



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

**PLANNING COMMISSION MEETING AGENDA
DECEMBER 6, 2022**

5:00 PM

LOCATION: CITY HALL, 301 W. CHESTNUT ST.

COMMITTEE SESSIONS: 5:30 PM/5:45 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89800637120](https://us02web.zoom.us/j/89800637120)

COMMITTEE SESSIONS

DEVELOPMENT REVIEW COMMITTEE: 5:45 PM, COMMUNITY ROOM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86498467547](https://us02web.zoom.us/j/86498467547)

1. LSDP: ARMOR BANK

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

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89706477426](https://us02web.zoom.us/j/89706477426)

1. RZN/DCP: WELCOME TO ROGERS MIXED-USE DEVELOPMENT

2. CUP: VAN DYKE CENTER WAREHOUSES

3. CUP: SPLASH CAR WASH

4. CUP: EL SENOR DE LOS CARROS

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. November 15, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Development Review
2. Plans & Policies

CONSENT AGENDA:



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OLD BUSINESS:

PUBLIC HEARING:

1. **RZN/DCP: Welcome to Rogers**

A request by Welcome to Rogers, a planned mixed-use development, to rezone 335 S. Dodson Road from A-1 (Agricultural) to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan. *(Tabled 11/15/22)*

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jason Boze, Core*

2. **CUP: Van Dyke Center Warehouses**

A request by Van Dyke Center Warehouses for a Conditional Use Permit to allow "Warehousing & Storage, Limited" on four lots between W. Industrial and W. Commerce drives in the Van Dyke Commercial Subdivision and in the city's C-2 (Highway Commercial) zoning district.

- *STAFF: Zachary Birdsong*
- *REPRESENTED BY: Matt Loos, Olsson*

3. **CUP: Splash Car Wash**

A request by Splash Car Wash for a Conditional Use Permit to allow "Vehicle Washing" at 1707 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Bradford Gaines, Colliers*

4. **CUP: El Senor de los Carros**

A request by El Senor de los Carros for a Conditional Use Permit to allow the use "Vehicle/Equipment Repair & Installation" at 1614 S. 8th Street in the C-2 (Highway Commercial) zoning district and the city's Overlay District.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Yulianna Cuevas*

NEW BUSINESS:

1. **LSDP: Armor Bank**

A proposed 5,419-sf bank building on 1.58 acres at the southwest corner of S. 52nd Street and W. Magnolia streets in the Metro Park South Commercial Subdivision and the city's C-2 (Highway



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Commercial) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Matthew Breckenridge, Crafton Tull*

ADJOURN:



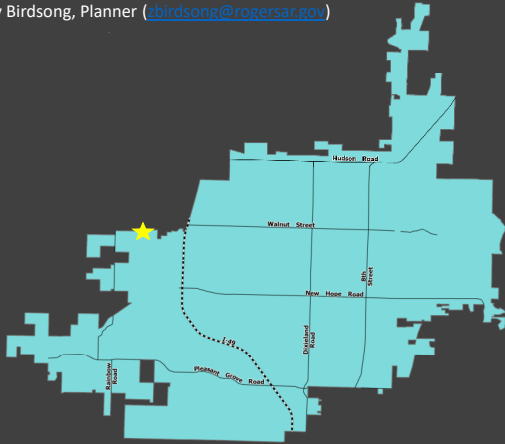
Rezone/DCP

PLANNING

Welcome to Rogers

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood Center

Zoning

A-1 (Agricultural)

Proposed Zoning

C-3 (Neighborhood Commercial) with
DCP, 35 units/acre

Location

335 S. Dodson Road

Representative

Jason Boze, Core Architects

Location:

This is located in west Rogers. It is west of south Dodson Road and just south of Bentonville city limits at 335 South Dodson Road.

Proposal Overview:

The applicant is proposing a rezone and density concept plan for a mixed use development.



Welcome to Rogers



Rendering

Rendering:

The following few slides show renderings of the proposal. Here, they are showing the building fronting Dodson Road looking southwest. They show a bike trail along South Dodson with on street parking. The first floor of this building will be commercial and the upper three stories will be residential.



Rendering

Rendering:

This shows the development as a whole. A landscape strip is proposed between the bike trail and on street parking. The development shows five buildings total. The center building has the clubhouse on the first floor with a parking deck on the second and third floor. The other three buildings are completely residential and the development will contain 300 units. Sidewalks are also provided within the proposal.



Rendering

Rendering:

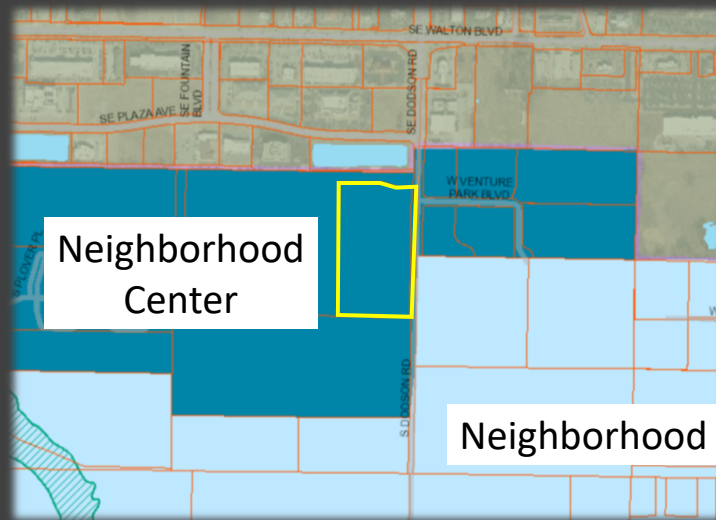
Here you can see the interior portion of the development, facing south towards the clubhouse parking deck and the mixed use building fronting South Dodson Road. They have a pool on the north side of the clubhouse.



Surrounding Context

Surrounding Context:

This is looking north on South Dodson with the planned development directly to the west. You can see Ramennara there slightly to the northeast. This development is also slightly south of Southeast Walton Boulevard and connected to it by sidewalk.



Comprehensive Growth Map

COMPREHENSIVE GROWTH MAP:

The development will be around the middle of the Neighborhood Center. It will be the only C-3 zoned portion of the Neighborhood Center apart from the two northwestern parcels. You can see better here its proximity to Southeast Walton Boulevard.

Growth Designation:

Neighborhood Center.

Growth Designation Character:

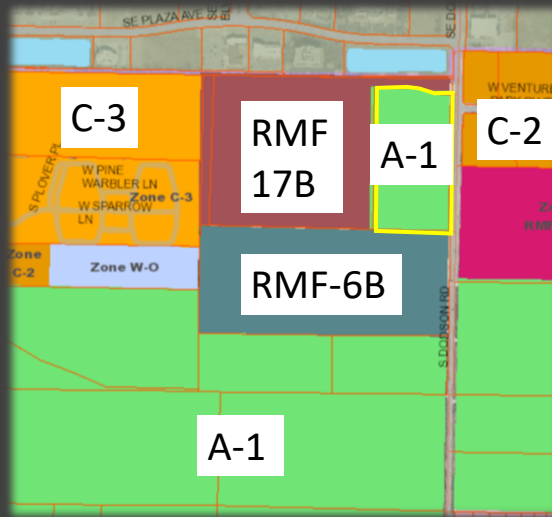
Mixed-use centers located around intersections of arterial and collector streets. Polycentric patterns serves neighborhood populations within ½ mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation. (CGM Page 1).

Base Density:

Determined by DCP.

Max Density:

24 units/acre.



Zoning

Rezone Request

A proposal to rezone the subject property from A-1 to C-3.

Density Concept Plan Request

A proposal to construct 300 dwelling units on about 8.52 acres at a gross density of 35 units per acre.

Rezone Request:

The applicant is specifically requesting to rezone the subject property from A-1 to C-3 to align with the Neighborhood Center growth designation.

Density Concept Plan Request:

They are also proposing to construct 300 dwelling units on about 8.52 acres. The gross density of this is 35 units/acre, which is above the neighborhood center max density of 24 units/acre. Typically, due to the mixed use aspect of the development, a Density Concept Plan would not be required. However, since the applicant is requesting a density over the max per the CGM, a DCP was required.

ZONING:

C-3 with DCP:

The purpose and intent of the C-3 zoning district is “for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility.” Sec. 14-703(a).



Welcome to Rogers

Required Regulations:

- Max structure height: 3 stories
- The Comprehensive Growth Map sets the max density at 24 units/acre for the Neighborhood Center Growth Designation.

Variations from Regulations:

- The applicant is proposing a four-story building for the mixed use building fronting S. Dodson Road
- The applicant is proposing 35 units/acre

Stated Reasoning:

- The four-story building along S. Dodson is proposed to provide high density with mixed-use while keeping as much open space on the site as possible.
- The intent of the requested density is to add to the neighborhood center while providing mixed-use.

Required Regulations:

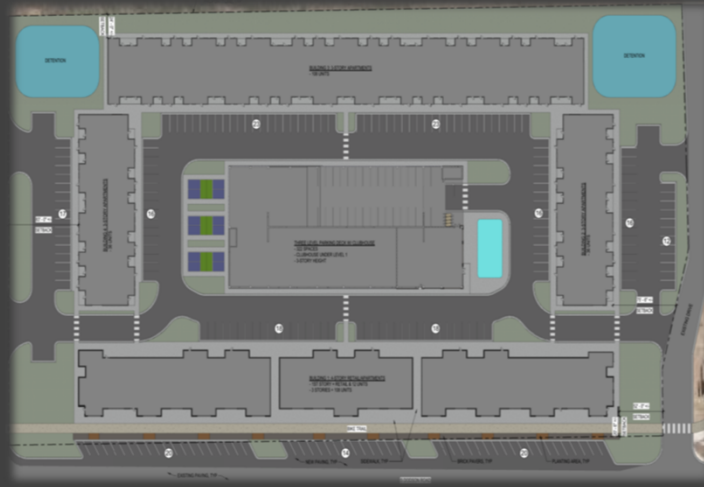
The max structure height for C-3 is three stories and the max density for the Neighborhood Center Growth Designation is 24 units/acre.

Variations from Regulations:

The applicant is proposing a four-story building, one story greater than the max allowed, for the mixed use building fronting South Dodson Road. They are also proposing 35 units/acre, 11 units/acre above the max allowed.

Stated Reasoning:

Their stated reasoning is that the four-story building along S. Dodson is proposed to provide high density with mixed-use while keeping as much open space on the site as possible. The intent of the requested density is to add to the neighborhood center while providing mixed-use amenities.



Site Plan

Staff Analysis:

- The fourth-story building is intended to provide retail space while maximizing density.
- The development is located adjacent to the Horsebarn Trailhead and is connected to SE. Walton Boulevard by sidewalk.
- Staff finds the surrounding characteristics to support the heightened density.

Density Concept Plan General Findings:

The fourth-story building along S. Dodson is intended to provide retail space while maximizing density. The development is located adjacent to the Horsebarn Trailhead and is connected to SE. Walton Boulevard by sidewalk. Staff finds the surrounding characteristics to support the heightened density.



Aerial Map

Recommendation:
Approval

RECOMMENDATIONS:

Approve.

Engineering Comments:

All comments are reserved for the Large Scale Development.

Public Input Received:

No input has been received from the public.



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OFFICE USE ONLY

Permit Fee: _____ (\$200)
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: Core Architects, Inc. - Jason Boze

ADDRESS: 1800 S Osage Springs Dr, Rogers, AR 72758 SUITE #: 100

GENERAL LOCATION OF PROPERTY: 335 S Dodson Rd, Rogers, AR 72758

PARCEL NUMBER: 02-00861-103

PHONE #: 479-631-2673 EMAIL: jboze@core-arch.com

PROPERTY OWNER: Hickman Trust - Jeanne A et al PHONE #: _____

PRESENT USE: Vacant ZONING: A-1

PROPOSED USE: Mixed-use Retail / Multi-family Residential ZONING: C-3

Applicant Signature

10/24/2022

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____



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OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Welcome To Rogers
ADDRESS/LOCATION:	335 S Dodson Rd, Rogers, AR 72758
PROPOSED ZONING:	C-3 Neighborhood Commercial District
PROPOSED DENSITY:	35 Units / Acre
GROSS SITE AREA:	8.52 Acres
DWELLING UNITS:	300
BUILDING TYPE:	Four-story Mixed-use Retail/Apartments, Three-story apartments, and Parking Deck

APPLICANT INFORMATION:

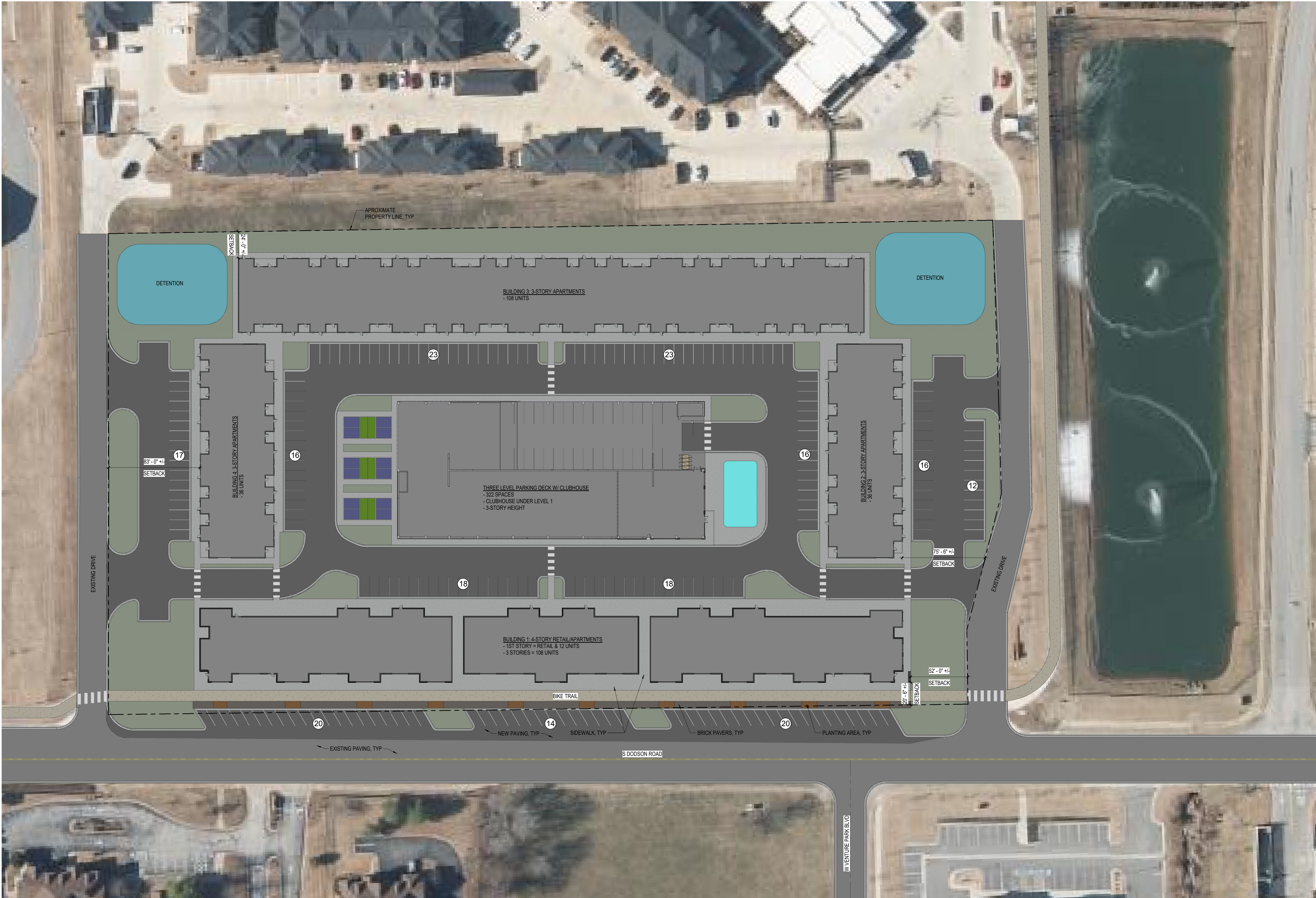
APPLICANT/REPRESENTATIVE:	Core Architects, Inc. - Jason Boze	PHONE:	479-631-2673
		EMAIL:	jboze@core-arch.com
PROJECT OWNER/DEVELOPER:	Noah Jones	PHONE:	
		EMAIL:	noahjones122898@gmail.com
PROPERTY OWNER:	Hickman Trust - Jeanne A et al	PHONE:	
		EMAIL:	
REQUEST:	Rezone to allow for construction of mixed-use retail, apartments, and parking deck		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Center
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact building and site design, encourages infill, and reduces vehicles miles traveled for basic needs / Medium-Intensity, medium-density mixed-use areas that serve neighborhood populations within ½ mile radius.
BASE DENSITY:	DCP
MAX DENSITY:	24 Units / Acre
CURRENT ZONING:	A-1

