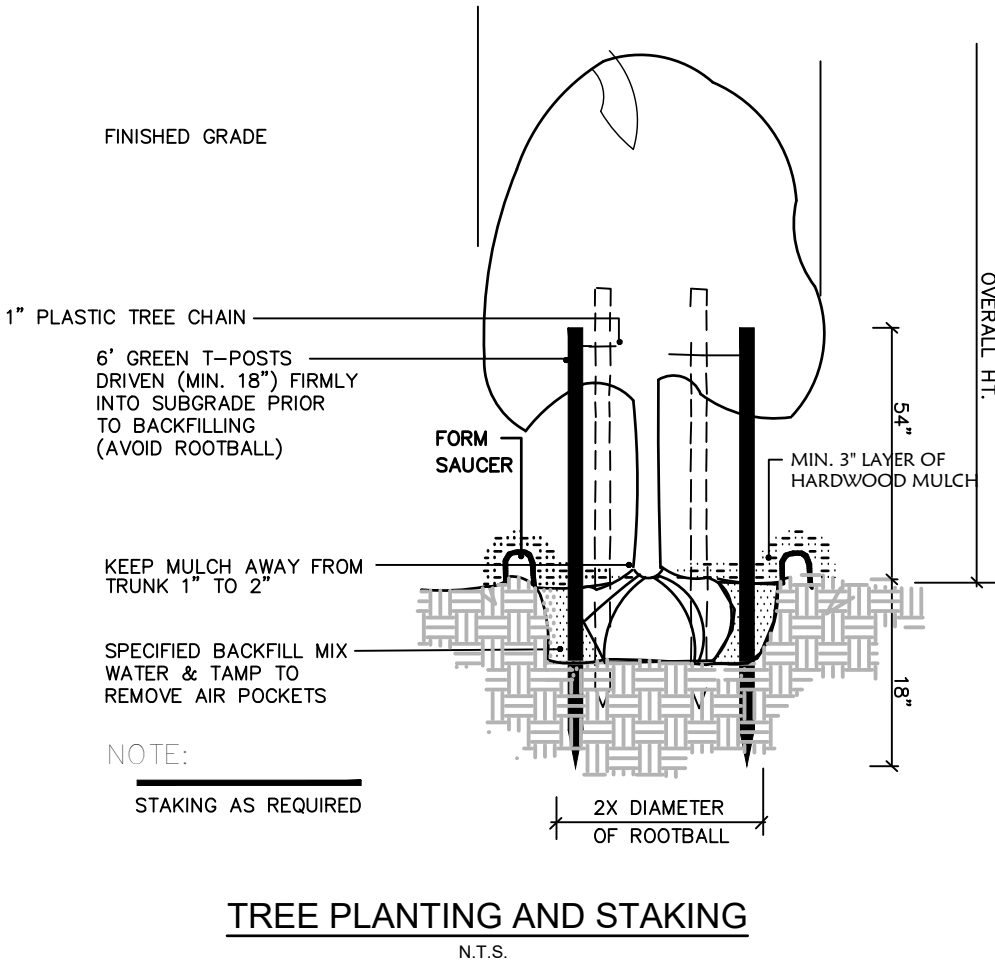
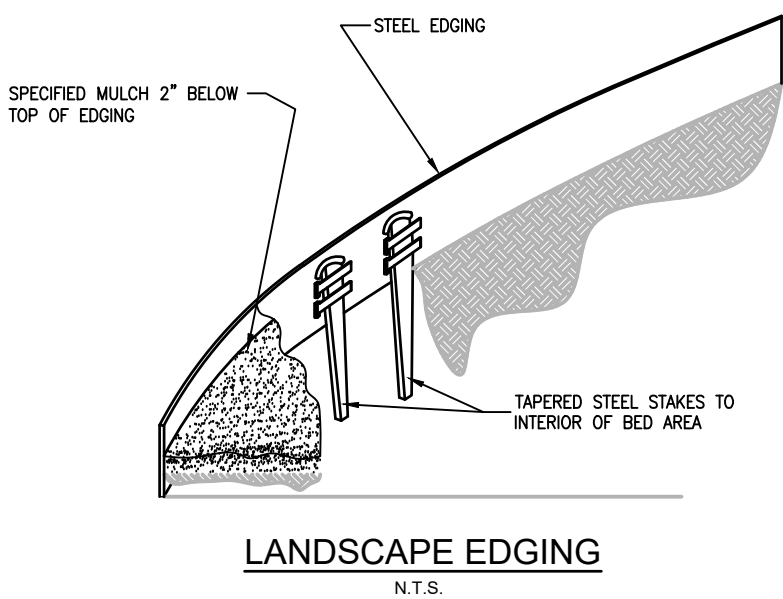
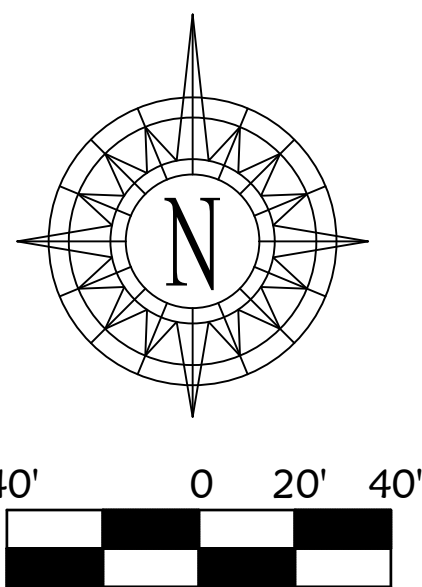


GREENSPACE/IMPERVIOUS RATIO:

OVERALL SITE AREA (REDEVELOPMENT AREA): 103,093 SF
IMPERVIOUS SURFACE AREA: 77,806 SF (75.5%)
PERVIOUS SURFACE AREA (GREEN SPACE): 25,287 SF (24.5%)
RATIO: 0.325

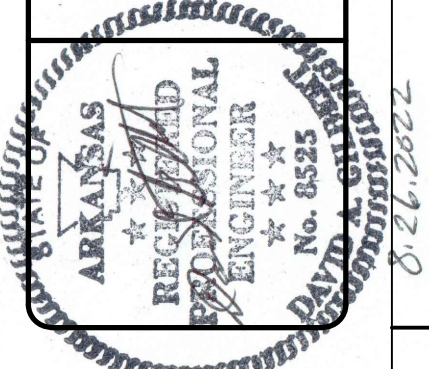
103,093 / 1,000 = 103 TREES/SHRUBS REQUIRED
103 X .25 = 26 TREES REQUIRED
103 X .75 = 78 SHRUBS REQUIRED

TOTAL SHRUBS PROVIDED = 125
TOTAL TREES PROVIDED = 28
TOTAL TREES/SHRUBS PROVIDED = 153



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
Large-Scale Development Plans

Rev.	Date	Comments
M	8/26/2021	ADH comments
L	8/19/2022	RWD conditional approval comments
K	8/17/2022	Fourth full dry review comments
J	7/22/2022	Third full dry review / RWD 2nd
I	7/8/2022	Third full dry review / RWD 2nd
H	6/7/2022	Second dry review comments
G	5/26/2022	First dry review comments
F	4/14/2022	Large-scale development submitted

Designed by: David A. Gilbert, P.E.	Rev. M
Date: 8/26/2021	
Design file no.	
Drawn by:	
Ckd by:	
COPYRIGHT NOTICE: These drawings are instruments of service of Plymouth Engineering, PLLC. Copyright © 2021. All rights reserved.	
Drawing code:	
File name: Freeman 8th Street	
Plot date:	
Plot scale: 1"=40'	

Landscaping Plan

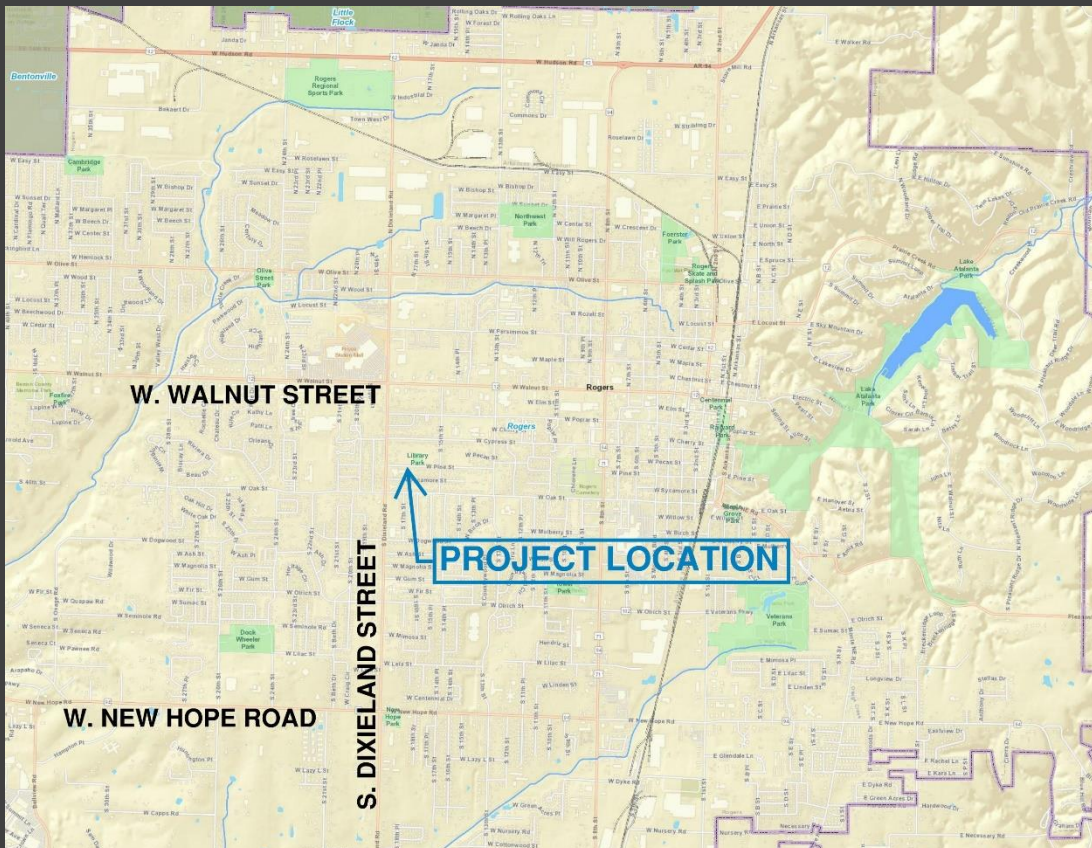
Sheet
reference
number:
C-108
Sheet 9 of 15

Rezone/Density Concept Plan Request: Pine Street Townhomes



Summary

- **CGM Designation:** Neighborhood
- **Zoning:** R-SF (Residential Single-Family)
- **Proposed Zoning/Density:** RMF-5.3A (Residential Multi-Family with DCP / 5.3 units per acre)
- **# Units/Gross Site Area:** 32 units / $\pm$ 6.04 acres
- **Building Type:** Townhomes
- **Location:** 02-04412-000 & 02-04413-002
- **Representative:** Phil Swope, Swope Eng.



Vicinity Map

Staff: Christina Moore, Planner I (cmoore@rogersar.gov)

Rezone/Density Concept Plan Request: Pine Street Townhomes

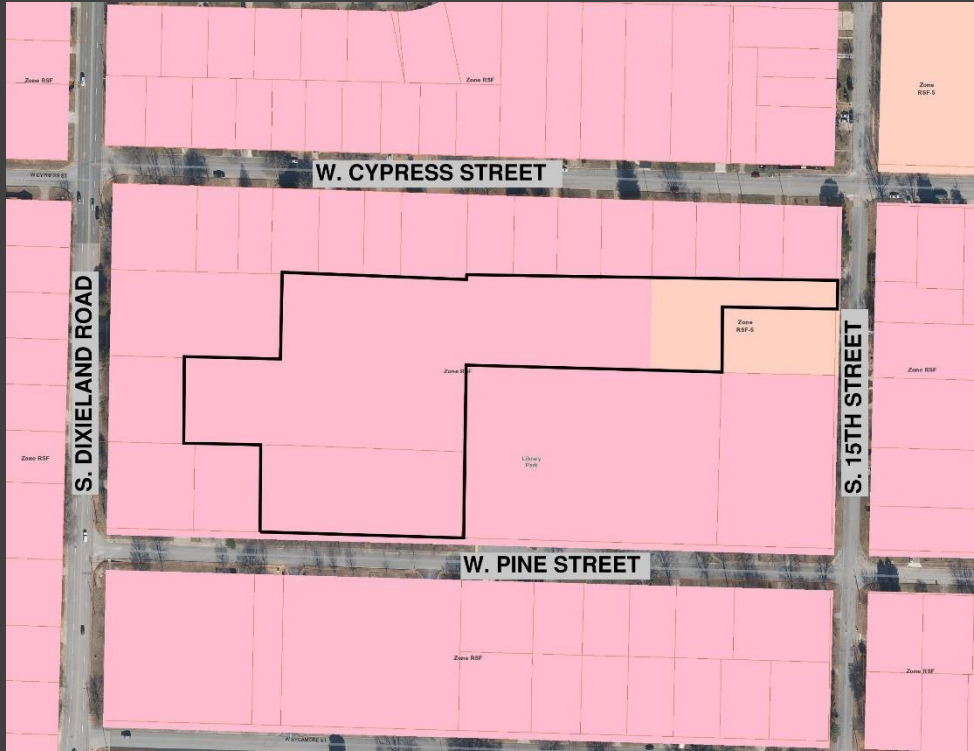
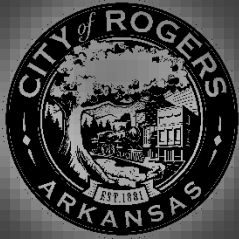


Request: Rezone from R-SF (Residential Single-Family) to RMF-5.3A (Residential Multi-Family, 5.3 units/acre, Individual Ownership) with a Density Concept Plan.

Summary: Consistent with the Comprehensive Growth Map.

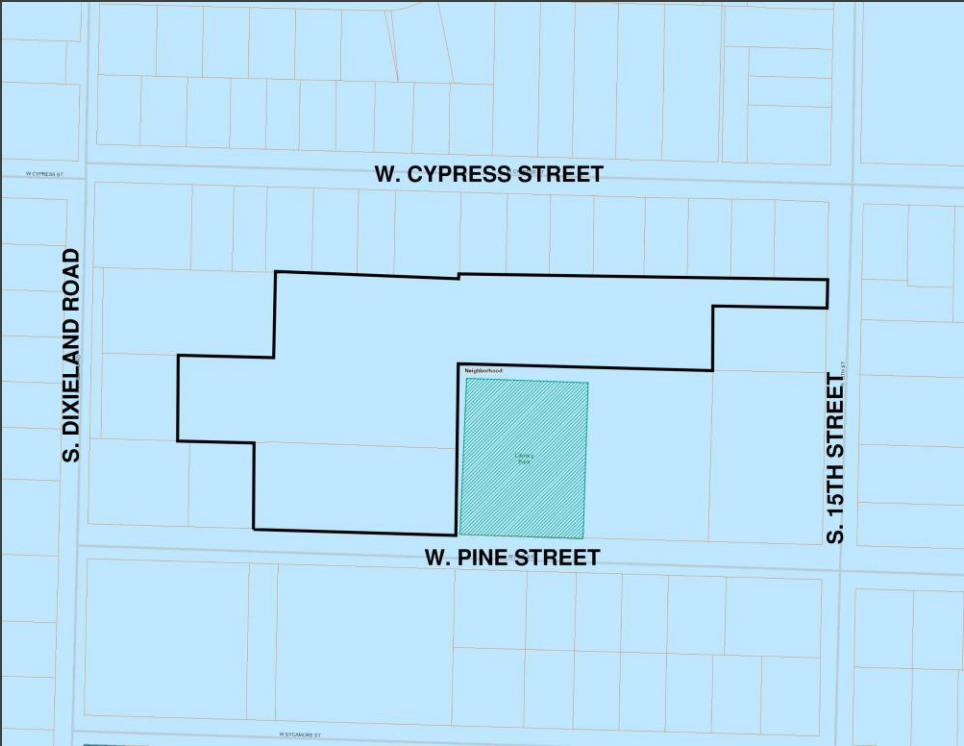
Recommendation: Approve

Rezone/Density Concept Plan Request: Pine Street Townhomes

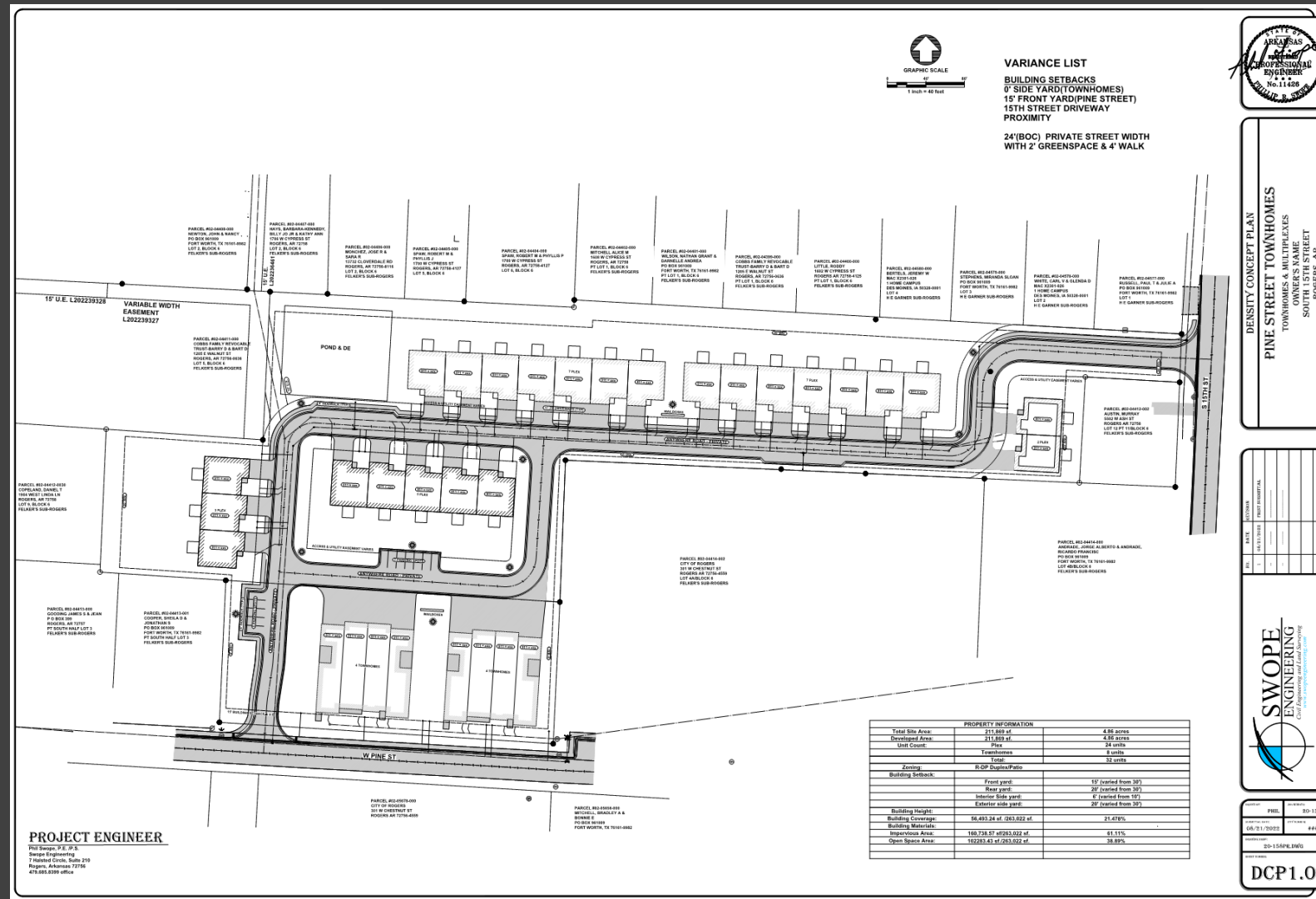


Zoning Map

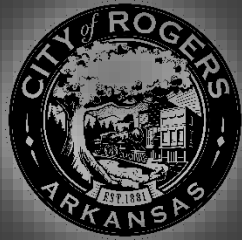
CGM Map



Rezone/Density Concept Plan Request: Pine Street Townhomes



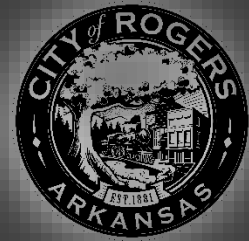
Rezone/Density Concept Plan Request:
Pine Street Townhomes



Elevations

Rezone/Density Concept Plan Request:

Pine Street Townhomes



Elevations Continued

Rezone/Density Concept Plan Request:

Pine Street Townhomes

Staff Review



- **Engineering Comments:**
- Engineering reserves all comments for LSDP process including but not limited to mobility and access management standards.

Rezone/Density Concept Plan Request:

Pine Street Townhomes

Staff Review



- **COMPREHENSIVE GROWTH MAP:**

- Current Growth Designation:

- Neighborhood.

- 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).

- Base Density:

- 6 units/acre.

- Max Density:

- 12/units/acre.

- Allowed Zoning Districts:

- R-SF, N-R, R-DP, R-MF

- **ZONING: RMF-5.3A:**

- The purpose and intent of the R-MF zoning district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district. This zoning district replaces the former R-3 and all former RMF zoning districts.” Sec. 14-703(a).

Rezone/Density Concept Plan Request: Pine Street Townhomes



Staff Review Cont.

Requested Zoning:

- RMF-5.3A with DCP

General Findings:

DENSITY CONCEPT PLAN:

General Findings:

- This requested density fits within the density allowances for the “Neighborhood” Growth Designation (CGM Page 1) and is consistent with the CGM.
- The request is for 5.3 units/acre under RMF-5.3A zoning.
- All screening and bufferyard requirements for R-MF will be required during the LSDP process.

Compatibility with Surrounding Environment:

Site Layout:

- The proposed development includes seven buildings with a combined 32 units. The site plan proposes a private road through the development that connects W Pine and S 15th streets. Sidewalks are shown throughout the development as well. All development requirements will be considered at the time of LSDP review.

Rezone/Density Concept Plan Request: Pine Street Townhomes



Staff Review Cont.

- **General Findings Cont.:**
 - Building Form & Placement:

The concept plan includes 32 units. 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.
 - Architectural Design:

The applicant has provided building elevations.
 - Use Intensity:

The proposed density of 5.3 units per acre is consistent within the Neighborhood growth designation. The max density allowed within the subject growth designation is 12 units/acre while the minimum is 6 units/acre. The proposed intensity is compatible with adjacent land uses.
- Capacity of Surrounding Infrastructure:
 - Travel Demand Management:

The proposed development will create a private street that connects W Pine and S 15th streets. The development includes a network of interior drives and parking stalls.
 - Traffic Characteristics:

The applicant has not provided ITE trip generation estimates with this submittal.
- Development Waivers and Zoning Variances:

There are no requested waivers or variances.

Rezone/Density Concept Plan Request: Pine Street Townhomes



Recommended Motion

- *Approve*



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-SF to RMF-S.3
Permit Number: 22-39
CityView Application: PL202200873
Date: 9/9/2022

REZONE APPLICATION

Pine Street townhomes

APPLICANT: PHIL SWOPE with SWOPE ENGINEERING

ADDRESS: SOUTH 15th Street SUITE #: N/A

GENERAL LOCATION OF PROPERTY: land between Dixieland & 15th, north of Pine Street

PARCEL NUMBER: 02-04412-005 + 02-04413-002

PHONE #: 479-685-8399 EMAIL: PHIL@CIVILFIRST.COM

PROPERTY OWNER: Robert Sowder PHONE #: 479-531-4828

PRESENT USE: Agricultural ZONING: RSF

PROPOSED USE: Multifamily - townhomes ZONING: RMF

Phil Swope
Applicant Signature

9/7/22
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: 9/19/2022 PUBLIC HEARING DATE: 10/4/2022 CERTIFIED MAIL DATE: 9/19/2022

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:	PINE STREET TOWNHOMES (#1) (#2)
ADDRESS/LOCATION:	SOUTH 15 TH Street - P.N.'s 02-04412-005/02-04413-002
PROPOSED ZONING:	R-MF
PROPOSED DENSITY:	5.30 units/ac.
GROSS SITE AREA:	6.04 acres
DWELLING UNITS:	32
BUILDING TYPE:	Townhomes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	PHIL SWOPE SWOPE ENGINEERING	PHONE:	479-685-8379
		EMAIL:	PHIL@CIVILFIRST.COM
PROJECT OWNER/DEVELOPER:	ROBERT SOWDER DCRS, LLC (#1) + PINE STREET	PHONE:	479-531-4828
		EMAIL:	ROBERTSOWDER@GMAIL.COM
PROPERTY OWNER:	Robert Sander PROPERTIES LLC (#2)	PHONE:	
		EMAIL:	
REQUEST:			

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To protect + maintain existing residential areas in between other growth designation nodes while encouraging low-density infill
BASE DENSITY:	6
MAX DENSITY:	12
CURRENT ZONING:	RSF

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: _____

9/7/2022

ATTACH SITE PLAN AND OTHER DCP DOCUMENTS (Sec. 14-737 Rogers City Code):

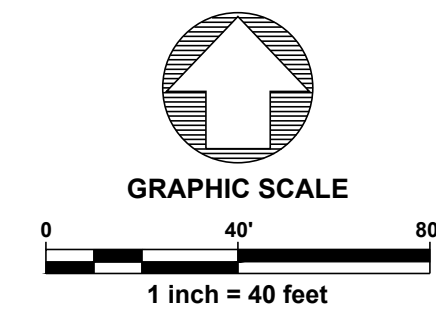
MINIMUM REQUIRED INFORMATION:

- Site area
- Building setbacks
- Building height
- Building elevation drawings
- Building materials breakdown
- Lot coverage and open space calculations
- Impervious area calculations
- Physical constraints, easements, encumbrances
- Current and proposed zoning
- Dwelling unit counts
- Gross and net density calculations

ADDITIONAL INFORMATION:

- ITE Trip Generation Manual estimates
- Sightline elevation drawings
- Written project narrative
- Travel demand factors
- Traffic and roadway characteristics
- Landscaping and screening plans

