



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

**BOARD OF ADJUSTMENT MEETING AGENDA
NOVEMBER 1, 2022
4:00 PM**

**DATE: NOVEMBER 1ST, 2022
LOCATION: 301 W. CHESTNUT STREET
REGULAR SESSION: 4:00 PM**

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/88186816245](https://us02web.zoom.us/j/88186816245)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 22-43) A request by Robert Caster for Palmer Property to allow a reduction of the front, interior, and exterior side setbacks at 115 W. Kelley Drive in the I-1 (Light Industrial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Robert Caster*

2. (VAR 22-44) A request by Geoff Bates for Willow Creek Apartments to allow a variance from the C-3 zoning Residential Transition Standards masonry wall requirement at in ±9.27 acres at the NW intersection of S. 8th Street & W. New Hope Road the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Nick Little*
 - *REPRESENTED BY: Geoff Bates*

ACTION ON MINUTES:

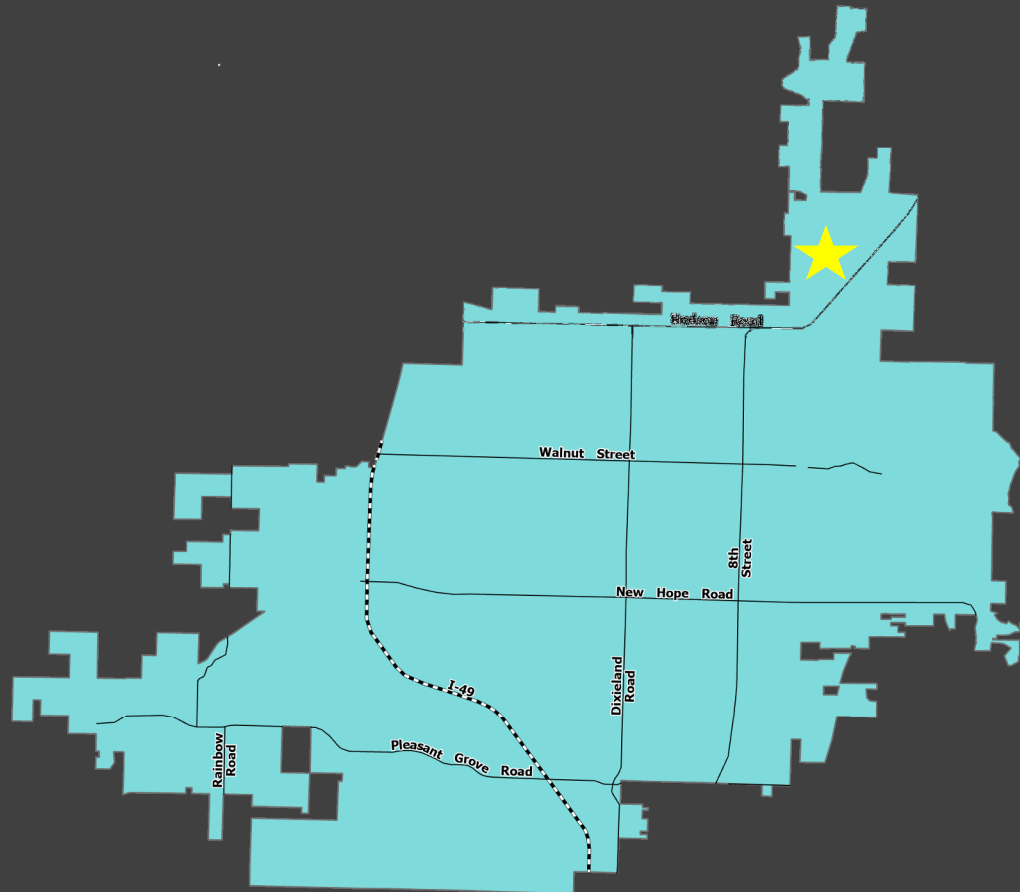
ADJOURN:



Variance

Palmer Property

PLANNING



Vicinity Map

Summary

Location

115 W. Kelley Drive

Nature of Request

Building Setback Reduction

Zoning

I-1 (Light Industrial, Overlay District)