APPLICANT SIGNATURE: _____

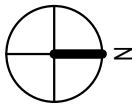
SUBMITTAL DATE: 10/24/2022



PROJECT INFORMATION:	
SITE ADDRESS:	335 S DODSON RD, ROGERS, AR 72758
SITE AREA:	8.52 ACRES
PARCEL #:	02-00861-103
SEC-TWP-RNG:	08-19-30
CURRENT ZONING:	A-1
PROPOSED ZONING:	C-3 NEIGHBORHOOD COMMERCIAL DISTRICT
DWELLING UNITS:	300 PROPOSED
PROPOSED GROSS DENSITY:	35 UNITS / ACRE
PROPOSED NET DENSITY:	50 UNITS / ACRE
GROSS SITE AREA:	8.52 ACRES (371,131.2 SF)
IMPERVIOUS AREA:	6.45 ACRES (76%)
OPEN SPACE:	3.18 ACRES (37%)
BUILDING TYPE:	FOUR-STORY MIXED-USE RETAIL/APARTMENTS, THREE-STORY APARTMENTS, AND PARKING DECK (CLUBHOUSE IN PARKING DECK)
BUILDING HEIGHTS:	FOUR STORY = 56' THREE STORY = 41' PARKING DECK = 46'
BUILDING SETBACKS: REQUIRED:	FRONT = 5' MIN., 30' MAX EXTERIOR SIDE = 5' MIN., NO MAX INTERIOR SIDE = 5' MIN., NO MAX REAR = 10' MIN., NO MAX
PROVIDED:	FRONT = 20.5' EXTERIOR SIDE = 52' INTERIOR SIDE = 83' REAR = 24'

LEGAL DESCRIPTION:
ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 08, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING THE REMAINDER TRACT SHOWN ON A TRACT SPLIT BY JOHNNY L. MASON, P.S. 1579, RECORDED IN PLAT BOOK 2016, PAGE 37, CLERK'S OFFICE OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCING AT THE NORTHEAST CORNER OF SAID SW 1/4; THENCE S 02°41'39" W ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 825.00 FEET TO A FOUND "PK" NAIL; N87°37'30"W, 41.42 FEET, LEAVING SAID EAST LINE, TO A SET 1/2 INCH REBAR ON THE WEST RIGHT OF WAY LINE OF DODSON ROAD; THENCE S02°44'09"W, 81.48 FEET, ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE S02°44'08"W, 807.83 FEET, CONTINUING ALONG SAID RIGHT OF WAY LINE, TO A FOUND 1/2 INCH REBAR, WITH CAP STAMPED "PS 1579"; ON THE SOUTH LINE OF SAID REMAINDER TRACT; THENCE N69°17'49"W, 442.64 FEET, LEAVING SAID RIGHT OF WAY LINE, ALONG SAID SOUTH LINE, TO A SET 1/2 INCH REBAR; THENCE N01°51'52"E, 830.93 FEET TO A SET 1/2 INCH REBAR; THENCE S89°45'32"E, 170.26 FEET TO A SET 1/2 INCH REBAR; THENCE S87°37'16"E, 79.88 FEET TO A SET 1/2 INCH REBAR; THENCE 20.38 FEET ALONG A 65.00 FOOT RADIUS CURVE RIGHT, WHOSE CHORD BEARS S78°38'49"E, 20.28 FEET TO A SET 1/2 INCH REBAR; THENCE S68°40'22"E, 82.37 FEET TO A SET 1/2 INCH REBAR; THENCE 27.38 FEET ALONG AN 85.00 FOOT RADIUS CURVE LEFT, WHOSE CHORD BEARS S78°54'15"E, 27.27 FEET TO A SET 1/2 INCH REBAR; THENCE S88°08'08"E, 79.76 FEET TO THE POINT OF BEGINNING, CONTAINING 8.52 ACRES OF LAND, LESS & EXCEPT, RIGHT-OF-WAY DEDICATED ON TRACT SPLIT 1/19/2016 2016-37 SURVEYS: 12/02/2016 2016-37, 12/02/2016 2016-891, 7/28/2020 L202045325 & 4/21/2021 L202129710

1 SITE PLAN
1" = 40'-0"

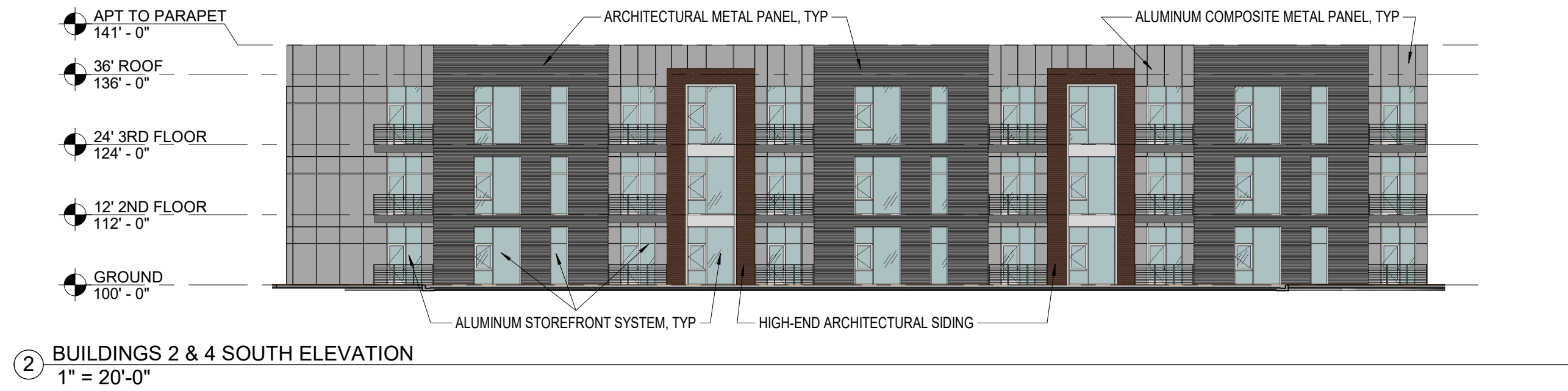
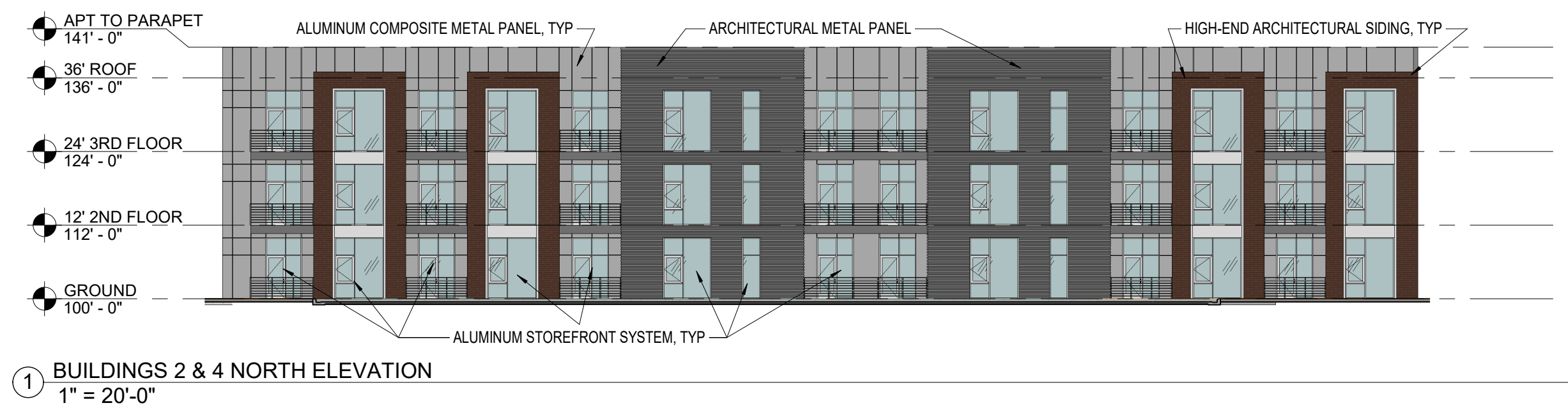
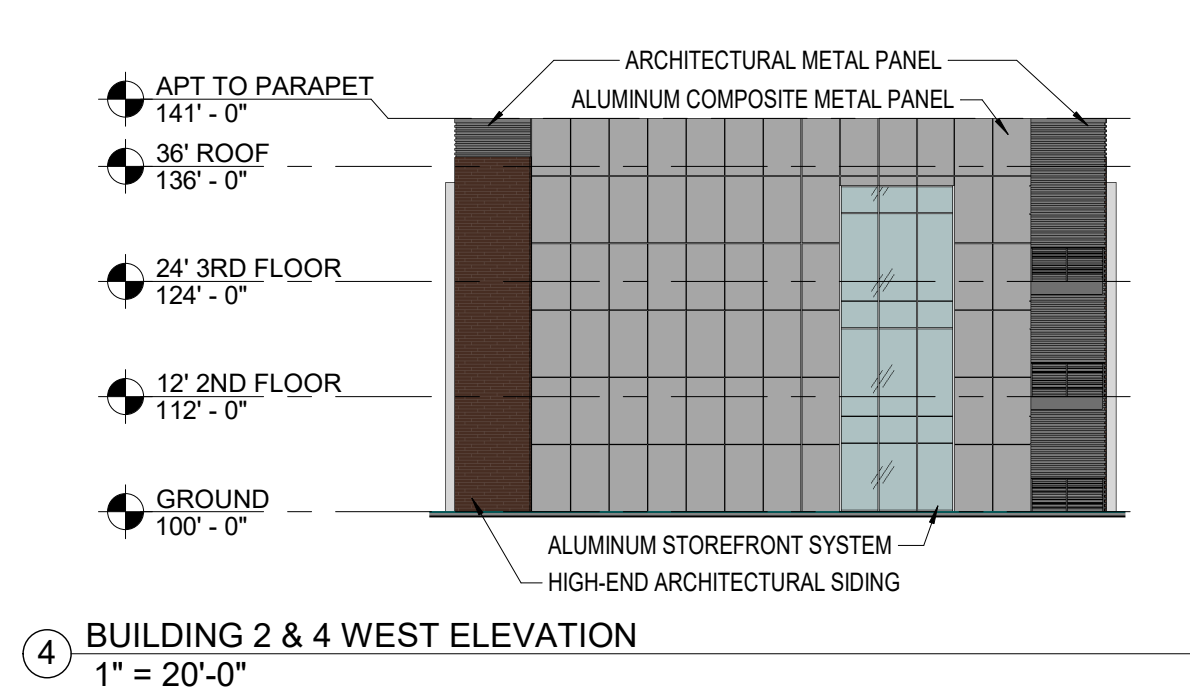
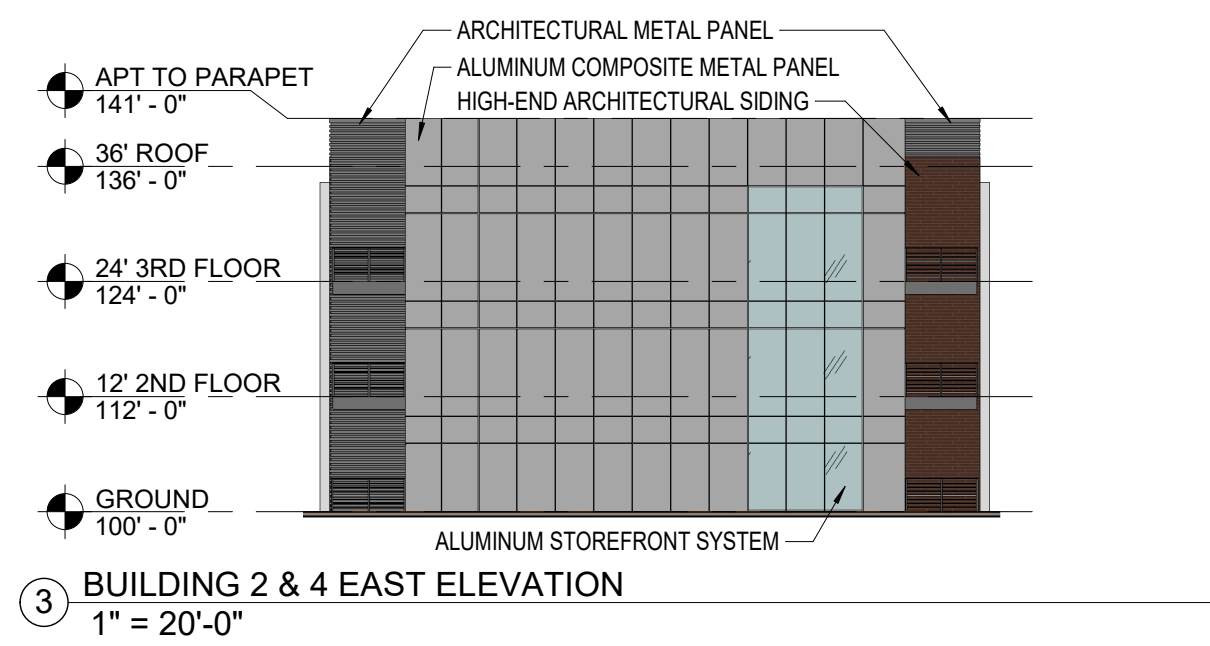
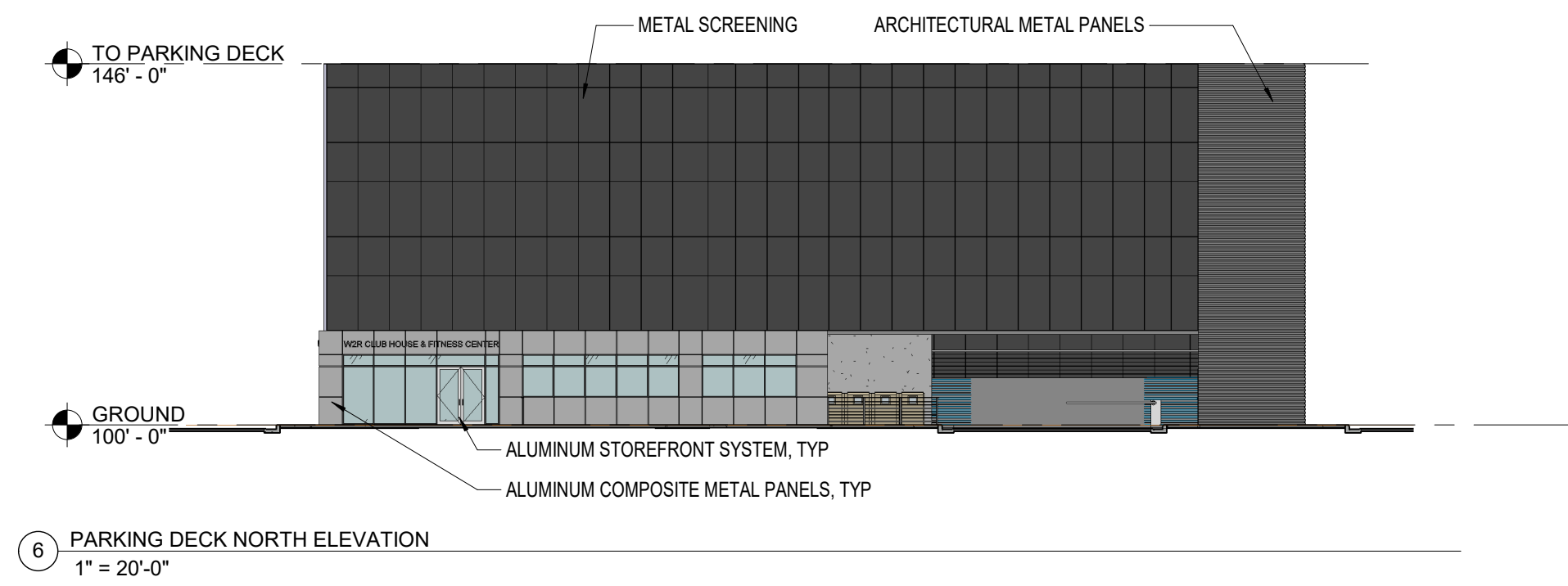
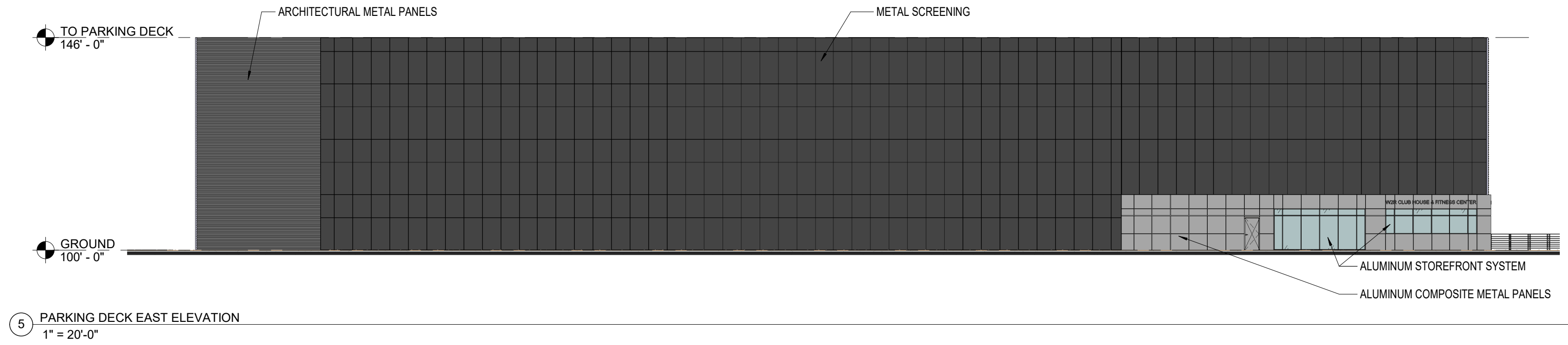
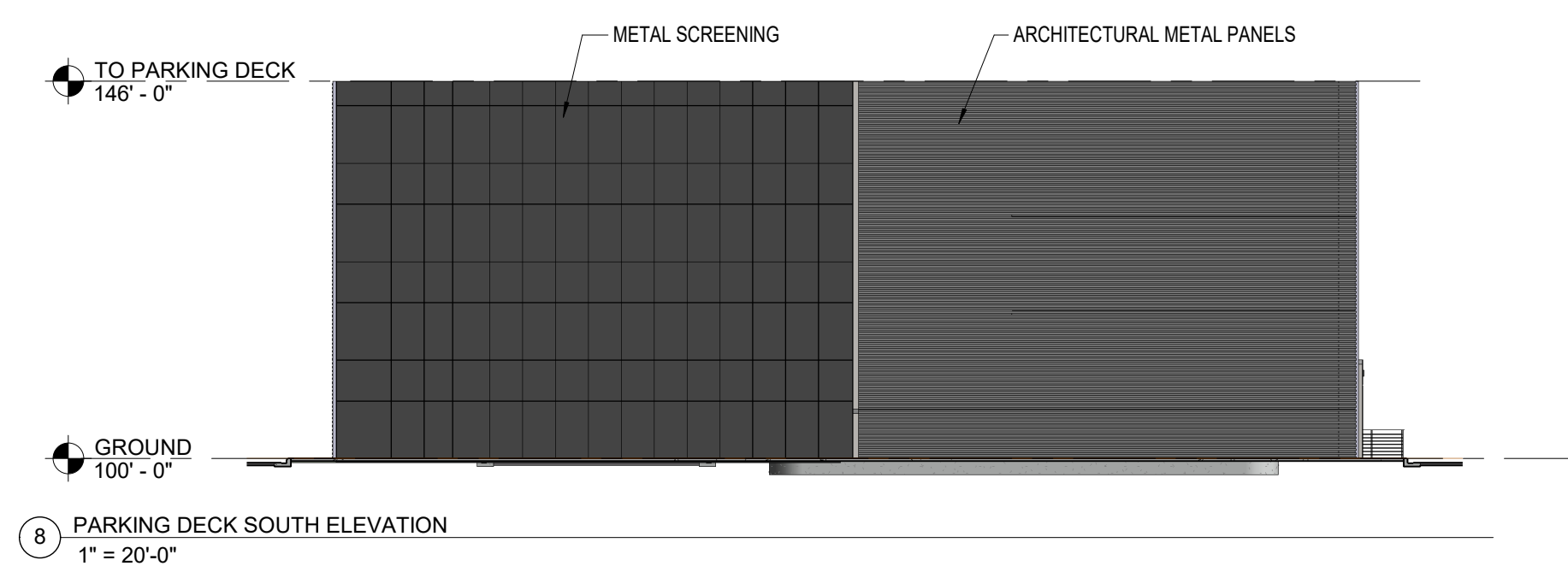
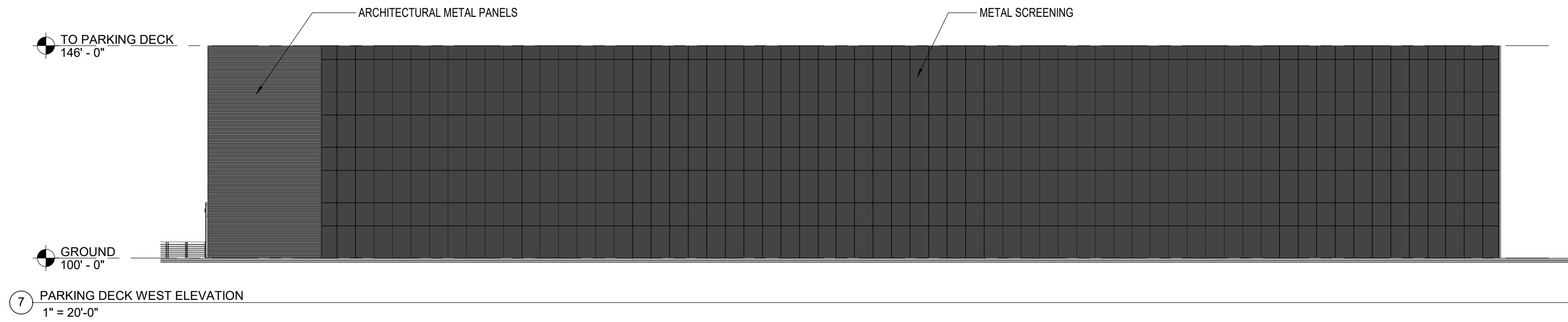