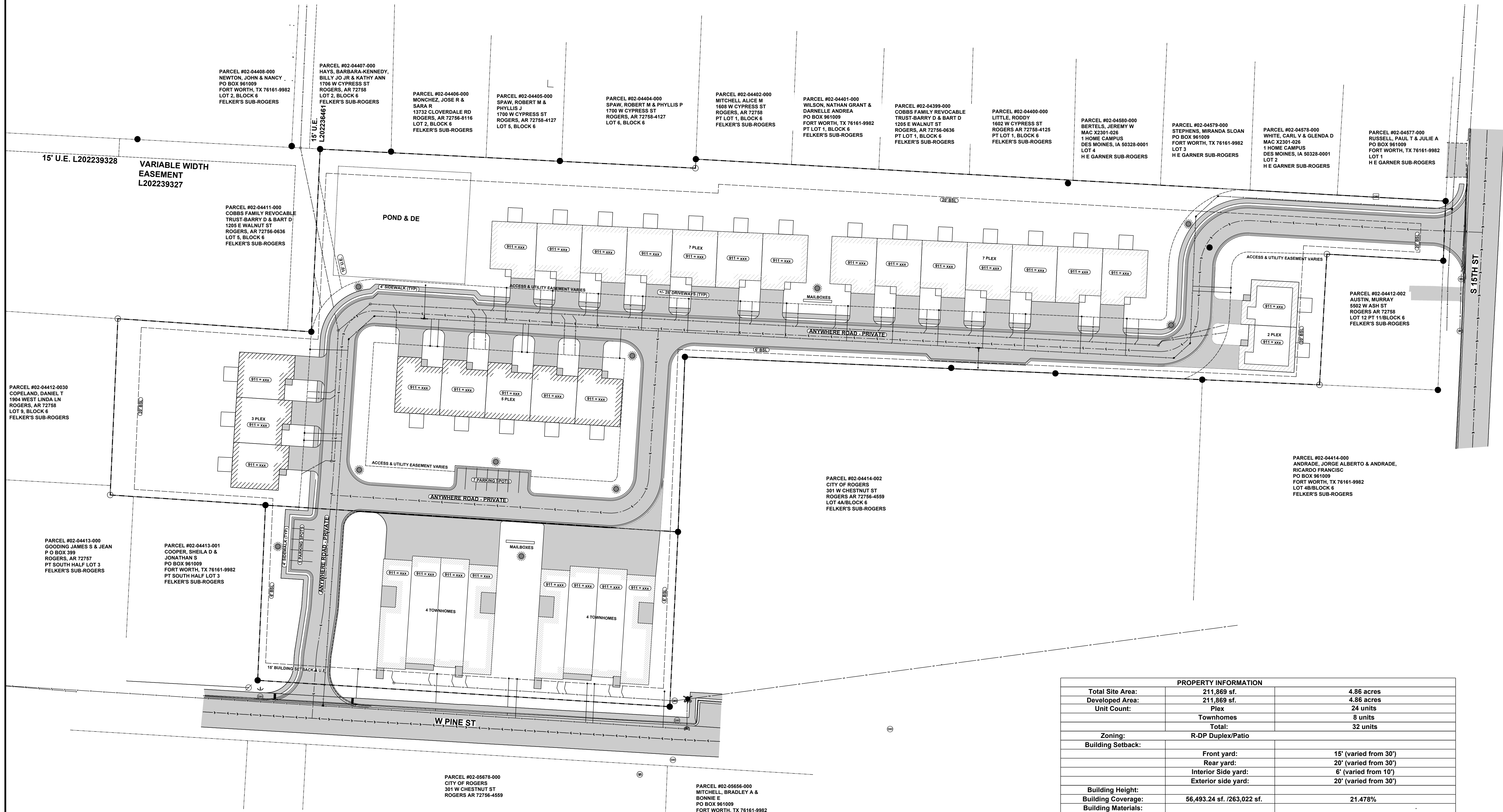
*** LABEL EACH ATTACHMENT “EXHIBIT A, B, C...” AND SUBMIT IN COMBINED PDF WITH THIS APPLICATION***



VARIANCE LIST

BUILDING SETBACKS
0' SIDE YARD(TOWNHOMES)
15' FRONT YARD(PINE STREET)
15TH STREET DRIVEWAY
PROXIMITY

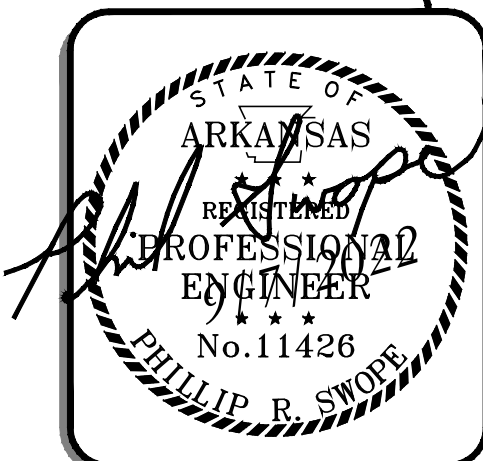
**24'(BOC) PRIVATE STREET WIDTH
WITH 2' GREENSPACE & 4' WALK**



PROPERTY INFORMATION		
Total Site Area:	211,869 sf.	4.86 acres
Developed Area:	211,869 sf.	4.86 acres
Unit Count:	Plex	24 units
	Townhomes	8 units
	Total:	32 units
Zoning:	R-DP Duplex/Patio	
Building Setback:		
	Front yard:	15' (varied from 30')
	Rear yard:	20' (varied from 30')
	Interior Side yard:	6' (varied from 10')
	Exterior side yard:	20' (varied from 30')
Building Height:		
Building Coverage:	56,493.24 sf. /263,022 sf.	21.478%
Building Materials:		
Impervious Area:	160,738.57 sf/263,022 sf.	61.11%
Open Space Area:	102283.43 sf/263,022 sf.	38.89%

PROJECT ENGINEER

Phil Swope, P.E. /P.S.
Swope Engineering
7 Halsted Circle, Suite 210
Rogers, Arkansas 72756
479.685.8399 office



DENSITY CONCEPT PLAN

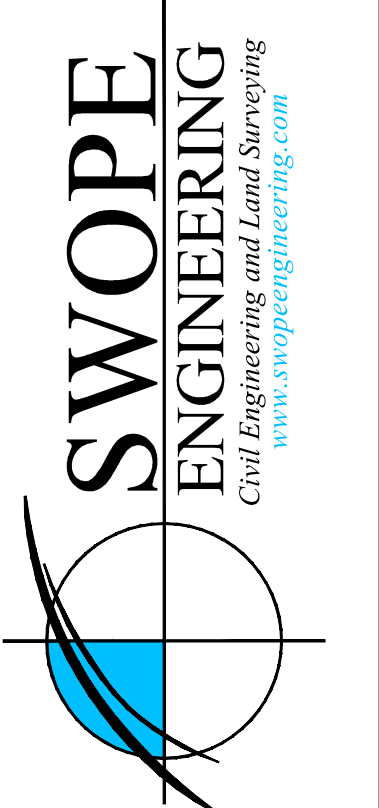
PINE STREET TOWNHOMES

TOWNHOMES & MULTIPLEXES

OWNER'S NAME

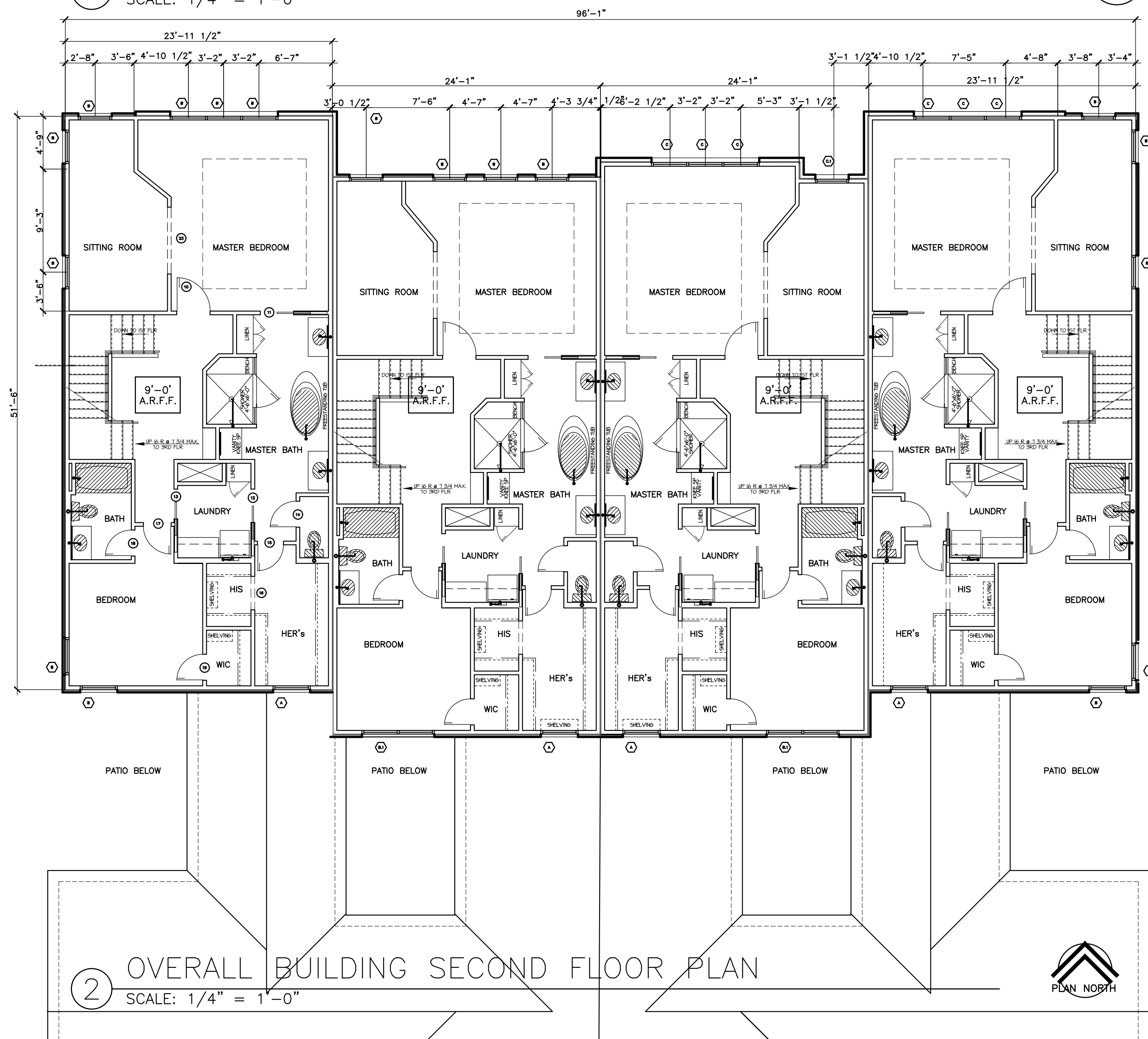
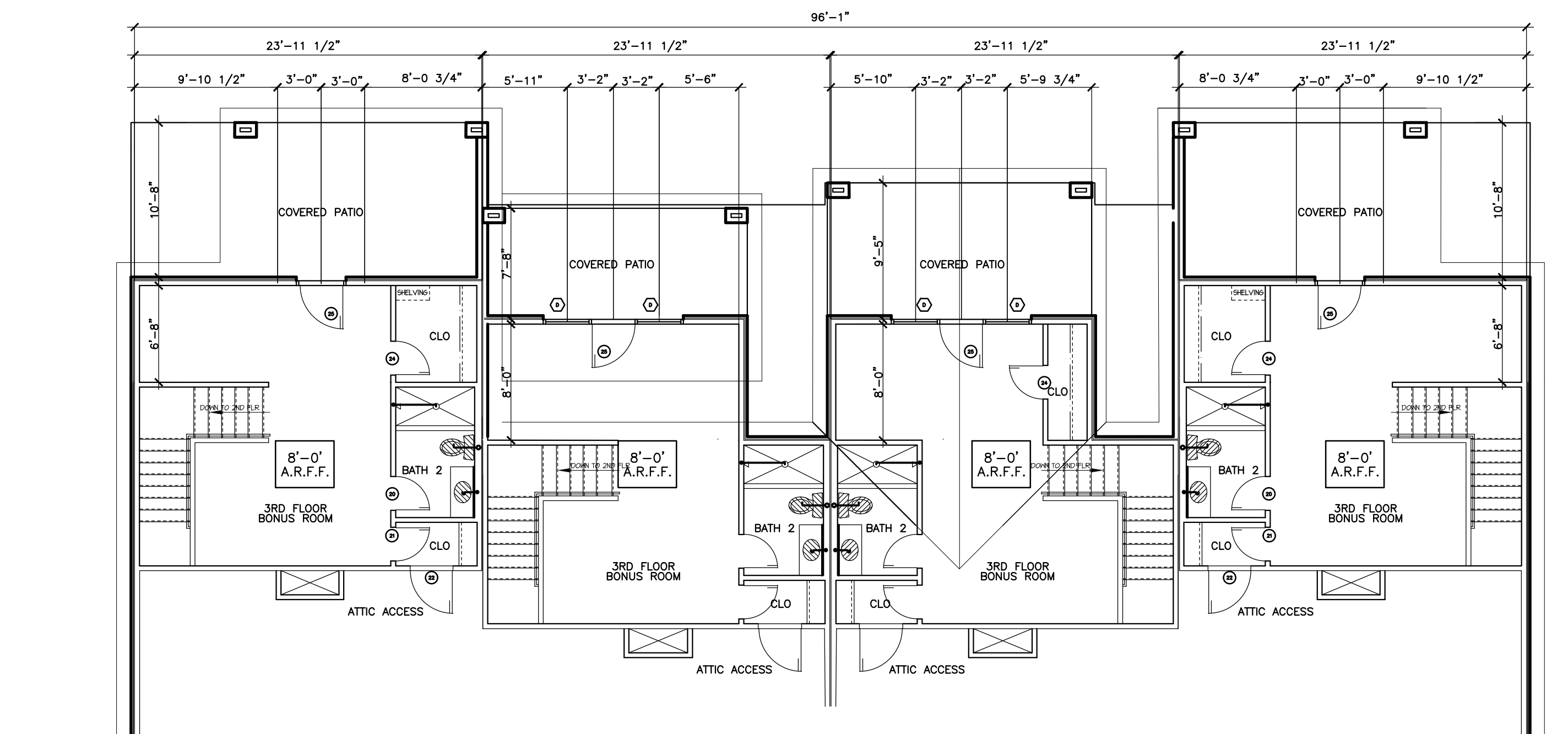
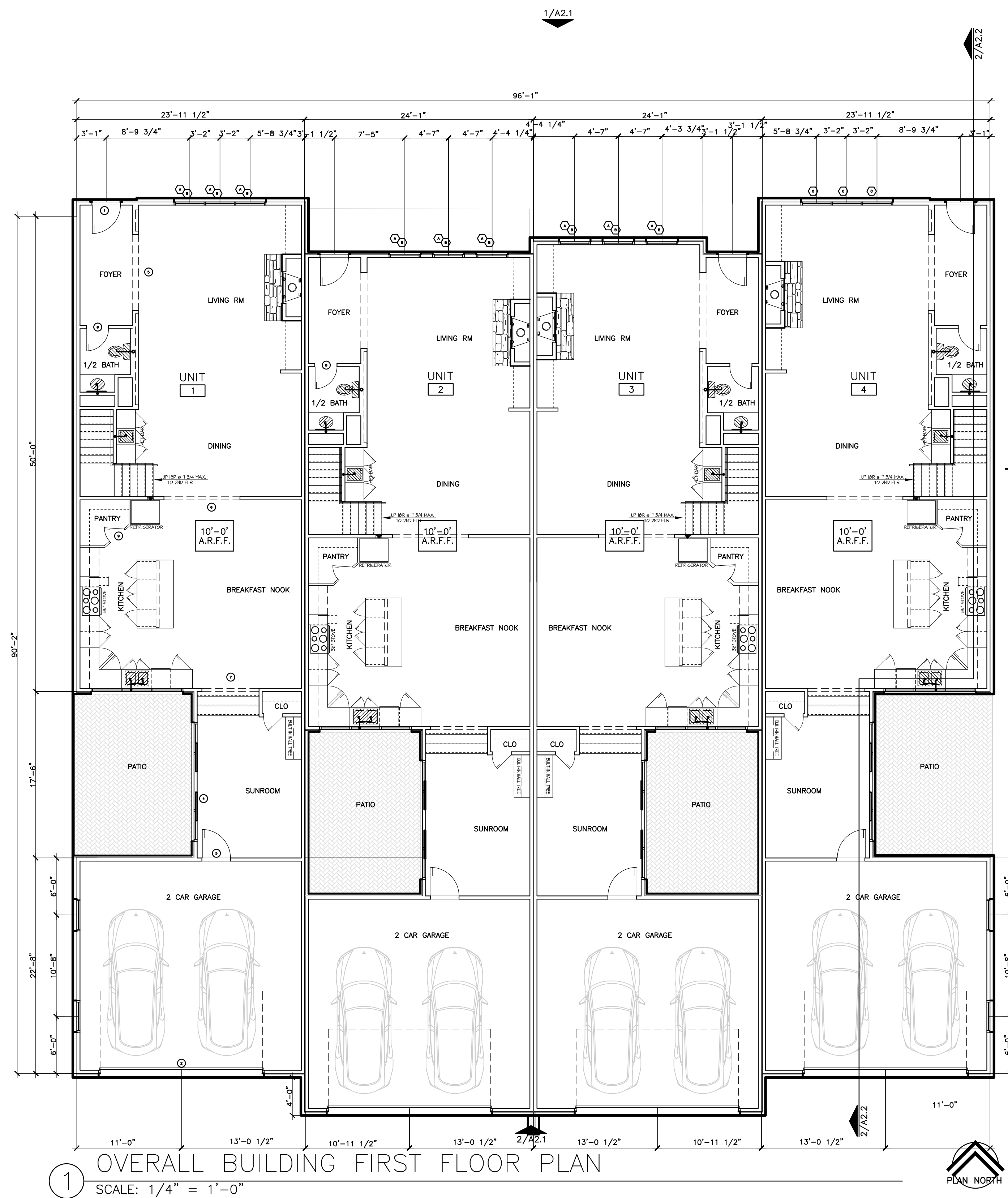
SOUTH 15TH STREET

ROGERS, AR

[illegible]

DRAWN BY: PHIL	JOB NUMBER: 20-158
SUBMITTAL DATE: 08/21/2022	CITY NUMBER: ####
DRAWING NAME: 20-158PR.DWG	
SHEET NUMBER:	

DCP 1.0



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



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530.9893

DRAWN BY: MDS - BM
CHECKED BY: CJH4

REV/NO.	DATE	DESC.

JOB # 93822

RODGERS, ARKANSAS

EXTERIOR ELEVATIONS
DATE: 3.29.2022

PINE STREET
TOWNHOUSES

A2.1



PINE STREET
TOWNHOUSES

A2.1

RENDERINGS
DATE: 08.10.2022

JOB # 93822

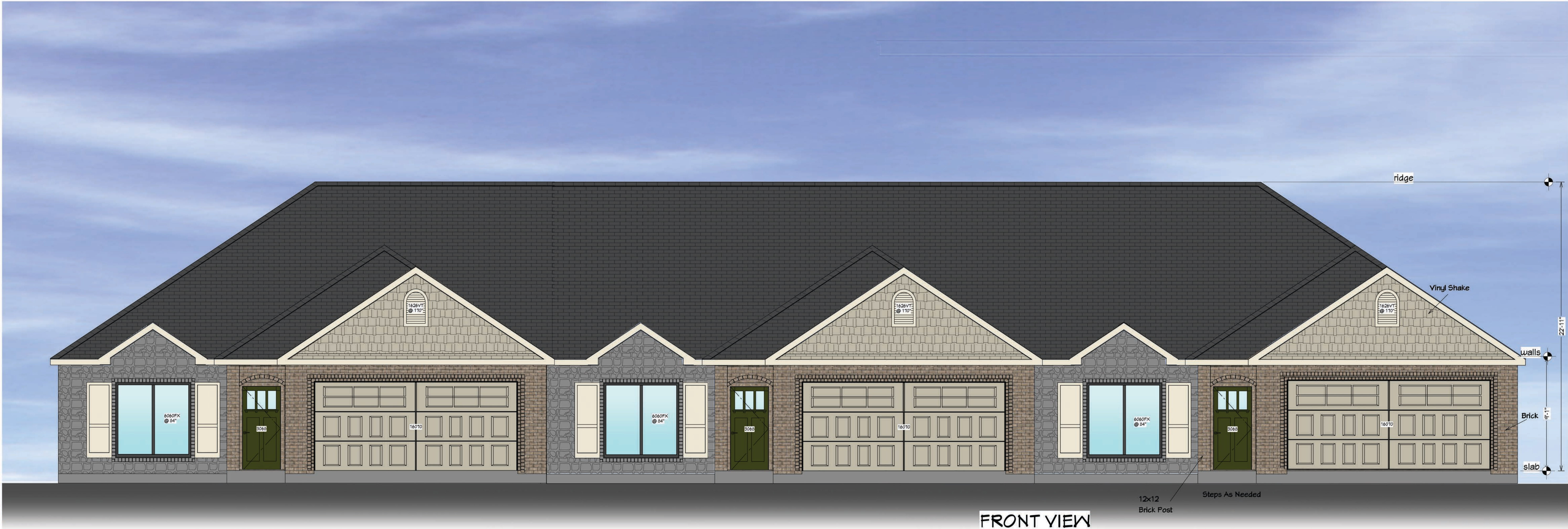
ROGERS, ARKANSAS

HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479.530-9693

DRAWN BY: MDS - BM
CHECKED BY: CJH4

REV. NO.	DATE	DESC.



FRONT VIEW



REAR VIEW

v01 - DESIGN REVIEW SET 05.26.2022

PINE STREET PHASE 2

RENDERED ELEVATIONS

DATE:



HENRY ARCHITECTURE

1722 N COLLEGE AVE., SUITE C - BOX 153
FAYETTEVILLE, AR 72703
PHONE - 479-530-9693 EMAIL - chenny@henryarchitecture.com

REV. NO.	DATE	DESC.

DRAWN BY: CJH4
CHECKED BY: CJH4

JOB#
??-??-??

??
ARKANSAS

A1.1

PROPERTY OWNER AFFIDAVIT

The petitioner, Pine Street Properties LLC, 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: Land between Dixieland & 15th, North of Pine Street

PRESENT ZONING: RSF

ZONING REQUEST: RMF

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 7th day of September, 2022.

AUDREY BURNETT
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 01/14/2030
COMMISSION NO. 12709768

Audrey Burnett
Notary Signature

Audrey Burnett
Notary Name Printed

01/14/2030
Commission Expires

PROPERTY OWNER AFFIDAVIT

The petitioner, DCRS LLC, 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:

Land between Dixieland + 15th, North of Pine Street

PRESENT ZONING: RSF

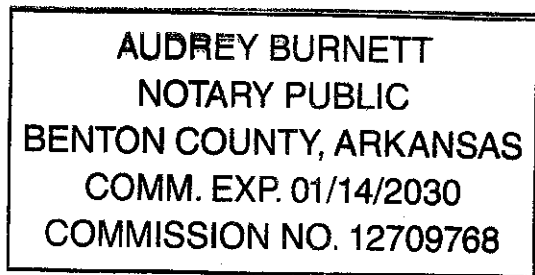
ZONING REQUEST: RMF

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 7th day of September, 2022.



Audrey Burnett
Notary Signature

Audrey Burnett
Notary Name Printed

01/14/2030
Commission Expires

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM R-SF TO R-MF-5.3A, 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 October 4, 2022, the City Council has found that certain lands hereinafter described are better suited for R-MF-5.3A 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 R-MF-5.3A (Residential Multifamily) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Parcel Number: 02-04412-005

LOT 8, BLOCK 6, FELKER'S SUBDIVISION SURVEY DESCRIPTION: BEING A PART OF THE SW ¼ OF THE SE ¼ OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, SAME BEING A PART OF LOT 6, BLOCK 6, FELKER'S SUBDIVISION TO THE CITY OF ROGERS, AS RECORDED AT INSTRUMENT L202009496 AS RECORDED IN THE OFFICIAL PUBLIC RECORD OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BEGINNING AT A FOUND 58" REBAR W/ CAP "AR1002", BEING THE NORTHEAST CORNER OF LOT 6, BLOCK 6, FELKER'S SUBDIVISION PER PLAT L202009496, AND BEING A POINT IN THE WEST RIGHT-OF-WAY OF S. 15TH ST.; THENCE ALONG SAID WEST RIGHT-OF-WAY, SOUTH 02°22'50" WEST, A DISTANCE OF 50.01 FEET TO A FOUND 58" REBAR W/ CAP "AR 1002"; THENCE DEPARTING SAID WEST RIGHT-OF-WAY, NORTH 86°47'14" WEST A DISTANCE OF 196.76 FEET TO A FOUND 58" REBAR W/ CAP "AR 1002"; THENCE SOUTH 03°12'46" WEST A DISTANCE OF 111.24 FEET TO A FOUND 12" REBAR; THENCE NORTH 87°28'54" WEST A DISTANCE OF 435.11 FEET TO A FOUND 12" REBAR; THENCE SOUTH 02°19'52" WEST A DISTANCE OF 147.08 FEET TO A FOUND FENCE POST; THENCE NORTH 86°18'53" WEST A DISTANCE OF 458.29 FEET TO A SET 58" REBAR W/ CAP "AR 1002"; THENCE NORTH 02°31'33" EAST A DISTANCE OF 148.30 FEET TO A SET 58" REBAR W/CAP "AR 1002"; THENCE SOUTH 86°09'26" EAST A DISTANCE OF 142.99 FEET TO A FOUND 58" REBAR W/ CAP "AR 1002"; THENCE NORTH 2°46'05" EAST A DISTANCE OF 153.91 FEET TO A FOUND 58" REBAR W/ CAP "AR 1002"; THENCE SOUTH 87°03'51" EAST A DISTANCE OF 315.85 FEET TO A FOUND 1" OPEN-TOP PIPE; THENCE NORTH 03°09'11" EAST A DISTANCE OF 7.62 FEET TO A FOUND 58" REBAR W/ CAP "AT 1002"; THENCE SOUTH 86°47'14" EAST A DISTANCE OF 631.28 FEET TO THE POINT OF BEGINNING, CONTAINING 198.085 SQUARE FEET OR 4.55 ACRES, MORE OR LESS. SUBJECT TO ANY COVENANTS, RESTRICTIONS, EASEMENTS OR RIGHTS-OF-WAY OF RECORD OR FACT.

Parcel Number: 02-04413-002

A PART OF THE SOUTH ONE HALF OF LOT 3, BLOCK 6 OF FELKER'S SUBDIVISION OF THE

SE ¼ OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS KNOWN AS TRACT 2-B AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST (SE) CORNER OF LOT 3, BLOCK 6 OF FELKER'S SUBDIVISION; THENCE NORTH 86°19'45" WEST A DISTANCE OF 347.12 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 02°34'00" EAST A DISTANCE OF 147.63 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 86°14'38" EAST A DISTANCE OF 346.74 FEET TO A FENCE POST; THENCE SOUTH 02°24'49" WEST A DISTANCE OF 147.12 FEET TO THE POINT OF BEGINNING 1.17 ACRES OR 51,117 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS OR RIGHT-OF-WAYS OF RECORD OR FACT.

LAYMAN'S DESCRIPTION:

Parcel 02-04412-005 & 02-04413-002; Land between Dixieland and 15th, North of Pine Street.

SECTION 3: Zoning. That the above described lands are better suited for R-MF-5.3A than R-SF zoning and same should be and are hereby zoned R-MF-5.3A.

SECTION 4: Density Concept Plan. That the Density Concept Plan entered into by and between DCRS, LLC and/or Pine Street Properties, LLC and the City of Rogers, as approved by the Rogers Planning Commission on October 4, 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:

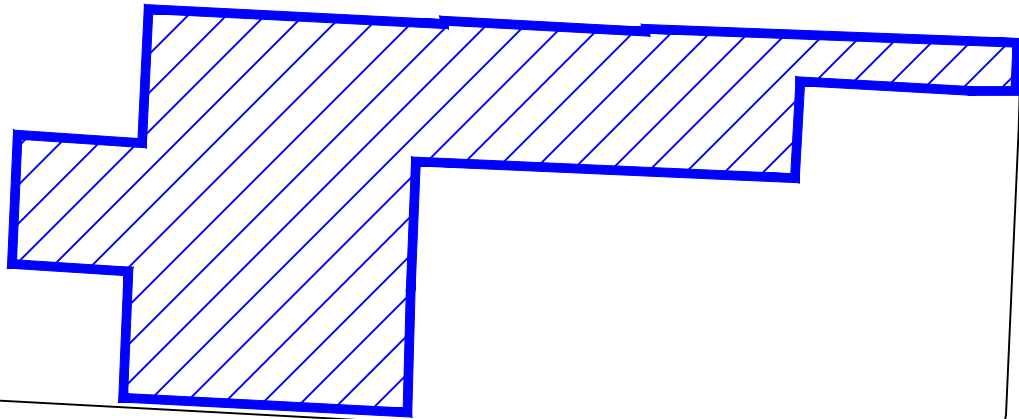
JESSICA RUSH, CLERK

C. GREG HINES, MAYOR

Legal Description Confirmation

SHERRYDEN DR.