Current Use

Maintenance & Repair Services

Representative

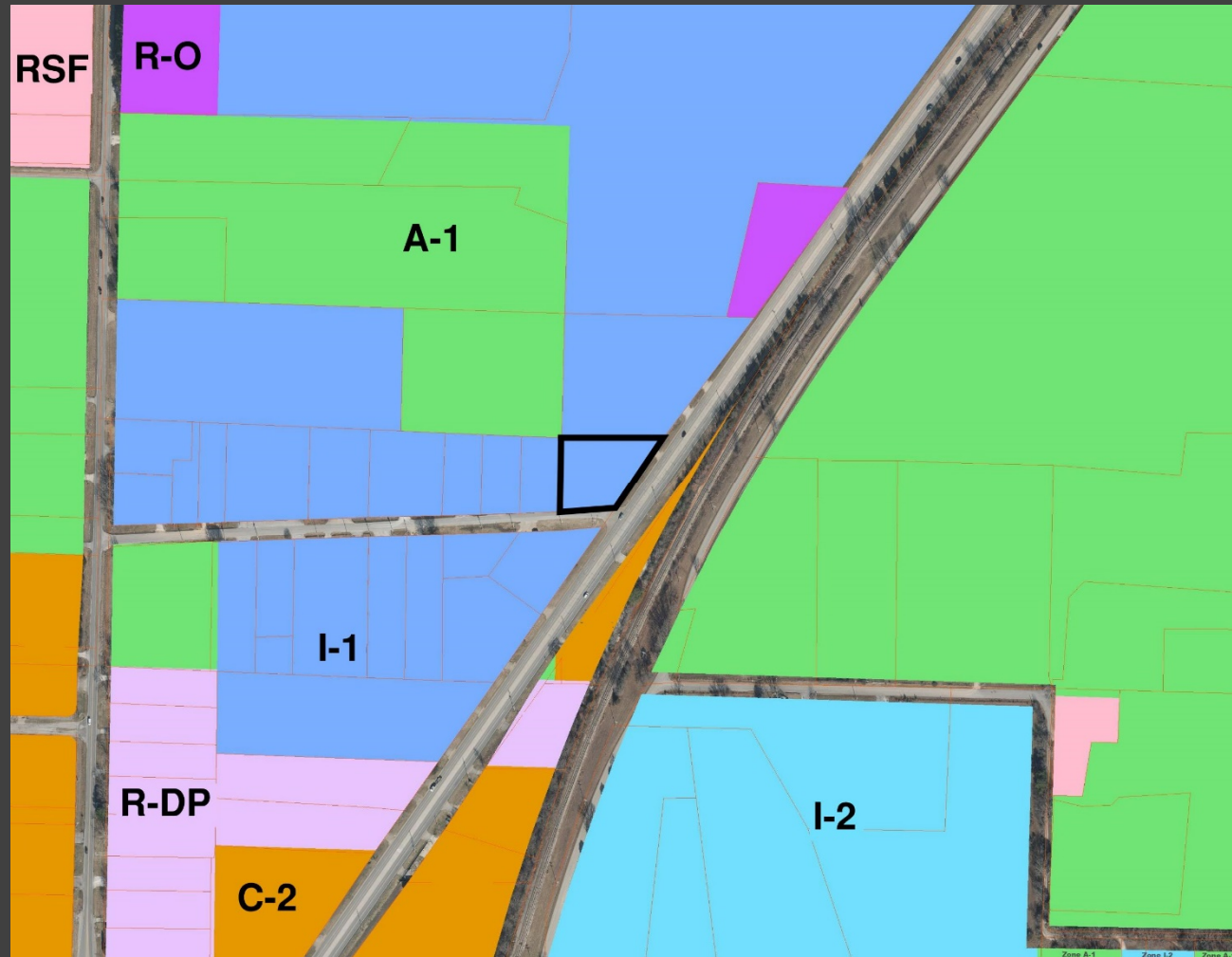
Robert Caster



Variance

Palmer Property

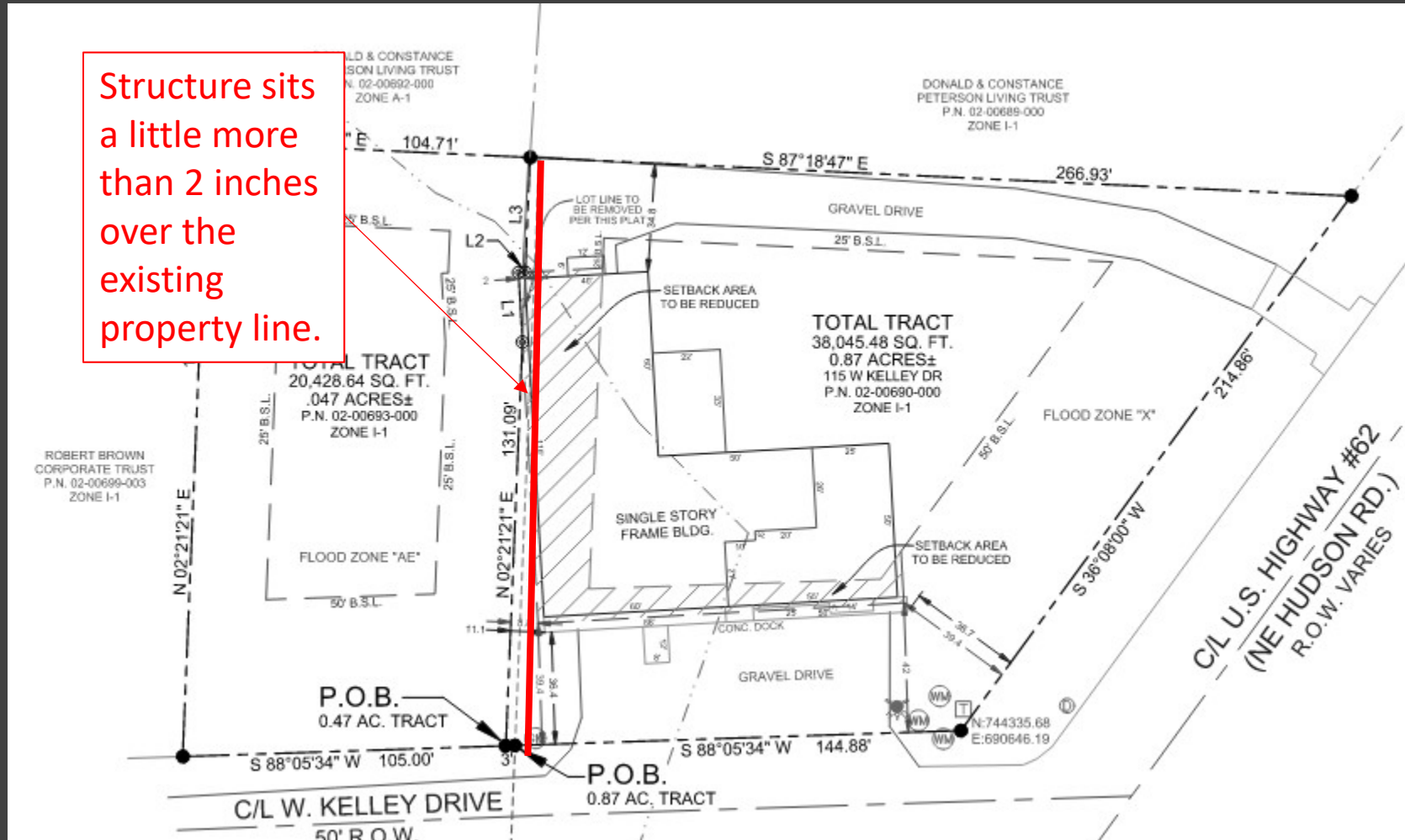
PLANNING



Zoning Map



Palmer Property

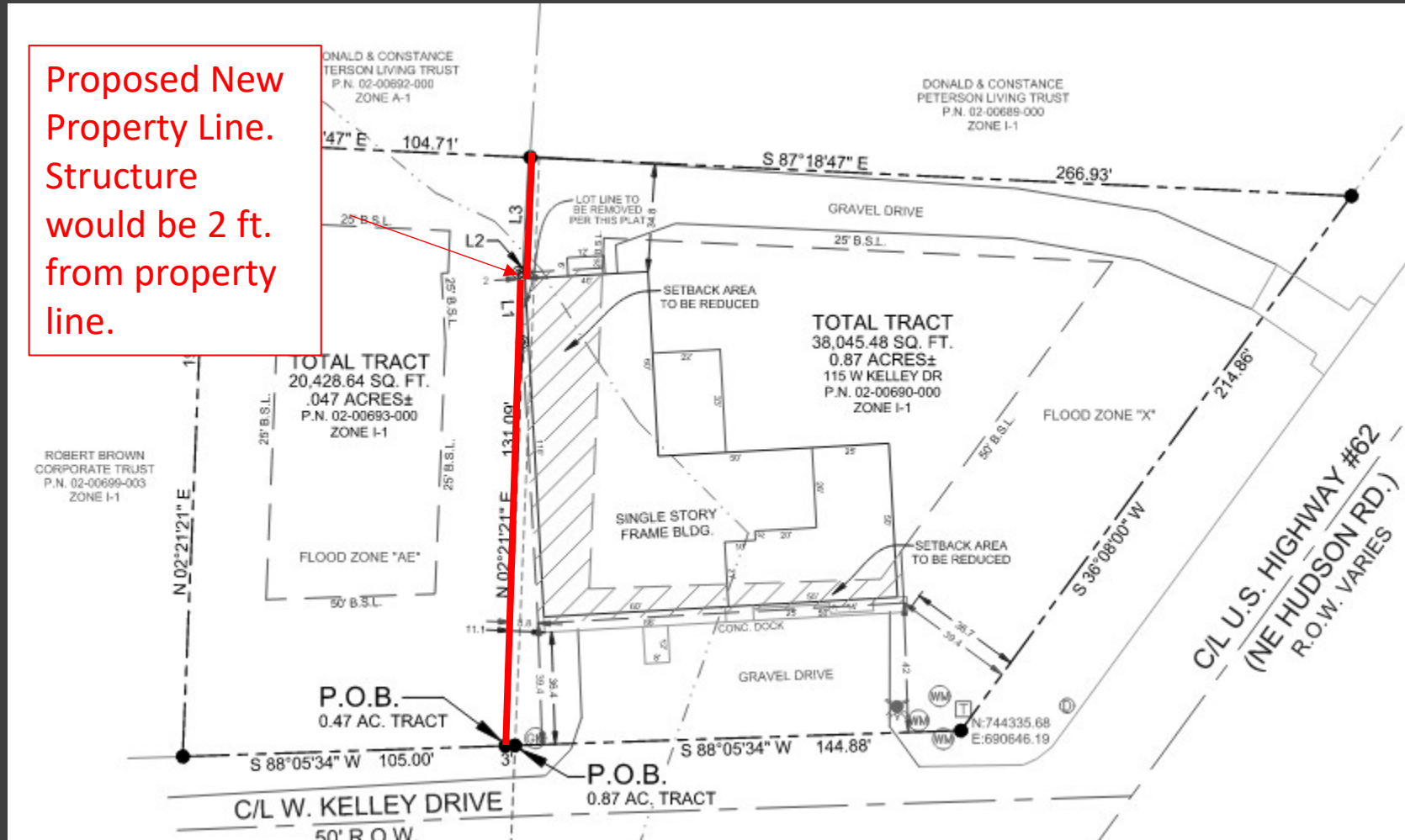


Site Plan



Palmer Property

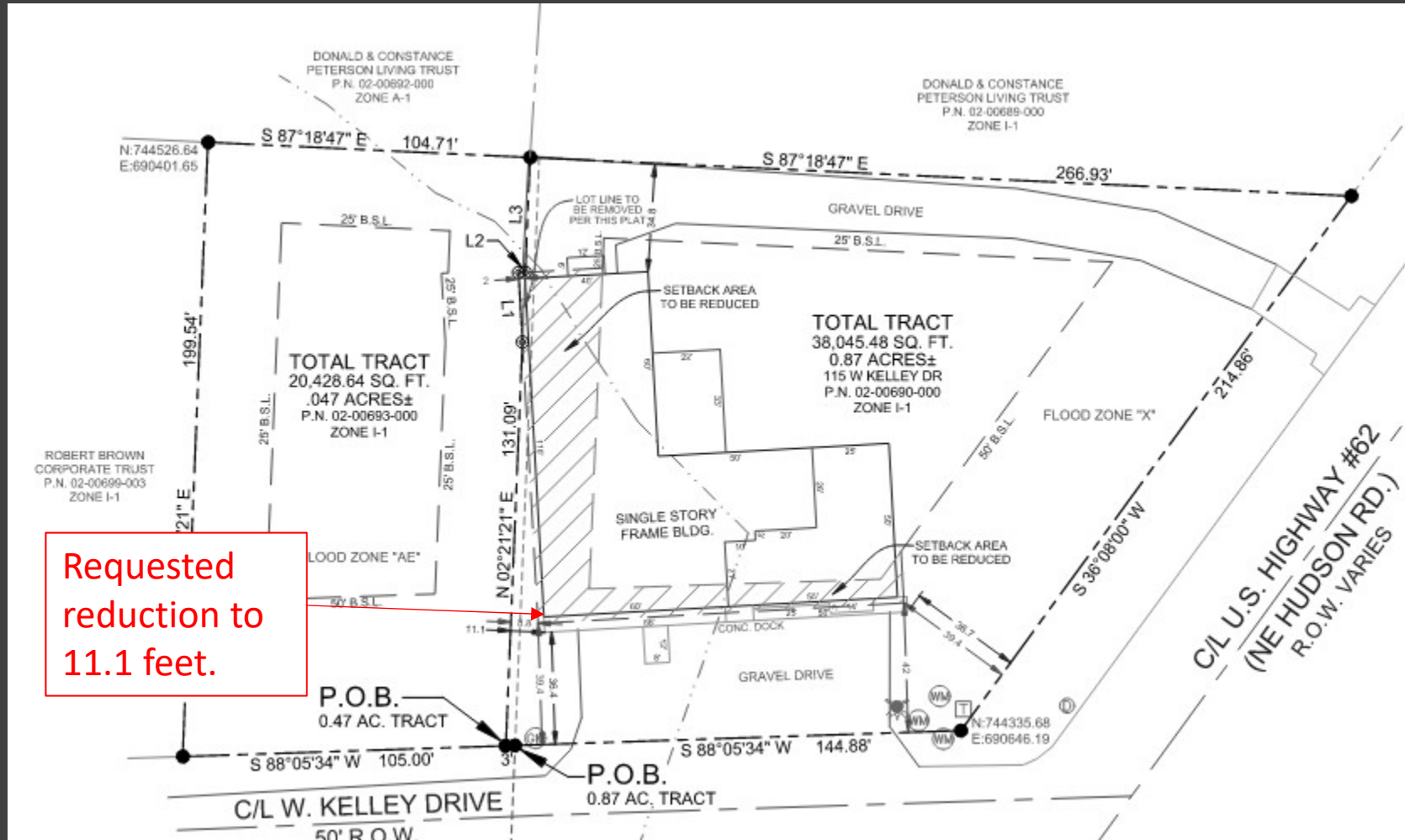
Proposed New
Property Line.
Structure
would be 2 ft.
from property
line.