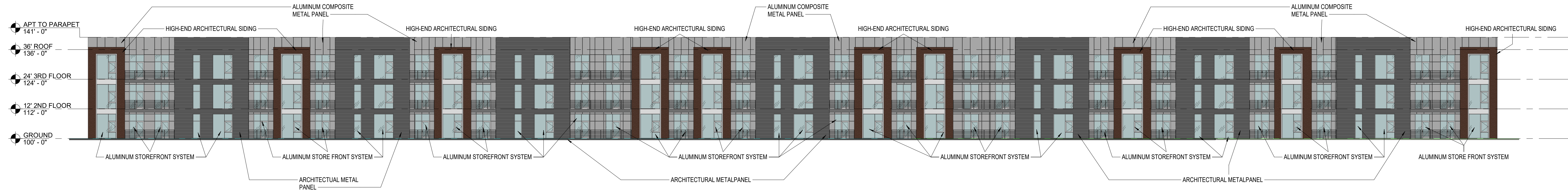




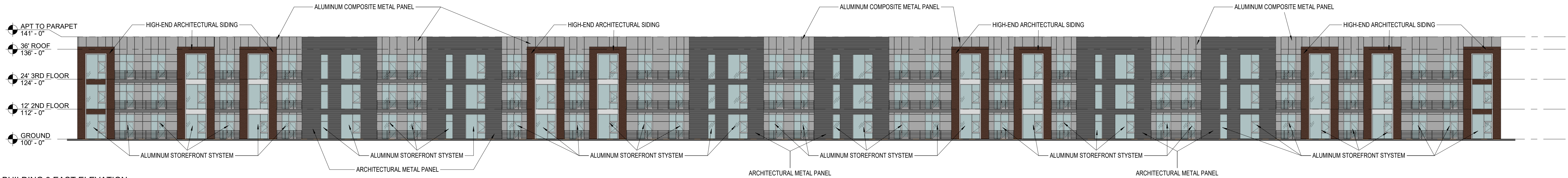


W2R CLUB HOUSE & FITNESS CENTER

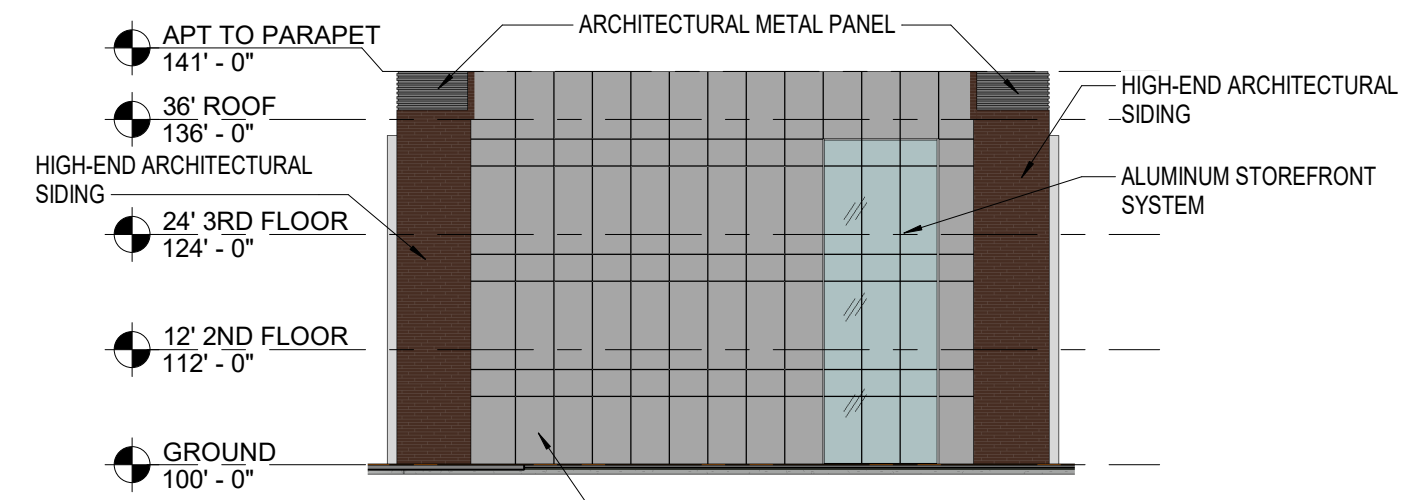




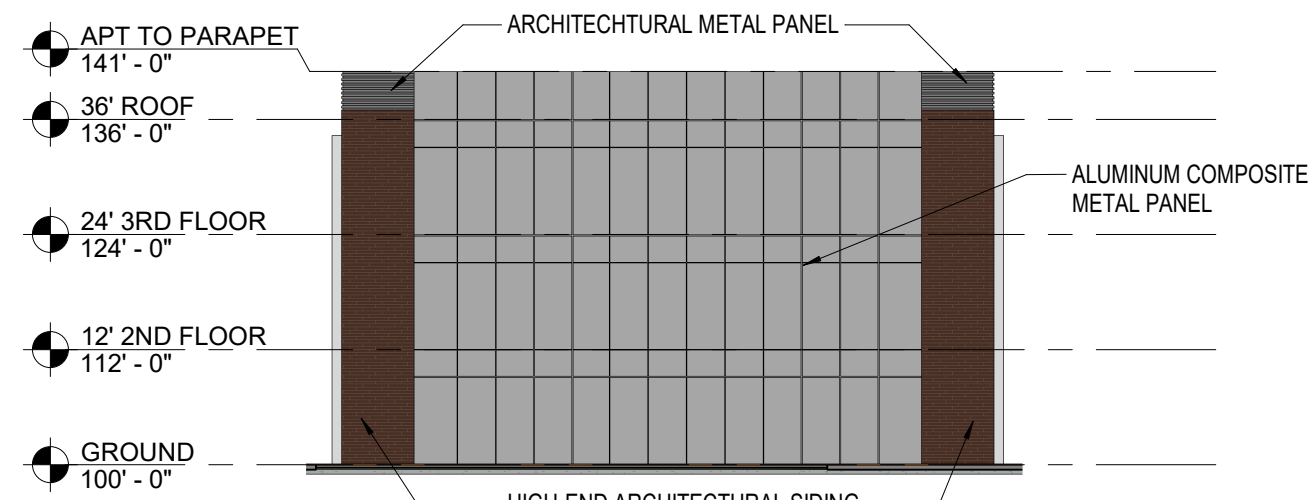
5 BUILDING 3 WEST ELEVATION
1" = 20'-0"



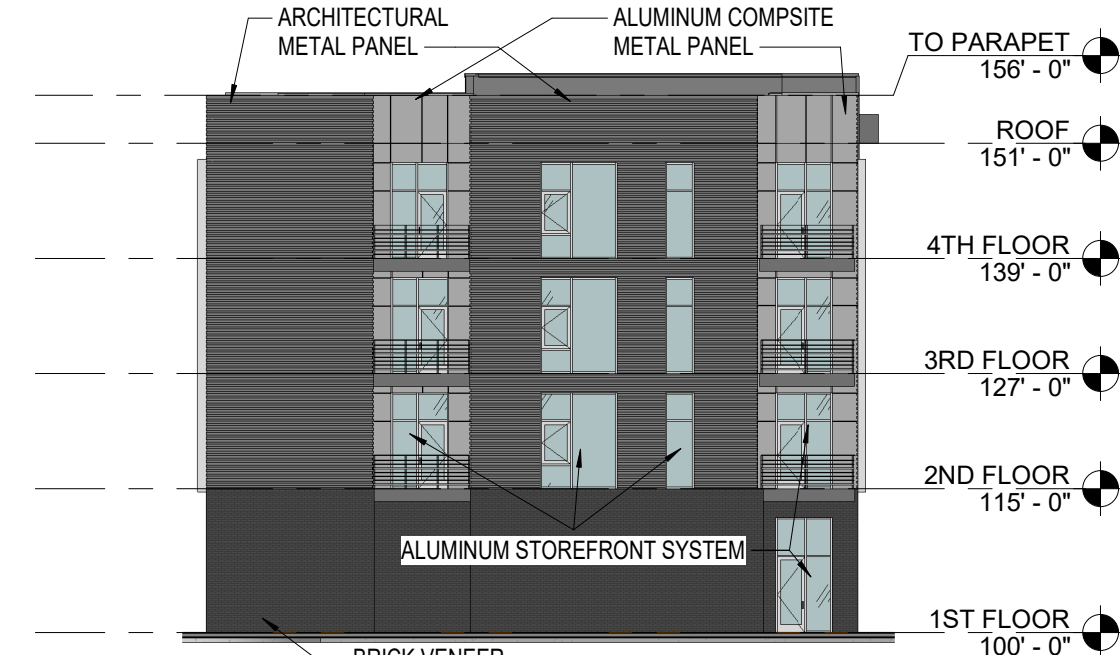
6 BUILDING 3 EAST ELEVATION
1" = 20'-0"



7 BUILDING 3 NORTH ELEVATION
1" = 20'-0"



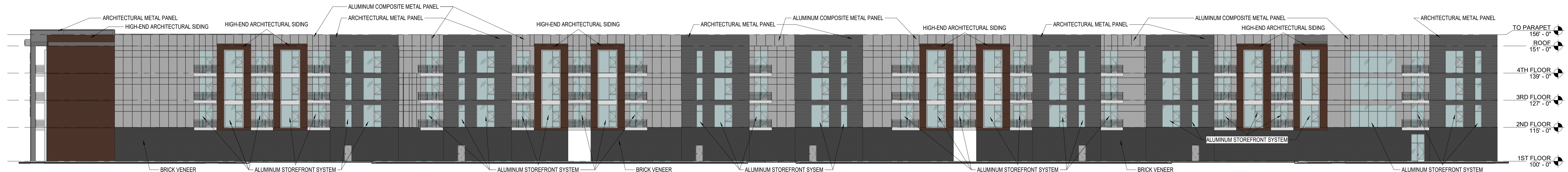
8 BUILDING 3 SOUTH ELEVATION
1" = 20'-0"



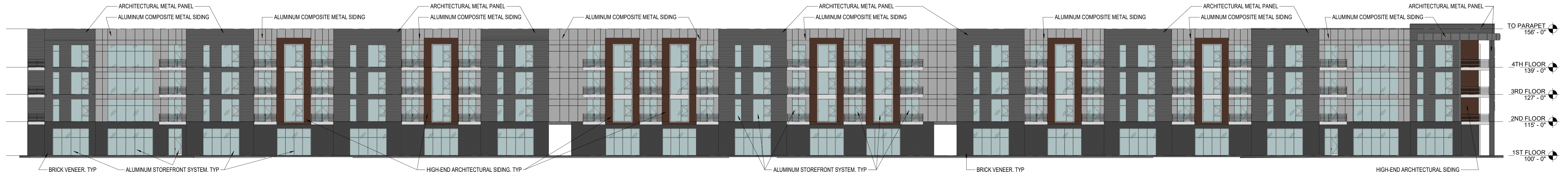
4 BUILDING 1 SOUTH ELEVATION
1" = 20'-0"



3 BUILDING 1 NORTH ELEVATION
1" = 20'-0"



2 BUILDING 1 WEST ELEVATION
1" = 20'-0"



1 BUILDING 1 EAST ELEVATION
1" = 20'-0"

PROPERTY OWNER AFFIDAVIT

The petitioner, Jeanne A. Hickman, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

All that part of the Southwest quarter (SW 1/4) of Section 08, Township 19 North, Range 30 West, in the City of Rogers, Benton county, Arkansas, being the remainder tract shown on a tract split by Johnny L. Mason, p.s. 1579, recorded in plat book 2016, page 37, Clerk's office of said county, being more particularly described as follows: commencing at the Northeast corner of said SW 1/4; thence S02°41'39"W along the east line of said SW 1/4 a distance of 825.00 feet to a found "pk" nail; N87°37'30"W, 41.42 feet, leaving said east line, to a set 1/2 inch rebar on the west right of way line of Dodson road; thence S02°44'08"W, 81.46 feet, along said right of way line, to the point of beginning; thence S02°44'08"W, 807.83 feet, continuing along said right of way line, to a found 1/2 inch rebar, with cap stamped "ps 1579", on the South line of said remainder tract; thence N89°17'49"W, 442.64 feet, leaving said right of way line, along said South line, to a set 1/2 inch rebar; thence N01°51'52"E, 830.93 feet to a set 1/2 inch rebar; thence S89°45'32"E, 170.26 feet to a set 1/2 inch rebar; thence S87°37'16"E, 79.88 feet to a set 1/2 inch rebar; thence 20.36 feet along a 65.00 foot radius curve right, whose chord bears S78°38'49"E, 20.28 feet to a set 1/2 inch rebar; thence S69°40'22"E, 82.37 feet to a set 1/2 inch rebar; thence 27.39 feet along an 85.00 foot radius curve left, whose chord bears S78°54'15"E, 27.27 feet to a set 1/2 inch rebar; thence S88°08'08"E, 79.76 feet to the point of beginning. Containing 8.52 acres of land. Less & except: right-of-way dedicated on tract split 1/19/2016 2016-37 surveys: 12/02/2016 2016-37, 12/02/2016 2016-891, 7/28/2020 1202045325 & 4/21/2021 1202129710

LAYMAN'S DESCRIPTION: 335 S. Dodson Road / Parcel Number 02-00861-103

PRESENT ZONING: A-1

ZONING REQUEST: C-3

Respectfully Submitted,

By: Jeanne A. Hickman
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 24 day of OCTOBER, 2022.