W. CYPRESS ST.



WEST PINE STREET

WEST SYCAMORE STREET

WEST OAK STREET

SOUTH 15th ST.

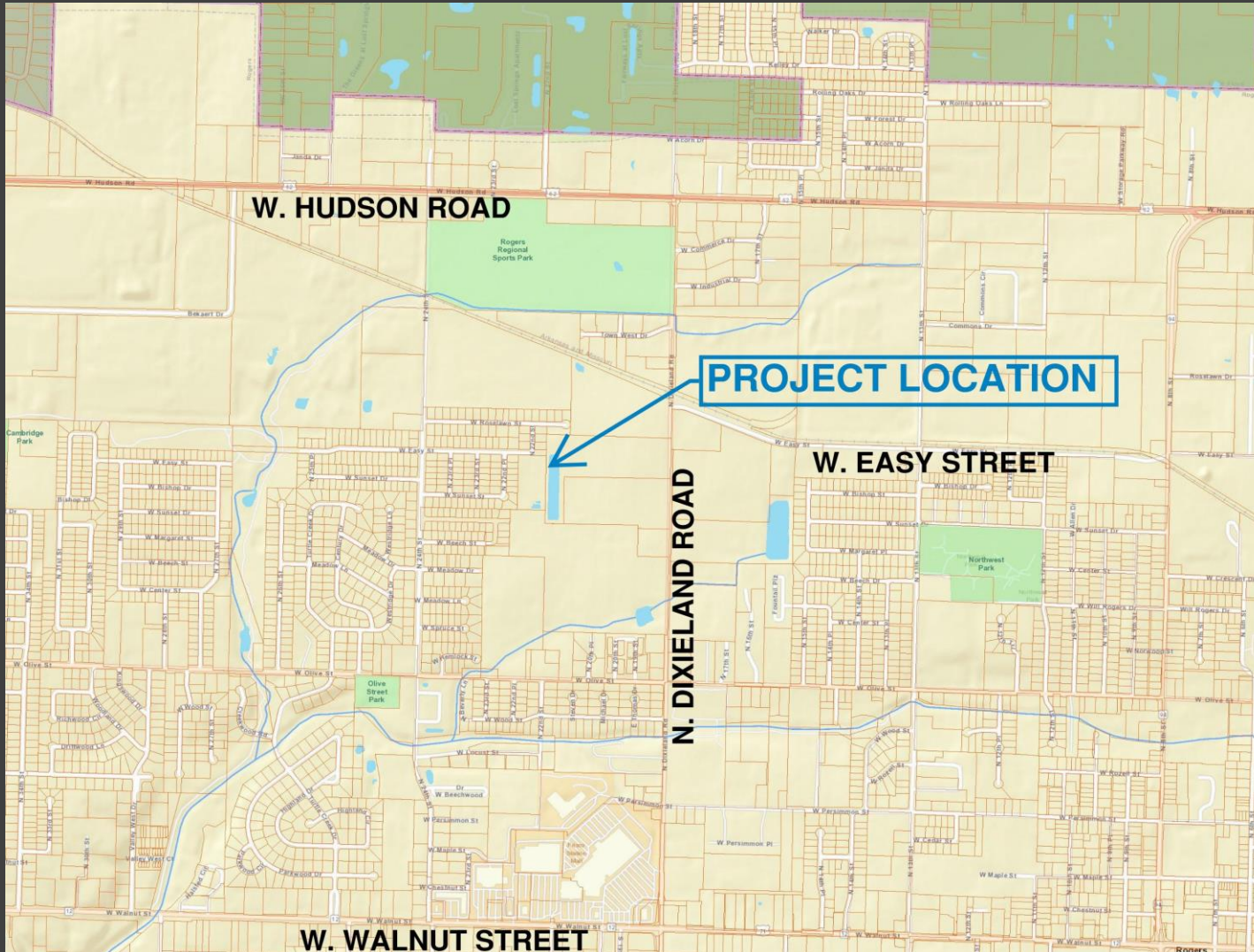
SOUTH DIXIELAND ROAD



NOTICE OF PUBLIC HEARING
PLANNING AND ZONING BOARD
CITY OF CHICAGO
JULY 15, 2015

STOP

Rezone/Density Concept Plan Request: Patrick Place Townhomes



Aerial Map

Summary

- **CGM Designation:** Neighborhood
- **Zoning:** RMF-12B (Residential Multi-Family, 12 units/acre - rental)
- **Proposed Zoning:** RMF-12B with DCP, 12 units/acre - rental
- **Location:** South of intersection of W. Easy and N. 22nd streets, 02-00828-002
- **Representative:** Jason Ingalls, ECE

Staff:

Kyle Belt, Planner I (kbelt@rogersar.gov)

Rezone/Density Concept Plan Request: Patrick Place Townhomes



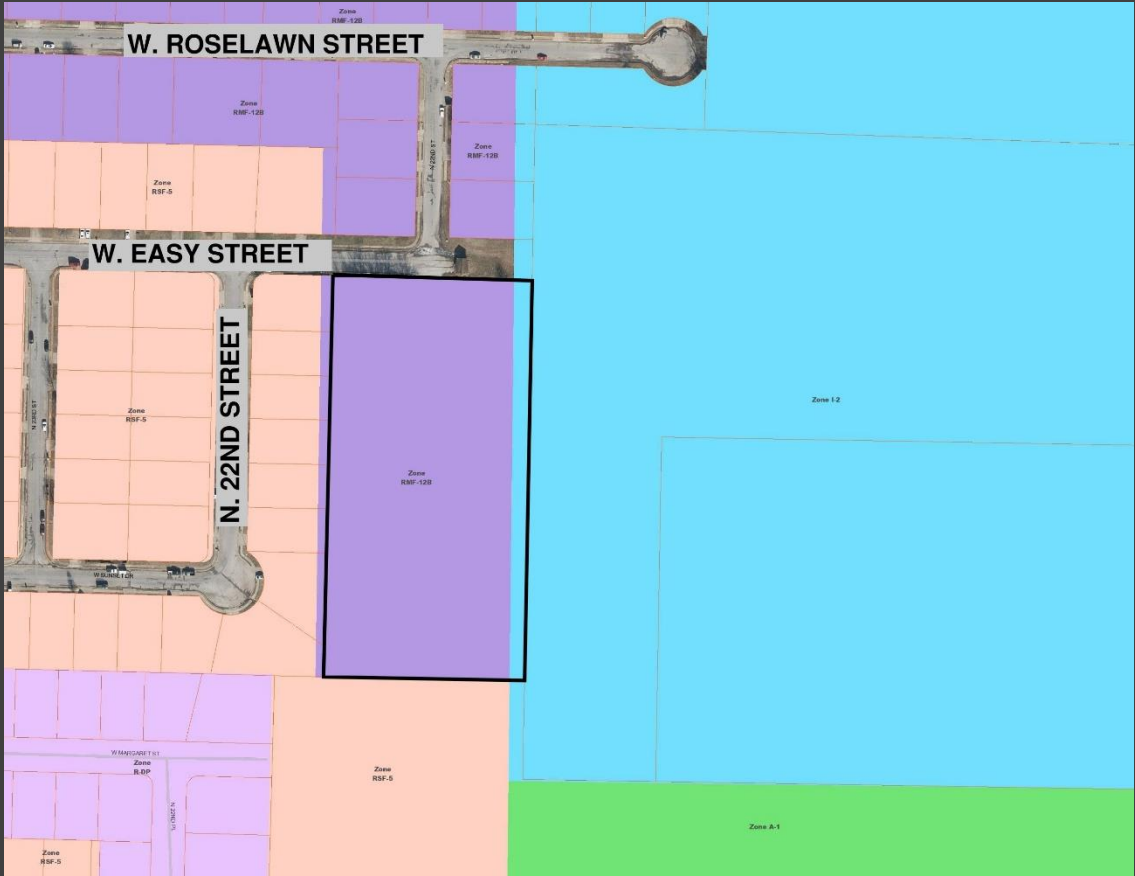
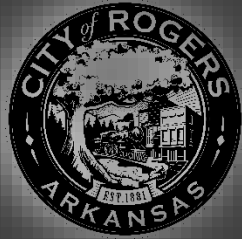
Aerial Imagery

Request: Rezone location from RMF-12B to RMF-12B (Residential Multi-Family, rental 12/units acre) with a Density Concept Plan

Growth Designation: Neighborhood

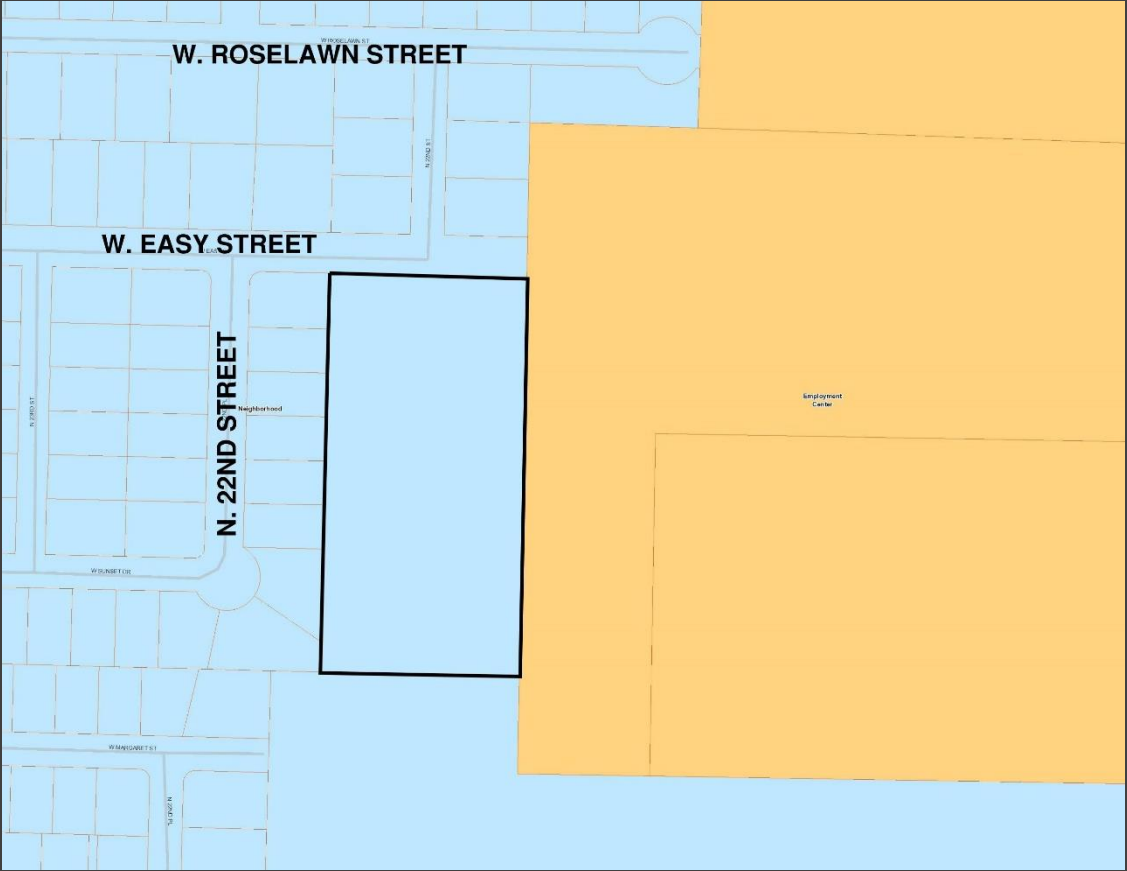
Recommendation: Consider

Rezone/Density Concept Plan Request: Patrick Place Townhomes



Zoning Map

CGM Map



Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Staff Review



- Engineering Comments:

- A known drainage path exists along the east side of lots 7-10. Calculations, easement dedications, and impacts to structural development will be determined with the Preliminary Plat or LSDP submittal. Note that structures adjacent to high risk areas as defined in Sec. 22-105 of the City Code may be required to be constructed 3-ft above a calculated 100-year Water Surface Elevation. Approval of alterations to wetlands requires Corps approval. Wetlands require a 25-ft vegetative buffer between development and the boundary of the wetland.
- The review of the DCP does not represent a full review which will be completed during the Preliminary Plat or Large Scale Development portions of this project.

- Engineering Comments Cont.:

- If detention ponds will be placed on Lots 5 & 6, these lots will likely be required to be non-buildable and is not a part of the DCP approval.
- Driveway placement and street design will be reviewed during the Preliminary Plat or Large Scale Development portions of this project and is not a part of the DCP approval.
- Intersection design at the W Easy Street and N 22nd Street intersection will be reviewed during the Preliminary Plat or Large Scale Development portions of this project and is subject to design considerations and requirements from the City Engineer and is not a part of the DCP approval.

Rezone/Density Concept Plan Request:

Patrick Place Townhomes

Staff Review



- COMPREHENSIVE GROWTH MAP:

- Current Growth Designation:
 - Neighborhood
- 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).
- Base Density:
 - 6 units/acre
- Max Density:
 - 12/units/acre
- Allowed Zoning Districts:
 - R-SF, N-R, R-DP, R-MF

- ZONING: RMF-12B:

- The purpose and intent of the R-MF zoning district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district. This zoning district replaces the former R-3 and all former RMF zoning districts.” Sec. 14-703(a).



Rezone/Density Concept Plan Request: Patrick Place Townhomes

Staff Review Cont.

Requested Zoning:

- RMF-12 with DCP

• General Findings:

• DENSITY CONCEPT PLAN:

• General Findings:

- In cases where a residential zoning designation is already in place but the property has not been developed, a DCP is required to accompany a development proposal that exceeds the base density of its Growth Designation Sec.14-737(b)(1)(C).
- The request is for 12 units/acre under RMF-12B zoning.
- All screening and bufferyard requirements for R-MF will be required during the LSDP process.
- Staff finds that the Commission should consider the long-term viability of this project due to public safety concerns, walkability to neighborhood services, and an overall lack of neighborhood services in the vicinity.

• Compatibility with Surrounding Environment:

• Site Layout:

The proposed development includes eight buildings that each consist of five townhomes. The site plan proposes right-of-way dedication for the extension of N. 22nd Street and the hammerhead at its south end. Public roads are also provided. Sidewalks are shown throughout the development as well. All development requirements will be considered at the time of LSDP review.

Rezone/Density Concept Plan Request: Patrick Place Townhomes



Staff Review Cont.

- **General Findings Cont.:**
 - **Building Form & Placement:**

The concept plan includes 40 townhome units. The proposal is in line with zoning requirements in regard to building form and placement, which will be further reviewed during the LSDP process.
 - **Architectural Design:**

The applicant has provided building elevations.
 - **Use Intensity:**

The proposed density of 12 units per acre is consistent within the Neighborhood growth designation. The max density allowed within the subject growth designation is 12 units/acre while the minimum is 6 units/acre. The proposed intensity is compatible with adjacent land uses.
- **Capacity of Surrounding Infrastructure:**
 - **Travel Demand Management:**

The proposed development will extend N 22nd Street southward to a hammerhead emergency turnaround. The development includes proposed right-of-way dedication for public streets and sidewalks.
 - **Traffic Characteristics:**

The applicant has not provided ITE trip generation estimates with this submittal.
- **Development Waivers and Zoning Variances:**

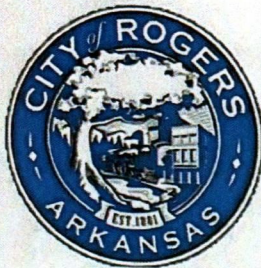
There are no requested waivers or variances.

Rezone/Density Concept Plan Request: Patrick Place Townhomes



Recommended Motion

- ***Consider***



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-12B to RMF-12B/10 unit
Permit Number: 22-38
CityView Application: PL202200737
Date: 8/25/2022

REZONE APPLICATION

APPLICANT: SVM22 Homes LLC

ADDRESS: 4200 Hollow Brook, Bentonville, AR 72712 SUITE #: _____

GENERAL LOCATION OF PROPERTY: South of the intersection of North 22nd Street and Easy Street, Rogers, AR

PARCEL NUMBER: 02-00828-002

PHONE #: 479-685-9756 EMAIL: kvd murali@hotmail.com

PROPERTY OWNER: SVM22 Homes, LLC PHONE #: _____

PRESENT USE: Vacant ZONING: RMF-12B/6 units/acre

PROPOSED USE: Quad plex development ZONING: RMF-12B/10 units/acre

K.V.D. M. Ramana
Applicant Signature

8/23/22
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: 8/24/2022 PUBLIC HEARING DATE: 9/20/2022 CERTIFIED MAIL DATE: 9/4/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, SVM22 Homes LLC, 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: South of intersection of Easy Street and 22nd Place

PRESENT ZONING: RMF-12B/6 units/acre

ZONING REQUEST: RMF-12B/10 units/acre

Respectfully Submitted,

By: K.V.D.M. Ramane
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

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



Joanna C. Trimble
Notary Signature

Joanna C. Trimble
Notary Name Printed

4.19.2032
Commission Expires



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:	Patrick Place Townhomes
ADDRESS/LOCATION:	South of the intersection of North 22nd Street and Easy Street
PROPOSED ZONING:	RMF-12B
PROPOSED DENSITY:	10.05 units/acre
GROSS SITE AREA:	3.98 Acres
DWELLING UNITS:	40
BUILDING TYPE:	Townhomes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Expedient Civil Engineering, PLLC Jason Ingalls	PHONE:	509-759-5300
		EMAIL:	jason@ece-llc.com
PROJECT OWNER/DEVELOPER:	Kudapa Murali	PHONE:	479-640-8375
		EMAIL:	kvd murali@hotmail.com
PROPERTY OWNER:	SVM22 Homes, LLC	PHONE:	
		EMAIL:	kvd murali@hotmail.com
REQUEST:	Increase underlying density from 6 units/ac to 10.05 units/ac		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/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.
BASE DENSITY:	6 units/ac
MAX DENSITY:	12 units/ac
CURRENT ZONING:	RMF-12B

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 7/29/2022

ATTACH SITE PLAN AND OTHER DCP DOCUMENTS (Sec. 14-737 Rogers City Code):

MINIMUM REQUIRED INFORMATION:

- Site area
- Building setbacks
- Building height
- Building elevation drawings
- Building materials breakdown
- Lot coverage and open space calculations
- Impervious area calculations
- Physical constraints, easements, encumbrances
- Current and proposed zoning
- Dwelling unit counts
- Gross and net density calculations

ADDITIONAL INFORMATION:

- ITE Trip Generation Manual estimates
- Sightline elevation drawings
- Written project narrative
- Travel demand factors
- Traffic and roadway characteristics
- Landscaping and screening plans

*** LABEL EACH ATTACHMENT “*EXHIBIT A, B, C...*” AND SUBMIT IN COMBINED PDF WITH THIS APPLICATION***



EXHIBIT A

July 18, 2022

Lori Ericson
City Planner
City of Rogers
301 W. Chesnut
Rogers, AR 72756

**RE: PATRICK PLACE TOWNHOMES
DENSITY CONCEPT PLAN & REZONE
EASY STREET, ROGERS, AR
ECE PROJECT NO. 22-1018**

Dear Mrs. Ericson:

SVM22 Homes, LLC is proposing to construct a eight (5) unit townhomes on Benton County tax parcel number 02-00828-002 located on a 3.98 acre parcel located at the northeast corner of the intersection of Easy Street and 22nd Street in Rogers, Arkansas. A new City street will be constructed from Easy Street to the south property line with a hammerhead emergency turnaround. Sidewalk will be added along both sides of the City street. A 6-foot tall screening fence with a row of shortleaf pine trees will be planted along the west boundary line. Trash pickup for the units will be curbside pickup. There is a possibility to connect to an existing detention pond to the west, provided the owners are favorable to accepting runoff from the development and there is sufficient volume. Another alternative for drainage would be to install interconnected detention ponds on the south end of the property.

Each of the 40 units will have a single car garage with two parking spaces outside the garage for a total of 3 spaces per unit. Additional landscaping will be placed in the driveway islands and along the west, east and south property lines. Street trees will be added to both sides of the City street.

There are quite a bit of existing trees located onsite and they will be preserved where feasible and reduce the landscaping required for the site.

Mrs. Lori Ericson
July 18, 2022
Page 2

Thank you for your consideration of the density concept plan and we look forward to discussing them further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

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

Cc: SVM22 Homes, LLC

Z:\IECE-Work\Projects\2022 Projects\22-1018 Patrick Place Townhomes\DWG\22-1018 BASE.dwg

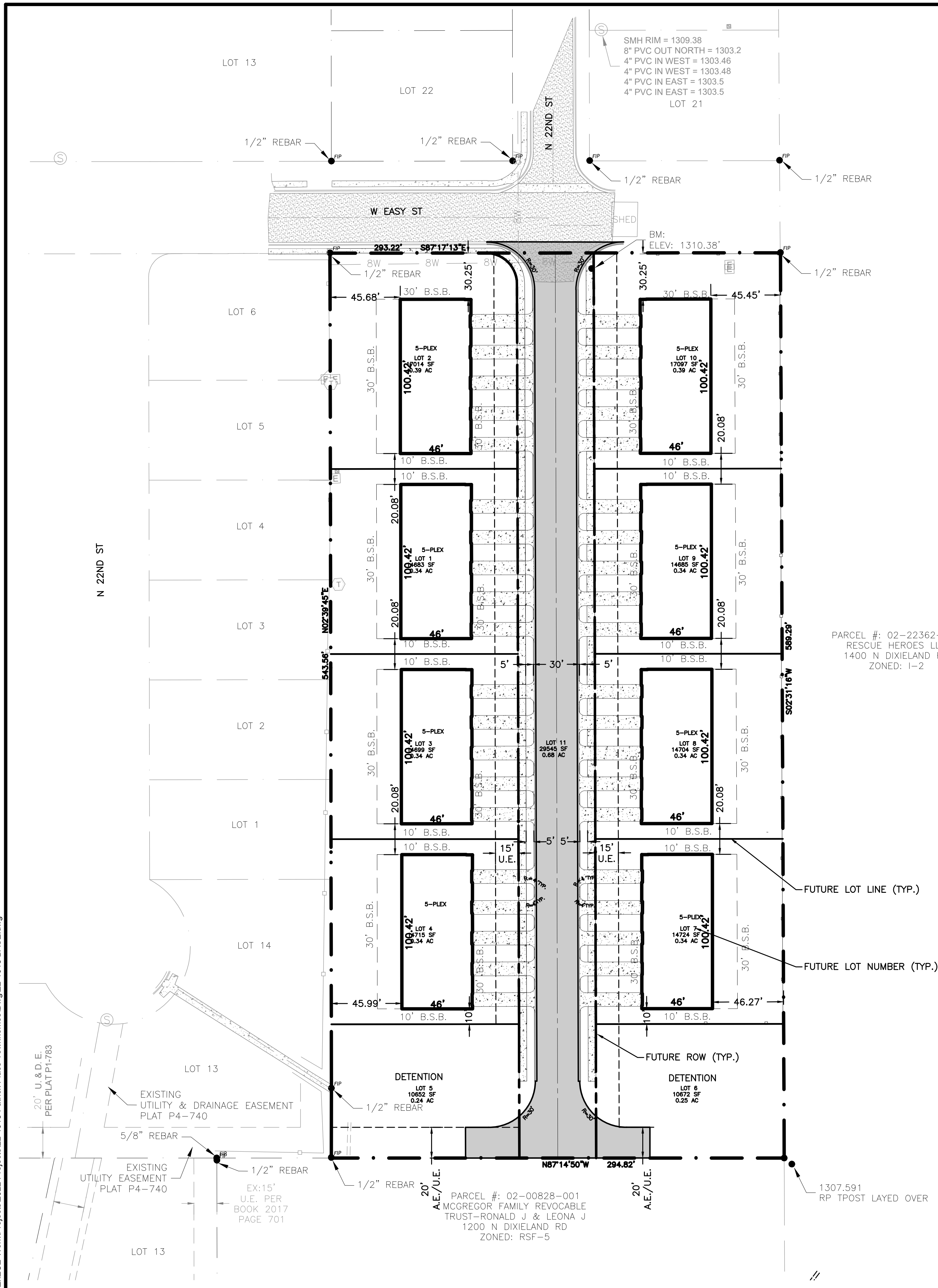


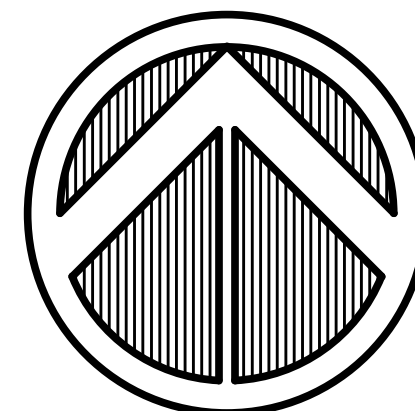
EXHIBIT B

SITE DEVELOPMENT STANDARDS:

SITE USAGE: TOWNHOMES
SITE AREA: 3.98 ACRE OR 173,369 SF
GROSS FLOOR AREA: REQUIRED-19,256 SF
DENSITY: 40 UNITS/3.98 AC=10.05 UNITS/AC (1 PARCEL - NO ROW)
GROSS: 40 UNITS/3.34 AC=11.98 UNITS/AC (MINUS THE FUTURE ROW)
NET:
LOT COVERAGE/BUILDING COVERAGE 173,369 SF/36,816 SF
AS A PERCENTAGE: 21.24%
IMPERVIOUS AREA/OPEN SPACE 72,425 SF/100,944 SF
AS A PERCENTAGE: 71.75%
BUILDING HEIGHT: 29'
TOTAL NUMBER OF UNITS: 40 UNITS
NUMBER OF BEDROOMS/UNIT: 3 BEDROOMS/UNIT

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.