Site Plan



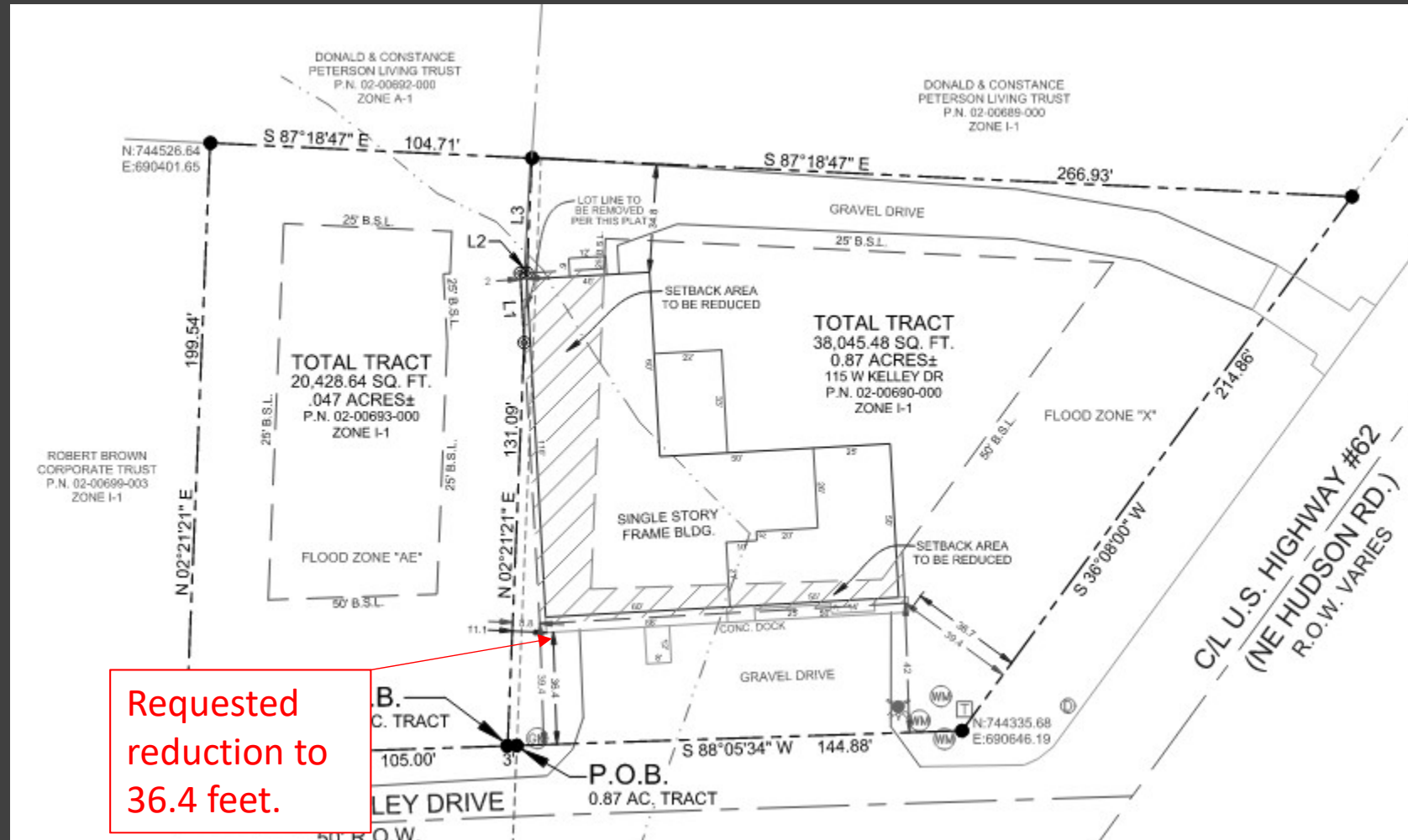
Palmer Property



Site Plan



Palmer Property



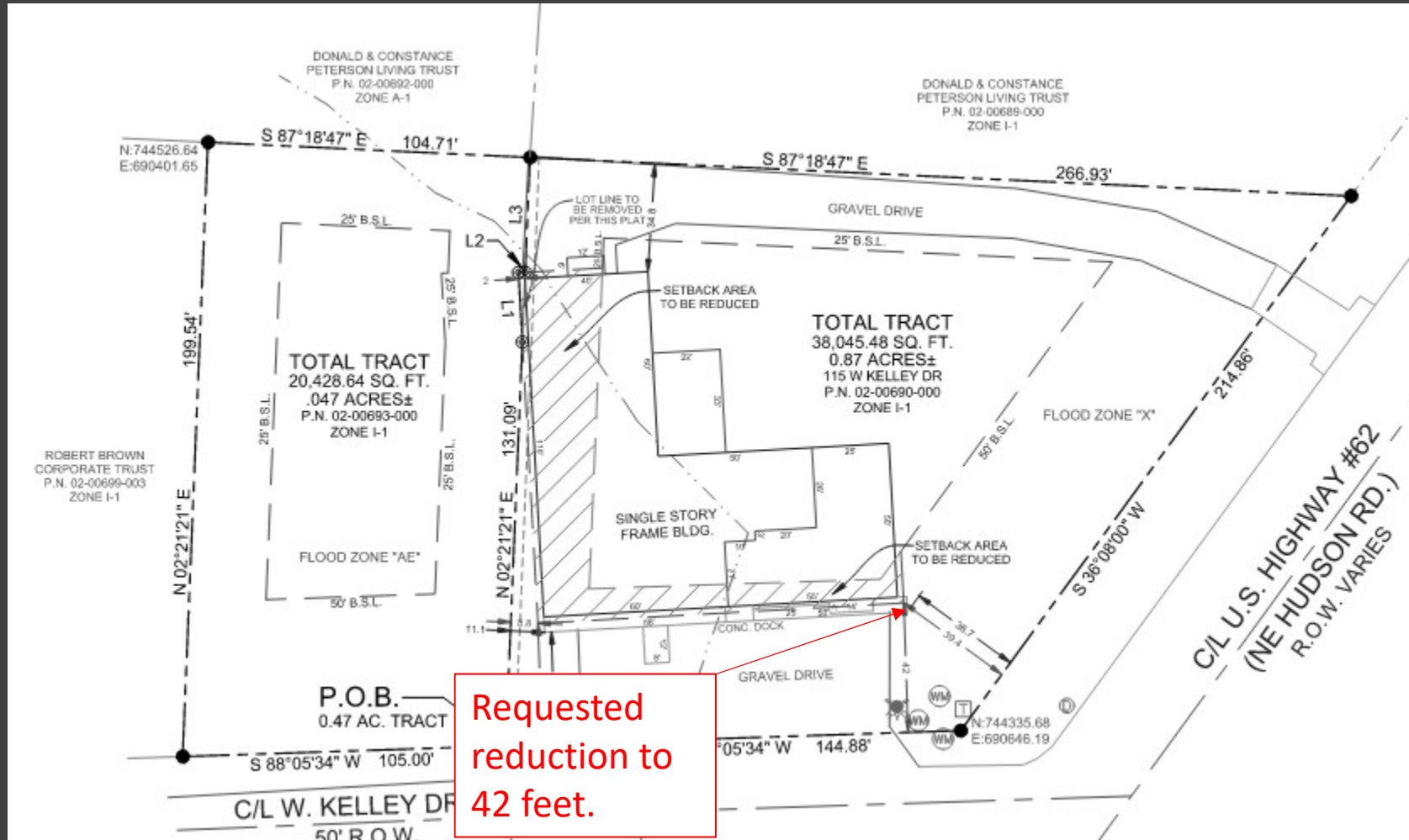
Site Plan



Variance

Palmer Property

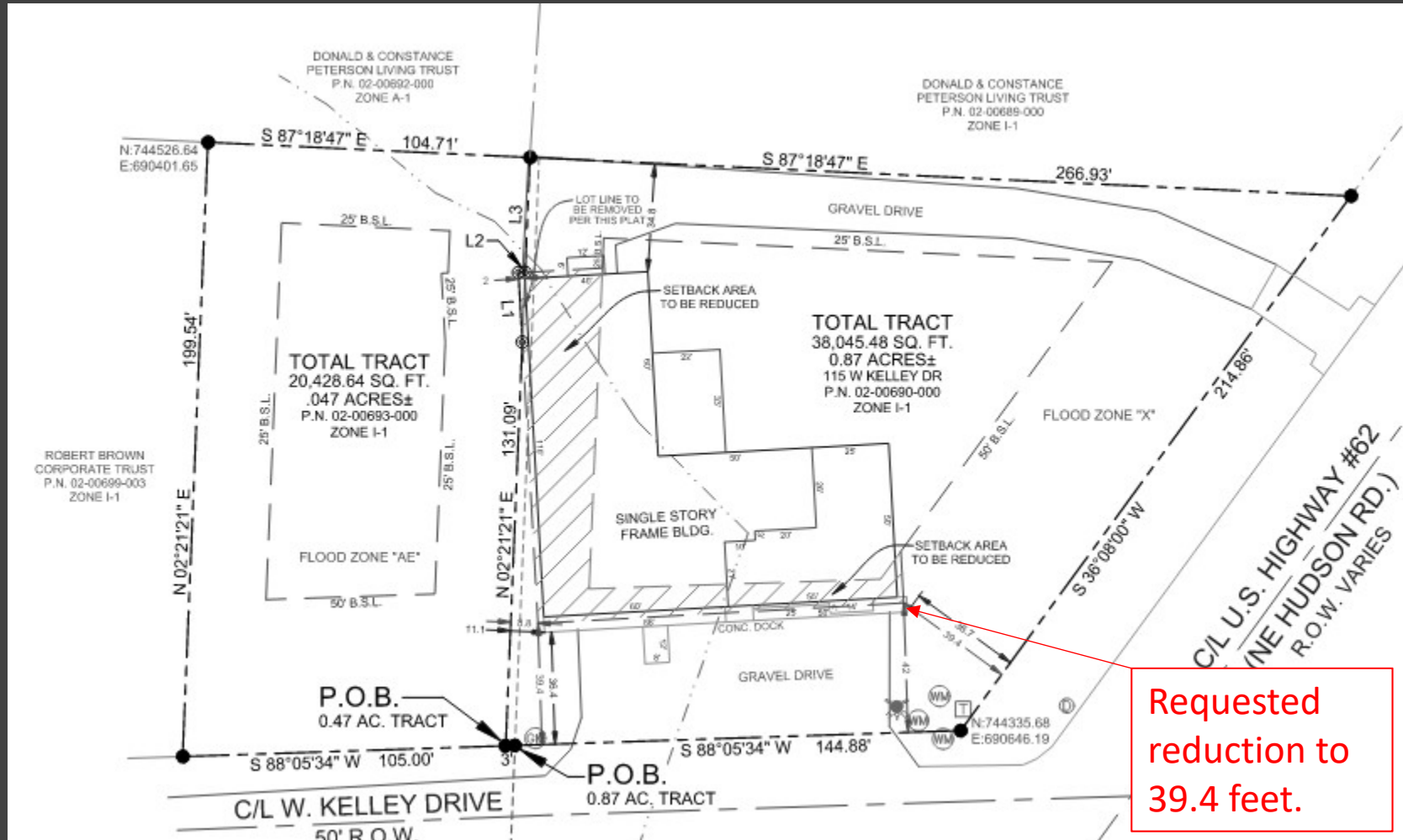
PLANNING



Site Plan



Palmer Property



Site Plan



Variance Palmer Property

PLANNING



Staff Recommended Motion:
Deny
Recommend property line be adjusted to comply with interior side setbacks for existing structure.

Aerial Map



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

OFFICE USE ONLY

Permit Fee: \$100.00 (\$100)
Zoning: I-1
App Number: 22-43
CityView Application: PL202201020
Date: 10/10/2022

VARIANCE APPLICATION

APPLICANT: Robert Caster
ADDRESS: 7215 SE "I" St. Bentonville AR SUITE #: 5
GENERAL LOCATION OF PROPERTY: 115 W Kelley Dr.
PHONE #: 479 268 4464 EMAIL: rcastercal@gmail.com
PROPERTY OWNER: Mesa Investments, LLC PHONE #: 479 685 6962