Devon Blair Sides
Notary Signature

DEVON BLAIR SIDES
Notary Name Printed

SEPT 11 2029
Commission Expires

November 14, 2022

Rogers Dept. of Community Development
301 W Chestnut Street
Rogers, AR 72756

RE: Welcome to Rogers Development Rezone/DCP – Variance Requests
335 S Dodson Rd,
Rogers, AR, 72758
CityView#: PL202201081

Dear Dept. of Community Development,

Core Architects respectfully requests the following variances as part of the Rezone / Density Concept Plan for the property at 335 S Dodson Road from A-1 to C-3. The text below provides the requirements of the ordinance for the proposed C-3 Neighborhood Commercial District zoning along with our response in bold to each of the sections in consideration of the variance requests.

Sec. 14-710. - C-3 Neighborhood Commercial District.

1. Based on the City of Rogers district regulations, Maximum structure height requirements for this project site are as follows:
 - a. Principal Building: 3 stories

We request a variance of this code section to allow the increased height of the proposed mixed-use retail/apartment building fronting S Dodson Road. The proposed project consists of three 3-story apartment buildings, one 4-story mixed use apartment/retail building, and a 3-level parking deck structure that is approximately 3-stories tall. The proposed principal building is the 4-story mixed-use building fronting S Dodson Road which consists of 3-stories of apartments (to match the other apartment buildings on the site) on top of the first-floor retail which will allow us to achieve our clients' requests for a mixed-use intent and total number of dwelling units for the development while providing as much open space on the project site as possible. This will also allow us to provide the mixed-use commercial to create a neighborhood center.

2. Based on the City of Rogers Community Growth Map Neighborhood Center, Maximum Density requirements for this project site are as follows:
 - a. 24 Units/Acre

We request a variance of this code section to allow the maximum density to be increased from 24 units/acre to 35 units/acre per the Density Concept Plan. The client request is to provide a total of 300 dwelling units for the development which is on an 8.52-acre property giving us a proposed gross density of 35 units/acre (proposed net density of 50 units/acre). This density will provide the number of dwelling units requested to make the project financially viable, to provide the mixed-use commercial aspect, and to create a neighborhood center. However, since the density is contained within the four proposed buildings, the increase in density is mitigated by the amount of open space and impervious areas that are being provided that meet the requirements of the C-3 zoning.

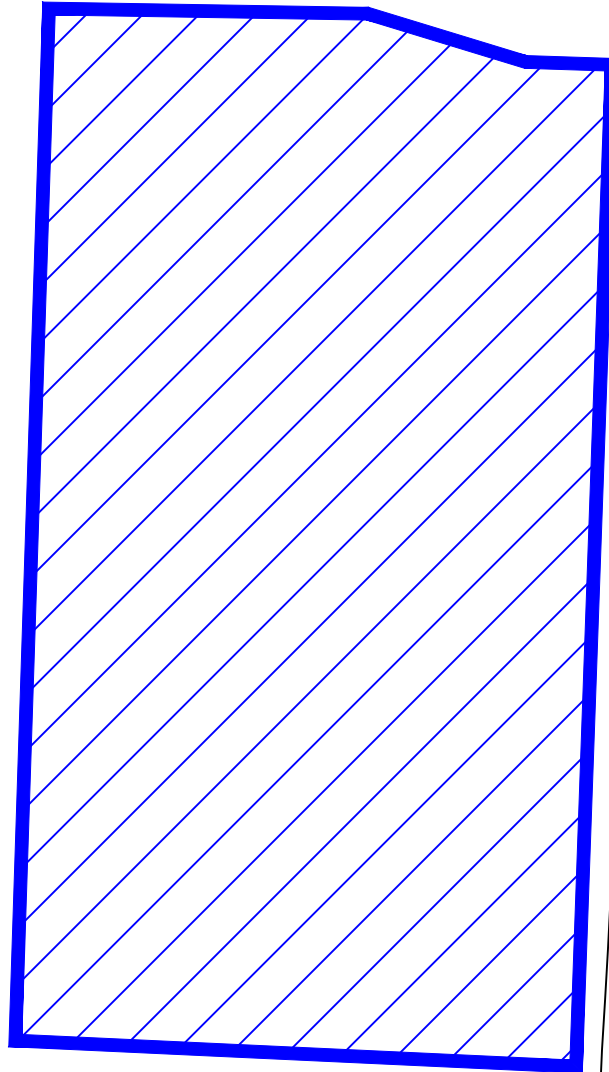
We appreciate your consideration of our requests and look forward to discussing any questions you may have. Contact me at your convenience in the office at 479-631-2673, or by email: jboze@core-arch.com for further discussion as needed.

Respectfully requested,
Core Architects



Jason Boze, AIA, NCARB
Project Architect

Legal Description Confirmation



DODSON ROAD

MYER'S

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM A-1 TO C-3, ACCEPTING THE DENSITY CONCEPT PLAN, PROVIDING FOR
THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on December 6, 2022, the City Council has found that certain lands hereinafter described are better suited for C-3 zoning.

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

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

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

PROPERTY DESCRIPTION:

ALL THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 08, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING THE REMAINDER TRACT SHOWN ON A TRACT SPLIT BY JOHNNY L. MASON, P.S. 1579, RECORDED IN PLAT BOOK 2016, PAGE 37, CLERK'S OFFICE OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SW 1/4; THENCE S02°41'39"W ALONG THE EAST LINE OF SAID SW 1/4 A DISTANCE OF 825.00 FEET TO A FOUND "PK" NAIL; N87°37'30"W, 41 .42 FEET, LEAVING SAID EAST LINE, TO A SET 1/2 INCH REBAR ON THE WEST RIGHT OF WAY LINE OF DODSON ROAD; THENCE S02°44'08"W, 81 .46 FEET, ALONG SAID RIGHT OF WAY LINE, TO THE POINT OF BEGINNING; THENCE S02°44'08"W, 807.83 FEET, CONTINUING ALONG SAID RIGHT OF WAY LINE, TO A FOUND 1/2 INCH REBAR, WITH CAP STAMPED "PS 1579", ON THE SOUTH LINE OF SAID REMAINDER TRACT; THENCE N89°17'49"W, 442.64 FEET, LEAVING SAID RIGHT OF WAY LINE, ALONG SAID SOUTH LINE, TO A SET 1/2 INCH REBAR; THENCE N01°51'52"E, 830.93 FEET TO A SET 1/2 INCH REBAR; THENCE S89°45'32"E, 170.26 FEET TO A SET 1/2 INCH REBAR; THENCE S87°37'16"E, 79.88 FEET TO A SET 1/2 INCH REBAR; THENCE 20.36 FEET ALONG A 65.00 FOOT RADIUS CURVE RIGHT, WHOSE CHORD BEARS S78°38'49"E, 20.28 FEET TO A SET 1/2 INCH REBAR; THENCE S69°40'22"E, 82.37 FEET TO A SET 1/2 INCH REBAR; THENCE 27.39 FEET ALONG AN 85.00 FOOT RADIUS CURVE LEFT, WHOSE CHORD BEARS S78°54'15"E, 27.27 FEET TO A SET 1/2 INCH REBAR; THENCE S88°08'08"E, 79.76 FEET TO THE POINT OF BEGINNING. CONTAINING 8.52 ACRES OF LAND. LESS & EXCEPT: RIGHT-OF-WAY DEDICATED ON TRACT SPLIT 1/19/2016 2016-37 SURVEYS: 12/02/2016 2016-37, 12/02/2016 2016-891, 7/28/2020 1202045325 & 4/21/2021 1202129710

LAYMAN'S DESCRIPTION:

335 S. Dodson Road / Parcel Number 02-00861-103

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

SECTION 4: Density Concept Plan. That the Density Concept Plan entered into by and between Core Architects, Inc and the City of Rogers, as approved by the Rogers Planning Commission on December 6, 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 because the City is herein zoning property which is subject to a present use and said use should be brought into conformity with the zoning laws of the City of Rogers, Arkansas, 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

Requested by: John McCurdy, Director Community Development
Reviewed by: John M. Pesek, Senior Staff Attorney
Prepared by: Zachery Birdsong, Planner I

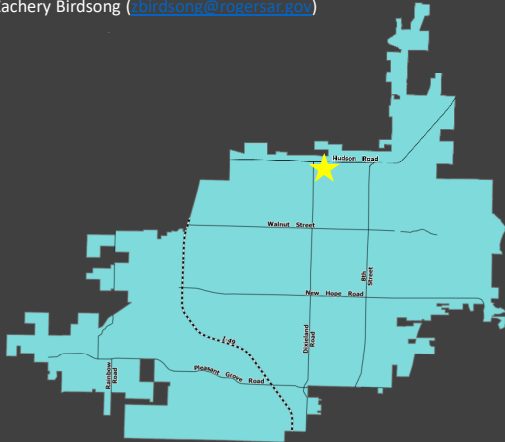


CONDITIONAL USE PERMIT

PLANNING

Van Dyke Center Warehouses

Staff: Zachery Birdsong (zbirdsong@rogersar.gov)



Vicinity Map

Location:

1702 and 1704 W. Commerce Drive
1703 and 1705 W. Industrial Drive

Proposed Use:

Warehouse Office

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Employment Center

Representative:

Matthew Loos, Olsson

Summary

This is located near the southeast corner of North Dixieland and West Hudson Road, across the street from Rogers Regional Sports Park. The applicant is requesting a Conditional Use Permit for Warehouse Office at four adjoining locations.



CONDITIONAL USE PERMIT

Van Dyke Center Warehouses

PLANNING

CONSIDERATIONS & FINDINGS

- “Whether the use is a conditional use in the district requested and that the property under application is zoned correctly.”
- Yes, the proposed use is conditional.
- No, the subject area is not zoned correctly per the Comprehensive Growth Map.
- However, “Warehouse Office” is also not allowed by right in zones permitted within this CGM designation. It is only conditional.



CGM Map

“Whether the use is a conditional use in the district requested and that the property under application is zoned correctly.”

Warehouse Office is conditional in C-2. The property is not zoned correctly per the Employment Center Comprehensive Growth Map. However, the permitted zonings for Employment Center do not allow Warehouse Office use by right. A conditional use permit would still be required if the property was zoned in accordance with the Comprehensive Growth Map.

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)

Allowed Zoning Districts:

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

Van Dyke Center Warehouses

CONSIDERATIONS & FINDINGS

- “Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan.”
- Yes, this use is compatible with surroundings. Multiple CUPs for “Warehouse Office” were approved by Planning Commission within this area. No, this use would not set a precedent contrary to the city land use plan.



Zoning Map

“Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan.”

This use is compatible with surroundings. CUPs, all zoned C-2, were approved by Planning Commission just north and east of the proposed area. No, this use would not set a precedent contrary to the city land use plan.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

"Warehouse Office" is defined as "a secondary use classification encompassing office uses for companies and non-governmental organizations that require limited on-site storage and company vehicle parking." Sec. 14-695(b)(3)(uu).



CONDITIONAL USE PERMIT

Van Dyke Center Warehouses

PLANNING

CONSIDERATIONS & FINDINGS

- “Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan.”
- While C-2 is not allowed in this growth designation, the proposed use is either conditional or not permitted within the allowed zonings.

Allowed Zones Within Employment Center	
Zoning	Warehouse Office Permitted?
C-4	Conditionally
W-O	Conditionally
I-1	No
I-2	No

“Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan.”

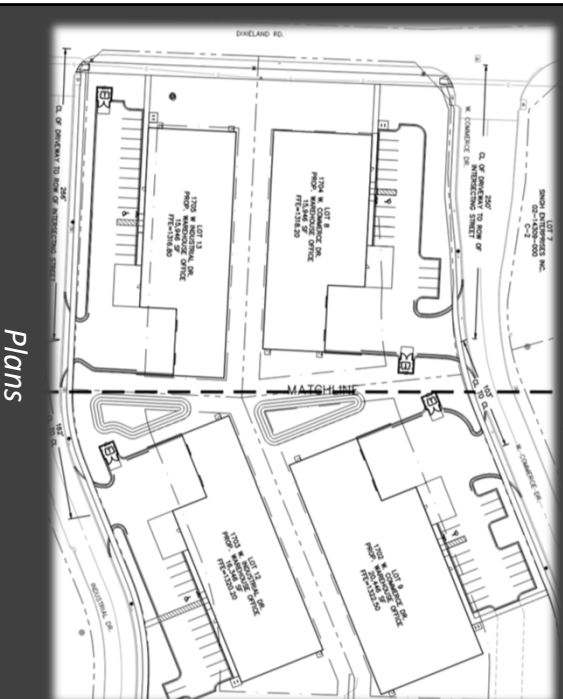
Though C-2 is not allowed in this growth designation, you can see by the table shown that the use is either conditional or not permitted within the allowed zonings per the CGM.



CONDITIONAL USE PERMIT

Van Dyke Center Warehouses

PLANNING



Plans

CONSIDERATIONS & FINDINGS

- “Whether all zoning requirements can be met.”
- Yes. However, the applicant is showing the two buildings on the southern lots encroaching on the front setback.
- This encroachment will not be approved with the CUP and must be accompanied by a variance request with the Large Scale Development process if the proposed use is approved.

“Whether all zoning requirements can be met.”

Yes. However, the applicant is showing the two buildings on the southern lots encroaching on the front setback. This encroachment will not be approved with the CUP and must be accompanied by a variance request with the Large Scale Development process if the proposed use is approved.



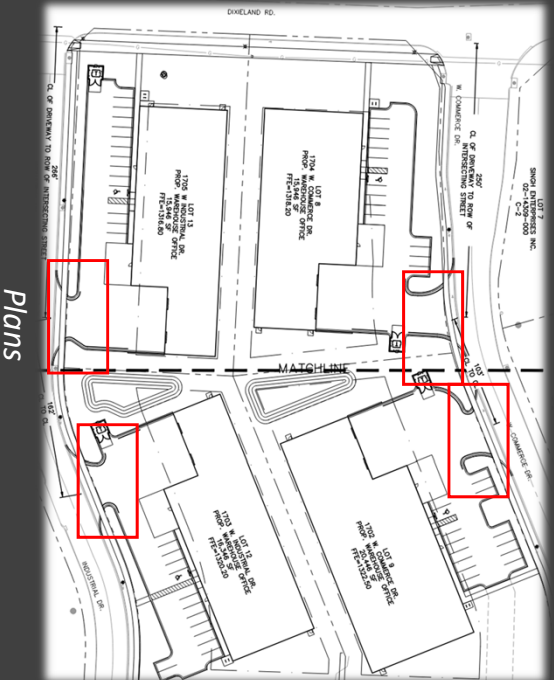
CONDITIONAL USE PERMIT

Van Dyke Center Warehouses

PLANNING

CONSIDERATIONS & FINDINGS

- “Whether ingress and egress for the proposed use will create a traffic hazard.”
 - Yes. Staff finds that the proposed ingress and egress locations are in close proximity to one another.
 - Staff is requesting that shared use drives be required.
 - Staff also is requesting cross access to adjacent properties.



Plans

“Whether ingress and egress for the proposed use will create a traffic hazard.”

As shown, there are entry points for each separate development. Due to driveways being in close proximity to one another staff is requesting that shared use drives be provided for a single point of entry off of both West Commerce and West Industrial Drive. Staff is also requesting that cross access be provided to adjacent properties.