NORTH

SCALE 1"=40'

LEGEND

FOUND IRON PIN
PROPERTY LINE
EXISTING CHAIN-LINK FENCE
EXISTING WOODEN FENCE
EXISTING SEWER MANHOLE
EXISTING ASPHALT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING CENTERLINE OF ROAD
PROPOSED SETBACK
PROPOSED 8" WATER LINE
PROPOSED CONCRETE
PROPOSED 8" SEWER LINE
PROPOSED TRUNCATED DOME
PROPOSED WATER METER
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEANOUT
PROPOSED FIRE HYDRANT
PROPOSED EASEMENT
UTILITY EASEMENT
ACCESS EASEMENT

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
(479) 364-0028

DEVELOPER:

SVM22 HOMES LLC
4901 SW WESTCHESTER RD
BENTONVILLE, AR 72713

CURRENT ZONING:

RMF-12B

PROPOSED DENSITY:

10 UNITS/ACRE

PARKING REQUIREMENTS:

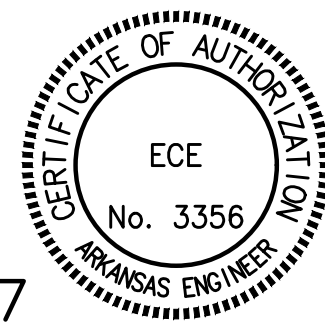
- 3 SPACES PER 2 DWELLING UNITS.
- 40 RESIDENTIAL UNITS
- NUMBER OF PARKING SPACES REQUIRED - 60 SPACES
- 40 ONE CAR GARAGE UNITS WITH GUEST PARKING IN DRIVE.
- NUMBER OF STANDARD PARKING SPACES PROVIDED - 120 SPACES

BUILD SETBACKS:

FRONT: 30'
SIDE: 10'
REAR: 30'

NOTES:

- ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
- ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
- TRASH SERVICE SHALL BE CURBSIDE PICKUP.
- 13D FIRE SPRINKLER SYSTEM TO BE INSTALLED ON ALL BUILDINGS



CITYVIEWPROJECT #: PL202200737

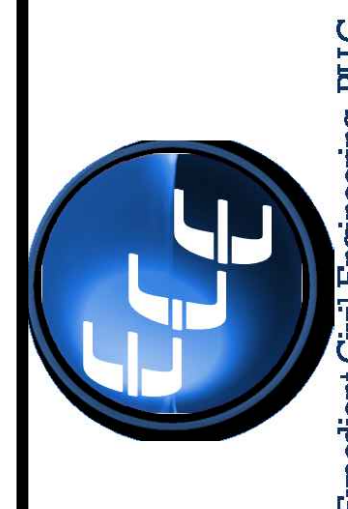
NOT FOR CONSTRUCTION



Date	
Comments	
Rev	

ROGERS, AR
EASY STREET AND 22ND PLACE
SVM22 HOMES LLC
4901 SW WESTCHESTER RD, BENTONVILLE, AR 72713

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
D: (479) 364-0028
M: (609) 759-5000
EMAIL: jason@cec-engineering.com



DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	9/2/2022
JOB NUMBER	22-1018
SHEET NAME	SITE PLAN

File No.	22-1018 BASE.dwg
C4.0	

\\ECE\homes\ECE202\1\Projects\2022\Projects\22-1018 Patrick Place Townhomes\Drawg\22-1018 BASE.dwg

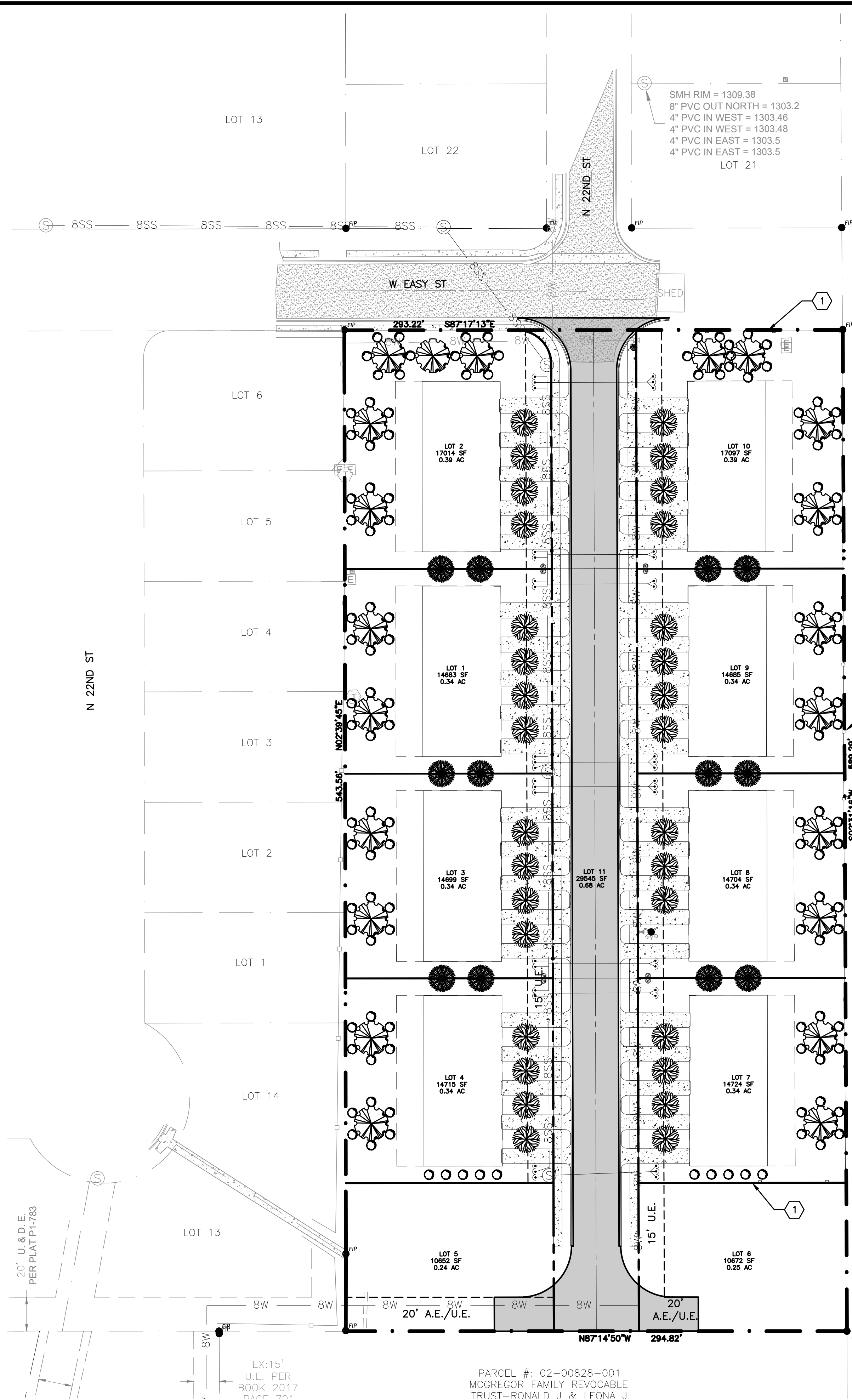


EXHIBIT C

LANDSCAPING REQUIREMENTS:

STREET TREES

- REQUIRED - PUBLIC STREET STREET FRONTAGE:
1 TREE EVERY 30 LINEAR FEET OR 589 LF FRONTAGE AT 30'
SPACING = 20 TREES
- PROVIDED - 31 TREES

SITE LANDSCAPING

- REQUIRED - 1 TREE OR SHRUB PER 1,000 SF OF DEVELOPMENT
AREA = 173,191 SF
OR 174 TREES AND SHRUBS (25% TREES = 44 TREES)
- PROVIDED - 44 NEW TREES AND 130 NEW SHRUBS

GREENSPACE

- REQUIRED - 10% OF LOT AREA
- PROVIDED -
TOTAL LOT AREA: 173,369 SF
IMPERVIOUS AREA: 72,425 SF
PERVIOUS AREA: 100,944 SF
GREENSPACE: 71.75%

GENERAL LANDSCAPE NOTES:

- ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
- ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE WARRANTED FOR SURVIVAL FOR A PERIOD OF 3 YEARS FROM THE TIME OF INSTALLATION.
- INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF ROGERS.
- INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
- INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
- IRRIGATION SYSTEM TO BE DESIGN BUILD.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.
- PERENNIAL TO SHRUB RATIO SHALL BE 20:1.

KEYNOTES:

- ① WOODEN PRIVACY FENCE PER DETAIL 1/C9.0

NOTES:

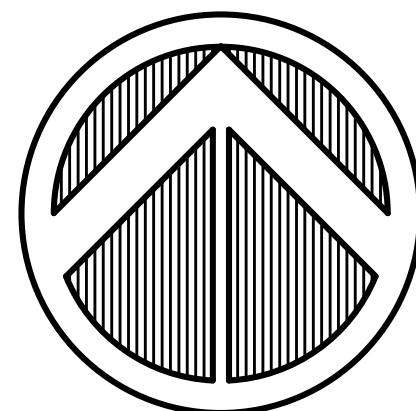
PLANTING OF TREES PER DETAIL 2/C9.0

STREET TREES

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	REDBUD	CERCIS CANADENSIS	31	2.5" CALIPER B & B MIN. 6'	30' MIN.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
	RED MAPLE	ACER RUBRUM	21	2" CALIPER B & B MIN. 8'	30' MIN.
	AMERICAN SMOKETREE	COTINUS OBOVATUS	12	2" CALIPER B & B MIN. 8'	30' MIN.
	SHRUB (DESIGN BUILD - MUST MEET CITY OF ROGERS PLANT LIST)		130	5 GALLON	

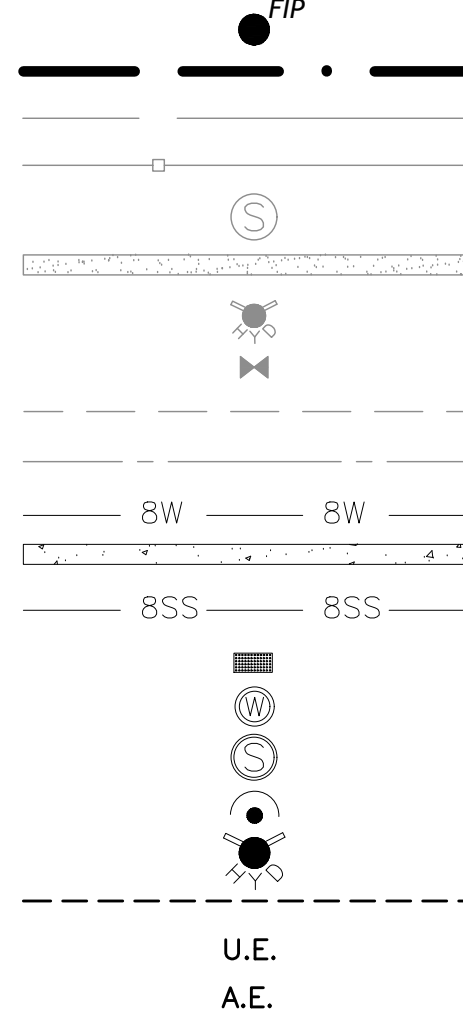


NORTH

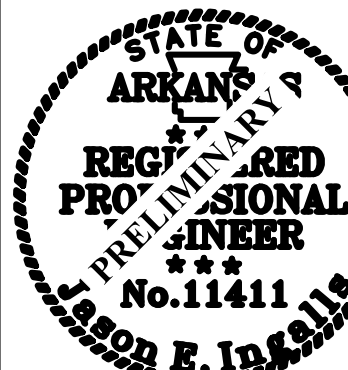
SCALE 1"=40'

LEGEND

FOUND IRON PIN
PROPERTY LINE
EXISTING CHAIN-LINK FENCE
EXISTING WOODEN FENCE
EXISTING SEWER MANHOLE
EXISTING ASPHALT
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
PROPOSED SETBACK
EXISTING CENTERLINE OF ROAD
PROPOSED 8" WATER LINE
PROPOSED CONCRETE
PROPOSED 8" SEWER LINE
PROPOSED TRUNCATED DOME
PROPOSED WATER METER
PROPOSED SEWER MANHOLE
PROPOSED SEWER CLEANOUT
PROPOSED FIRE HYDRANT
PROPOSED EASEMENT
UTILITY EASEMENT
ACCESS EASEMENT



NOT FOR CONSTRUCTION



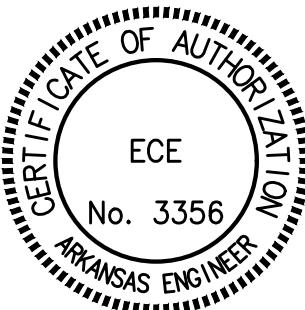
Date	
Comments	
Rev	

PATRICK PLACE TOWNHOMES
PRELIMINARY PLAT
EASY STREET AND 22ND PLACE
ROGERS, AR
SVM22 HOMES LLC
4801 SW WESTCHESTER RD, BENTONVILLE, AR 72713

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
M: (505) 759-5300
D: (479) 367-2924
EMAIL: jason@ecce-llc.com



DRAWN BY:	KAB
CHECKED BY:	JEI
DATE	4/13/2022
JOB NUMBER	22-1018
SHEET NAME	LANDSCAPE PLAN
File No.	22-1018 BASE.dwg
	L1.0



NOTE:

ALL MATERIALS AND METHODS USED TO CONSTRUCT PUBLIC WATER AND SEWER MAINS SHALL CONFORM TO RWU STANDARD DETAILS AND STANDARD SPECIFICATIONS

EXHIBIT D



BLDG. FRONT ELEV.

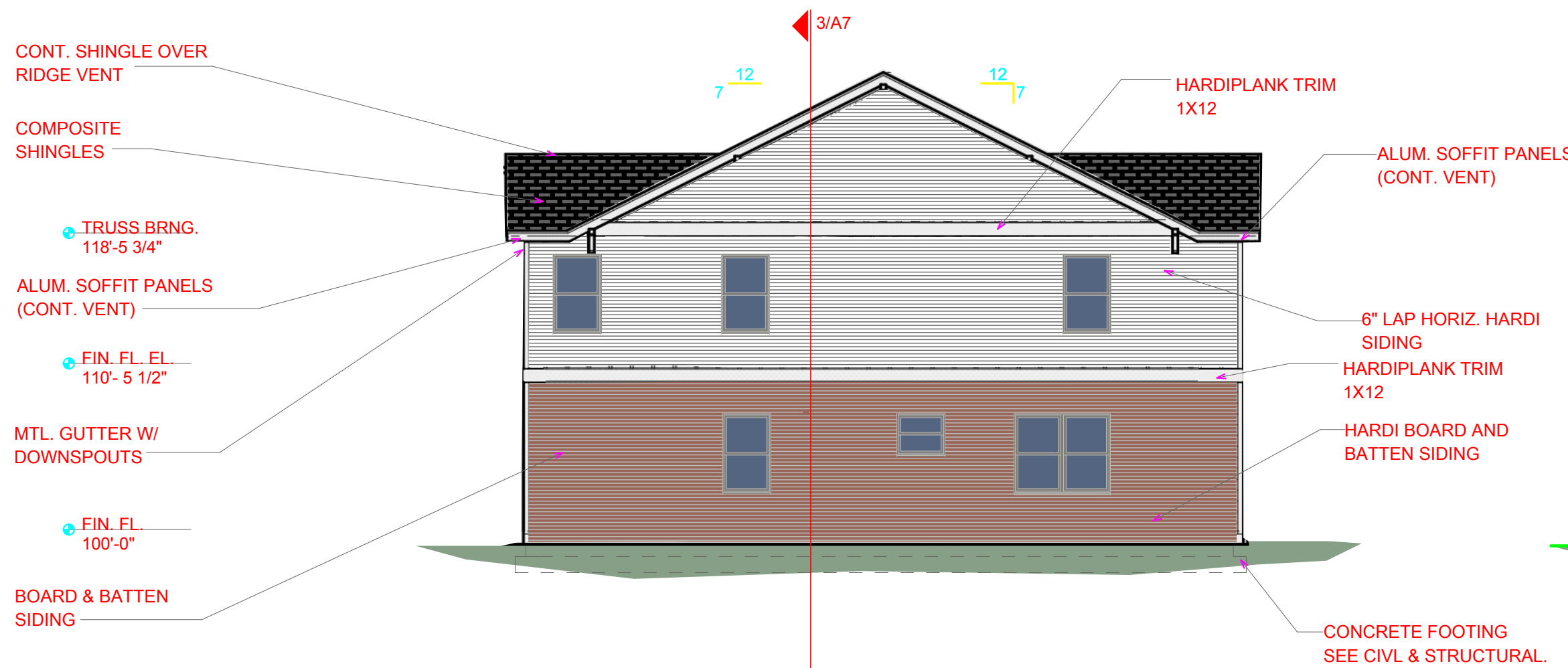
TYPE A FRONT ELEVATION

1/8" = 1'-0"

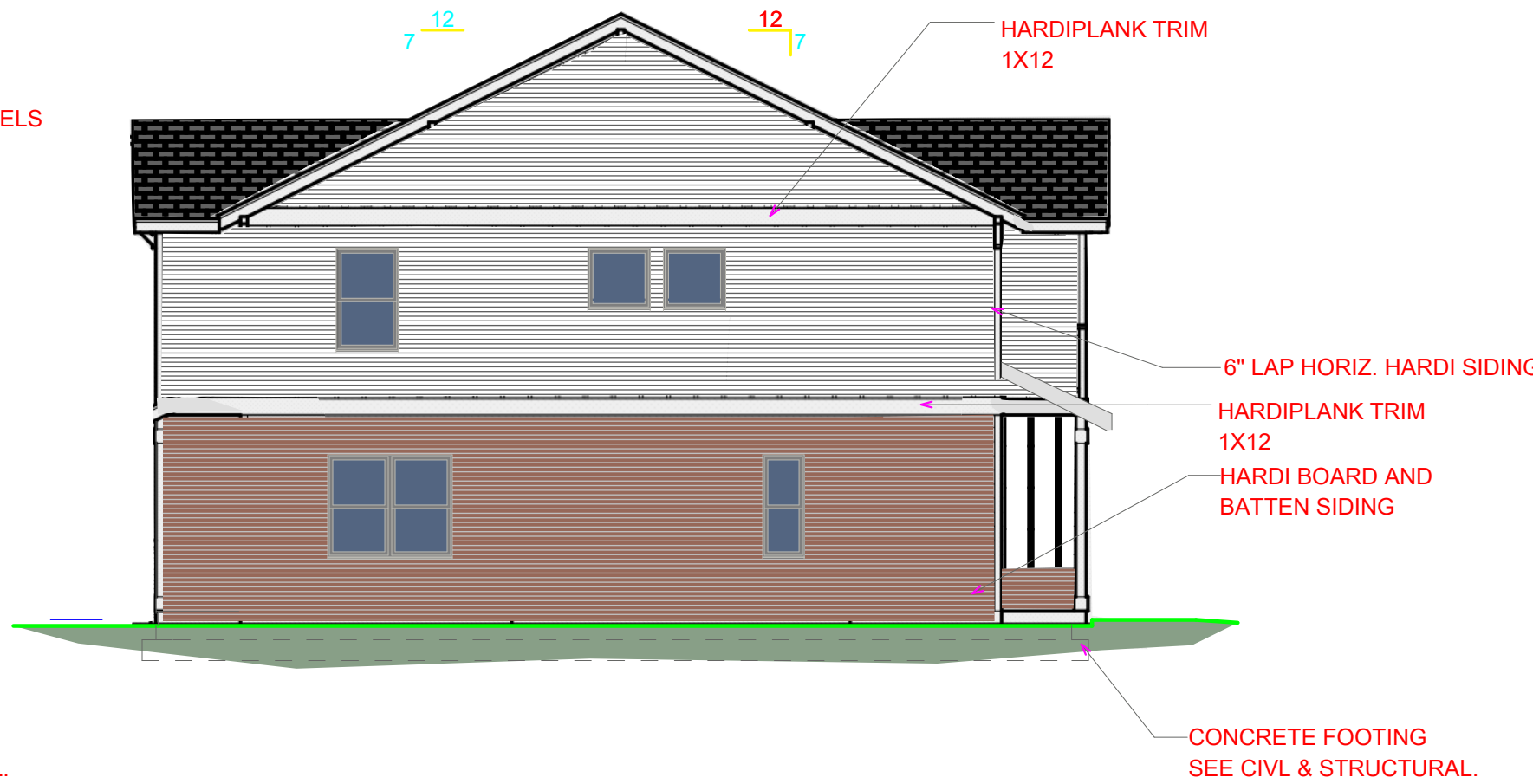


TYPE A REAR ELEVATION

1/8" = 1'-0"



BLDG. RIGHT SIDE ELEV.



BLDG. LEFT SIDE ELEV.

PRELIMINARY
NOT FOR CONSTRUCTION

ARCHITECT

IMA
architecture
planning
design

Isaac Moran
principal

400 east new hope road
rogers, arkansas 72758

isaac@ima-arch.com
479.445.4595

ima-arch.com

PROJECT

PROPOSED NEW 5 PLEXES
FOR :
PATRICK PLACE
XXXXXXXXXX
ROGERS, ARKANSAS

CONSTRUCTION
DOCUMENTS

These drawings, specifications, ideas, designs and arrangements presented thereby are and shall remain the property of IMA ARCHITECTURAL DESIGN, INC. No part thereof shall be copied, disclosed to others or used in connection with any work or project other than the specific project for which they have been prepared and developed without the written consent of IMA ARCHITECTURAL DESIGN, INC. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions.

Any deviation in the Construction Documents that compromise the Life Safety, Structural Integrity, ADA compliance, Violation of Codes or Regulations is the responsibility of the Owner or Contractor.
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REVISIONS:
6.17.22

SHEET
CONTENTS
EXTERIOR
ELEVATIONS

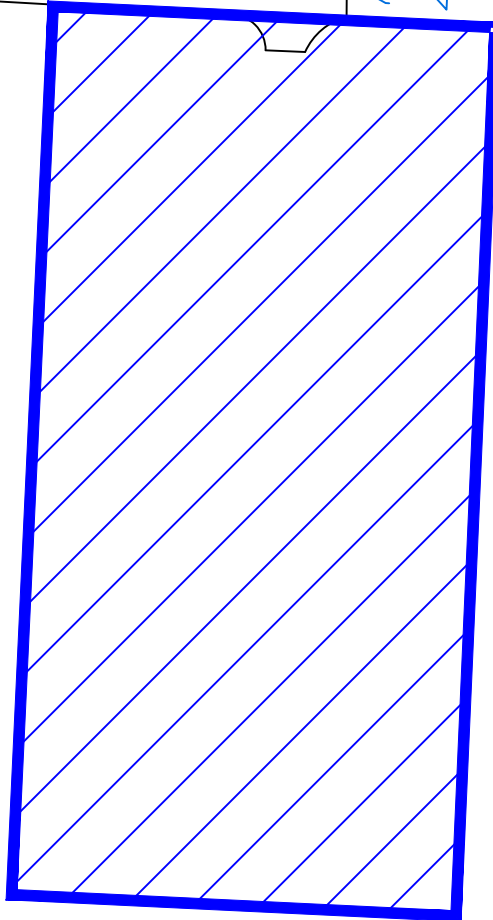
SHEET
A5

Legal Description Confirmation

EASY ST.

22nd ST

22nd PL





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 **October 4, 2022 at 6:00 p.m.** on the application by **Patrick Place Townhomes** to rezone **±3.98 acres south of the intersection at N. 22nd St. & W. Easy St.** from the **RMF-12B** (Residential Multifamily, 12 units per acre, rentals) zoning district to the **RMF-10.05** (Residential Multifamily, 10.05 units per acre) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

±3.98 acres south of the intersection at N. 22nd St. & W. Easy St.
Parcel Number: 02-00828-002

Eriks Zvers, Secretary
Planning Commission

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

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE & DENSITY CONCEPT PLAN

DESCRIPTION: To rezone 0.3 acre south of the intersection of N. 22nd St. & W. Easy St. from RMP-12B to the RMP-10.05 zoning district with a Density Concept Plan.

APPLICANT: Patrick Place Townhomes

BOARD/COMMISSION: Planning Commission

MEETING DATE/TIME: October 4, 2022 at 6:00 PM

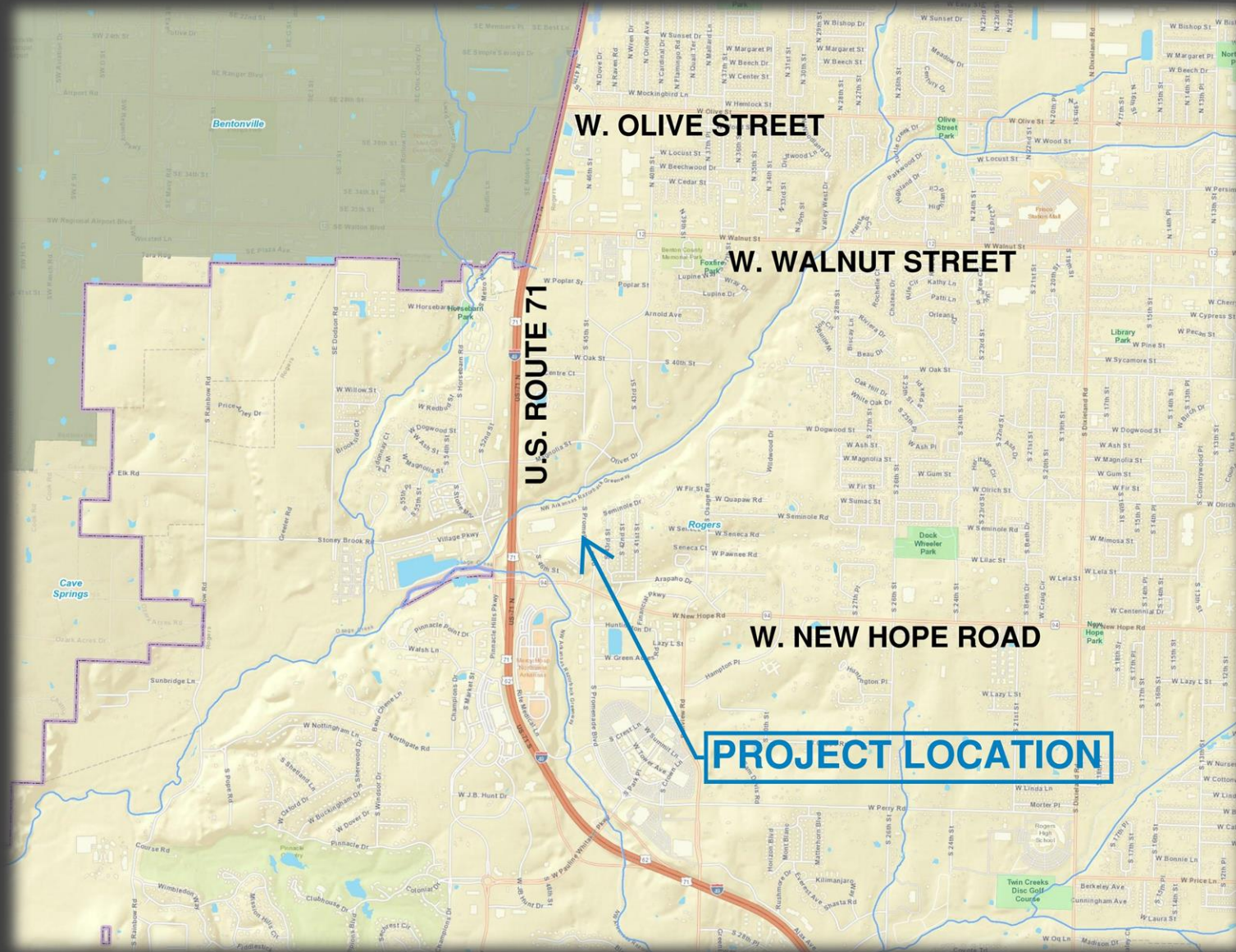
MEETING LOCATION: Rogers City Council Chambers, 301 W. Chestnut St.