REQUEST to ALLOW: Requesting that the exterior side setback of 50' be reduced to 39.4' where the existing building lies, and the front setback of 50' be reduced to 42' to 39.4' where the existing building lies, and the west side setback from 25' to 8.8' to 2' where the existing building lies.
HARDSHIP JUSTIFICATION to VARY FROM CODE: Existing building falls within the front and side setbacks for Zone I1.

[Signature]
Applicant Signature

10-13-22
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

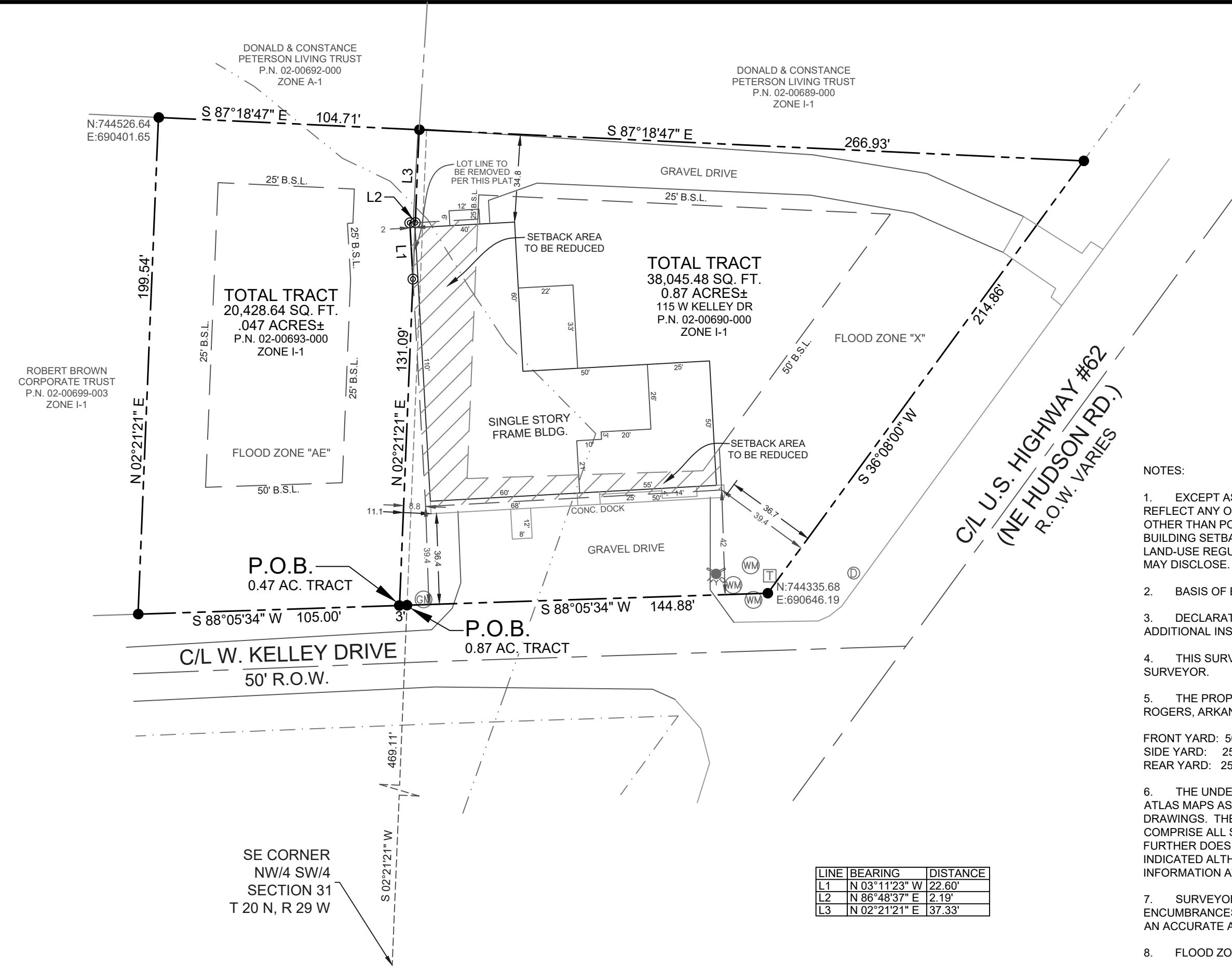
DATE FILED: 10/10/2022

PUBLIC HEARING DATE: 11/1/2022

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



LEGEND

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FOUND 1/2" IRON PIN
SET 1/2" IRON PIN W/CAP
DRAINAGE MANHOLE
TELEPHONE RISER
WATER METER
GAS METER
FIRE HYDRANT
PROPERTY LINE
SECTION LINE
RIGHT-OF-WAY
CENTERLINE
SETBACK
LIMIT OF FLOOD ZONE AE

- NOTES:
1.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
2.

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
3.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
4.

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE SEAL AND SIGNATURE OF THE SURVEYOR.
5.