CONDITIONAL USE PERMIT

PLANNING

Van Dyke Center Warehouses

SUMMARY

1. “Whether the use is a conditional use in the district requested and that the property under application is zoned correctly.”
 - Yes, it is conditional. No, it is not zoned correctly per the CGM.
2. “Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan.”
 - Yes it is compatible. No, it would not set a precedent contrary to the city land use plan.
3. “Whether all zoning requirements can be met.”
 - Yes
4. “Whether ingress and egress for the proposed use will create a traffic hazard.”
 - Yes. The access points shown are in close proximity to one another.

In Summary:

1. The proposed use of warehousing and storage is conditional in C-2 zoning. It is not zoned correctly per the CGM. Though the use is conditional within permitted zones by the CGM designation.
2. Warehouse Office is compatible with the surrounding area. While C-2 is not allowed per the CGM, the use is conditional within zones allowed by the CGM. This use would not be contrary to the city land use plan.
3. All zoning requirements for C-2 can be met. However, a variance will be required for the front setback of the southern lots.
4. Yes, access points are in close proximity to one another.



CONDITIONAL USE PERMIT

Van Dyke Center Warehouses

PLANNING



Aerial Image

- Staff Recommendation:**
APPROVE with conditions
1. That shared access be required
 2. That cross access to adjacent properties be required

Staff Recommendation: Approve with conditions that:

1. Shared access be required along west commerce and west industrial drive.
2. Cross access to adjacent properties be required.



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2
Permit Number: 22-23
CityView Application: PL202201088
Date: 11/9/2022

CONDITIONAL USE PERMIT

APPLICANT: Olsson - Matthew Loos, P.E. Van Dyke Center Warehouses

ADDRESS: 1702 W Commerce Dr, 1703 W Industrial Dr, 1704 W Commerce Dr, 1705 W Industrial Dr

GENERAL LOCATION OF PROPERTY: SEC of N Dixieland Rd and HWY 62

PARCEL NUMBER: 02-14311-000, 02-14314-000, 02-14310-000, 02-14315-000

PHONE #: 501-733-2240 EMAIL: mloos@olsson.com

PROPERTY OWNER: Mathias Shopping Centers, Inc. PHONE #: 479-750-9100

PRESENT USE: Vacant ZONING: C-2

PROPOSED CONDITIONAL USE: Warehouse Office

PARKING SPACES AVAILABLE: 15 to 17 HOURS OF OPERATION: Anticipated 8AM-5PM

IF APPLYING TO OPEN A DAYCARE:

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

Matthew Loos
Applicant Signature

11/09/2022
Date

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

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

Attachment Checklist:

- ☒ Letter explaining request
☒ Parcel Number
☐ Applicant Certification
☐ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 11/9/2022 PUBLIC HEARING DATE: 12/4/2022 CERTIFIED MAIL DATE: 11/21/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



Oct 26, 2022

Department of Community Development
Planning Division
301 West Chestnut
Rogers, Arkansas

Property Description for Conditional Use Permit

TYPE OF BUSINESS

The establishment would provide a leasable warehouse with office area to companies in need of local storage and distribution for construction related services.

DAYS AND HOURS OF OPERATION

Being a leased property, the hours of operation will depend heavily on the tenant. The anticipated days and hours will be 8:00 AM – 5:00 PM, Monday-Friday.

TRAFFIC GENERATION

The Lot will provide 18 stalls and 2 truck loading docks. The exact number of employees and logistical flow is dependent on the tenant, but it is anticipated to be minimal.

PARKING REQUIREMENTS

Parking count will adhere to the parking requirements respective to WO-1 zoning.

SIGNAGE

The access drive will be located on an existing public minor street, W Commerce Dr, where no additional signage is needed to accommodate for the development.

MISCELLANEOUS INFORMATION

There is currently no intention of screening in the property, addition of light to the surroundings is anticipated to be minimal and the noise addition would come in the form of reversing trucks. The presence of hazardous or flammable materials is not known at this time and will depend on the tenant. If such materials are present, the necessary precautions will be followed, in accordance with and as outline in the development and building code to reduce the hazards posed.

Our team is committed to an unrivaled level of service and communication — and committed to the City of Rogers. We look forward to speaking with you about our team and approach. Should you have any questions, please contact me at 501.733.2240 or at mloos@olsson.com.

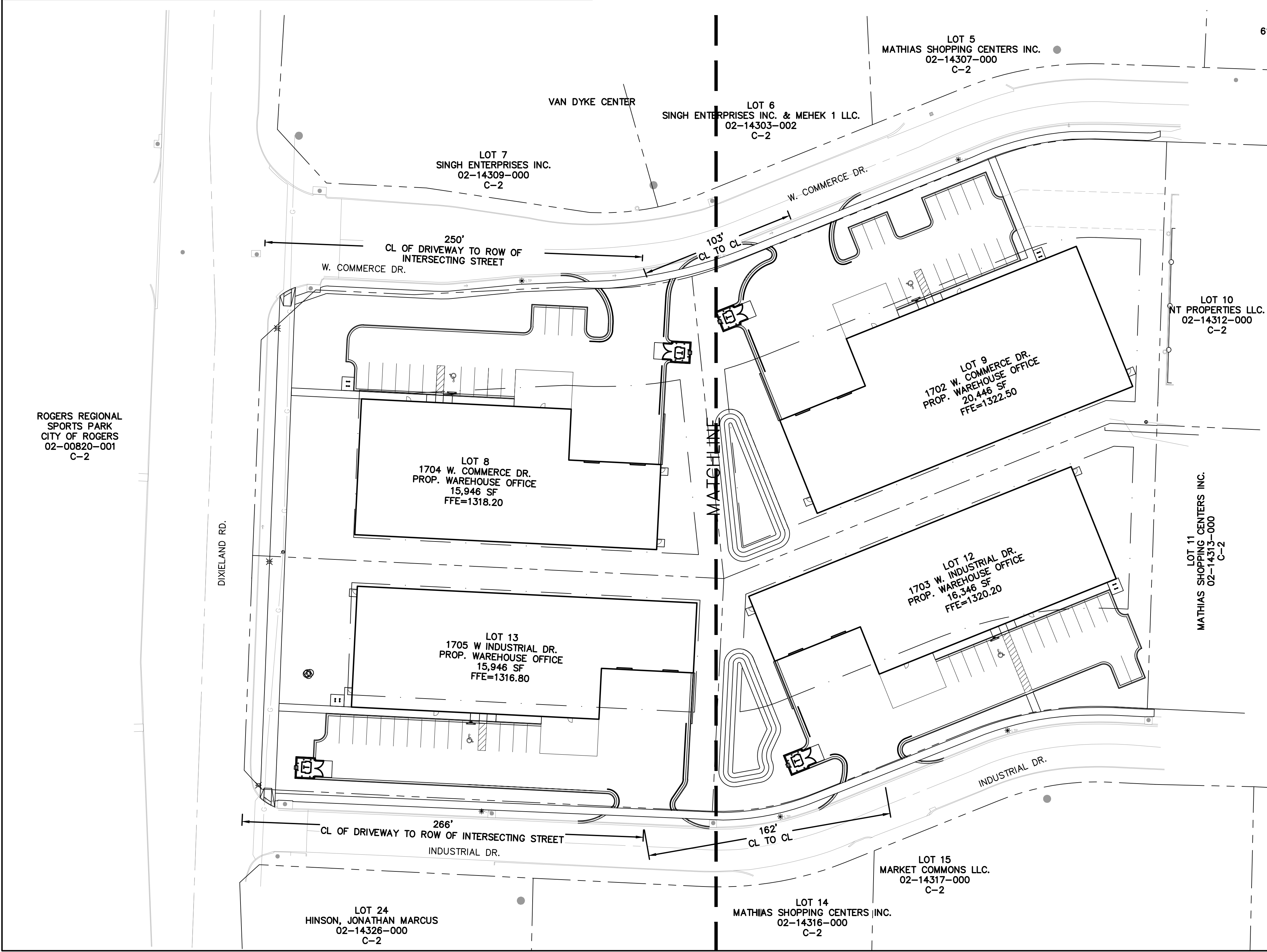
Sincerely,

A handwritten signature in blue ink, reading "Math Loos".

Mathew K. Loos, PE
Olsson Project Manager

DWG: F:\2022\05501-06000\022-05557\40-Design\AutoCAD\Final Plans\Sheets\C_SIT01_02205557.dwg USER: clehaw DATE: Nov 16, 2022 11:11pm XREFS: C_PTBK_02205557 V_XTOPO_02205557 C_PBASE_02205557 C_PHTCH_02205557

SITE DATA				
PROPOSED PARCEL	LOT 8	LOT 9	LOT 12	LOT 13
PROPOSED TOTAL SITE/ DEVELOPMENT AREA	1.24 ACRES (54,163 ± S.F.)	1.4 ACRES (60,986 ± S.F.)	1.12 ACRES (48,711 ± S.F.)	1.1 ACRES (47,965 ± S.F.)
BUILDING AREA	15,946 S.F.	20,446 S.F.	16,346 S.F.	15,946 S.F.
PAVED AREA	15,838 S.F.	15,839 S.F.	14,946 S.F.	15,602 S.F.
BUILDING HEIGHT	APPROX. 26'–6"	APPROX. 26'–6"	APPROX. 26'–6"	APPROX. 26'–6"
IMPERV. SURFACE AREA	38,619 S.F.	35,524 S.F.	30,538 S.F.	32,308 S.F.
IMPERV. SURFACE RATIO	71.3%	58.2%	62.7%	67.4%
CURRENT ZONING				
C–2 HIGHWAY COMMERCIAL DISTRICT				
PRESENT USE	VACANT			
PROP. USE (CONDITIONAL)	WAREHOUSE OFFICE			
REQUIRED SETBACKS				
FRONT	65'			
INTERIOR SIDE	15'			
EXTERIOR SIDE	45'			
REAR	15'			
REQUIRED PARKING				
PARKING RATIO	5 SPACES + 1 SPACE PER 2,000 S.F. OF NET FLOOR AREA UP TO 50,000 S.F.			
STD. STALLS	14	16	14	14
ACCESSIBLE STALLS	1	1	1	1
TOTAL REQUIRED	15	17	15	15
PROVIDED PARKING				
9'x19' STALLS	14	16	14	14
STD./VAN ACCESSIBLE STALLS	1	1	1	1
TOTAL PROVIDED	15	17	15	15



LEGEND

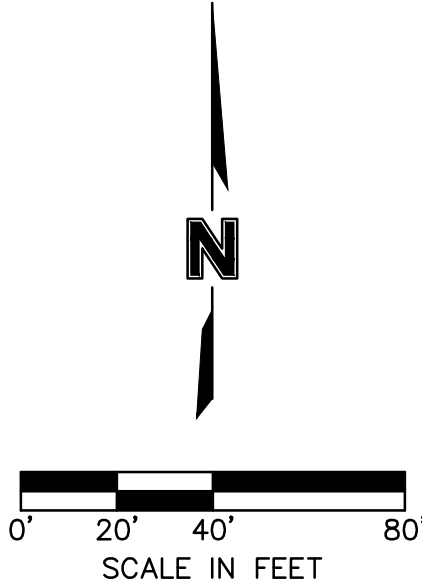
- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- FIRE LANE STRIPING
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. POWER POLE W/ LIGHT
- EXIST. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- EX. ELECTRICAL BOX
- EX. LIGHT POLE
- EX. POWER POLE
- EX. SIGN
- EX. STORM SEWER MANHOLE
- EX. GAS METER
- EX. SANITARY SEWER MANHOLE
- EX. DECIDUOUS TREE

PAVEMENT MARKING NOTES:

- DO NOT APPLY PAVEMENT MARKING PAINT UNTIL LAYOUT, COLORS AND PLACEMENT HAVE BEEN VERIFIED WITH THE ARCHITECT.
- ALLOW CONCRETE PAVING TO AGE FOR 28 DAYS BEFORE MARKING.
- ALL PAVEMENT SURFACES SHALL BE CLEANED/CLEARED OF ANY DEBRIS OR CURING COMPOUNDS IN ACCORDANCE WITH MANUFACTURES REQUIREMENTS PRIOR TO ANY MARKING APPLICATIONS.
- DETAILS NOT SHOWN SHALL BE IN CONFORMITY WITH THE STATE STANDARDS FOR TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND SIMILAR REQUIREMENTS ESTABLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION.
- ALL PARKING LOT STRIPING SHALL BE SINGLE LINE 4" WIDE AS PER THE SITE PLANS.
- PAINT FOR MARKING PAVEMENT SHALL CONFORM TO FEDERAL HIGHWAY MARKING STANDARDS. USE SHERWIN WILLIAMS PROFESSIONAL FAST DRY ACRYLIC LATEX TRAFFIC MARKING PAINT OR EQUAL, USE WHITE, BLUE OR YELLOW, WHERE APPROPRIATE. UNLESS OTHERWISE DIRECTED, USE THE FOLLOWING:
A. BLACKTOP OR BITUMINOUS ASPHALT PAVING: USE WHITE COLOR.
B. PORTLAND CEMENT CONCRETE PAVING: USE WHITE COLOR.
C. ADA ACCESSIBLE PARKING AND ENTRYWAYS: USE BLUE COLOR.
D. PROVIDE PAINTED CURBS AT FIRE LANE DESIGNATIONS PER FIRE MARSHAL REQUIREMENTS.
- APPLY ALL MARKINGS USING APPROVED MECHANICAL EQUIPMENT (WITH PROVISIONS FOR CONSTANT AGITATION OF PAINT), CAPABLE OF APPLYING THE MARKING WIDTHS AS SHOWN. PROVIDE A MINIMUM WET FILM THICKNESS OF 15 MILS. USE PNEUMATIC SPRAY GUNS FOR HAND APPLICATION OF PAINT. ALL PAINTING EQUIPMENT AND OPERATIONS SHALL BE UNDER THE CONTROL OF EXPERIENCED TECHNICIANS THOROUGHLY FAMILIAR WITH EQUIPMENT AND MATERIALS AND MARKING LAYOUTS.
- DETAIL PAVEMENT MARKINGS SHALL BE THAT MARKING, EXCLUSIVE OF ACTUAL TRAFFIC LANE MARKING, AT EXIT AND ENTRANCE ISLANDS AND TURNOUTS, ON CURBS, AT CROSSWALKS, AT PARKING BAYS AND AT SUCH OTHER LOCATIONS AS SHOWN. ADA ACCESSIBLE PARKING SPACES SHALL BE MARKED BY THE INTERNATIONAL ACCESSIBLE SYMBOL AT INDICATED PARKING SPACES. USE A SUITABLE TEMPLATE THAT WILL PROVIDE A PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

GENERAL NOTES:

- CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE PLANS (APPROVED BY CITY OF ROGERS, AR) AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS & SPECIFICATIONS AT THE SITE AT ALL TIMES.
- ALL REFERENCES CONTAINED WITHIN THESE PLANS TO THE OWNER'S ENGINEER ARE HEREBY REFERENCED OLSSON, INC.
- THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL LINES PRESENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL 811 OR 1-800-482-8998, AND COORDINATE FIELD LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING GRADING ACTIVITIES. !!STOP!! CALL BEFORE YOU DIG!!
- UTILITIES AS SHOWN WERE OBTAINED FROM INFORMATION INDICATED ON THE SURVEY OR BY FIELD OBSERVATION. CONTRACTOR SHALL FIELD VERIFY ALL HORIZONTAL AND VERTICAL LINES AND GRADES OF EXISTING UTILITIES PRIOR TO THE CONSTRUCTION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY UPON DISCOVERY OF A DISCREPANCY BETWEEN THE CONTRACT DRAWINGS AND ACTUAL FIELD CONDITIONS.
- CONTRACTOR SHALL NOT CHANGE OR DEVIATE FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
- ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
- ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT-OF-WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES, TRAFFIC SIGNAL LOOP LEAD INS, SIGNAL POLES, ETC. DAMAGED IMPROVEMENTS SHALL BE REPAIRED IN CONFORMANCE WITH THE LATEST CITY STANDARDS AND TO THE CITY'S SATISFACTION.
- CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
- ALL WORK WITHIN ROAD RIGHT-OF-WAY SHALL CONFORM TO THE CITY OF ROGERS, AR REQUIREMENTS, UNLESS OTHERWISE NOTED.
- ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS. ANY PROPERTY CORNER DISTURBED OR DAMAGED BY GRADING ACTIVITIES SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ARKANSAS, AT THE CONTRACTORS EXPENSE.
- CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS AS SHOWN TO COMPLETE CONSTRUCTION SHOWN ON PLANS.
- THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
- CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
- THE CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MIN. OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS WHEN FINISH LANDSCAPE MATERIALS ARE IN PLACE, UNLESS SPECIFIED OTHERWISE.
- ALL BACKFILL SHALL BE TAMPED. BACKFILL WITHIN THE RIGHT-OF-WAY SHALL BE COMPACTED TO 95% MAX. DENSITY AS PER ASTM-D698 (STANDARD PROCTOR COMPACTION)
- THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO PLOW ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEER'S REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
- ALL EXTERIOR CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4000 PSI AND BE AIR ENTRAINED. FLY ASH IS NOT A SUITABLE REPLACEMENT FOR PORTLAND CEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT COMPLETION OF SITEWORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF ROGERS, AR.
- CONTRACTOR SHALL RETAIN FLOATABLE WIND BLOWN MATERIALS ON SITE BY STORING ALL TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT AN OFF-SITE FACILITY. CONTRACTOR TO CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERMS, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
- CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
- CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S) AS SHOWN ON SHEET XX.
- TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
- EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
- CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.