PUBLIC COMMENTS: planningcommission@rogersar.gov or www.rogersar.gov/1181/PublicHearing



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

Rezone: SJC Ventures



Summary

C-2 to U-COM

Location:

S Promenade Blvd and W Seneca Rd,
Parcel 02-19287-002

Total Area to be Rezoned:

8.67 acres

Growth Designation:

Regional Center

Representative:

Justin Jorgensen, Jorgensen &
Associates

Staff: Nicholas Little, Planner II - nlittle@rogersar.gov

Rezone: SJC Ventures



Aerial Map

Summary

C-2 to U-COM

Request:

Rezone to U-COM (Uptown Commercial Mixed Use)

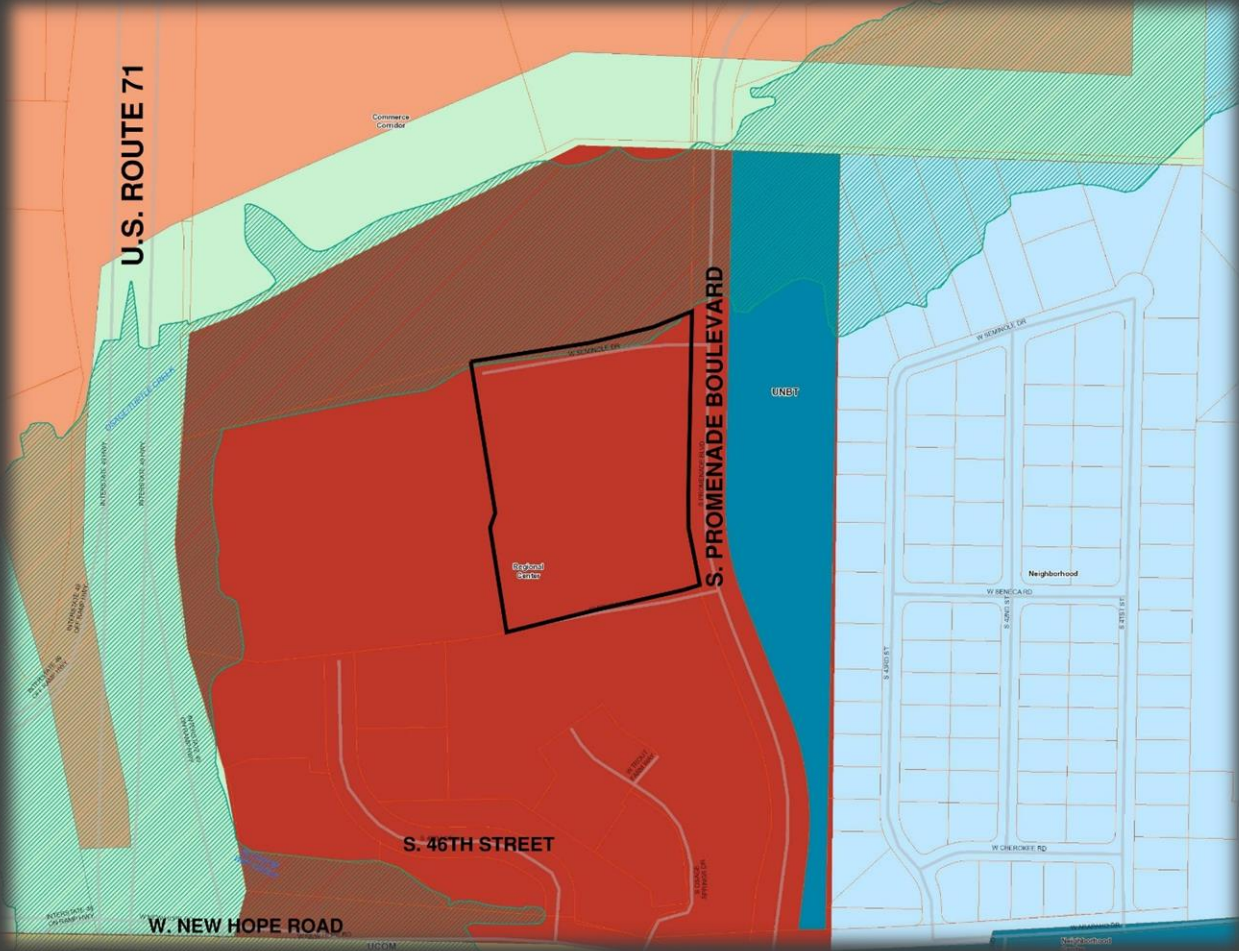
Findings:

U-COM is an allowed zoning district within the Regional Center. However, the applicant did not notify neighbors within a 300' radius of the subject property within the required time period.

Staff Recommendation:

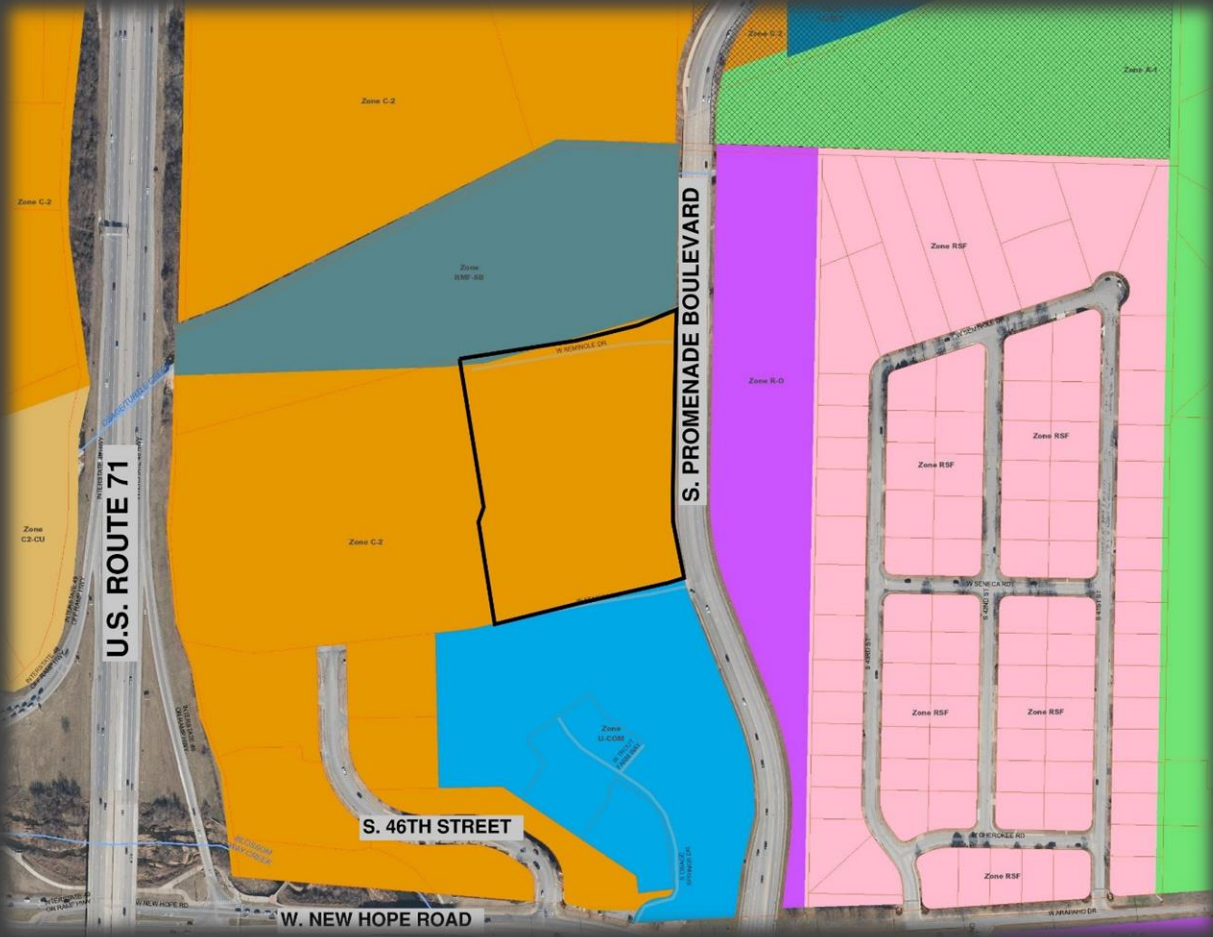
***HOLD PUBLIC HEARING, THEN
TABLE***

Rezone: SJC Ventures



Comprehensive Growth Map

Zoning Map



Rezone: SJC Ventures



STAFF REVIEW

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Uptown Regional Center

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)

Base Density:

N/A

Max Density:

N/A

Allowed Zoning Districts:

U-COR, U-COM, U-ENT, U-NBT

Rezone: SJC Ventures



STAFF REVIEW

ZONING:

U-COM (Uptown Commercial Mixed Use)

- The purpose of the Uptown Commercial Mixed Use zone 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.)

General Findings:

- The proposed rezone is reasonable and allowed in the Regional Center growth designation. The subject parcel was redesignated as Regional Center at the 3/1/2022 Planning Commission meeting, and is in a prime area for a true mixed use development, with nearby trails, fairly walkable streetscapes and adjacent existing commercial uses. However, the applicant did not notify neighboring parcels within the required time frame for Public Hearings, so this project will have to be tabled until a later date.

Supplements:

- Rezone application with required documentation



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: C-2 to U-COM
Permit Number: 22-40
CityView Application: PL202200881
Date: 9/12/2022

REZONE APPLICATION

APPLICANT: SJC Ventures, Attn: Dan Merrill

ADDRESS: 1800 S Osage Springs 02-19287-002 SUITE #: _____

GENERAL LOCATION OF PROPERTY: S Osage Springs Dr

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

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

PRESENT USE: Vacant Land ZONING: C-2

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

 8/30/22
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 9/12/2022 PUBLIC HEARING DATE: 10/4/2022 CERTIFIED MAIL DATE: 9/19/2022

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LAYMAN'S DESCRIPTION:

LOT 11 OF PINNACLE SPRINGS, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE ADJUSTMENT AND LOT SPLIT FILED FOR RECORD IN PLAT BOOK 2013 AT PAGES 371 AND 372, OF THE RECORDS OF BENTON COUNTY, ARKANSAS

PRESENT ZONING: C-2

ZONING REQUEST: U-COM

Respectfully Submitted,

By: Kenneth R. Steiner - Co-Manager
(Property Owner:)

By: _____
(Property Owner:)

By: _____
(Property Owner:)

STATE OF ARKANSAS
COUNTY OF ~~Washington~~ Benton

Subscribed and sworn before me this the 13 day of September, 20 22.



Gabriela Heath
Notary Signature

Gabriela Heath
Notary Name Printed

4-15-2023
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **October 4, 2022 at 6:00 p.m.** on the application by **SJC Ventures** to rezone **±8.67 acres at the SW corner of W. Seminole Dr. & S. Promenade Blvd.** from the **C-2** (Highway Commercial) zoning district to the **U-COM** (Uptown Commercial Mixed Use) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

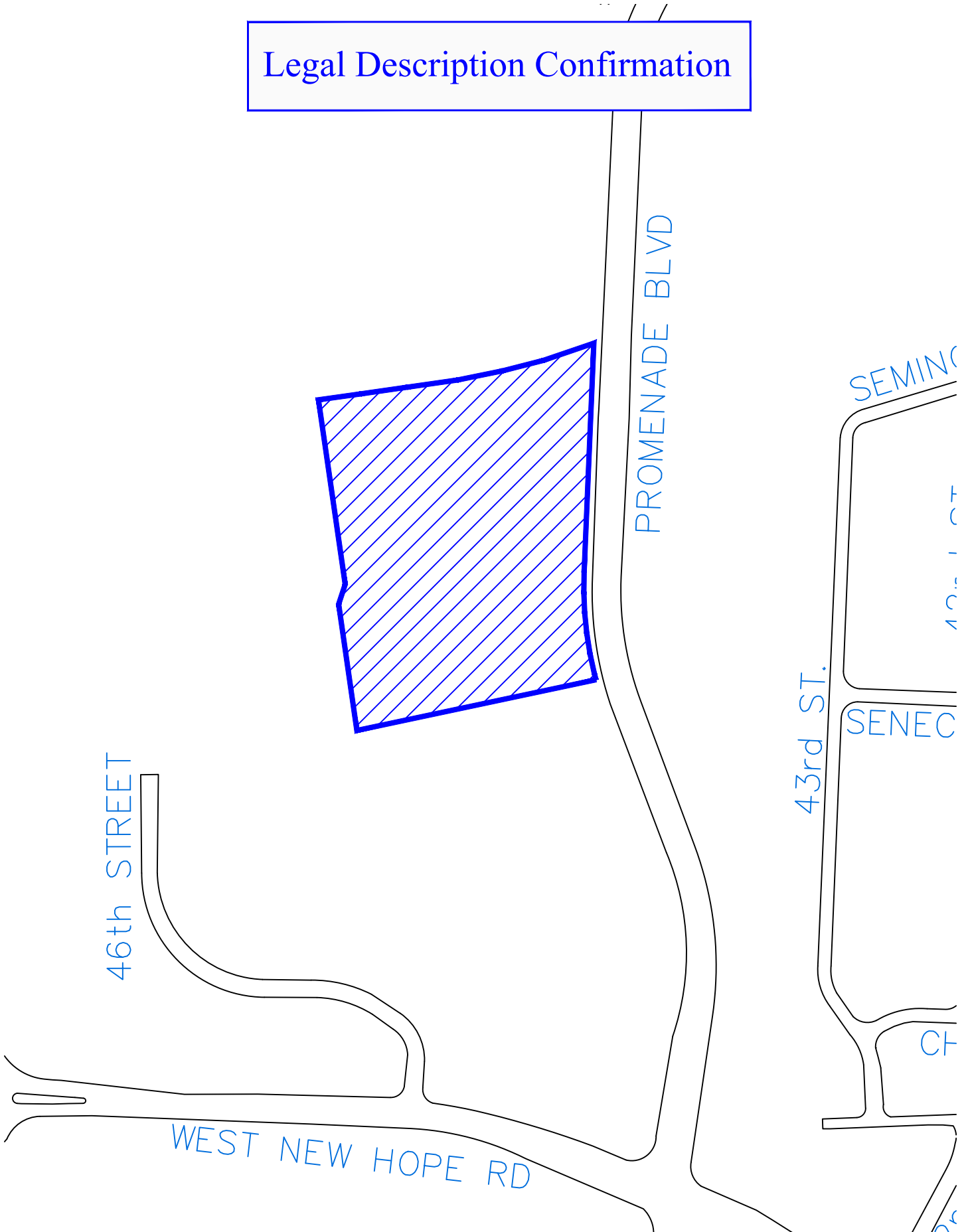
±8.67 acres at the SW corner of W. Seminole Dr. & S. Promenade Blvd.

Parcel Number: 02-19287-002

Eriks Zvers, Secretary
Planning Commission

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

Legal Description Confirmation



ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM C-2 TO U-COM, 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 October 4, 2022, the City Council has found that certain lands hereinafter described are better suited for U-COM 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 U-COM and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

LOT 11 OF PINNACLE SPRINGS, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON LOT LINE. ADJUSTMENT AND LOT SPLIT FILED FOR RECORD IN PLAT BOOK 2013 AT PAGES 371 AND 372, OF THE RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SAID LOT 11, SAID POINT ALSO BEING LOCATED ON THE WESTERN RIGHT OF WAY OF SOUTH PROMENADE BOULEVARD, AND RUNNING ALONG SAID RIGHT OF WAY S02°34'51"W 488.32 FEET AND ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 766.20 FEET, AND WHOSE LONG CHORD BEARS S06°06'25"E 231.70 FEET; THENCE LEAVING SAID RIGHT OF WAY S78°02'09"W 521.18 FEET; THENCE N08°03'46"W 273.81 FEET; THENCE N18°21'27"E 44.64 FEET; THENCE N08°06'26"W 397.66 FEET; THENCE N82°10'38"E 90.90 FEET; THENCE N81°56'37"E 100.48 FEET; THENCE N82°00'01"E 108.09 FEET; THENCE N78°40'21"E 97.90 FEET; THENCE N75°45'55"E 89.73 FEET; THENCE N71°25'55"E 114.01 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 8.67 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

LAYMAN'S DESCRIPTION:

02-19287-002

SECTION 3: Zoning. That the above described lands are better suited for U-COM than C-2 zoning and same should be and are hereby zoned U-COM.

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

ICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

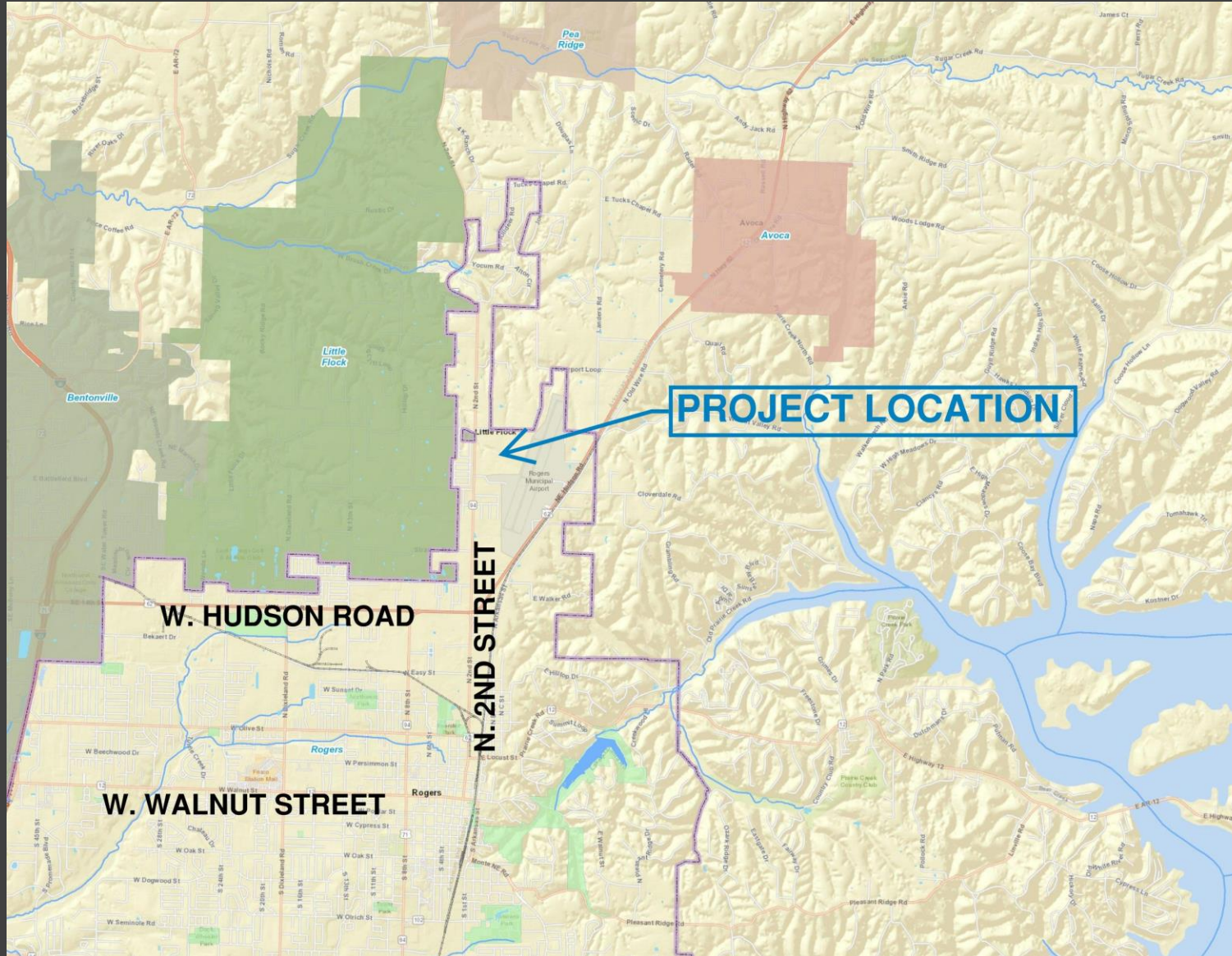
REZONE

To rezone 35.67 acres at the SW corner of W. Seminole Dr. & S. Promenade Blvd. from C-2 to the U-COM zoning district.
SJC Ventures

DESCRIPTION	Planning Commission
APPLICANT	October 4, 2022 at 6:00 PM
BOARD/COMMISSION	Rogers City Council Chambers
MEETING DATE/TIME	301 W. Chestnut St.
MEETING LOCATION	planningcommission@rogersar.gov
PUBLIC COMMENTS	www.rogersar.gov/1181/Public-Hearing-Sign

 **COMMUNITY DEVELOPMENT**
PLANNING DIVISION
(479) 633-1186
planning@rogersar.gov

Rezone: Rafael Castro



Vicinity Map

Summary

A-1 to C-4

Location:

3809 N. 2nd Street

Parcel 02-00636-000

Total Area to be Rezoned:

±5 Acres

Growth Designation:

Employment Center

Representative:

Rafael Castro

Staff: Zachery Birdsong, Planner - zbirdsong@rogersar.gov

Rezone: Rafael Castro



Aerial Vicinity Map

Summary

A-1 to C-4

Request:

Rezone to C-4 (Open Display Commercial District)

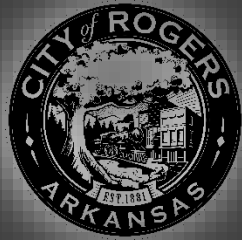
Findings:

C-4 is allowed within the Employment Center Growth Designation. However, there is an existing single-family residence on the subject property, which is not allowed in C-4. Rezoning to C-4 would create a legal non-conformity.

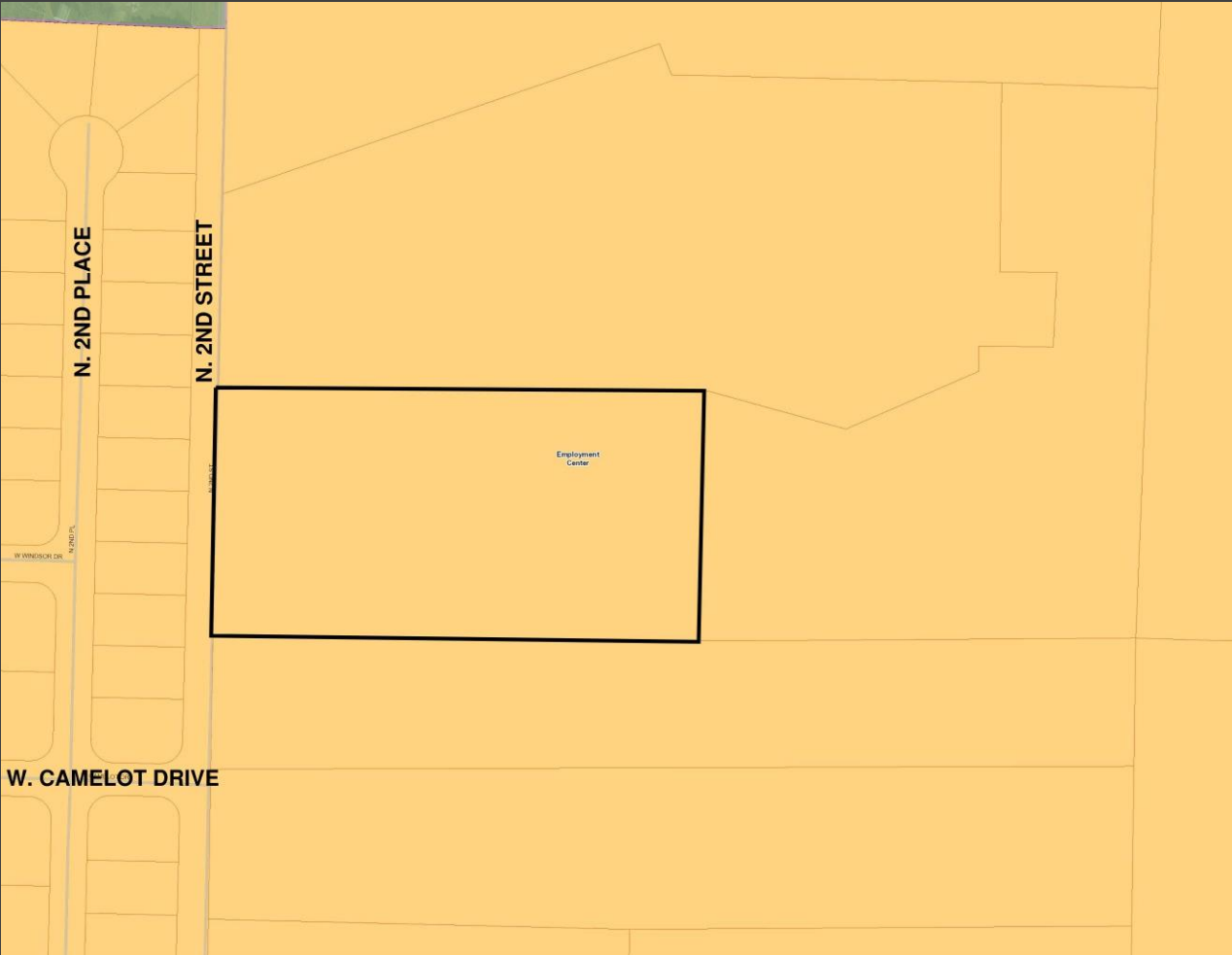
Staff Recommendation:

DENY

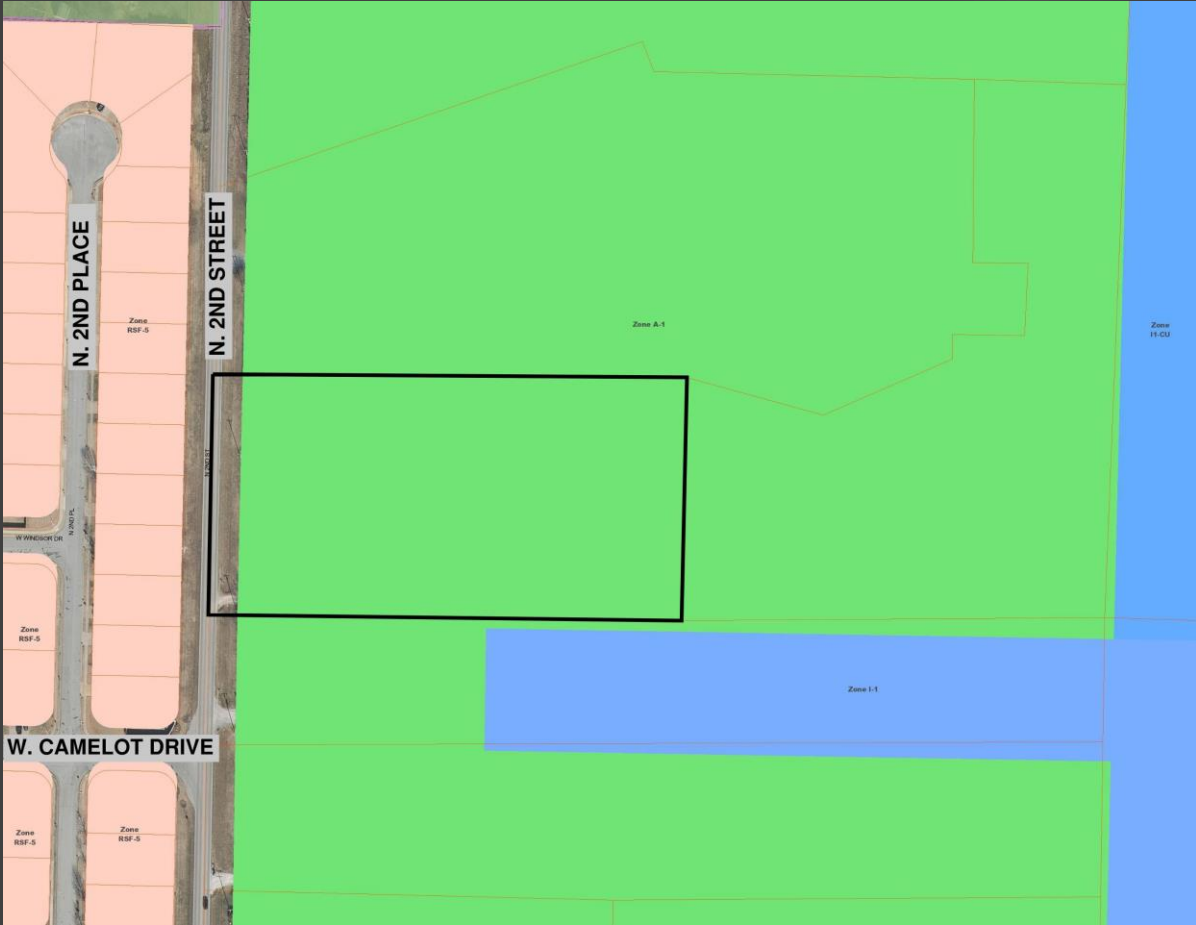
Rezone: Rafael Castro



Zoning Map



Comprehensive Growth Map



Rezone: Rafael Castro



STAFF REVIEW

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibility organizing uses with like impacts and maintaining capacity for industry and service. (CGM Page 1).