THE PROPERTY SHOWN HEREON IS ZONED I-1 (INDUSTRIAL LIGHT) AND IS WITHIN THE CITY LIMITS OF ROGERS, ARKANSAS. THE FRONT, SIDE AND REAR YARD REGULATIONS ARE AS FOLLOWS:

FRONT YARD: 50 FEET
SIDE YARD: 25 FEET (INTERIOR); 50 FEET (EXTERIOR)
REAR YARD: 25 FEET
6.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7.

SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLE EVIDENCE, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE COMMITMENT MAY DISCLOSE.
8.

FLOOD ZONES SHOWN BY GRAPHIC PLOTTING ONLY.

LINE	BEARING	DISTANCE
L1	N 03°11'23" W	22.60'
L2	N 86°48'37" E	2.19'
L3	N 02°21'21" E	37.33'

SURVEY DESCRIPTION - 0.47 ACRE TRACT:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 29 WEST IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID NW/4 SW/4; THENCE N 02°23'14" E A DISTANCE OF 469.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF W. KELLEY DRIVE; THENCE S 88°05'34" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE S 88°05'34" W A DISTANCE OF 105.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE N 02°21'21" E A DISTANCE OF 199.54 FEET; S 87°18'47" E A DISTANCE OF 104.71 FEET; THENCE S 02°21'21" W A DISTANCE OF 37.33 FEET; THENCE S 86°48'37" W A DISTANCE OF 2.19 FEET; THENCE S 03°11'23" E A DISTANCE OF 22.60 FEET; THENCE S 02°21'21" W A DISTANCE OF 131.09 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 20,428.64 SQUARE FEET, OR 0.47 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

SURVEY DESCRIPTION - 0.87 ACRE TRACT:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 20 NORTH, RANGE 29 WEST IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SE CORNER OF SAID NW/4 SW/4; THENCE N 02°23'14" E A DISTANCE OF 469.11 FEET TO THE NORTH RIGHT-OF-WAY LINE OF W. KELLEY DRIVE AND THE POINT OF BEGINNING; THENCE S 88°05'34" W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 3.00 FEET; THENCE LEAVING SAID N 02°21'21" E A DISTANCE OF 131.09 FEET; THENCE N 03°11'23" W A DISTANCE OF 22.60 FEET; THENCE N 86°48'37" E A DISTANCE OF 2.19 FEET; THENCE N 02°21'21" E A DISTANCE OF 37.33 FEET; THENCE S 87°18'47" E A DISTANCE OF 266.93 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY #62 (NE HUDSON RD.); THENCE S 36°08'00" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 214.86 FEET; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE S 88°05'34" W A DISTANCE OF 144.88 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 38,045.48 SQUARE FEET, OR 0.87 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

OWNERSHIP INFORMATION
MESA INVESTMENTS LLC
14737 SMITH RIDGE ROAD
GARFIELD, AR 72732

FLOOD CERTIFICATION:

I CERTIFY THAT I HAVE EXAMINED THE OFFICIAL FLOOD INSURANCE HAZARD RATE MAP PANEL NO. 05007C0280K (EFFECTIVE DATE 06/05/2012) AND FOUND A PART OF THE DESCRIBED PROPERTY HEREON LIES IN ZONE "AE", AN AREA WITHIN THE 100-YEAR FLOOD PLAIN.

SURVEYOR'S CERTIFICATE:

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

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

CERTIFICATE OF AUTHORIZATION
COA CERTIFICATE NUMBER: 3049

OWNER'S CERTIFICATION AND DEDICATION

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

DATE _____ OWNER _____

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

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

COMMUNITY DEVELOPMENT DEPARTMENT

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE ROGERS PLANNING DEPARTMENT.

THIS __ DAY OF _____ 20__.

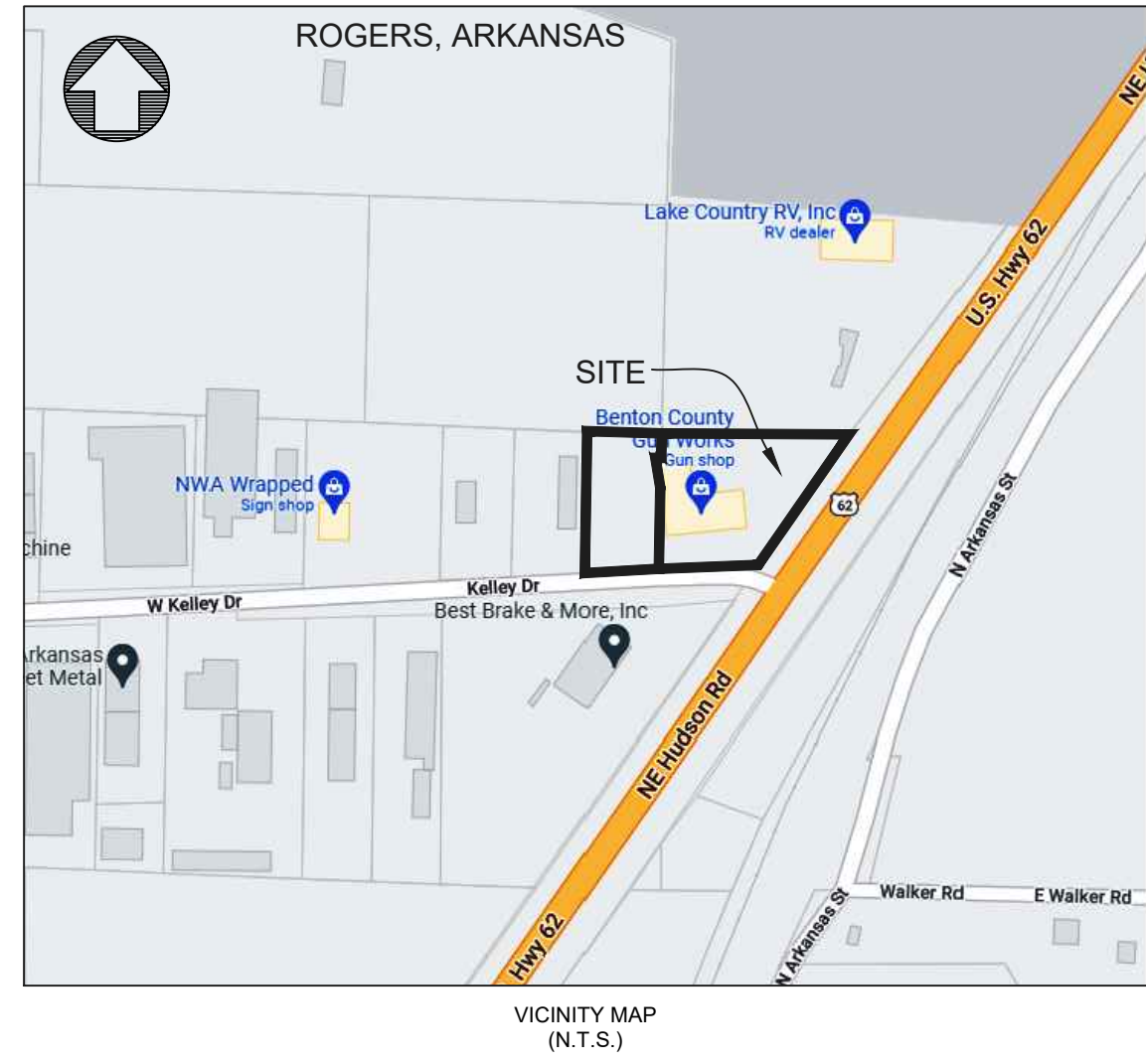
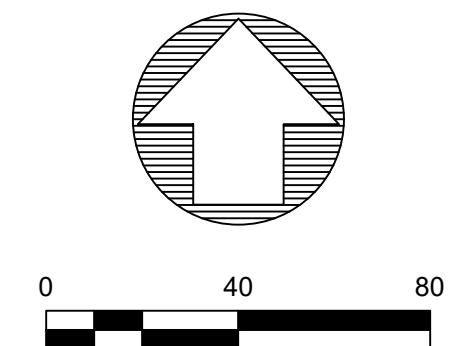
DIRECTOR _____

ROGERS PLANNING DIVISION:

THIS _____ DAY OF _____, 20__.

COMMUNITY DEVELOPMENT DIRECTOR _____

BOARD OF ADJUSTMENT SECRETARY _____



CASTER & ASSOCIATES
LAND SURVEYING, INC.

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

REGISTERED
STATE OF ARKANSAS
NO. 1370
ROBERT J. CASTER
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 40'
DATE: 10-7-22

PROPERTY LINE ADJUSTMENT
AND SETBACK REDUCTION
PART NW1/4 OF SW1/4
SECTION 31, T-20-N, R-29-W

115 W. KELLEY DRIVE
ROGERS, BENTON COUNTY,
ARKANSAS

JOB #	DRAWN BY:	CHK'D BY:	PAGE
21-110 PLA	ASD	RJC	1 OF 1



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION: To allow for the use of the property for a purpose not permitted by the zoning ordinance.