CITYVIEW PROJECT # PL2022XXXX

olsson

302 East Millisap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

OVERALL SITE PLAN

VAN DYKE CENTER WAREHOUSES
LARGE SCALE DEVELOPMENT PLANS

ROGERS, ARKANSAS

2022

SHEET
C1.0

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

REVISIONS

drawn by: _____ JNH

checked by: _____ MKL

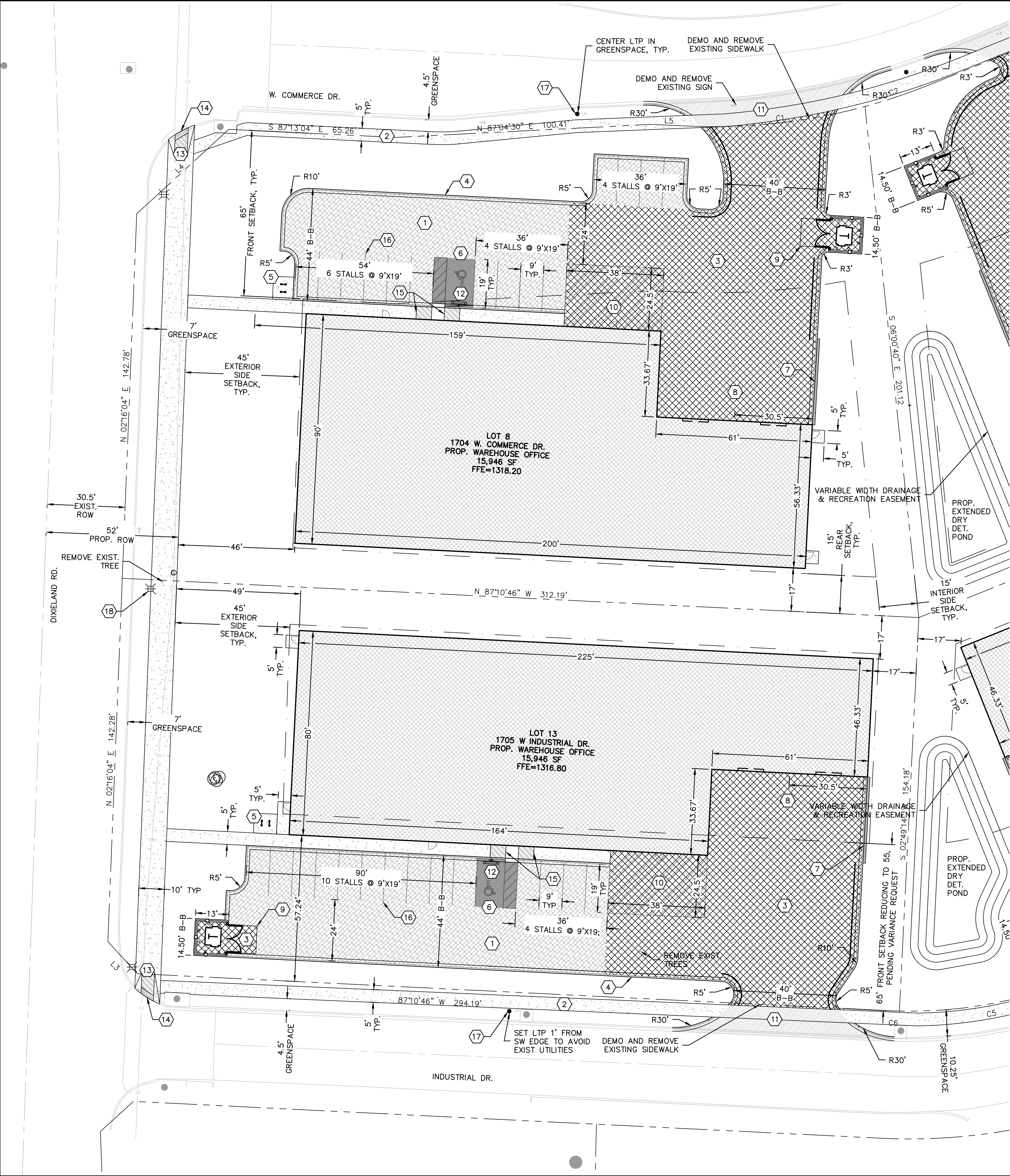
approved by: _____ MKL

QA/QC by: _____ MKL

project no.: 022-05557

drawing no.: ABC.DWG

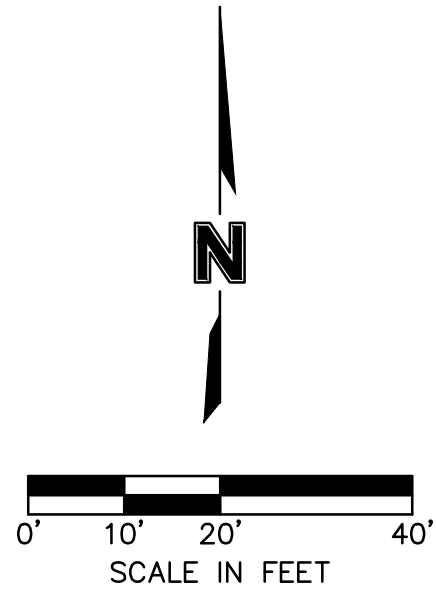
date: 10.28.22



- 1. INSTALL HEAVY DUTY ASPHALT PAVEMENT 3" ACHM SURFACE COURSE W/ 8" CRUSHED STONE BASE (ARDOT CLASS 7) OVER PREPARED SUBGRADE
- 2. INSTALL 4" CONCRETE SIDEWALK
- 3. INSTALL REINFORCED HEAVY DUTY CONCRETE PAVEMENT 7" PCC W/ WWF 6X6-W1.4XW1.4 WIRE MESH OVER 4" ARDOT CLASS 7 BASE
- 4. CONSTRUCT STANDARD CURB & GUTTER
- 5. INSTALL BICYCLE RACKS PER CITY CODE (X2), REFER TO SHEET C6.1 FOR DETAIL
- 6. 11'x19' ACCESSIBLE VAN STALL & BOLLARD MOUNTED SIGNAGE
- 7. PROP. RETAINING WALL
- 8. DOUBLE TRUCK WELL, PROP. 4' HT. DOCK, TYP.
- 9. PROP. TRASH ENCLOSURE *DUMPSTER SCREEN TO MATCH SIMILAR MATERIALS TO BUILDING
- 10. LOADING ZONE
- 11. INSTALL CONCRETE PAVEMENT DRIVE ENTRANCE W/ INTEGRAL CURB PER CITY OF ROGERS STANDARD DETAIL
- 12. INSTALL 5" LIGHT DUTY CONCRETE PAVEMENT
- 13. INSTALL CONCRETE SIDEWALK RAMP
- 14. INSTALL TRUNCATED DOMES
- 15. ADA ACCESSIBLE CURB RAMP PER STANDARD DETAILS
- 16. YELLOW 4" WIDE STRIPING PER MUTCD STANDARDS (SEE PAVEMENT MARKING NOTES ON C1.0)
- 17. PROP. LOCATION OF LIGHT POLES (X6) (REFER MEP FOR POLE/LIGHT DETAIL & STRUCTURAL FOR BASE DETAIL)
- 18. EXISTING LIGHT POLE (X3)

- RIGHT-OF-WAY LINE
- PROPERTY LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- FIRE LANE STRIPING
- EXIST. TRANSFORMER
- EXIST. WATER METER
- EXIST. POWER POLE W/ LIGHT
- EXIST. WATER VALVE
- EX. FIRE HYDRANT
- EX. WATER METER
- EX. COMMUNICATION BOX
- EX. TRANSFORMER
- EX. ELECTRICAL BOX
- EX. LIGHT POLE
- EX. POWER POLE
- EX. SIGN
- EX. STORM SEWER MANHOLE
- EX. GAS METER
- EX. SANITARY SEWER MANHOLE
- EX. DECIDUOUS TREE

- NOTES:
- DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - THE OUTER EDGE OF SIDEWALK WAS SET ON THE ROW, TYP.
 - ADDITIONAL ACCESS EASEMENTS TO BE PRELIMINARY DEDICATED BUT NOT BUILT OUT.



CITYVIEW PROJECT # PL2022XXXX

olsson

302 East Millsap Road
Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

SITE PLAN I

VAN DYKE CENTER WAREHOUSES
LARGE SCALE DEVELOPMENT PLANS

ROGERS, ARKANSAS

REV. NO.

DATE

REVISIONS DESCRIPTION

BY

2022

REVISIONS

drawn by: JNH

checked by: MKL

approved by: MKL

QA/QC by: MKL

project no.: 022-05567

drawing no.: ABC.DWG

date: 10.28.22

SHEET

C1.1

CERTIFICATION

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

Dated this the 21 day of November, 2022.

Matt Loos

Signed

Matt Loos

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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

Jennifer Robin Nesser
Notary Signature

JENNIFER ROBIN NESSER
WASHINGTON COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 04/28/2031
Commission No. 12714478

Jennifer Robin Nesser
Notary Name Printed

04 / 28 / 2031
Commission Expires

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LOT 8 OF THE VAN DYKE CENTER SUBDIVISION

PROPERTY OWNER PERMISSION

I, Mathias Shopping Centers, Inc., hereby permit the use of Warehouse Office
(name) (use)
on my property at 1704 W Commerce Dr Rogers, Arkansas.
(address)

Dated this the 24th day of OCT., 20 22.

Sam Mathias
Signed

SAM MATHIAS
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24th day of October, 20 22.

Angela Dawn Plaster
Notary Signature

Angela Dawn Plaster
Notary Name Printed

ANGELA DAWN PLASTER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 02/05/2030
COMMISSION NO. 12709955

2/5/2030
Commission Expires

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LOT 9 OF THE VAN DYKE CENTER SUBDIVISION

PROPERTY OWNER PERMISSION

I, Mathias Shopping Centers, Inc., hereby permit the use of Warehouse Office
(name) (use)
on my property at 1702 W Commerce Dr Rogers, Arkansas.
(address)

Dated this the 24th day of OCT., 2022.

Sam Mathias
Signed

SAM MATHIAS
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24 day of October, 2022.

ANGELA DAWN PLASTER
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 02/05/2030
COMMISSION NO. 12709955

Angela Dawn Plaster
Notary Signature

Angela Dawn Plaster
Notary Name Printed

2/5/2030
Commission Expires

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LOT 12 OF THE VAN DYKE CENTER SUBDIVISION

PROPERTY OWNER PERMISSION

I, Mathias Shopping Center, Inc., hereby permit the use of Warehouse Office
(name) (use)
on my property at 1703 W Industrial Dr Rogers, Arkansas.
(address)

Dated this the 24th day of OCT., 20 22.

Sam Mathias
Signed

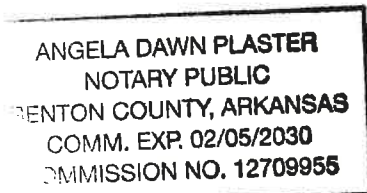
SAM MATHIAS
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24th day of October, 20 22.

Angela Dawn Plaster
Notary Signature



Angela Dawn Plaster
Notary Name Printed

2/5/2030
Commission Expires

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LOT 13 OF THE VAN DYKE CENTER SUBDIVISION

PROPERTY OWNER PERMISSION

I, Marion's Shopping Center, Inc. hereby permit the use of Warehouse Office
(name) (use)
on my property at 1705 W Industrial Dr Rogers, Arkansas.
(address)

Dated this the 24th day of OCT., 20 22.

Sam Mathias
Signed

SAM MATHIAS
Name Printed

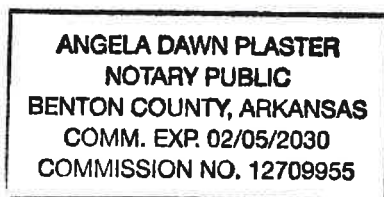
STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24th day of October, 20 22.

Angela Dawn Plaster
Notary Signature

Angela Dawn Plaster
Notary Name Printed



2/5/2030
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 **December 6, 2022 at 6:00 p.m.** on the application by **Van Dyke Center Warehouses** for a **Conditional Use Permit** to allow the use **“Warehouse Office”** at **1702 & 1704 W. Commerce Dr. and 1703 & 1705 W. Industrial Dr.** in the **C-2 (Highway Commercial)** zoning district at the following described location:

PROPERTY DESCRIPTION:

1702 & 1704 W. Commerce Dr. and 1703 & 1705 W. Industrial Dr.

Parcel Numbers: 02-14311-000; 02-14314-000; 02-14310-000; 02-14315-000

Kevin Jensen, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday November 20, 2022**
BILL THE CITY OF ROGERS

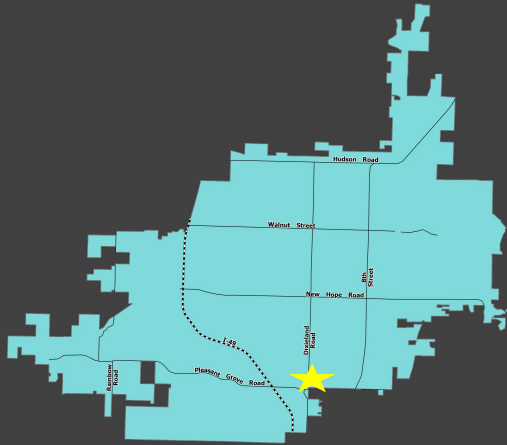


CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash

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



Vicinity Map

Location:

1707 W Pleasant Grove Rd

Proposed Use:

Vehicle Washing

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Neighborhood

Representative:

Bradford Gaines, Colliers International

This parcel is located in south Rogers near the Whataburger and Chick-fil-a on W Pleasant Grove Road just east of the intersection at Dixieland Road.



CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash



CGM Map

CONSIDERATIONS & FINDINGS

- “Whether the use is a conditional use in the district requested and that the property under application is zoned correctly;”
 - Yes and No.
 - The vehicle washing is conditional in C-2.
 - The parcel is not zoned correctly in the Neighborhood Growth Designation.

The proposed vehicle washing use is conditional in C-2 zoning. The property is not zoned correctly per the Neighborhood Growth Designation.

Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?

Vehicle Washing use is conditional in C-2. Per Sec. 14-709(a), C-2 zoning is intended for commercial uses. The subject property is not zoned correctly as C-2 in the Neighborhood Growth Designation.

COMPREHENSIVE GROWTH MAP:

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 whiles limited its proliferation in areas proposed for higher-intensity development (CGM PAGE 1)

Allowed Zoning Districts:

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



CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash



Zoning Map

CONSIDERATIONS & FINDINGS

- “Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;”
 - Yes. The parcels to the west are zoned C-2.
 - In September 2022, the Planning Commission approved a CUP for a gas station for a parcel about 1000 feet to the west.
 - Commercial development is contrary to the intention of the Neighborhood Growth Designation.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The properties to the west are zoned C-2 and are undeveloped. The properties to the east are multifamily housing.

The precedence has been set for the block to the west as commercial with the passing of a CUP in September 2022 for a gas station on a parcel to the west.

The supporting argument was this parcel was bordered by two major roads.

The property is also on W Pleasant Grove Road designated as a major arterial roadway.

Allowing this use would solidify this section as commercial uses in a neighborhood growth designation because it is creating a bookend to the strip of parcels.

This is a use allowed by right in C-4 zoning an allowed zone in the Commerce Corridor which is bordering to the west of the recently approved CUP for the gas station.

Vehicle washing use in a C-2 zone is incompatible with the Neighborhood Growth Designation.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

“Vehicle Washing” is defined as “a secondary use classification encompassing washing, waxing, or cleaning of automobiles or similar light vehicles;” Sec. 14-695(b)(3)(ii).



CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash



CGM Map

CONSIDERATIONS & FINDINGS

- “Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;”
- Allowing this use would create a “bookend” for this strip to be commercial.
- If approved, this area would need to go under a CGM amendment.

The previous CUP was approved because it is on a busy corner of two intersecting major streets.

Although this parcel is zoned C-2, the CGM has planned for this area to be Neighborhood, which is primarily low-intensity residential. Non-residential uses may include schools, resource centers and places of worship.

This would create a “domino effect” for the parcels in between the “bookends” that effectively transition the entire area abutting the road to likely commercial uses.