Base Density:

6 units/acre

Max Density:

12 units/acre

Allowed Zoning Districts:

C-4, W-O, I-1, I-2

Rezone: Rafael Castro



STAFF REVIEW

ZONING:

C-4 (Open Display Commercial District)

- The purpose and intent of the C-4 zoning district is “for 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)

General Findings:

- The proposed rezone is consistent with the Comprehensive Growth Map. However, a single-family residence currently exists on the subject property. Rezoning to C-4, where single-family residences are not allowed, would create a legal non-conformity.
- Staff has received calls from a few nearby neighbors stating their opposition to the rezone. Two neighbors called stating they did not receive a public notice from the applicant. Instead, they stated they only received his title paperwork for the subject property. The applicant, however, states that he mailed the notices correctly.
- Community Development recommends to deny the request due to the creation of a legal non-conformity.

Supplements:

- Rezone application with required documentation



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: A-1 to C-4
Permit Number: 22-41
CityView Application: PL202200889
Date: 9/12/2022

REZONE APPLICATION

APPLICANT: Rafael Castro
ADDRESS: 3809 North 2nd St Rogers SUITE #: _____
GENERAL LOCATION OF PROPERTY: 02-00636-000
PHONE #: 479 295-5131 EMAIL: RafaelCastro72754@gmail.com
PROPERTY OWNER: Rafael Castro PHONE #: _____
PRESENT USE: Residential ZONING: A-1
PROPOSED USE: Retail ZONING: C-4

Rafael Castro
Applicant Signature

08-30-22
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 9/12/2022 PUBLIC HEARING DATE: 10/4/2022 CERTIFIED MAIL DATE: 9/19/2022
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: A-1

ZONING REQUEST: C-4

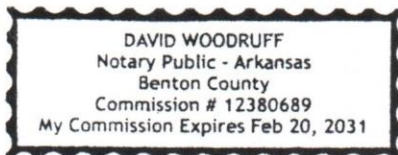
Respectfully Submitted,

By: Rafael Castro
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 21 day of JUNE, 2022.



David Woodruff
Notary Signature

DAVID WOODRUFF
Notary Name Printed

2/20/2031
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **October 4, 2022 at 6:00 p.m.** on the application by **Rafael Castro** to rezone **3809 N. 2nd St.** from the **A-1** (Agricultural) zoning district to the **C-4** (Open Display Commercial) zoning district, the property being more particularly described as follows:

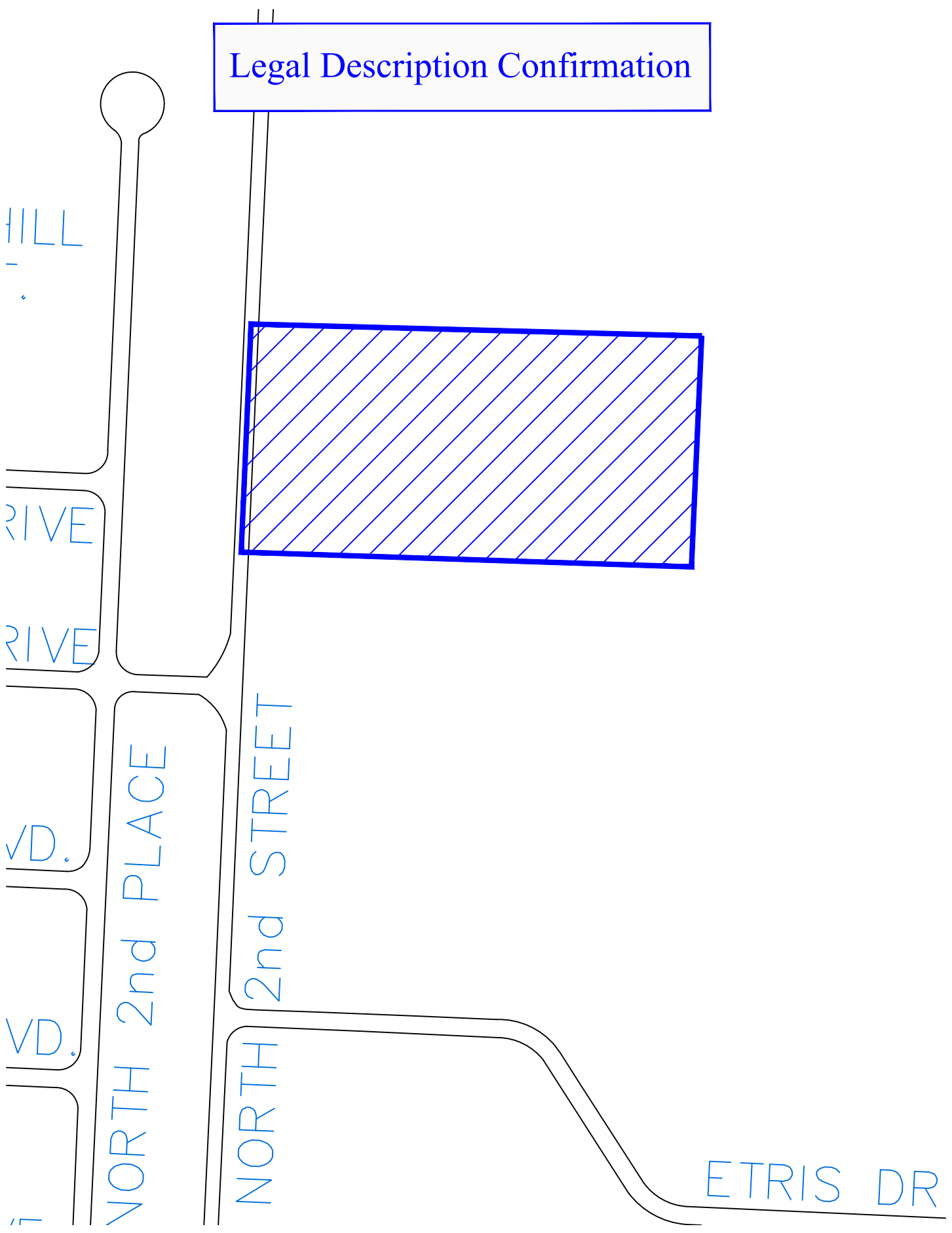
PROPERTY DESCRIPTION:

3809 N. 2nd St.

Parcel Number: 02-00636-000

Eriks Zvers, Secretary
Planning Commission

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



Legal Description Confirmation

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM A-1 TO C-4, 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 October 11, 2022, the City Council has found that certain lands hereinafter described are better suited for C-4 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-4 (Open Display Commercial District) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Part of the Frl. NW1/4 of the SW1/4 of section 30, Township 20 North of Range 29 West, Benton County, Arkansas, described as follows:

Beginning at the SW Corner of said NW1/4, run thence North 330 feet, thence east 660 feet, thence South 330 feet, thence West 660 feet to the place of beginning, SUBJECT to Highway 94 on the West side thereof, containing 5 acres more or less.

LAYMAN'S DESCRIPTION:

3809 North 2nd Street (Parcel 02-00636-000)

SECTION 3: Zoning. That the above described lands are better suited for C-4 than A-1 zoning and same should be and are hereby zoned C-4.

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



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE

DESCRIPTION:	To rezone 3809 N. 2nd St. from
APPLICANT:	A-1 to the C-4 zoning district.
BOARD/COMMISSION:	Rafael Castro
MEETING DATE/TIME:	Planning Commission
MEETING LOCATION:	October 4, 2022 at 6:00 PM
PUBLIC COMMENTS:	Rogers City Council Chambers, 301 W. Chestnut St.

planningcommission@rogersar.gov

www.rogersar.gov/2022/10/04/181-Public-Hearing-Signs



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 521-1188
planning@rogersar.gov

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 Rafael Castro is applying to the Rogers Planning Commission to rezone certain property at 3809 N 2ND St Rogers, Ar 72756 property is more particularly described as follow:

LEGAL DESCRIPTION/PARCEL NUMBER: Part of the Frl. NW1/4 of the SW1/4 of section 30, Township 20 North Of Range 29 West, Benton County, Arkansas, described as follows: Beginning at the SW Corner Of said NW1/4,run thence North 330 feet, thence east 660 feet, thence South 330 feet, thence West 660 feet to the place of beginning, SUBJECT to Highway 94 on the West side there of, containing 5 acres more or less.

LAYMAN'S DESCRIPTION: 3809 N 2ND ST ROGERS,AR 72756

PRESENT ZONING: A-1

ZONING REQUEST: C-4

A public hearing by the Rogers Planning Commission will be held on October 4,2022 at 6:00 p.m in the City Council Chambers of the City Hall Building located at 301 W Chestnut Street, Rogers,Arkansas.

Respectfully Submitted,

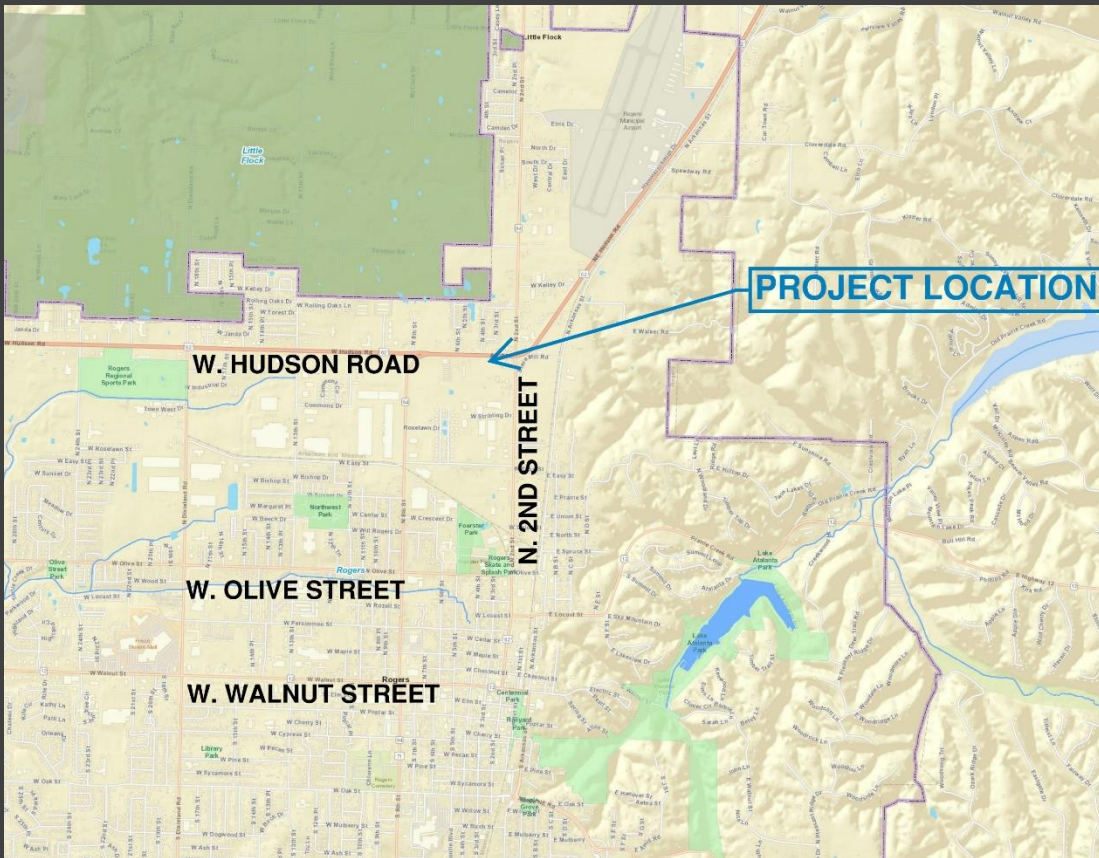
By: _____

Large Scale Development Plan: Hudson Road Wholesale



Summary

- **CGM Designation:** Access Corridor
- **Zoning:** C-2 (Highway Commercial), Overlay District
- **Proposed Use:** Wholesaling, Distribution and Storage (CUP 22-05)
- **Location:** 282 W Hudson Road, 02-00728-002
- **Representative:** Jake Chavis, Bates & Associates



Vicinity Map

Staff:

Christina Moore, Planner I (cmoore@rogersar.gov)

Amariah Berry, Development Compliance Specialist (aberry@rogersar.gov)

Large Scale Development Plan: Hudson Road Wholesale

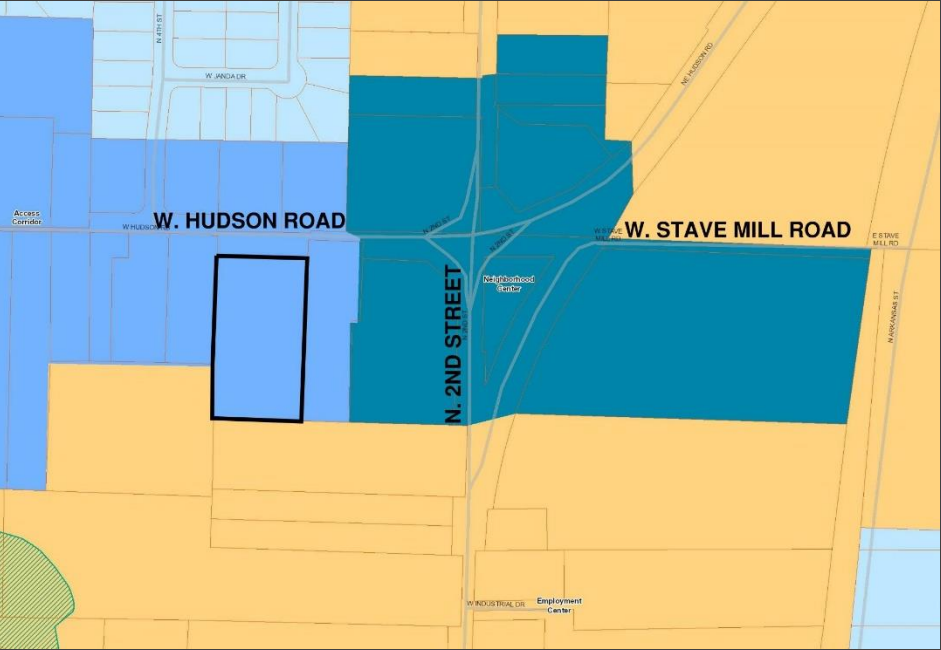
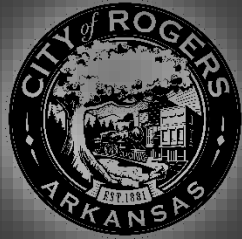


Aerial Map

Summary

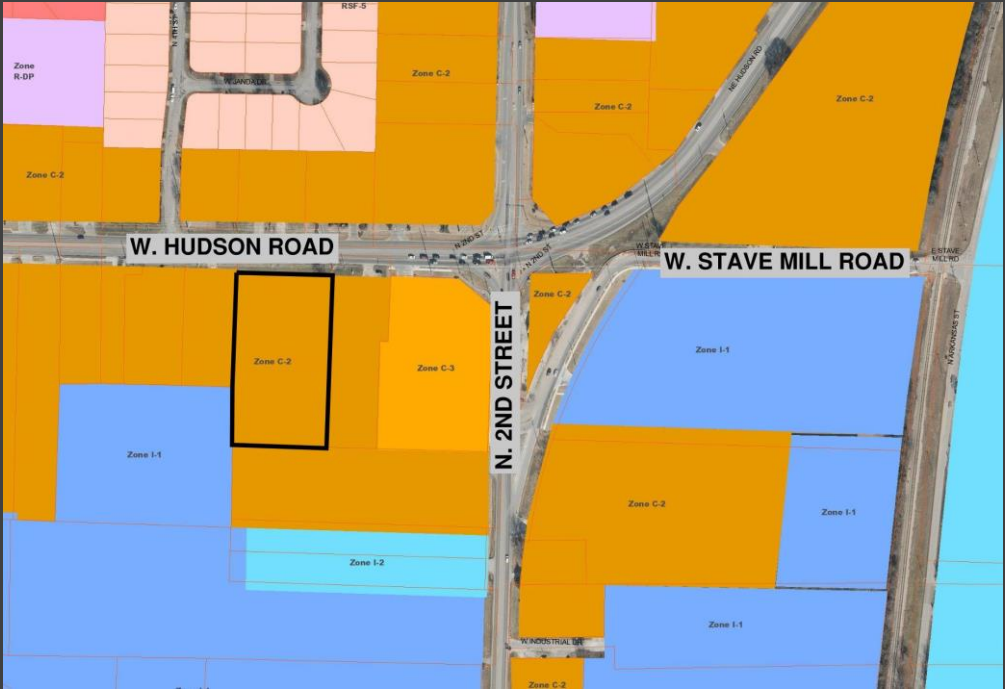
- **Request:** A 32,195-SF building on 2.28 acres for wholesaling, distribution and storage.
- **Recommendation:** Approve, subject to the following action:
 - Deny WAIVER from Sec. 14-260 (f) requiring 250-ft of separation between curb cuts on streets with a 45-mph travel speed.

Large Scale Development Plan: Hudson Road Wholesale

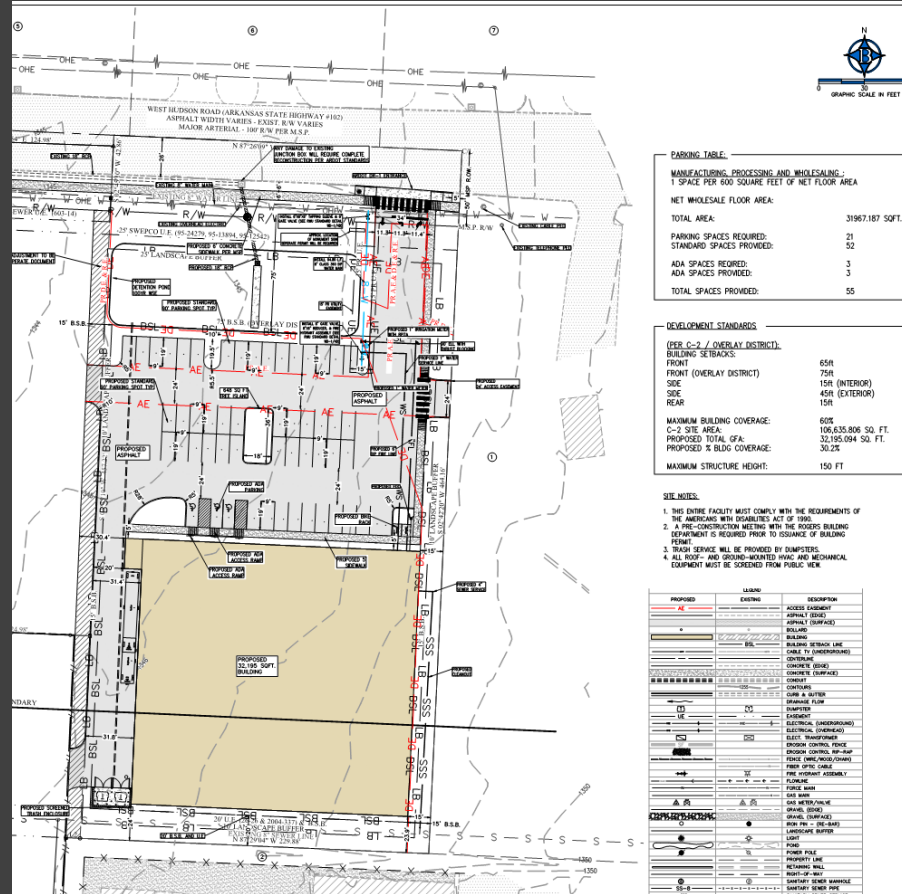


Comprehensive Growth Map

Zoning Map



Large Scale Development Plan: Hudson Road Wholesale



Site Plan

Large Scale Development Plan: Hudson Road Wholesale



Engineering Review

- Access Management:
 - The applicant requests a **WAIVER** from Sec. 14-260 (f) requiring 250-ft of separation between curb cuts on streets with a 45-mph travel speed. The proposed driveway is shown 200-ft from the Kum & Go driveway. The applicant states their hardship is the western side of the property is the low point of the site and all water drains to this point. Additionally, the applicant plans to extend 4th Street to connect to 2nd Street. The applicant believes the driveway will be safer on the eastern side of the property considering the future intersection and site topography.
- Stormwater Management:
 - The applicant proposes a detention pond at the north end of the site which meets Stormwater management requirements..
- Water Quality:
 - The applicant proposes a dry detention basin to meet Water Quality requirements.
- Floodplain Management:
 - No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).
- Master Street Plan Improvements:
 - Street Pavement and Condition:
 - W Hudson Road is not in substandard condition.
 - Connectivity Standards:
 - The applicant proposes cross-access stub-outs to the east and west.



Large Scale Development Plan: Hudson Road Wholesale

Engineering Review

- Streetscape:
 - Right-of-way
 - The right-of-way width for W Hudson Road, a Minor Street, is 100-ft as required by the Typical Street Section.
 - Sidewalks & Sidepaths:
 - The applicant proposes a new 6-ft sidewalk along W Hudson Road.
- Trails:
 - Trails are not proposed nor required.
- Streetlights:
 - The applicant proposes one street light at the driveway entrance. This meets street light requirements.
- Street Trees:
 - ArDOT prohibits street trees be planted within the ROW. Therefore, no street trees are proposed.
- Recommendations:
 - a) Deny **WAIVER** from Sec. 14-260 (f) requiring 250-ft of separation between curb cuts on streets with a 45-mph travel speed. It appears the separation requirement can be met between 4th Street and the Kum & Go driveway, while still providing detention on-site.

Large Scale Development Plan: Hudson Road Wholesale



Planning Review

- LAND USE:

- Use Definition:
 - "Wholesaling, Distribution, and Storage" is defined as "a secondary use classification encompassing storage and distribution facilities," Sec. 14-695(b)(4)(h).
- Zoning Compliance:
 - The proposed project is in compliance with C-4 zoning and the Overlay District.
- CGM Compliance:
 - The proposed project does align with the Access Corridor Growth Designation. A Conditional Use Permit (22-05) was applied for and approved by Planning Commission on 2/15/22.

- DEVELOPMENT STANDARDS:

- The proposed development plans conform to all development standards required by Sec. 14-711 and Article III with the exception of any requested waivers and/or variances.
- Building Disposition:
 - The proposed building within the development meets code standards set by both C-2 zoning and the Overlay District.
- Building Design:
 - N/A
- Parking & Loading:
 - All parking requirements have been met.
- Screening & Transitions:
 - All screening requirements have been met.
- Landscaping:
 - All landscaping requirements have been met.

Large Scale Development Plan: Hudson Road Wholesale



Other Reviews

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

Staff Recommendation:

APPROVE, subject to the following request:

- Deny **WAIVER** from Sec. 14-260 (f) requiring 250-ft of separation between curb cuts on streets with a 45-mph travel speed.

• SUPPLEMENTS

- RWU conditional approval letter
- Waiver and/or variance request letter
- Large-Scale Development Plans (cover, site, utility, landscape)



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350

June 28, 2022

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

RE: Hudson Wholesale (CityView Project #202200469) – Waiver Request Letter

Dear Commissioners,

Bates & Associates, inc., on behalf of the Owner and Developer of the Metro Business and Space Center Large Scale Development, respectfully requests two variances and a waiver for this proposed development.

Access management Variance Request:

Per the City of Rogers' Code of Ordinances Access Management Standards (Sec. 14-260.f), the required distance between curb cuts. The current requirement is 250' between curb cuts on a street where the speed limits is 45 miles per hour. Currently, we are showing our driveway 200' from the Kum and Go gas station.

The main hardship for having our drive on the east side of our property is because the west side is the low point on the site and all the water drains to this point. Another reason for moving the drive to the east side is because our client plans an extension of 4th street to connect all the way to 2nd street. Our professional opinion is that the drive accessing Hudson is safer being closer to the Kum and Go drive rather than the future 4th street and Hudson intersection.

Thank you for your consideration of these variance requests. We hope that the Commissioners will conclude that we are meeting the intent of the code requirements and that these variance is justified due to the hardship placed on the Owner/Developer based on Staff's interpretation of said requirements.