APPLICANT: [Name]

BOARD COMMISSION: [Name]

MEETING DATE/TIME: [Date/Time]

MEETING LOCATION: [Address]

PUBLIC COMMENTS: [Text]

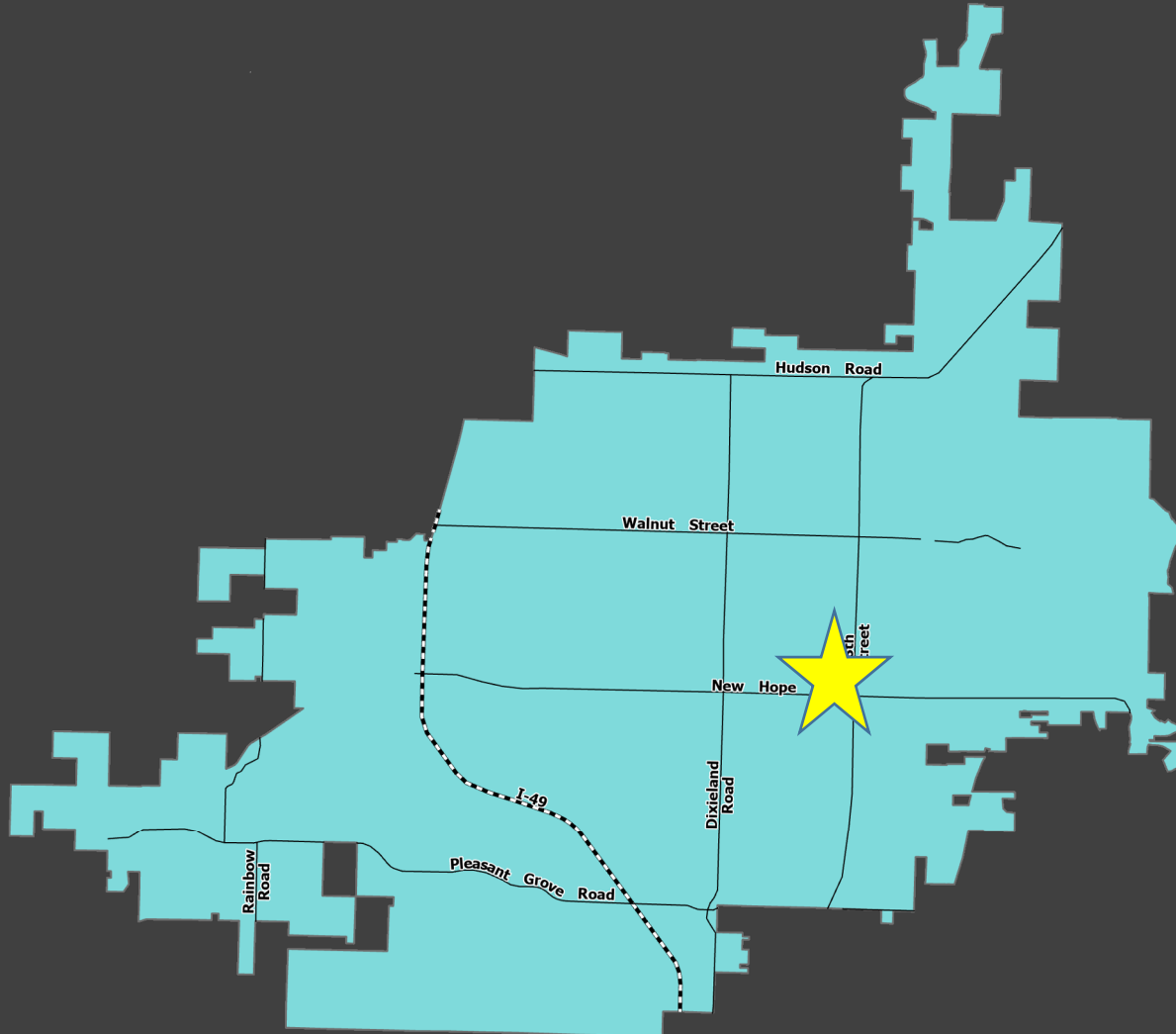
WWW.CITYOFROGERS.COM



COMMUNITY DEVELOPMENT
PLANNING DIVISION
City of Rogers, Arkansas



Willow Creek Multifamily



Vicinity Map

Summary

Location

W. New Hope Rd. & S. 9th St.
02-04195-000

Nature of Request

Variance from Residential Transition
Standards in C-3

Zoning

C-3/DCP (Neighborhood Commercial)

Current Use

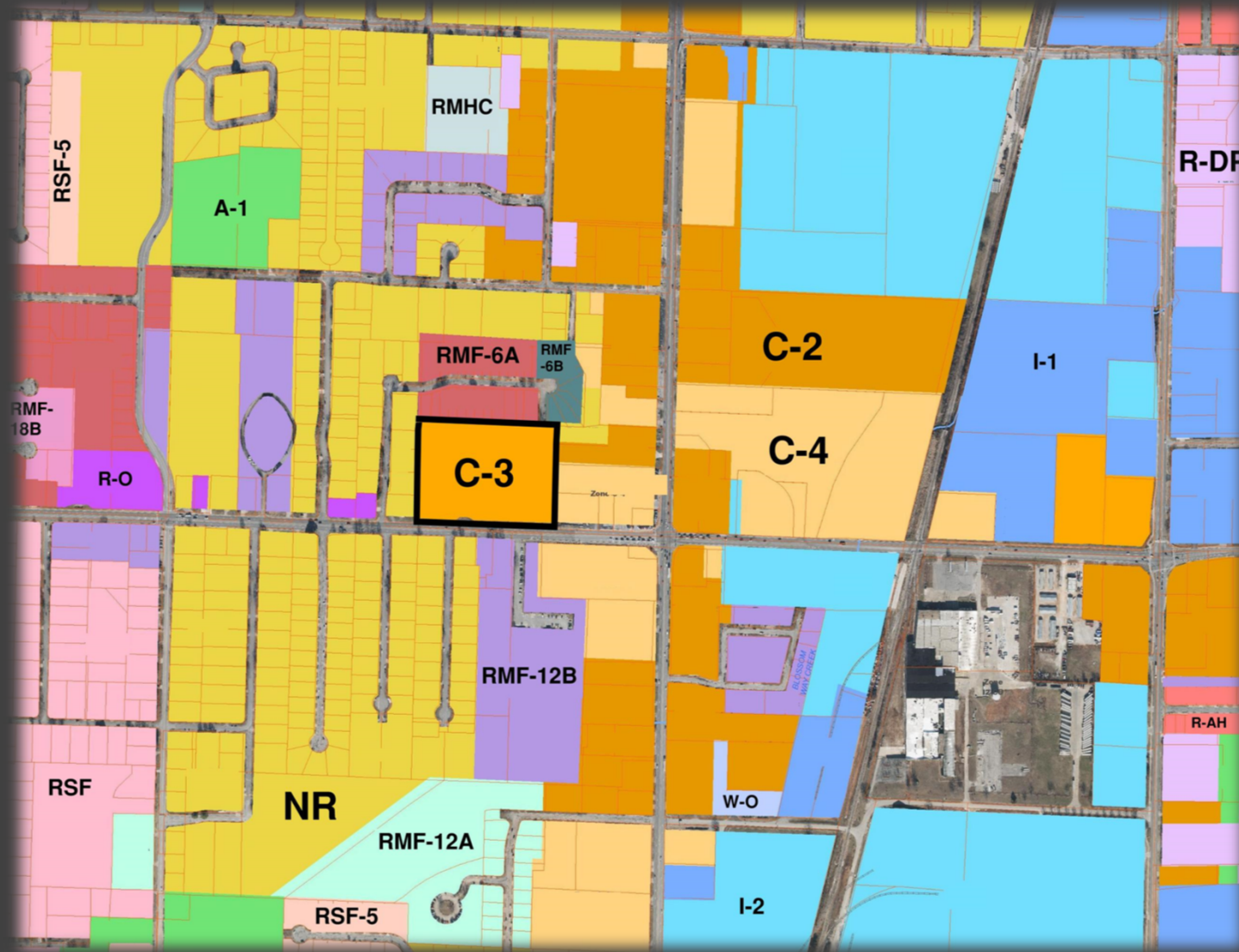
Undeveloped (Multifamily)

Representative

Geoff Bates, Bates & Assoc.