COMPREHENSIVE GROWTH MAP:

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 whiles limited its proliferation in areas proposed for higher-intensity development (CGM PAGE 1)

Allowed Zoning Districts:

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



CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash



Street View

CONSIDERATIONS & FINDINGS

- "Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;"
 - No, residential duplexes are located across the street to the east.
 - You would set a precedent contrary to the land use plan because it is designated as Neighborhood.



CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash



Elevation

CONSIDERATIONS & FINDINGS

- “Whether all other zoning requirements can be met;”
 - Yes, all zoning requirements will be reviewed during large scale development plan review for compliance.

All zoning requirements can be met during LSDP review.



CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash



Elevation

CONSIDERATIONS & FINDINGS

- “Whether ingress and egress for the proposed use will create a traffic hazard.”
 - Per C-2 zoning use limitations all principal access shall be from an arterial highway or street.
 - A single, joint access driveway with the property to the west will be allowed onto Pleasant Grove.
 - Site access will be addressed during LSD and is not part of this CUP approval.
 - No, ingress and egress can be provided without creating a traffic hazard.

From the provided elevations it appears the site will have access on W Pleasant Grove and S Concord Street.

Per C-2 zoning all principal access shall be from an arterial highway or street

On this site, the access would need to be on W Pleasant Grove.



Splash Car Wash

SUMMARY

1. "Whether the use is a conditional use in the district requested and that the property under application is zoned correctly;"
 - Yes and No.
2. "Whether the use would be compatible with the adjacent property and uses would not set a precedent contrary to the City land use plan;"
 - Yes and No.
3. "Whether all other zoning requirements can be met;"
 - Yes.
4. "Whether ingress and egress for the proposed use will create a traffic hazard;"
 - No.

In Summary:

1. The proposed use of vehicle washing is conditional in C-2 zoning. It is not zoned correctly in the Neighborhood Growth Designation.
2. Vehicle Car Washing is compatible with surrounding uses if it were in the commerce corridor. The parcels to the west are zoned C-2. In September 2022 a CUP was approved for a gas station about 1000 feet to the west. This area is meant to be a residential area and not an extension of the neighboring commerce corridor.
3. All zoning requirements for C-2 can be met.
4. Access will be addressed during LSD.



CONDITIONAL USE PERMIT

PLANNING

Splash Car Wash



Staff Recommendation:
CONSIDER

Aerial Image

Public Input Received:

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

Recommendation:

Consider based on the commercial nature of the block to the west and whether we want to solidify this area to the east as commercial in an area designated for residential uses.



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2
Permit Number: 22-24
CityView Application: PL202201137
Date: 11/14/2022

CONDITIONAL USE PERMIT

APPLICANT: Splash Car Wash BRADFORD GAINES
ADDRESS: 1 ALLIED DR. LITTLE ROCK, AR 72202 SUITE #: 1500
GENERAL LOCATION OF PROPERTY: NWC PLEASANT GROVE RD & CONCORD ST.
PARCEL NUMBER: 02-21539-000
PHONE #: 501-551-6508 EMAIL: BRADFORD.GAINES@COLLIERS.COM
PROPERTY OWNER: PWX LLC PHONE #: 479-268-5706
PRESENT USE: VACANT LAND ZONING: C-2
PROPOSED CONDITIONAL USE: AUTOMATIC CAR WASH
PARKING SPACES AVAILABLE: TBD HOURS OF OPERATION: 8AM-9PM
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: NA MOST CHILDREN AT ONE TIME: NA

Bradford Gaines
Applicant Signature

11/14/2022
Date

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

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

Attachment Checklist:

- ☐ Letter explaining request
☐ Parcel Number
☐ Applicant Certification
☐ Site plan as needed
☐ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 11/14/2022 PUBLIC HEARING DATE: 12/6/2022 CERTIFIED MAIL DATE: 11/21/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



November 8, 2022

Letter of request for Conditional Use Permit

TO: Rogers Planning Commission

RE: CUP Application

Project: Splash Car Wash

Location: Lot 1, The Grove Phase I, Plat Record 2007-128

Parcel Number: 02-21539-000

This is a request for a Conditional Use Permit for the above identified property zoned "C-2" Highway Commercial for a "Car Wash" via conditional use for Transportation Services (per Sec. 14-709, a & b and Table C2-1).

Per item #2 of the C.U.P. Checklist:

- a.) Type of Business: Car Wash, automated with attendants.
- b.) Hours of operation: 8am – 8pm
- c.) Traffic – site will generate approximately 300 customer vehicles visiting the site per day.
- d.) Employee Parking Required: approximately 8-12 parking spaces
- e.) Signage: ground mounted and building signage. Size: maximum allowable per code.
- f.) Flammable / Hazardous materials: None.
- g.) Outdoor lighting: standard parking lot lighting meeting city code/ ordinances.
- h.) Noise – minimum impact. Major equipment contained within the buildings. Exterior vacuum stations and producer located next to building and outdoor vacuum stalls for customer use.
- i.) Screening / buffering from adjacent properties: opaque fence as may be required per ordinance

Other general information:

- a.) Building Size:
Car Wash Tunnel +/- 6,000 sqft
Pay Canopy +/- 1500 sqft
Project will contain vacuum stalls.
- b.) Color building elevations available upon request.
- c.) Trash and refuse: Dumpster with architectural enclosure.
- d.) Use compatibility: Generally compatible as the facility will serve adjacent residents on weekdays and weekends as well as adjacent and nearby office building occupants.

PROPERTY OWNER PERMISSION

I, PRX, LLC by Seaborn J. Bell hereby permit the use of automatic car wash (C-2)
(name) manager, (use)
on my property at 1707 W. Pleasant Grove Road Rogers, Arkansas.
(address)

Dated this the 10th day of November, 20 22

Seaborn J. Bell
Signed

Seaborn J. Bell
Name Printed

STATE OF ARKANSAS

COUNTY OF Pulaski

Subscribed and sworn before me this the 10th day of November, 20 22

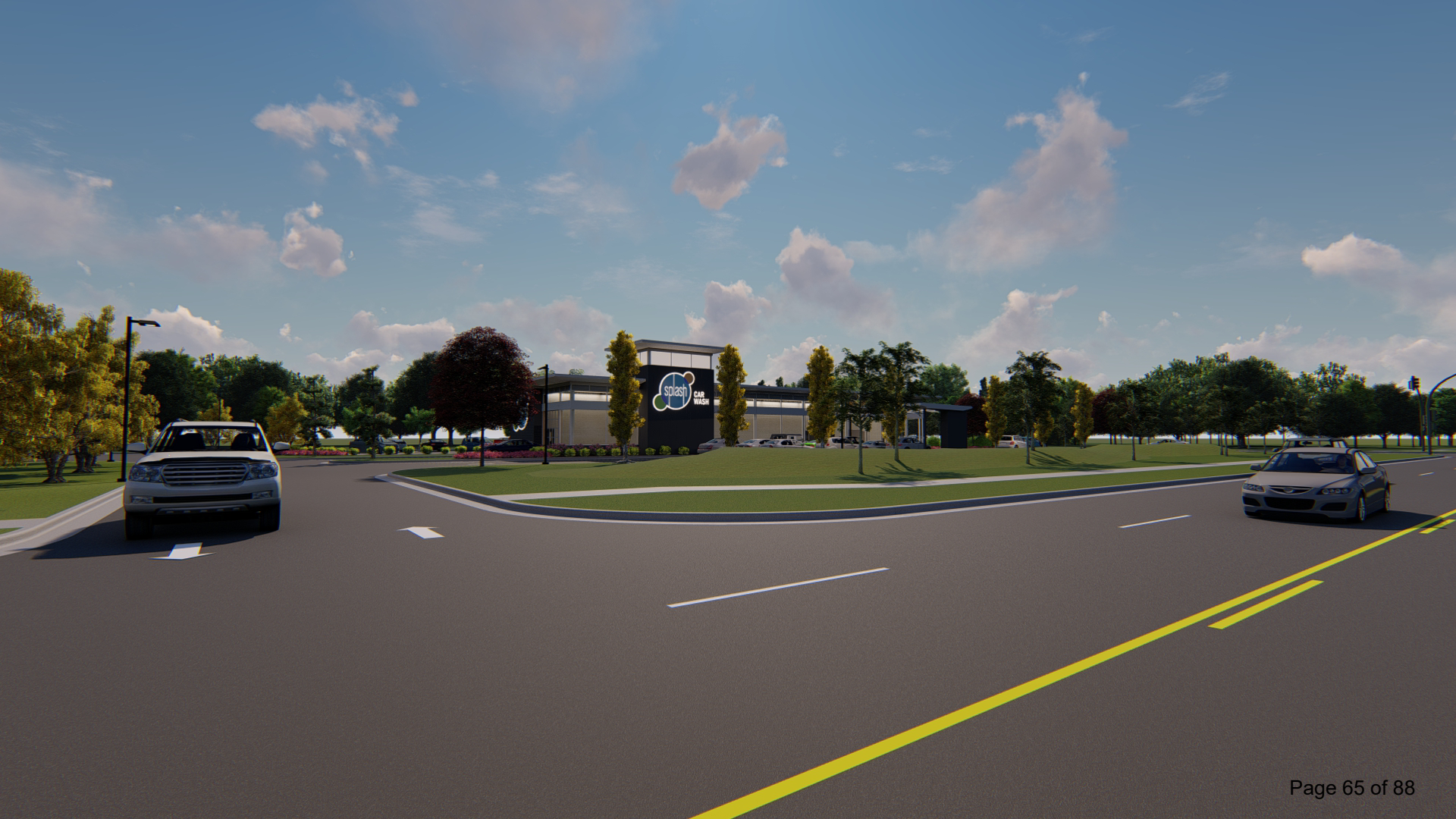


Catherine Mulkey
Notary Signature

Catherine Mulkey
Notary Name Printed

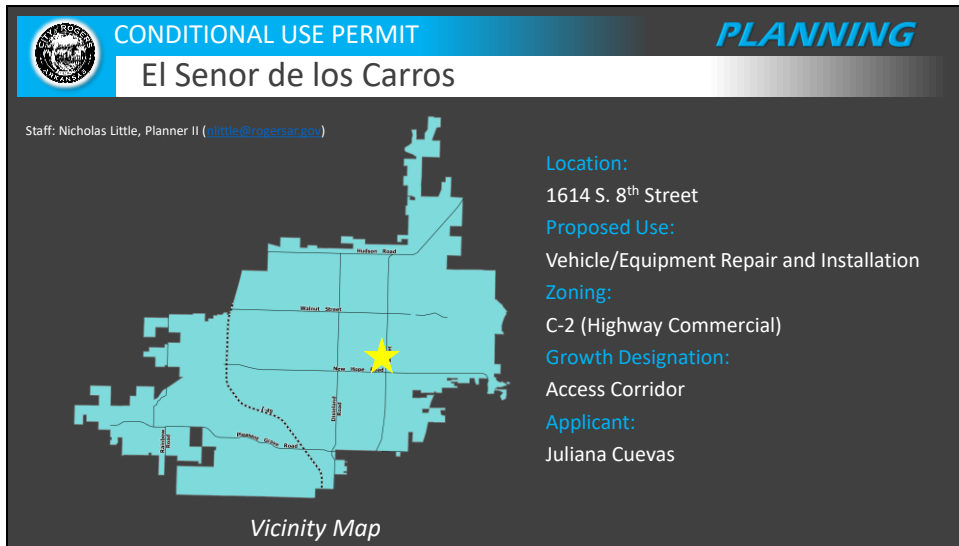
7/17/2024
Commission Expires











STAFF REVIEW

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Access Corridor

Growth Designation Character:

Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development. (CGM PAGE 1)

Allowed Zoning Districts:

R-MF, R-O, C-2

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

“Vehicle/Equipment Repair and Installation” is defined as “a secondary use classification encompassing repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. Vehicle/Equipment Repair and Installation includes but is not limited to the following tertiary use classifications: Auto repair shops; Body and fender shops; Audio, visual, and electronic sales and installation shops; Wheel and brake shops; Tire sales and installation. Sec. 14-695(b)(3)(II)



CONDITIONAL USE PERMIT

El Señor de los Carros

PLANNING



CONSIDERATIONS & FINDINGS

- Compatible with surroundings?
Would use not set a precedent contrary to city land use plan?
- The proposed use has been taking place here since 1991. Conditional Use Permit is required with change of ownership.
- Similar use and environment directly west of the proposal across 9th Street

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

Other uses inside of Southgate shopping center include restaurants, personal services, grocery and retail sales. Adjacent uses to the west seem to be auto-centric, including an auto shop and what looks to be self storage.

In the applicant's letter to staff at the time of submittal, specific uses were listed as "detailing and repairing cars to prepare them for sale." Staff contacted the applicant to verify that they would not be selling cars at this location. The applicant verified that they will not be selling cars here – only repairing them to sell them at their car lot in Springdale.

Per the Comprehensive Growth Map the Access Corridor is meant to limit uses with high-trip generation. Trip generation would not necessarily be increased from what it currently is, based off of the fact that the use isn't changing.

The proposed use is not compatible with surrounding uses because it would bring traffic directly adjacent to a residential neighborhood. A residential driveway abuts the entrance to this facility across 37th street.

	
CONDITIONAL USE PERMIT El Señor de los Carros	
PLANNING	
Highway Commercial Use Regulations	
Building Materials and Services	P
Building Service	P
Personal Services	P
Maintenance and Repair Services	P
Commercial Assembly, Recreation and Entertainment	C
Food and Beverage Sales	P
Convenience Store with Gas	C
Financial Services	P
Business and Professional Office	P
Medical, Dental and Health Practitioner Office	P
Personal Improvement and Instructional Services	P
Restaurants, Fast Food	P
Restaurant Full Service	P
Retail Sales	P
Vehicle Washing	C
Vehicle Commercial Parking Facility	P
Service Stations	C
Vehicle/Equipment Repair and Installation	C
Vehicle/Equipment Sales and Rentals	C
Warehousing and Storage, Limited	C

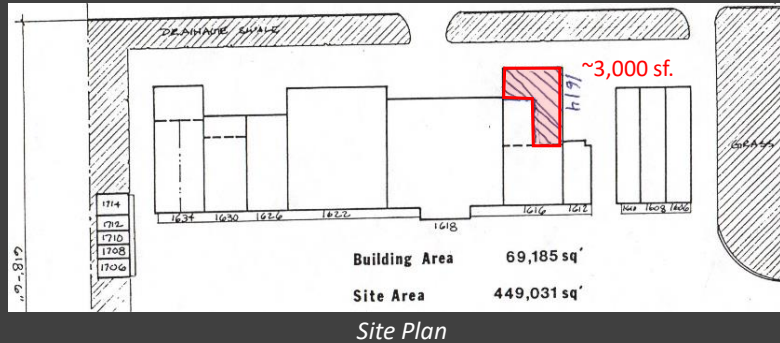
This list contains commonly requested uses and other auto-centric uses in C-2.



El Señor de los Carros

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Yes



This site plan shows the estimated area in which the auto shop will operate. Has been operating as an automotive service shop since 1991, according to the property owner.

Shaded red area is an estimated 3000 sq. ft.



El Señor de los Carros

CONSIDERATIONS & FINDINGS

- Cleared of known traffic hazards?
 - Yes

*Looking South – 9th Street***Will ingress and egress for the proposed use create a traffic hazard?**

Ingress and egress for the proposal should not create any traffic hazards beyond what is already present at this location. There are two curb cuts along 9th Street, fairly spaced apart, on the west side of Southgate that will likely be the primary accesses for this business. 9th Street is designated as a minor street and sees little traffic throughout the day, apart from commercial traffic and residential traffic for residents of the Hendrix Subdivision. 9th Street tees just to the south with W Lilac Street.

The only potential traffic hazards that come along with this development are mostly internal to Southgate, if any.

 CONDITIONAL USE PERMIT		<i>PLANNING</i>
El Señor de los Carros		
SUMMARY		
1.	Proposed use conditional? Zoned correctly?	
	• Yes	
2.	Compatible with surroundings? Would use not set a precedent contrary to city land use plan?	
	• Yes	
3.	Can zoning requirements be met?	
	• Yes	
4.	Cleared of known traffic hazards?	
	• Yes	

CONSIDERATIONS & FINDINGS PER SEC. 14-723(a)(3):

Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?

Vehicle/Equipment Repair and Installation is a conditional use in C-2. Per Sec. 14-709(a), C-2 zoning is intended for commercial uses. The subject property is zoned correctly as C-2 in the Access Corridor Growth Designation.

Is the proposed use compatible with adjacent property? Would proposed use set a precedent contrary to future land use plan?

The subject parcel contains Southgate Shopping Center, a strip mall development that was built in 1965. Southgate contains several different businesses, including restaurants, personal services, retail shops and a grocer. The specific address mentioned in the request is already being operated as a auto shop, but the ownership of the auto shop will be changing hands.

Can all other zoning requirements be met?

Requirements can be met.

Will ingress and egress for the proposed use create a traffic hazard?