Sincerely,

Jake Chavis
Bates and Associates



September 14, 2022

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

Re: Conditional Approval of Civil Plans
Hudson Road Wholesale

Dear Mr. Bates:

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

1. Remove the Vertical Offset Detail on Sheet 12.
2. 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. An executed copy of the Facilities Extensions Contract.
 - 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. One 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:TD

Attachment(s): Facilities Extension Contract Form

Hudson Rd. Wholesale

Rogers, Arkansas

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50" IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
15. 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.
16. 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.
17. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASIN, ETC REQUIRE SOD TO THE 100-YEAR SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, 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.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. 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.
8. 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.
9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. 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.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. 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.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. 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.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCEING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

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

SAFETY NOTICE TO CONTRACTOR

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

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

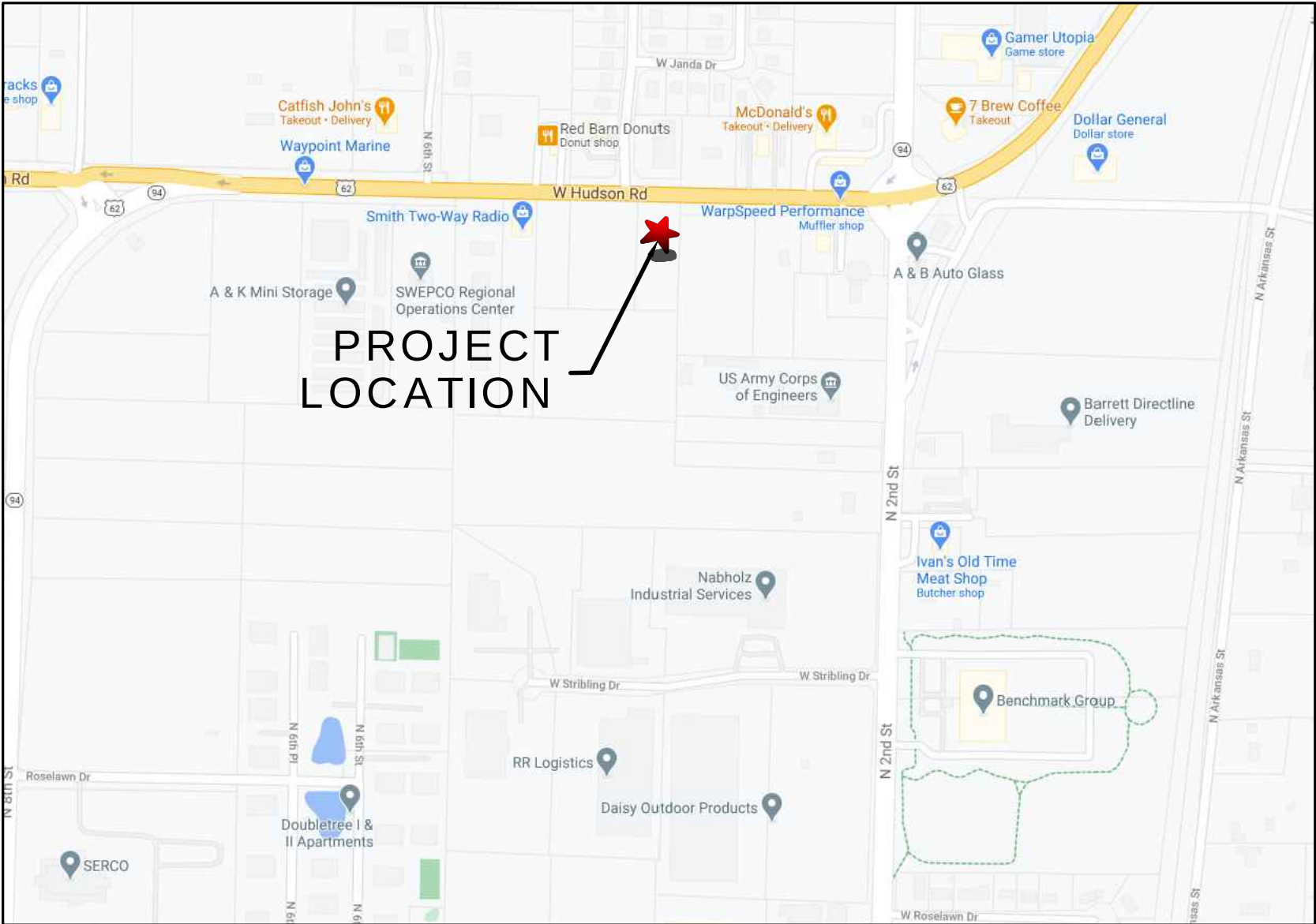


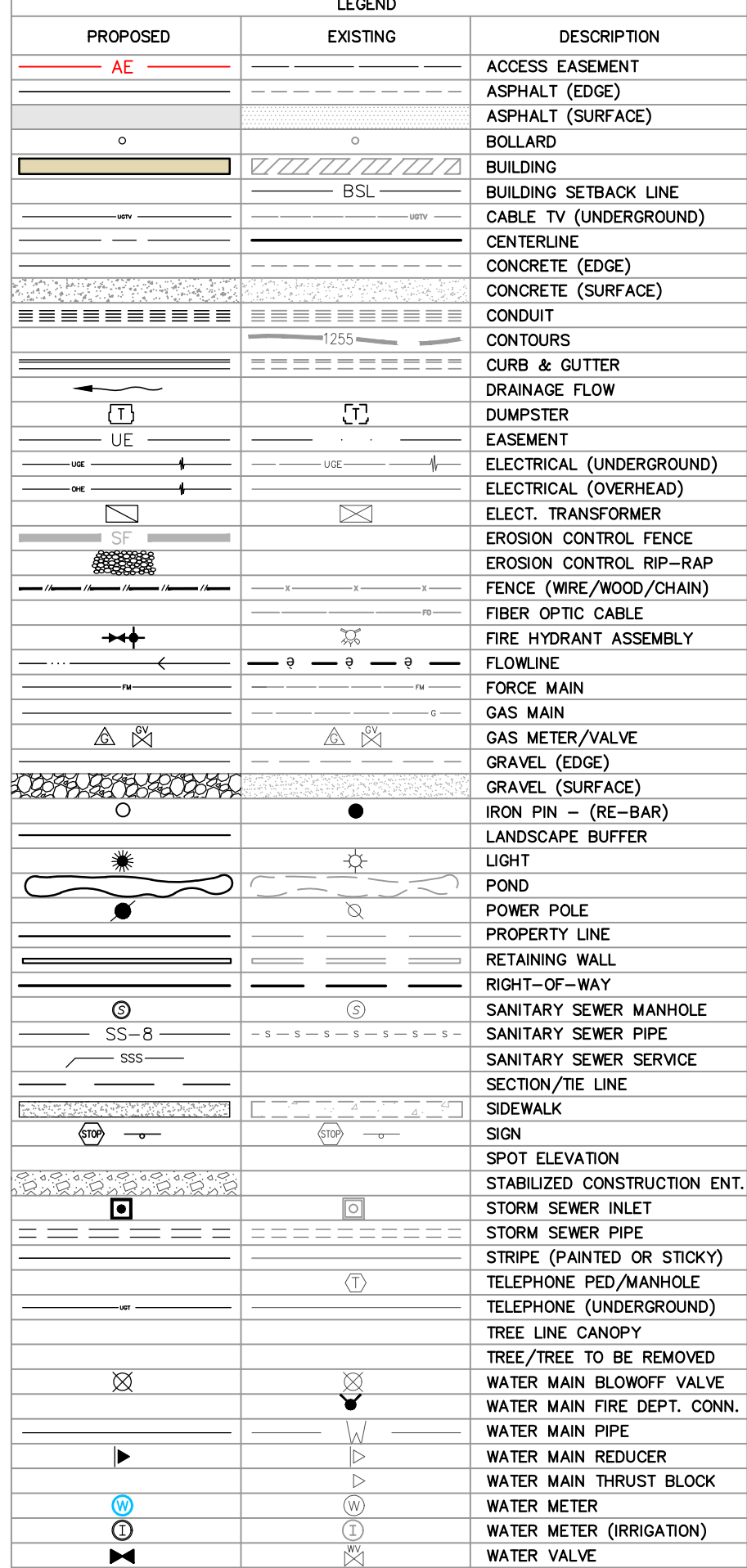
NOTE: IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

ENGINEER'S NOTICE TO CONTRACTOR

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

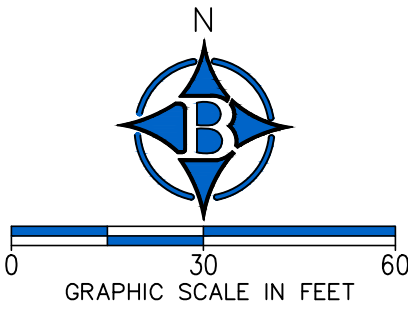




<u>DEVELOPMENT STANDARDS</u>	
<u>PER C-2 / OVERLAY DISTRICT):</u>	
BUILDING SETBACKS:	
FRONT	65ft
FRONT (OVERLAY DISTRICT)	75ft
SIDE	15ft (INTERIOR)
SIDE	45ft (EXTERIOR)
REAR	15ft
MAXIMUM BUILDING COVERAGE:	
C-2 SITE AREA:	60%
PROPOSED TOTAL GFA:	106,635.806 SQ. FT.
PROPOSED % BLDG COVERAGE:	32,195.094 SQ. FT.
	30.2%
MAXIMUM STRUCTURE HEIGHT:	
	150 FT

- SITE NOTES:**
1. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
 2. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
 3. TRASH SERVICE WILL BE PROVIDED BY DUMPSTERS.
 4. ALL ROOF- AND GROUND-MOUNTED HVAC AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

- 1) BOWLIN, WESLEY & PRINCE, PAULA
3009 W NEW HOPE RD.
ROGERS AR 72758-1361
PARCEL #02-00728-000
ZONED: C-2
- 2) USA
PO BOX 867
LITTLE ROCK AR 72203-0867
PARCEL #02-00729-000
ZONED: C-2
- 3) JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS AR 72756
PARCEL #02-00728-002
ZONE: 1-1
- 4) JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS AR 72756
PARCEL #02-00728-002
ZONE: C-2
- 5) HUDSON FOURTH LLC
340 OLD MILL RD #194
SANTA BARBARA CA 93110-3852
PARCEL #02-08232-000
ZONE: C-2
- 6) OZARK LUBES REALTY LLC
929 BOSTON POST RD E
MARLBOROUGH MA 01752
PARCEL #02-02135-002
ZONED: C-2
- 7) ESCH INC. GENERAL PARTNER
ESCH FAMILY LTD PTNSHP
4100 CORPORATE CENTER DR STE#220
SPRINGDALE AR 72762-5768
PARCEL #02-02135-001
ZONE: C-2



ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS
08/01/92

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
Jeffrey H. Bates
No. 9810
JEFFREY H. BATES

CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC.
#1335
ARKANSAS ENGINEER

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DATE	REVISIONS
05/20/22	1ST SUBMITTAL
06/10/22	CITY OF ROGERS COMMENT REVISIONS #1
06/28/22	CITY OF ROGERS COMMENT REVISIONS #2
07/08/22	CITY OF ROGERS COMMENT REVISIONS #3
07/15/22	CITY OF ROGERS COMMENT REVISIONS #4
09/07/22	CITY OF ROGERS COMMENT REVISIONS #5

HUDSON ROAD WHOLESALE
LARGE SCALE DEVELOPMENT PLAN
SITE AND UTILITY PLAN
CITYVIEW #PL202200469
ROGERS, ARKANSAS



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Associates, Inc.**
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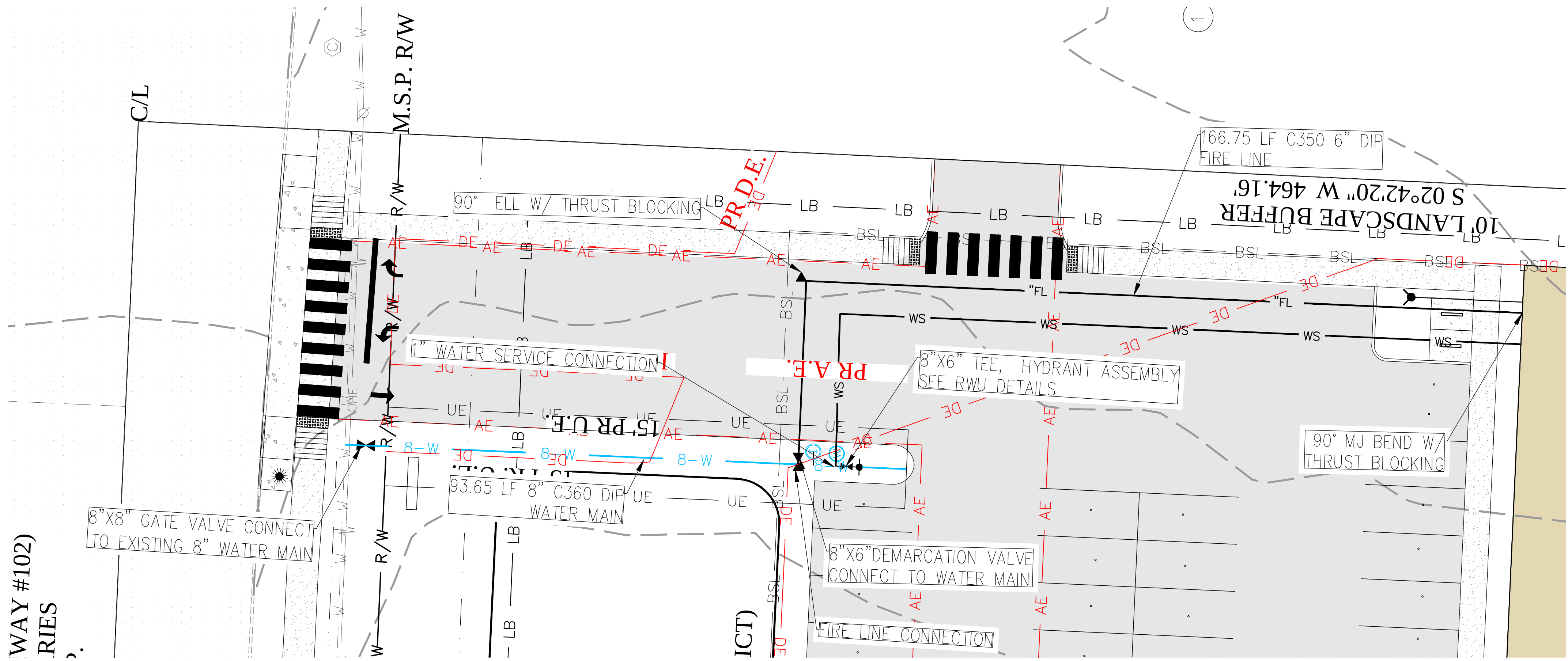
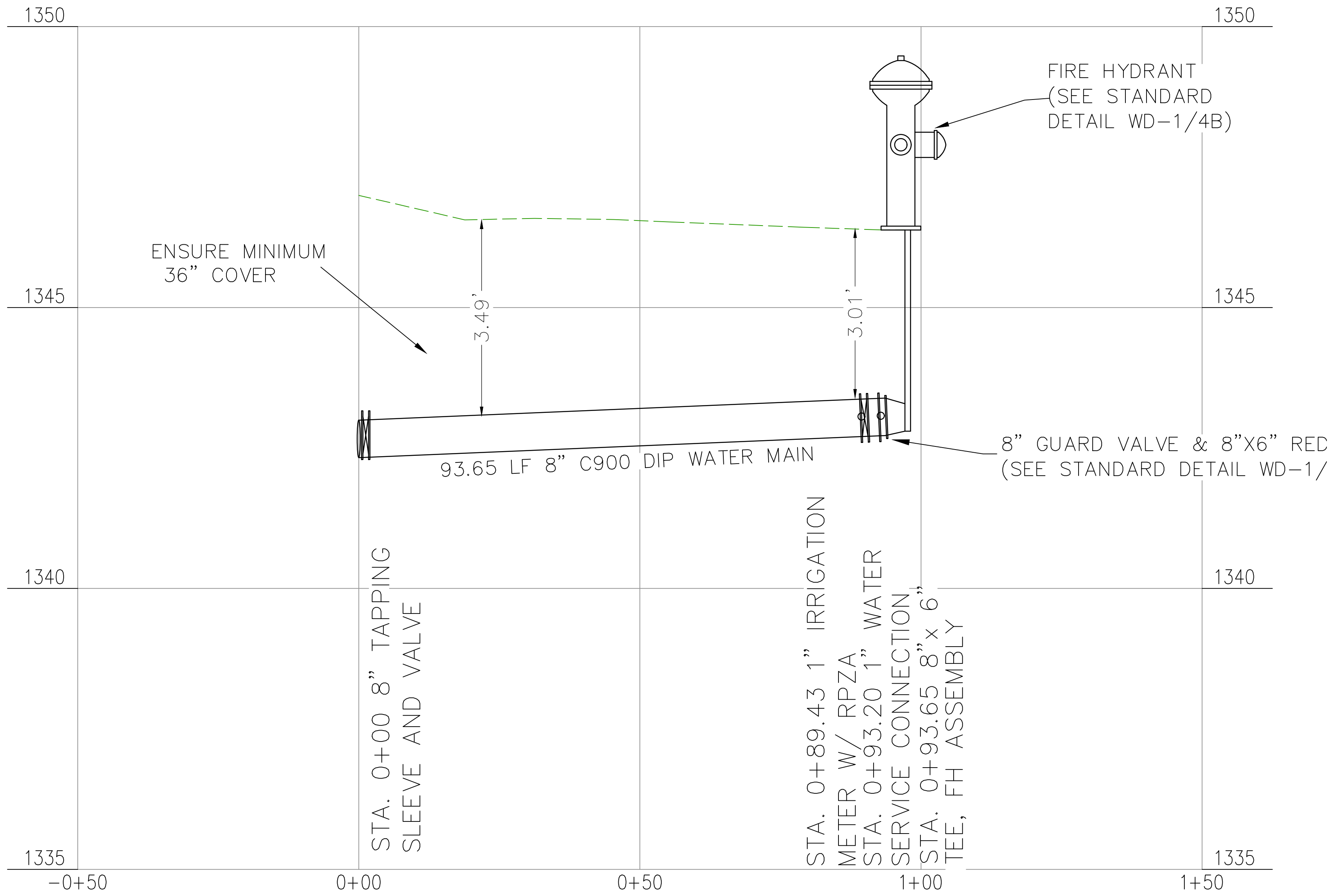
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Time: 3:12 pm
Scale: 1"=30' (PS)
Date: 12/14/2020
Drawing Name: 20\200\20-294\Engineering\02 Site Plan.dwg
Xrefs Used: BASE, BATES-AR, 24x36, COA BBA

HOR. SCALE 1"=25'
VERT. SCALE 1"=2.5'



WAY #102)
RIES



PROJECT NO
20-294



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HUDSON ROAD WHOLESALE
LARGE SCALE DEVELOPMENT PLAN
WATER PLAN AND PROFILE
CITYVIEW #PL202200469
ROGERS, ARKANSAS

REVISIONS	DATE
1ST SUBMITTAL	05/20/22
CITY OF ROGERS COMMENT REVISIONS #1	06/10/22
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CITY OF ROGERS COMMENT REVISIONS #3	07/08/22
CITY OF ROGERS COMMENT REVISIONS #4	07/15/22
CITY OF ROGERS COMMENT REVISIONS #5	08/01/22

DRAWN BY: M.WILLIAMS
ENGINEER: G. BATES
08/01/22

STATE OF
ARKANSAS
REGISTERED
PROFESSIONAL
ENGINEER
Jeffrey H. Bates
9810

CERTIFICATE OF AUTHORITY
BATES &
ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

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APPROVED STREET TREES

50' tall
≥4' from curb or sidewalk

- Fruitless Kentucky Coffee Tree
- Ginkgo (male only)
- Hackberry
- Japanese Zelkova (Green Vase)
- Lacebark Elm (Allee)
- Littleleaf Linden (Greenspire)
- London planetree
- Oak
 - Black
 - Northern Red
 - Shingle
 - Shumard
 - Southern Red
 - Swamp White
 - White
- Willow
- River Birch
- Shortleaf Pine
- Silver Linden
- Sugarberry (Sugar Hackberry)
- Turkish Filbert

30-50' tall
≥3' from curb or sidewalk

- American Hophornbeam
- American Holly
- Chinese Pistache
- English Oak
- Hawthorns
- Kousa Dogwood
- Persian Ironwood
- Scarlet Oak
- Thornless Honeylocust (Shademaster)
- Yellowwood

<20' tall
≥2' from curb or sidewalk

- American Smoketree
- Amur Maple
- Crabapple
- Hedge Maple
- Magnolia (Little Gem)
- Nettie Stevens holly
- Possumhaw
- Redbud
- Shadlow serviceberry
- Yaupon Holly

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N

03060

GRAPHIC SCALE IN FEET

1. SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.

2. USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.

3. CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-256.

4. TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 18-259. TREE HEIGHTS ARE MATURE TREE HEIGHTS.

5. ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.

6. TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.

7. TREES SHALL BE CENTERED IN THE GREENSPACE.

CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72796
(479) 621-1195

TYPICAL STREET SECTIONS

6 OF 8

NOT TO SCALE

OCTOBER 18, 2016

IRRIGATION SYSTEM FOR LANDSCAPING WILL BE REQUIRED

LANDSCAPING WARRANTY NOTE:
A THREE-YEAR LANDSCAPING REPLACEMENT GUARANTEE IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY

LANDSCAPE REQUIREMENTS (SEC. 14-256):

ON-SITE REQUIREMENTS:

- SITE AREA PER MASTER STREET PLAN R/W DEDICATION
- TOTAL REQUIRED (1 TREE PER 2,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12)
- MINIMUM 25% TREES (14-256.14.a)
- PARKING LOT LANDSCAPING (1 TREE ISLAND FOR EVERY 15 SPACES PER 14-256.14.b.1)
- OVERLAY DISTRICT BUFFER LANDSCAPING (1 TREE PER 20' OF FRONTAGE PER 14-285.3)

106635.806 SQ. FT. (2.54 ACRES)
65 TOTAL PLANTINGS
29 TOTAL TREES / 36 TOTAL SHRUBS
4 TREES (54 PROPOSED PARKING SPACES)
9 TREES (194' OF FRONTAGE)

TOTAL PLANTINGS ON SITE

SHRUBS:
TREES:
TOTAL:

36 SHRUBS
29 TREES (0 STREET/29 SITE)
65 PLANTINGS SHOWN ON PLANS

TREE REPLACEMENT REQUIREMENTS:

- IF MORE THAN SEVEN SIGNIFICANT TREES ARE TO BE REMOVED BY THE OWNER/DEVELOPER THEY MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN

TREES SHOWN AS BEING REMOVED PREMATURELY:
NUMBER OF TREES TO MITIGATE:
NUMBER OF MITIGATION TREES:

11 TREES ON SITE
11 TREES (1:1) @ 4" CAL
11 4" CAL OF SIMILAR SPECIES (1 OAK,
1 CEDAR, AND 9 ELMS WERE REMOVED)

PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	MIN. SIZE	NOTES	DESI.
7	SO	SCARLET OAK <i>Quercus coccinea</i>	B&B 2.5" CAL 6" TALL	SHADE TREE (MEDIUM SPECIES)	SITE
3	WP	WHITE PINE <i>Pinus strobus</i>	B&B 2.5" CAL 8" TALL	EVERGREEN (LARGE SPECIES)	SITE
11	AS	AMERICAN SMOKETREE <i>Cotinus obovatus</i>	B&B 2.5" CAL 6" TALL	STREET TREE (SMALL SPECIES)	SITE
6	LG	MAGNOLIA (LITTLE GEM) <i>Magnolia grandiflora</i> 'Little Gem'	B&B 2.5" CAL 6" TALL	EVERGREEN (SMALL SPECIES)	SITE
6	AV	ARROWWOOD VIBURNUM <i>Viburnum dentatum</i>	5 GAL.	DECIDUOUS SHRUB	SITE
15	OH	OAKLEAF HYDRANGEA <i>Hydrangea quercifolia</i>	5 GAL.	DECIDUOUS SHRUB	SITE
15	YH	YAUPON HOLLY <i>Ilex verticillata</i>	5 GAL.	EVERGREEN SHRUB	SITE
13	BT	REMOVED TREE			

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

MITIGATION PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	MIN. SIZE	NOTES	DESI.
1	SO	SCARLET OAK <i>Quercus coccinea</i>	B&B 4" CAL 6" TALL	SHADE TREE (MEDIUM SPECIES)	SITE
1	WP	WHITE PINE <i>Pinus strobus</i>	B&B 4" CAL 8" TALL	EVERGREEN (LARGE SPECIES)	SITE
9	AS	AMERICAN SMOKETREE <i>Cotinus obovatus</i>	B&B 4" CAL 6" TALL	STREET TREE (SMALL SPECIES)	STREET

STREET TREE REQUIREMENTS (SMALL SPECIES):

- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- LARGE SPECIES MUST BE PLANTED GREATER THAN OR EQUAL TO 4' FROM SIDEWALKS/CURBS.
- ONLY TREES <20' TALL MAY BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- STREET TREES PROVIDED
 - W. HUDSON RD. 229'-35'(ENTRANCE)=194' STREET FRONTAGE
 - 194'/30'=6.46(7) TREES
 - 7 TREES REQUIRED
 - 0 TREES PLANTED-ARDOT DOES NOT ALLOW TREES WITHIN THEIR RIGHT-OF-WAY

ENGINEER: G. BATES
DRAWN BY: M. WILLIAMS
08/01/22

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DATE

05/20/22

06/10/22

06/28/22

07/08/22

07/15/22

08/01/22

REVISIONS

1ST SUBMITTAL

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CITY OF ROGERS COMMENT REVISIONS #4

CITY OF ROGERS COMMENT REVISIONS #5

HUDSON ROAD WHOLESALE
LARGE SCALE DEVELOPMENT PLAN

LANDSCAPING PLAN
CITYVIEW #PL202200469
ROGERS, ARKANSAS

Bates & Associates, Inc.

Civil Engineering & Surveying

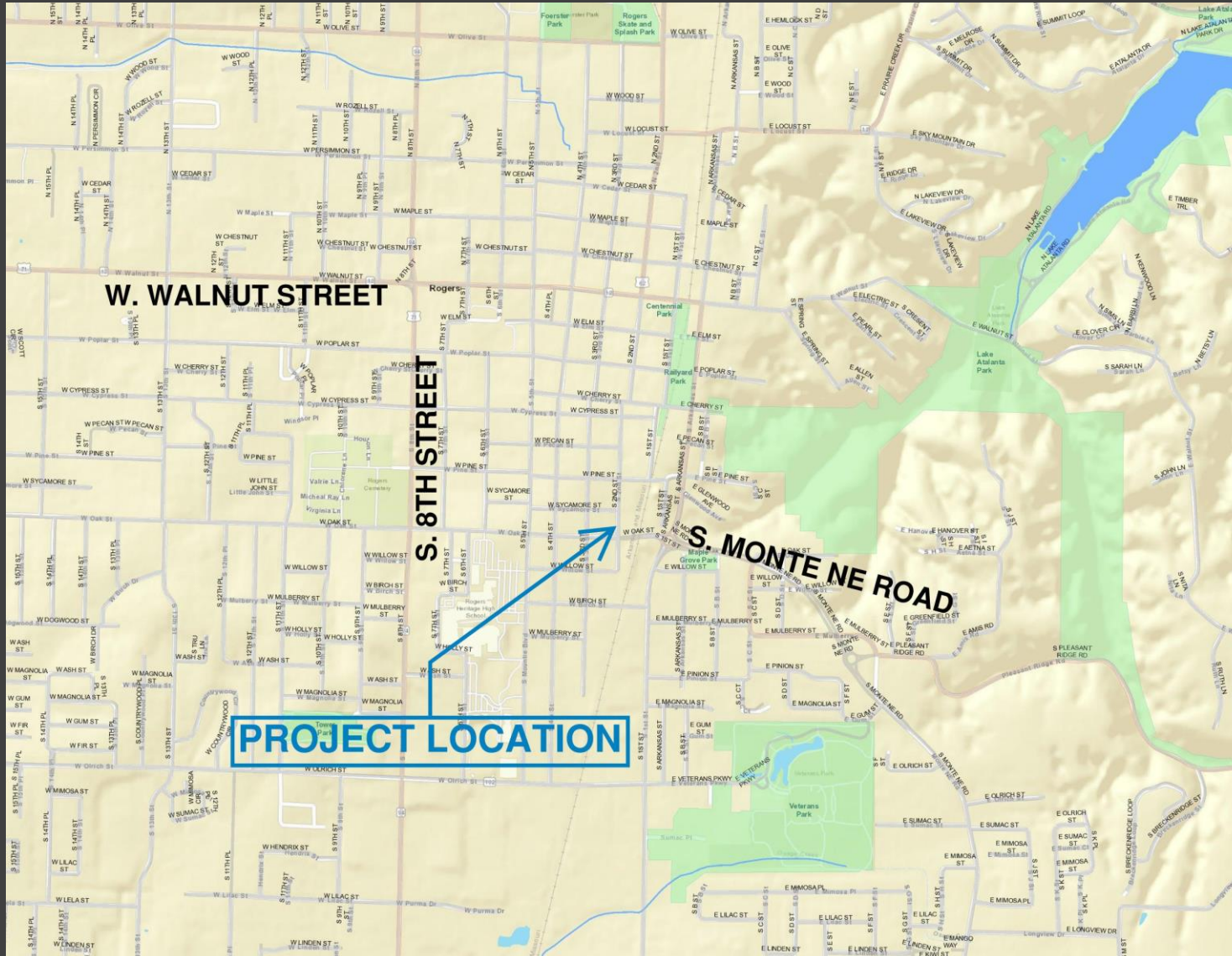
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20-294
DRAWING NO
08

Page 105 of 117

Large Scale Development: Blue Barn



- **CGM Designation:** Downtown Regional Center
- **Zoning:** I-1 (Light Industrial)
- **Proposed Use:** Building Service
- **Location:** 719 S. 2nd St., 02-05227-000, 02-05273-000
- **Representative:** Carter Smith, CEI

Vicinity Map

Staff:

Kyle Belt, Planner I (kbelt@rogersar.gov)

Amariah Berry, Development Compliance Specialist (aberry@rogersar.gov)