Willow Creek Multifamily



Zoning Map



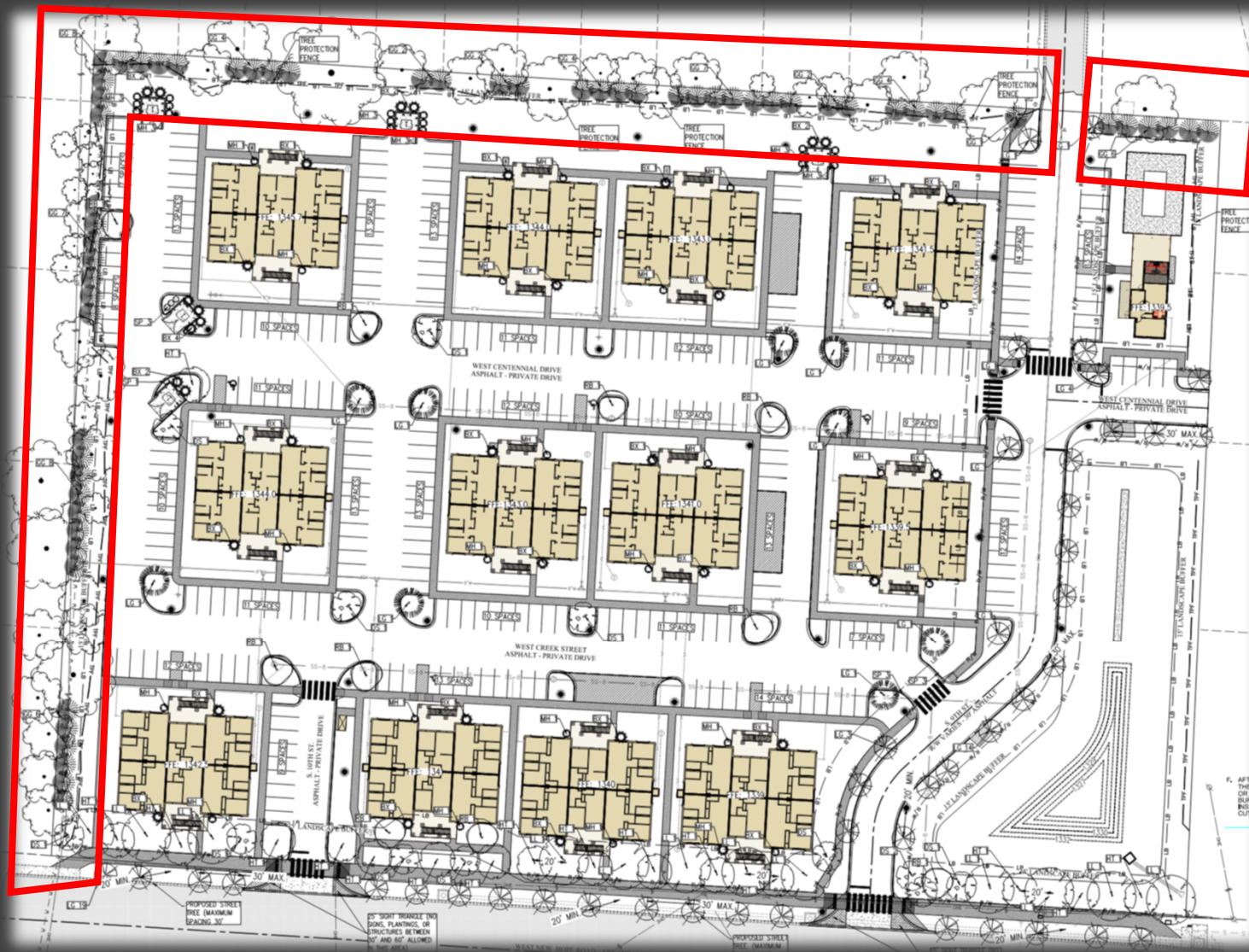
Willow Creek Multifamily



Approved DCP Site Plan



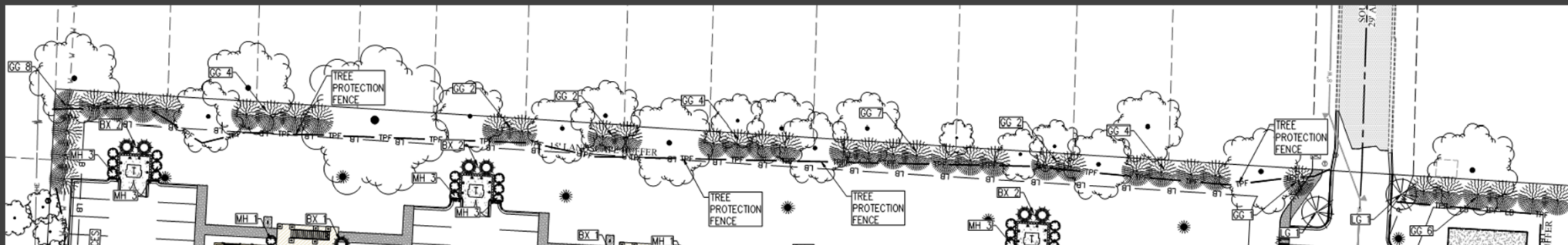
Willow Creek Multifamily



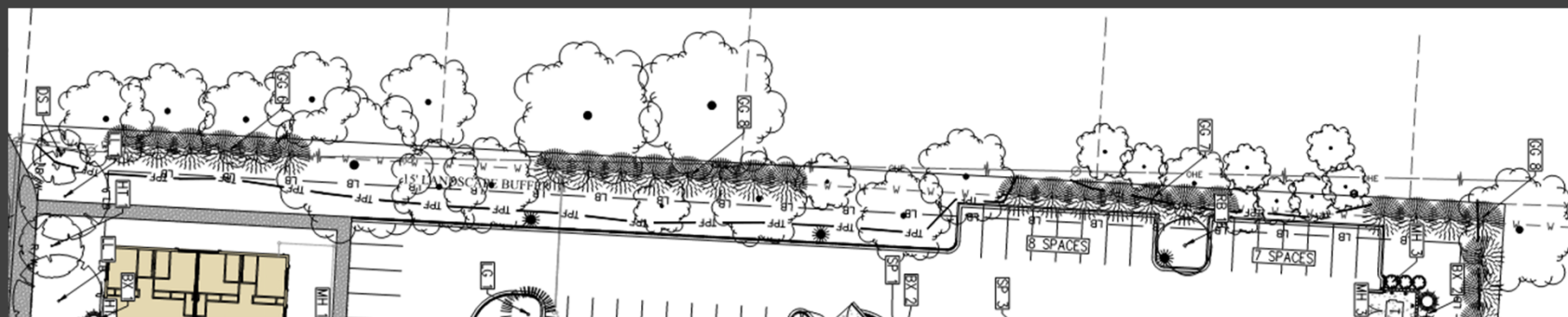
Site Plan



Willow Creek Multifamily



Northern Boundary



Western Boundary



VARIANCE

PLANNING

Willow Creek Multifamily



Staff Recommended Motion:
APPROVE

Aerial



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

pd online

OFFICE USE ONLY	
Permit Fee:	\$ 100.00 (\$100)
Zoning:	C-3
App Number:	22-44
CityView Application:	PL202201026
Date:	10/12/22

VARIANCE APPLICATION

APPLICANT: Geoff Bates - Bates & Associates, Inc. (Willow Creek Apts)

ADDRESS: 7230 S. Pleasant Ridge Drive, Fayetteville, AR 72704 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 900-1001 W Centennial Dr, 911-1001 W. New Hope Rd, 1819 S. 9TH St

PHONE #: 479-442-9350 EMAIL: geoff@batesnwa.com, jason@batesnwa.com

PROPERTY OWNER: Landmarc Custom Homes PHONE #: 479-419-9639

REQUEST to ALLOW: Variance from Sec. 14-710(d)(6) - C-3 Zoning Residential Transition Standards
Requirement for 8-foot tall masonry wall when adjacent to single-family detached residential.

HARDSHIP JUSTIFICATION to VARY FROM CODE: See letter included with application.

Geoff H Bates

10/11/2022

Applicant Signature

Date

Attachment Checklist:

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

DATE FILED: 10/12/22

PLANNING STAFF PROVIDES:

PUBLIC HEARING DATE: 1/11/22

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

7230 S. Pleasant Ridge Drive/ Fayetteville, AR 72703
PH: 479-442-9350 * FAX: 479-521-9350

July 20, 2022

Department of Community Development
City of Rogers
301 W. Chestnut
Rogers, AR 72756

Re: Willow Creek Apartments (CityView #PL202200442)

Dear Staff,

Our client would like to request the following waivers.

Section 14-710(d)(6) Residential Transition Standards

Per C-3 Residential Transition Standards, an 8-foot tall masonry or block wall shall be required when adjacent to any existing single-family detached residential use. Also, a 6-foot wide landscaped buffer with evergreen trees shall be required parallel to any single-family residential lot line. There are two existing single-family residential neighborhoods to adjacent to this development to the north and to the west. Per the Landscape Plan, we are providing a solid evergreen screen along the shared property line to the west to replace any screening provided by existing vegetation that will be removed due to grading and construction. Along the north, the existing vegetation will not be disturbed, and consists of mature trees that provide existing screening. Per a previous pre-development meeting with the surrounding property owners, said property owners adjacent this development expressed that they do not wish to have a large opaque masonry wall along the east line of their collective properties. A masonry wall along the north would also require that the existing line of mature trees in this location be removed. Therefore, we are requesting a variance from the Landscape Buffer and masonry wall requirement along the shared property line to the north, as well as a variance from the required masonry wall along the west property line.

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.



OPEN SPACE CALCULATIONS

TOTAL AREA OF SITE	403622 SQ FT
IMPERVIOUS AREA	246827 SQ FT (61%)
OPEN SPACE	156795 SQ FT (39%)

PLANT NOTES:

- OWNER SHALL PROVIDE A THREE-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION
- IRRIGATION SYSTEM WILL BE REQUIRED

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 (14-256.12.6)

- PARKING LOT LANDSCAPING REQUIRED (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)
- ADDITIONAL ON-SITE PLANTINGS TO MEET MINIMUM LANDSCAPING REQUIREMENT

SCREENING REQUIREMENTS PER ZONING:

LANDSCAPE BUFFER ZONES, SCREENING FENCES, OR WALLS WILL BE REQUIRED WHERE NONRESIDENTIAL ZONES ADJUT RESIDENTIAL ZONES. LANDSCAPE BUFFER ZONES, OR SCREENING WALLS MAY ALSO BE REQUIRED WHERE ZONES R-MF (MULTIFAMILY), R-MHO (MANUFACTURED HOME COMMUNITY), AND R-O (RESIDENTIAL OFFICE) ADJUT LOW DENSITY RESIDENTIAL ZONES R-E (RESIDENTIAL ESTATE) AND R-SF (RESIDENTIAL SINGLE-FAMILY). THE WIDTH OF THE REQUIRED BUFFER SHOULD BE VERIFIED WITH THE DEPARTMENT OF COMMUNITY DEVELOPMENT. IF PLANTS ARE TO BE USED FOR SCREENING, THEY MUST BE EVERGREEN AND PLANTED TO PROVIDE A SOLID SCREEN WITHIN THREE (3) YEARS (14-256.15).

- 'NELLIE STEVENS HOLLY' PROVIDED FOR SCREENING BETWEEN SUBJECT PARCEL AND RESIDENTIAL ZONING TO NORTH & WEST

- DEVELOPER & NEIGHBORING PROPERTY OWNERS WISH TO PRESERVE AS MANY TREES AS POSSIBLE ALONG NORTH & WEST PROPERTY LINES. VEGETATIVE SCREENING PROVIDED IN GAPS ALONG PROPERTY LINES WHERE THERE ARE NO PRESERVED TREES

ON-SITE LANDSCAPING PROVIDED:

- PARKING LOT LANDSCAPE ISLANDS W/ TREES:
- OVERLAY DISTRICT LANDSCAPING:
- ADDITIONAL PLANTINGS:
- TOTAL:

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
- SMALL SPECIES MUST BE PLANTED GREATER THAN OR EQUAL TO 2' FROM SIDEWALKS/CURBS
- STREET TREES PROVIDED - WEST NEW HOPE ROAD:
- STREET TREES PROVIDED - S 9TH STREET & PUBLIC PORTION OF 7 CENTENNIAL DR:

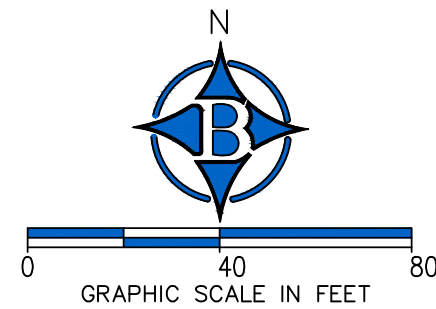
403622 SQ. FT. (9.27 ACRES)
202 TOTAL PLANTINGS
51 TOTAL TREES / 150 TOTAL SHRUBS REQUIRED

21 TREE ISLANDS (315 PROPOSED PARKING SPACES)
38 TREES (758' OF FRONTAGE, 2 ENTRANCES)
143 SHRUBS

61 SHRUBS

21 TREES
38 TREES
143 SHRUBS
202 PLANTINGS

19 TREES
24 TREES



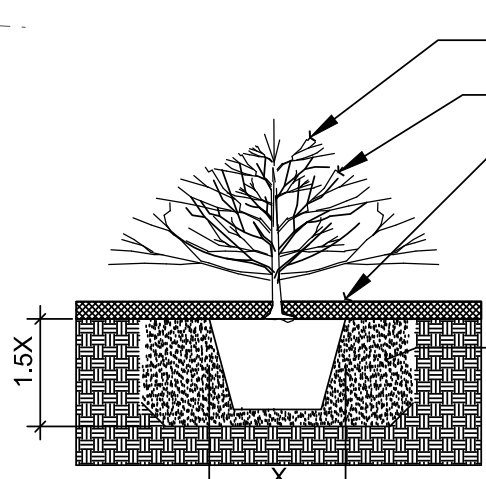
SHRUB PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|--|
| 1 | PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING |
| 2 | PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL |
| 3 | 3" - 4" OF MULCH |
| 4 | PREPARED BACKFILL, TAMP AND SOAK BACKFILL AFTER PLANTING. |

PLANTING NOTES

- A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.

SHRUB PLANTING DETAIL N.T.S.



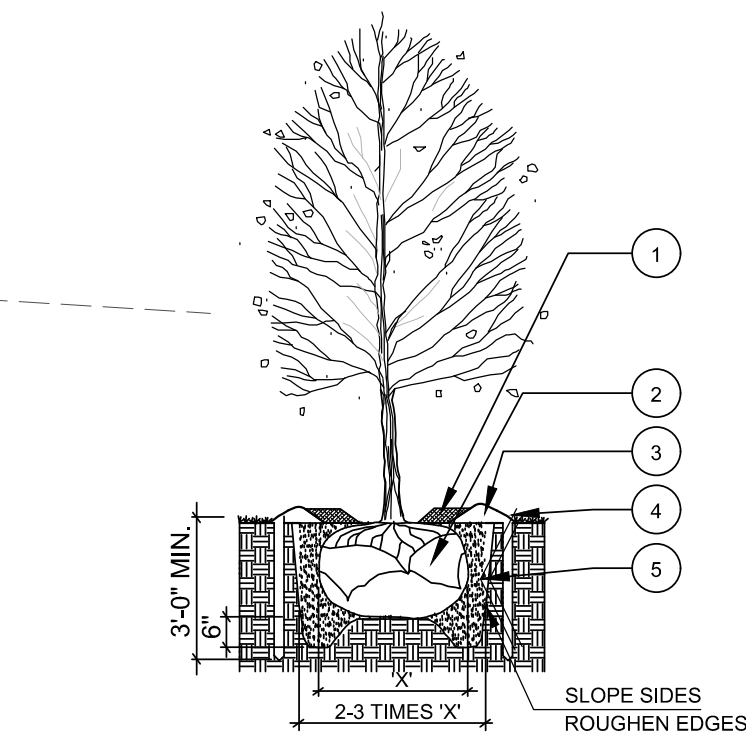
DECIDUOUS TREE PLANTING LEGEND

- | SYMBOL | DESCRIPTION |
|--------|---|
| 1 | 4" ORGANIC MULCH, 3"-4" AWAY FROM TRUNK |
| 2 | REMOVE BALL WRAP FROM TOP 1/3 OF BALL |
| 3 | ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. |
| 4 | TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE) |
| 5 | EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP. |

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL N.T.S.



F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT OR REMOVE ALL ROPES OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP. IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

INTERIOR LANDSCAPING PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
12	LL	LITTLELEAF LINDEN <i>Tilia cordata</i>	B&B	2.5" CAL 6" TALL	SHADE TREE (LARGE SPECIES)
16	HT	HAWTHORN <i>Crataegus 'Winter King'</i>	B&B	2.5" CAL 6" TALL	SHADE TREE (MEDIUM SPECIES)
10	RB	REDBUD <i>Cercis canadensis</i>	B&B	2.5" CAL 6" TALL	ORNAMENTAL TREE (SMALL SPECIES)
12	DS	DOWNY SERVICEBERRY <i>Amelanchier canadensis</i>	B&B	2.5" CAL 6" TALL	ORNAMENTAL TREE (SMALL SPECIES)
9	LG	LITTLE GEM MAGNOLIA <i>Magnolia grandiflora 'Little Gem'</i>	B&B	2.5" CAL 6" TALL	EVERGREEN TREE (SMALL SPECIES)
61	NS	NELLIE STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>	CONT.	5 GAL	EVERGREEN SHRUB (PRIVACY SCREEN)
42	MH	MAIDEN HAIR GRASS <i>Rhus glabra</i>	CONT.	5 GAL	ORNAMENTAL GRASS
36	BX	BOXWOOD <i>Buxus x sempervirens</i>	CONT.	5 GAL	EVERGREEN SHRUB
4	SP	VANHOUTTE SPIREA 'OGON' <i>Spiraea Vanhouttei 'Ogon'</i>	CONT.	5 GAL	DECIDUOUS SHRUB

STREET TREE LIST

QTY	SYM	BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
43	LG	LITTLE GEM MAGNOLIA <i>Magnolia grandiflora 'Little Gem'</i>	B&B	2.5" CAL 6" TALL	STREET TREE (SMALL SPECIES)

CITYVIEW #PL202200442

WILLOW CREEK APARTMENTS
LARGE SCALE DEVELOPMENT PLAN
CITYVIEW #PL202000243
LANDSCAPE PLAN

ROGERS, ARKANSAS

PROJECT NO 20-026

DRAWING NO

17

DATE	REVISIONS
5/11/22	1ST SUBMITTAL
7/5/22	REVISIONS PER TAC REVIEW
7/19/22	2ND REVISIONS PER TAC REVIEW
8/11/22	3RD REVISIONS PER TAC REVIEW
9/01/22	4TH REVISIONS PER TAC REVIEW
9/19/22	5TH REVISIONS PER TAC REVIEW
10/24/22	6TH REVISIONS PER TAC REVIEW