Large Scale Development: Blue Barn

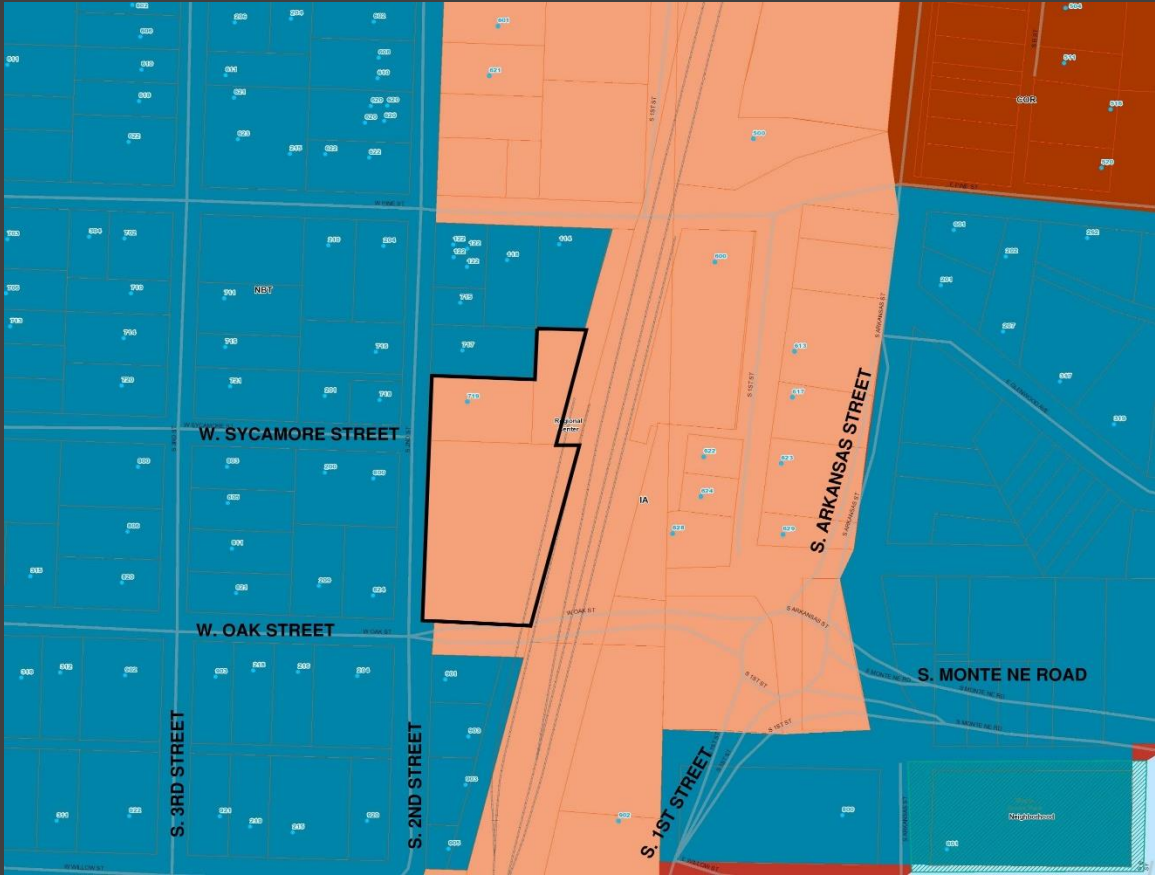
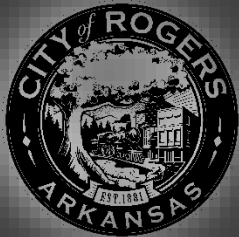


- **Request:** The applicant is proposing construction of a 3,920 SF building planned for building services on 1.69 acres.
- **Recommendation:** Approve



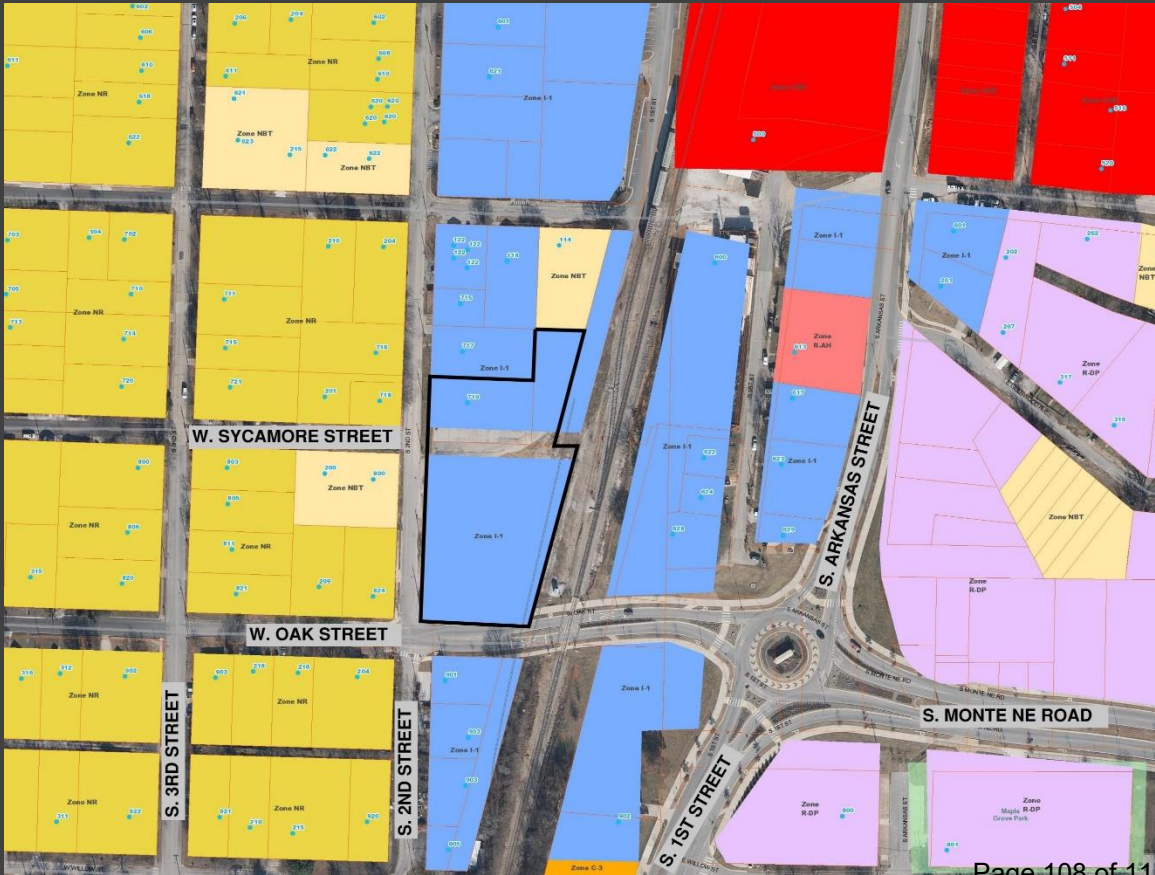
Aerial Image

Large Scale Development: Blue Barn

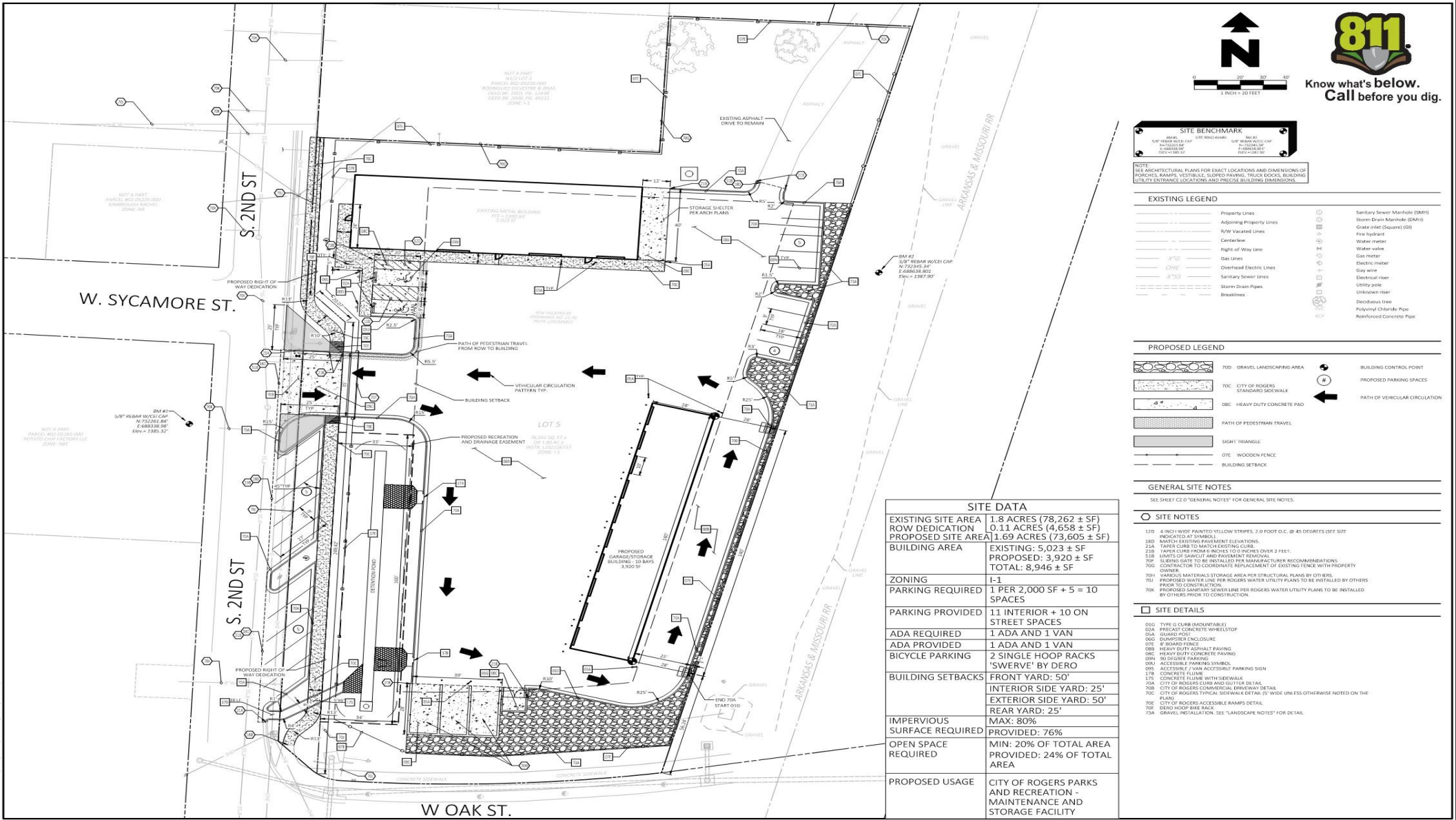


Comprehensive Growth Map

Zoning Map



Large Scale Development: Blue Barn



Site Plan

Large Scale Development: Blue Barn



Engineering Review

- ACCESS MANAGEMENT:
 - The applicant's proposal meets access management standards.
- STORMWATER MANAGEMENT:
 - The applicant proposes a detention pond on the west side of the property which meets Stormwater management requirements.
- WATER QUALITY:
 - The applicant proposes an dry detention basin for Water Quality to meet Water Quality requirements.
- FLOODPLAIN MANAGEMENT:
 - No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded)..
- MASTER STREET PLAN IMPROVEMENTS:
 - Street Pavement and Condition:
 - S 2nd Street and W Oak Street are not in substandard condition.
 - Connectivity Standards:
 - Connectivity standards are not applicable on this site due to adjacent railroad.

Large Scale Development: Blue Barn



Engineering Review

- Streetscape:
 - Right-of-Way:
 - The right-of-way width for S 2nd Street, a Minor Street, is 50-ft as required by the Typical Street Section. The applicant proposes approximately 17-ft of ROW to account for street parking and public sidewalk.
 - The right-of-way width for W Oak Street, a Collector Street, is 70-ft as required by the Typical Street Section..
 - Sidewalks & Sidepaths:
 - The applicant proposes a new 6-ft sidewalk along S 2nd Street to tie into existing sidewalk on W Oak Street.
- Trails:
 - Trails are neither proposed nor required.
- Streetlights:
 - This proposal meets street light requirements.
- Street Trees:
 - There are 4 existing Redbud street trees on W Oak Street. The applicant proposes 6 English Oak street trees within a recreation easement.
- RECOMMENDATIONS:
 - Approve

Large Scale Development: Blue Barn



Planning Review

LAND USE:

- *Use Definition:*
 - “Building Service” is defined as “a secondary use classification encompassing 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(3)(I)(1).
- *Zoning Compliance:*
 - The proposed project is in compliance with I-1 zoning.
- *CGM Compliance:*
 - The proposed project does not align with the Downtown Regional Center Designation. However, the location’s I-1 zoning precedes the establishment of the Downtown Regional Center Growth Designation.

DEVELOPMENT STANDARDS: The proposed development plans conform to all development standards required by Sec. 14-732(4.3) and Article III.

- *Building Disposition:*
 - The proposed building within the development requires an approved Variance to meet setback code standards set by applicable zoning regulations. This Variance will be considered during the October 4, 2022 Board of Adjustment meeting and the resulting vote will determine whether this project can be heard by the Planning Commission.
- *Building Design:*
 - N/A
- *Parking & Loading:*
 - All vehicle and bicycle parking requirements have been met.
- *Screening & Transitions:*
 - All screening requirements have been met.
- *Landscaping:*
 - All landscaping requirements have been met.

Large Scale Development: Blue Barn



Other Reviews

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

Staff Recommendation:

APPROVE

• SUPPLEMENTS

- RWU conditional approval letter
- Large-Scale Development Plans (cover, site, utility, landscape)



August 26, 2022

Mr. Andrew Diehl
CEI Engineering Associates, Inc.
3108 Regency Pkwy.
Bentonville, AR 72712

RE: Conditional Approval of Civil Plans
Blue Barn Renovation

Dear Mr. Diehl:

We have reviewed the Large-Scale Development Plans for Blue Barn Renovation and are approving them with the following conditions:

1. A lead-free RPZA backflow preventer is required to be installed in a heated space or frostproof enclosure prior to any tees or branches in each water service entry line. Refer to <https://fccchr.usc.edu/list.html> for the List of Approved Assemblies. Specify the make & model (including all prefixes & suffixes) size and orientation or the approved model on the Plumbing Plans. Note that the unit will be installed 12-30 inches above finish floor and 12 inches minimum from any wall or obstruction.
2. Depict proposed water and sewer improvements along S. 2nd St. with a note that these improvements will be "by others".
3. Depict the approximate locations of water and sewer services where they enter the building.
4. Landscape irrigation note #10 on Sheet C7.1 pertains to automated irrigation systems, however it is unclear if one is proposed for this site. If required, depict the proposed size and location of any proposed irrigation meters, along with an approved RPZA (see note#1 herein).

Please resubmit revised plans directly to this office, and do not hesitate to contact me with any questions.

Sincerely,

Brian Sartain
Utility Engineer

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
- F. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000. ROGERS CODE SEC. 14-228(6)
- G. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- H. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORANEOUS BASIS AT THE SITE.
- I. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- J. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- K. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- L. RESIDENT ENGINEERING SERVICES, WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCESSIBLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C02800. MAP REVISED: 6/5/2012.

CITY OF ROGERS GENERAL NOTES

- 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 WITHIN 2 WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES

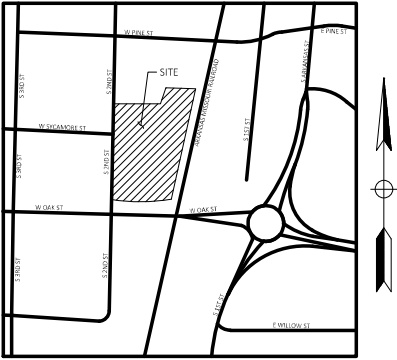
LEGAL DESCRIPTION

SURVEY DESCRIPTION OVERALL TRACT (LOT 5, BLOCK 9)

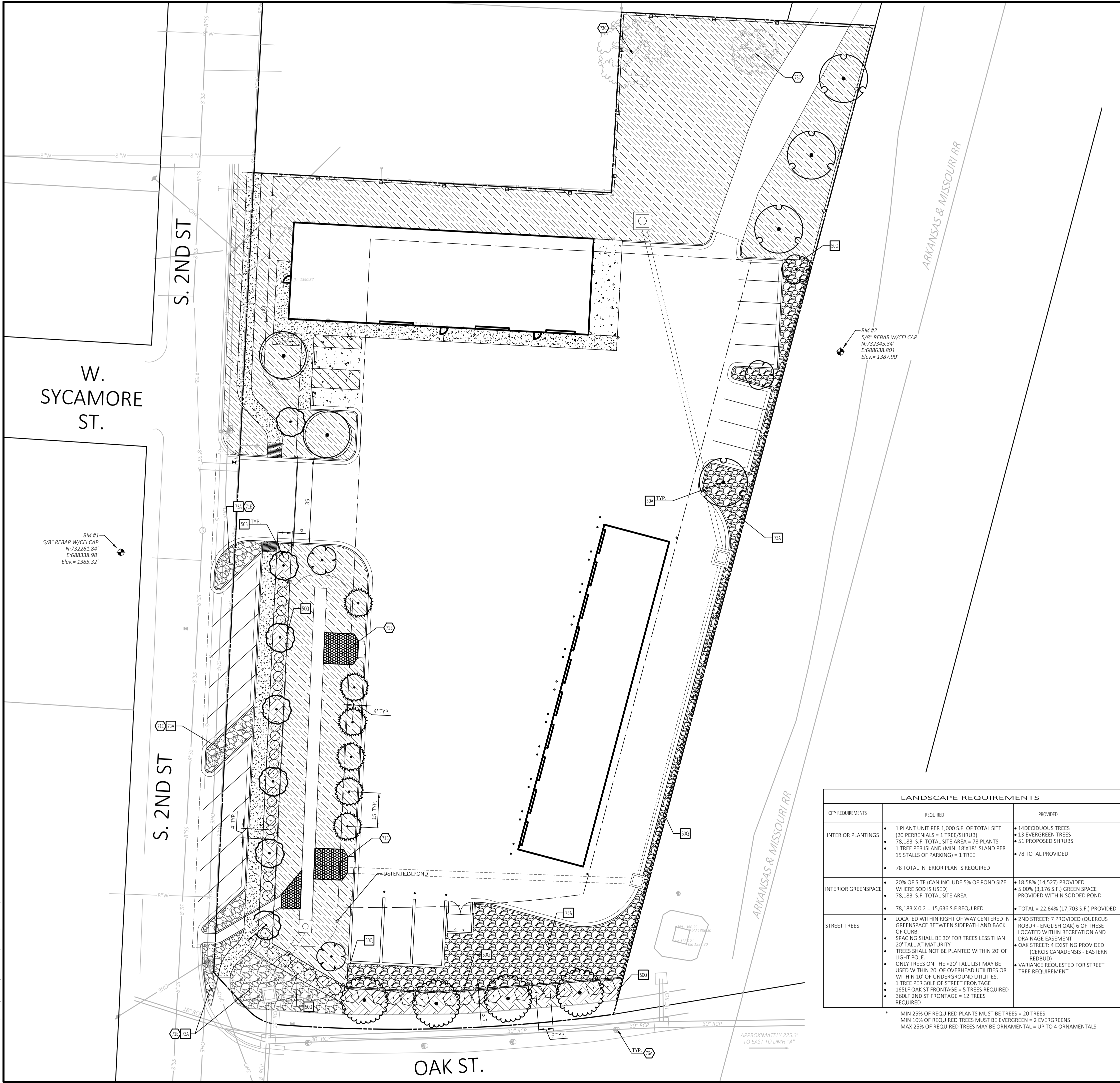
A Tract of land being the South half of Lot 3, & all of Lot 4, Block 9, a portion of Lots 1 & 2, Block 16, and the vacated portion of West Sycamore Street between said Blocks, all being with I. Wade Sikes Park Addition, recorded in Plat Record "B", Page 20 of the Public Records of Benton County, Arkansas, after an additional Right-of-Way acquisition of West Oak Street, being more particularly described by metes and bounds as follows:

BEGINNING at the northwest corner of said South half of Lot 3 Block 9, on the East Right-of-Way line of S. 2nd Street being a Public 40-foot Right-of-Way as recorded in Plat Record "B", Page 20 at a found 3/4-inch pipe;
THENCE South 86°47'09" East, 149.22 feet to MagNail with washer stamped LS1666 set on the common boundary of said Lots 3 and 4;
THENCE along said common boundary, North 03°06'23" East, 75.36 feet to the most northerly Northwest corner of said Lot 4; a 5/8-inch rebar with cap stamped LS1666 which bears South 86°57'14" East, 5.04 feet;
THENCE continuing along the boundary of said Lot 4, South 86°57'14" East, passing through a set 5/8-inch rebar with cap stamped LS1666 at a distance of 5.04 feet, continuing for a total distance of 106.11 feet to a set 5/8-inch rebar with cap stamped LS1666 at the Northeast corner of said Lot 4, being a point on the Western Right-of-Way line of the Arkansas & Missouri Railroad;
THENCE with said Western Right-of-Way line, South 14°50'S1" West, 426.15 feet to a MagNail with washer stamped LS1666 set on the North Right-of-Way line of W. Oak Street;
THENCE with said North Right-of-Way line the following four (4) courses:
1. along a nontangent curve to the right, with a length of 134.65 feet, having a radius of 652.00 feet, through a central angle of 11°49'56", and a chord that bears South 88°00'03" West with a chord distance of 134.41 feet to a set MagNail with washer stamped LS1666;
2. North 86°24'39" West, 4.85 feet to a set MagNail with washer stamped LS1666;
3. along a tangent curve to the right, with a length of 15.23 feet, having a radius of 20.00 feet, through a central angle of 43°37'03", and a chord that bears North 64°16'28" West with a chord distance of 14.86 feet to a set MagNail with washer stamped LS1666;
4. North 42°27'56" West, 20.85 feet to a MagNail with washer stamped LS1666 set on aforementioned East Right-of-Way line of S. 2nd Street;
THENCE with said East Right-of-Way line, North 02°53'08" East, 333.63 feet to the POINT OF BEGINNING and containing 78,262 square feet or 1.80 acres, more or less.

LARGE SCALE DEVELOPMENT PLANS
BLUE BARN RENOVATION
CITY OF ROGERS
719 SOUTH 2ND STREET
ROGERS, ARKANSAS







020

0

20'

30'

40'

1 INCH = 20 FEET

↑

N

811

Know what's below.
Call before you dig.

SITE BENCHMARK		
BM #1	SITE BENCHMARK	BM #2
5/8" REBAR W/CEI CAP		5/8" REBAR W/CEI CAP
N=732345.34'		N=732345.34'
E=688338.98'		E=688338.98'
ELEV=1385.32'		ELEV=1387.90'

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

EXISTING LEGEND			
	Boundary Lines		Sanitary Sewer Manhole (SMH)
	Adjoining Boundary Lines		Storm Drain Manhole (DMH)
	R/W Vacated Lines		Grate inlet (Square) (GI)
	Centerline		Fire hydrant
	Right-of-Way Line		Water meter
	Gas Lines		Water valve
	Overhead Electric Lines		Gas meter
	Sanitary Sewer Lines		Electric meter
	Sanitary Sewer Lines		Guy wire
	Storm Drain Pipes		Electrical riser
	Breaklines		Utility pole
			Unknown riser
			Deciduous tree
			Polyvinyl Chloride Pipe
			Reinforced Concrete Pipe

GENERAL NOTES

A. SEE LANDSCAPE NOTES (SHEET C7.1) FOR LANDSCAPE NOTES AND DETAILS.

LANDSCAPE NOTES

71B TURF REINFORCEMENT MATE. SEE GRADING PLAN
73C MULCH BED AROUND EXISTING TREE
76A EXISTING STREET TREES (CERCIS CANADENSIS - EASTERN REDBUD)
71E WASHED CHOCOLATE ROCK MULCH

SITE DETAILS

50A TREE PLANTING
50B SHRUB PLANTING
50Q STEEL EDGING
73A GRAVEL LANDSCAPING AREA

PLANT SCHEDULE				
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	CAL.
	6	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B&B	2.00" CAL.
	4	PRUNUS X YEDOENSIS 'AFTERGLOW' / AFTERGLOW YOSHINO CHERRY	B&B	2.00" CAL.
	7	ILEX OPACA / AMERICAN HOLLY	B&B	2.00" CAL.
	4	QUERCUS SHUMARDII / SHUMARD OAK	B&B	2.00" CAL.
	2	TILIA AMERICANA / 'FASTIGIATA' AMERICAN LINDEN	B&B	2.00" CAL.
	4	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE SAWLEAF ZELKOVA	B&B	2.00" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	
	30	ILEX CRENATA 'HELLERI' / HELLER JAPANESE HOLLY	5 GAL	
	6	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	5 GAL	
	15	PRUNUS LAUROCERASUS 'MAJESTIC JADE' / MAJESTIC JADE ENGLISH LAUREL	5 GAL	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	
	17,703 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD	
	2353 SF	CHOCOLATE RIVER STONE		
	1418 SF	WASHED CHOCOLATE ROCK MULCH		

LANDSCAPE REQUIREMENTS		
CITY REQUIREMENTS	REQUIRED	PROVIDED
INTERIOR PLANTINGS	1 PLANT UNIT PER 1,000 S.F. OF TOTAL SITE (20 PERENNIALS = 1 TREE/SHRUB) 78,183 S.F. TOTAL SITE AREA = 78 PLANTS 1 TREE PER ISLAND (MIN. 18'X18' ISLAND PER 15 STALLS OF PARKING) = 1 TREE 78 TOTAL INTERIOR PLANTS REQUIRED	14DECIDUOUS TREES 13 EVERGREEN TREES 51 PROPOSED SHRUBS 78 TOTAL PROVIDED
INTERIOR GREENSPACE	20% OF SITE (CAN INCLUDE 5% OF POND SIZE WHERE SOD IS USED) 78,183 S.F. TOTAL SITE AREA 78,183 X 0.2 = 15,636 S.F. REQUIRED	18.58% (14,527) PROVIDED 5.00% (3,176 S.F.) GREEN SPACE PROVIDED WITHIN SODDED POND - TOTAL = 22.64% (17,703 S.F.) PROVIDED
STREET TREES	- LOCATED WITHIN RIGHT OF WAY CENTERED IN GREENSPACE BETWEEN SIDEPATH AND BACK OF CURB - SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL AT MATURITY - TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE - ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES. 1 TREE PER 50LF OF STREET FRONTAGE 165LF OAK ST FRONTAGE = 5 TREES REQUIRED 360LF 2ND ST FRONTAGE = 12 TREES REQUIRED	2ND STREET: 7 PROVIDED (QUERCUS ROBUR - ENGLISH OAK) 6 OF THESE LOCATED WITHIN RECREATION AND DRAINAGE EASEMENT - OAK STREET: 4 EXISTING PROVIDED (CERCIS CANADENSIS - EASTERN REDBUD) - VARIANCE REQUESTED FOR STREET TREE REQUIREMENT
	- MIN 25% OF REQUIRED PLANTS MUST BE TREES = 20 TREES - MIN 10% OF REQUIRED TREES MUST BE EVERGREEN = 2 EVERGREENS - MAX 25% OF REQUIRED TREES MAY BE ORNAMENTAL = UP TO 4 ORNAMENTALS	

CEI

Solutions for
Land and Life

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BLUE BARN RENOVATION
CITY OF ROGERS
719 SOUTH 2ND STREET
ROGERS, ARKANSAS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROFESSIONAL OF RECORD	AED
PROJECT MANAGER	RCS
DESIGNER	RCW
CEI PROJECT NUMBER	32690
DATE	9/26/2022
REVISION	REV-3

LANDSCAPE PLAN
SHEET TITLE
SHEET NUMBER

C7.0