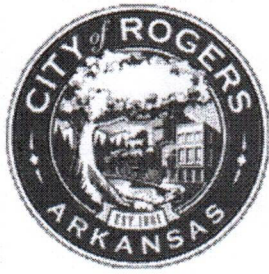
Ingress and egress of this development should not propose a hazard, given it's location within a large shopping center that has multiple distant curb cuts along 8th Street. Nonetheless, the applicant's submitted site plan shows that the development will be focused on the west side, or the back, of Southgate, which functionally fronts S. 9th Street. There are 2 curb-cuts for Southgate along 9th Street.



El Señor de los Carros



Staff Recommendation:
TABLE



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

CH 1604

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2, Overlay
Permit Number: 22-25
CityView Application: PL202201146
Date: 11/14/2022

CONDITIONAL USE PERMIT

APPLICANT: El Senor de los Carros, LLC,
ADDRESS: 5507 W Bay Dr Rogers, AR 72758 SUITE #: _____
GENERAL LOCATION OF PROPERTY: 1614 S. 8th Street, Rogers, AR 72756
PARCEL NUMBER: 02-06829-000
PHONE #: 479-715-7505 EMAIL: _____
PROPERTY OWNER: John Sporkleder PHONE #: 479 619-5250
PRESENT USE: Vehicle Repair ZONING: C2
PROPOSED CONDITIONAL USE: Vehicle Repair
PARKING SPACES AVAILABLE: 10 HOURS OF OPERATION: 9-6 M-Sat
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

JULIANA CUEVAS M
Applicant Signature

Nov. 9, 2022
Date

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

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

Attachment Checklist:

- ☒ Letter explaining request
☒ Parcel Number
☐ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 11/14/2022 PUBLIC HEARING DATE: 12/6/2022 CERTIFIED MAIL DATE: 11/21/2022

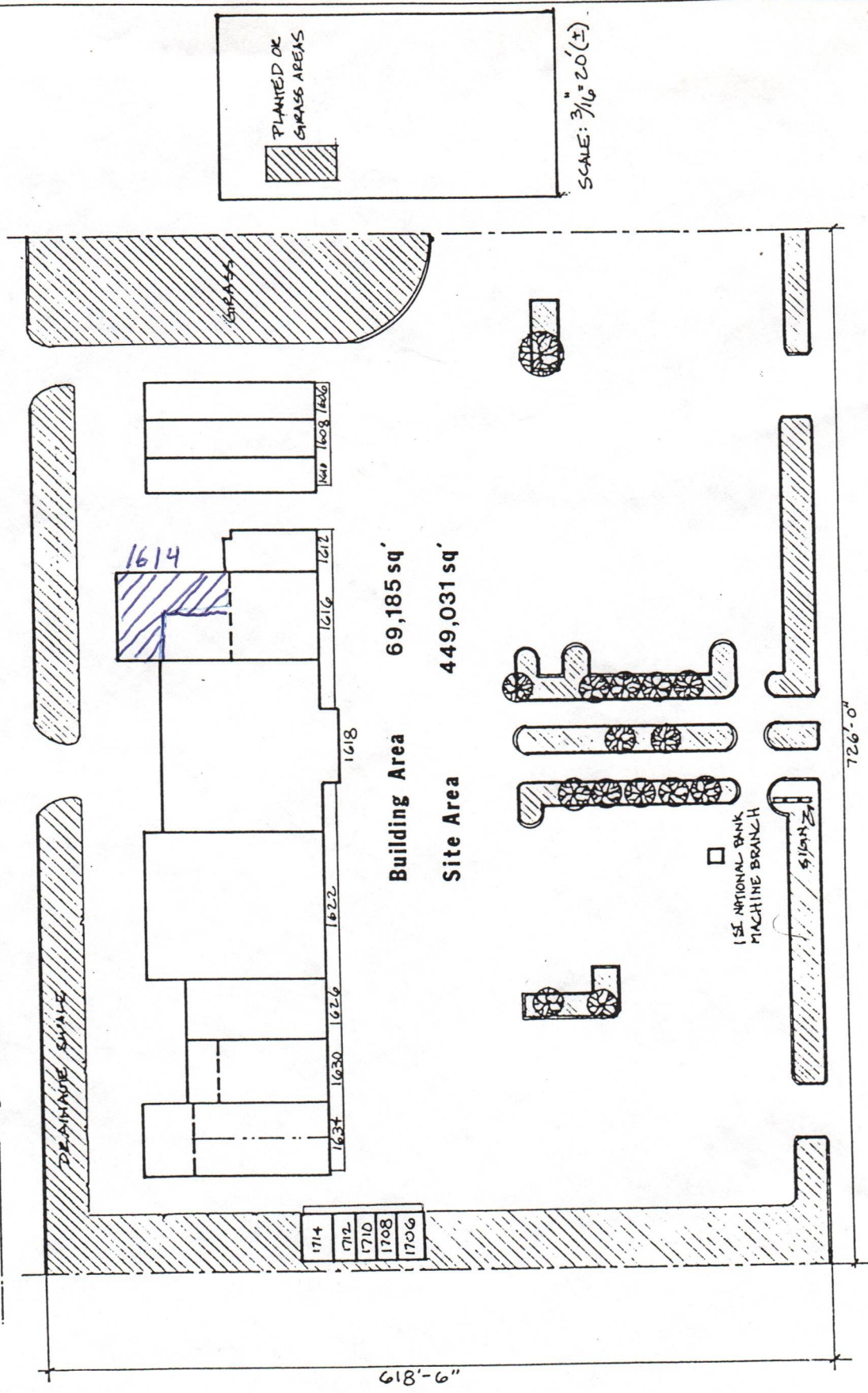
PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

WAREHOUSE/COMMERCIAL

RESIDENTIAL

RESIDENTIAL



Southgate

October 31, 2022

Dear Sir:

This letter is confirmation that I have signed a lease with Yuliana Cuevas Sole, DBA: El Senor de Los Carros, LLC. at 1614 S. 8th Street, Rogers, AR 72756.

Her business will be detailing and repairing used cars to prepare them for sale on her used car sales lot operating under the same name.

The approximately 3,000 square foot space at the Southgate Shopping Center has operated as an auto repair business since the Southgate Shopping Center was built in 1967.

The first tenant was Otasco that had 455 stores in 12 states. They filed for bankruptcy in 1988 and there are only two stores still in operation today.

Steve's Automotive leased the premises in February of 1991 and retired in 2015.

NWA Auto operated the auto repair business from 2015 until 2022.

Yuliana Cuevas Sole is currently operating the Senor Taco Restaurant next door at 1612 S. 8th Street, Rogers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'John Sporleder', with a long horizontal flourish extending to the right.

John Sporleder, President
Southgate Shopping Center, Inc.

PROPERTY OWNER PERMISSION

I, John Sporleder, hereby permit the use of Vehicle Repair
(name) (use)
on my property at 1614 S. 8th St. Rogers, Arkansas. 72756
(address)

Dated this the 9 day of November, 2022.

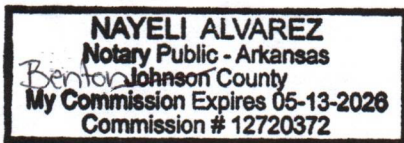
[Signature]
Signed

John K. Sporleder
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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



[Signature]
Notary Signature

Nayeli Alvarez
Notary Name Printed

5/13/2026
Commission Expires



LARGE SCALE DEVELOPMENT

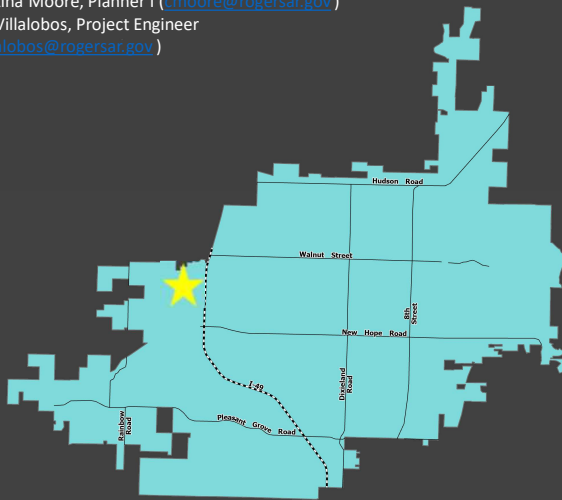
PLANNING

Armor Bank

Staff:

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

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



Vicinity Map

Location

1100 S 52nd St

CGM Designation

Commerce Corridor

Zoning

C-2 (Highway Commercial)

Proposed Use

Bank

Representative

Matthew Breckenridge, Crafton Tull

Location:

This project is located in west Rogers, north of Village on the Creeks shopping center.

Proposal:

The proposed use is for financial services. This use is consistent with C-2 zoning.

Planning Review:

CGM Compliance:

C-2 zoning is consistent with the Commerce Corridor Comprehensive Growth Map Designation.

Zoning:

This project is consistent with C-2 zoning regulations.

Use Definition:

“Financial Services” is defined as “secondary use classification encompassing Financial institutes that provide retail banking services to individuals and businesses; and engage in the on-site circulation of cash money.” Sec. 14-695(b)(3)(u)(1).



LARGE SCALE DEVELOPMENT

PLANNING

Armor Bank



Aerial Image

Request

A proposal to construct a 5,419 square-foot bank building within a project area of about 1.58 acres.

Requested Waivers

N/A

Request:

The applicant is specifically proposing to construct a 5,419 square-foot bank within a project area of 1.58 acres.

Requested Waiver:

The applicant is not requesting any waivers

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes a detention pond on the west side which meets Stormwater management requirements.

WATER QUALITY:

The applicant proposes a dry detention pond to meet Water Quality requirements.

FLOODPLAIN MANAGEMENT:

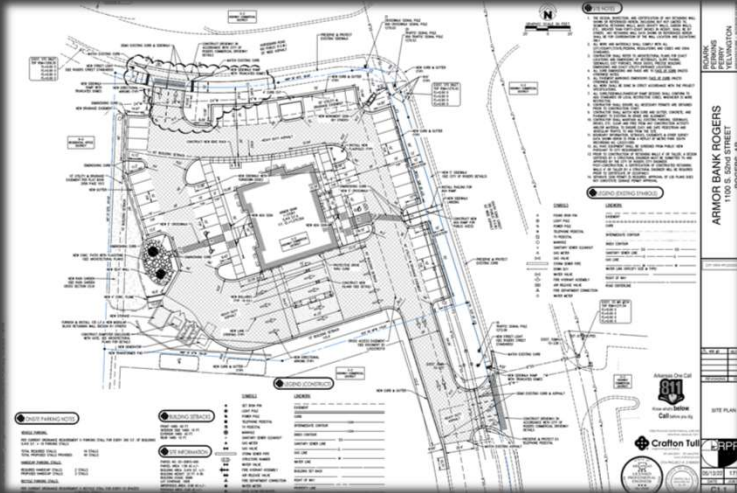
No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).



LARGE SCALE DEVELOPMENT

PLANNING

Armor Bank



LSDP Staff Recommendation
APPROVE

Site Plan

Summary

Waivers

N/A

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Streets are not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The existing right-of-way meets the master street plan.

Sidewalks & Sidepaths:

Sidewalk requirements are not applicable on this site.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlight requirements are not applicable on this site.

Street Trees:

Street tree requirements are not applicable on this site.



September 14, 2022

Mr. Matthew Breckenridge, PE
Crafton Tull - Little Rock
10825 Financial Center Parkway, Ste. 300
Little Rock, AR 72211

Re: Conditional Approval of Civil Plans
Armor Bank

Dear Mr. Breckenridge:

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

1. Show all existing fittings at the connection point on the plans.
2. Install an 8" x 6" tee with 8" gate valve and plug to the west of the new fire hydrant instead of a 90° elbow.
3. The utility easement boundary lines must be located a minimum distance of 7-1/2 feet or the depth of the main, whichever is greater, from the water or sewer line. You will likely have to center the main in the proposed onsite easement.
4. Vertical bends will not be allowed on this project. Use pipe deflection for vertical changes in elevation. 6" vertical separation is sufficient between the fiber optic and water line.
5. There is a sanitary sewer line crossing missing on the water line profile.
6. The RPZ listed is not a lead-free model. Equivalent would be Wilkins 975XL2.
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. Architectural and plumbing plans submitted for commercial customers.

- E. An executed copy of the Facilities Extensions Contract.
- F. A copy of the executed contract between the developer or general contractor and the utility contractor.
- G. Performance and payment bonds executed by the utility contractor.
- H. 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 Ponder, PE

SP/TD

Attachment(s): Facilities Extension Contract Form

ARMOR BANK - ROGERS LARGE SCALE DEVELOPMENT PLANS

1100 SOUTH 52nd STREET, ROGERS, ARKANSAS

CITY VIEW #: PL202200326
ISSUE DATE: APRIL 8, 2022
REVISION DATE: MAY 13, 2022
REVISION DATE: AUGUST 2, 2022
~~REVISION DATE: SEPT. 27, 2022~~
REVISION DATE: OCT. 28, 2022

GENERAL NOTES:

- 1. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- 2. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY
- 3. BUILDING USAGE: TYPE B - BUSINESS
- 4. CURRENT ZONING: C-2 HIGHWAY COMMERCIAL DISTRICT
- 5. THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANELS NUMBERS 05007C0255K & 05007C0260K, EFFECTIVE DATE JUNE 5, 2012.
- 6. 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.
- 7. 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.
- 8. 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..
- 9. 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.
- 10. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- 11. PUBLIC STREETS AND ALLEY WAYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FORM EDGE OF ASPHALT TO EDGE OF ASPHALT.

SITE INFORMATION:

PARCEL NO. 02-20815-000
PARCEL AREA: 1.58 AC. +/-
BUILDING AREA: 5,419 S.F. +/-
BUILDING HEIGHT: 23 FT. 9 IN.
BUILDING USAGE: BANK
LOT COVERAGE: 100%
IMPERVIOUS AREA: 0.98 AC. +/-
PERVIOUS AREA: 0.60 AC. +/-
GREEN SPACE RATIO: 38%

BUILDING SETBACKS:

FRONT YARD: 65 FT.
INTERIOR SIDE YARD: 15 FT.
EXTERIOR YARD: 45 FT.
REAR YARD: 15 FT.

LEGAL DISCRIPTION:

ENTIRE TRACT:

LOT 2A OF THE REPLAT OF METRO MARKET PARK SOUTH AS PER DOCUMENT ID L202211285, BENTON COUNTY, ARKANSAS

LOT 2A

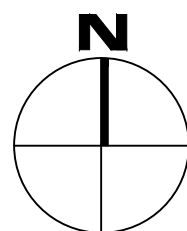
PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 2A; THENCE ALONG CURVE TO THE LEFT, HAVING A RADIUS OF 330.05 FEET AND WHOSE CHORD BEARS SOUTH 86° 33' 35" EAST HAVING A LENGTH OF 146.18 FEET; THENCE NORTH 80° 38' 45" EAST A DISTANCE OF 76.99 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND WHOSE CHORD BEARS SOUTH 57° 33' 10" EAST HAVING A LENGTH OF 39.95 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 840.00 FEET AND WHOSE CHORD BEARS SOUTH 16° 41' 43" EAST HAVING A LENGTH OF 22.92 FEET; THENCE SOUTH 17° 29' 38" EAST A DISTANCE OF 173.86 FEET; THENCE SOUTH 72° 30' 49" WEST A DISTANCE OF 173.01 FEET; THENCE NORTH 86° 10' 47" WEST A DISTANCE OF 159.39 FEET; THENCE NORTH 02° 13' 52" EAST A DISTANCE OF 247.02 FEET TO THE POINT OF BEGINNING. THIS TRACT CONTAINS 158 ACRES MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF HORSEBARN ROAD ALONG THE NORTH AND EAST SIDE, 52ND STREET ON THE EAST SIDE AND ANY EASEMENTS OF RECORD OR FACT.



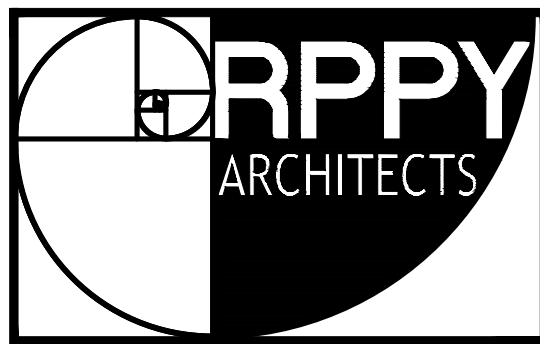
SHEET INDEX:

- COVER SHEET
- C1.0 PROJECT CONTROL SHEET
- C1.1 SITE PLAN
- C1.2 GRADING PLAN
- C1.3 EROSION CONTROL SHEET
- C1.4 EROSION CONTROL NOTES
- C1.5 UTILITY NOTES
- C1.6 WATER P&P
- C1.7 DETENTION POND REHABILITATION
- C5.0 RAIN GARDEN CROSS SECTION
- C5.1 DETAILS SHT. 1
- C5.2 DETAILS SHT. 2
- C5.3 DETAILS SHT. 3
- C5.4 DETAILS SHT. 4
- C5.5 ARCHITECTURAL SITE DETAILS
- L1.1 LANDSCAPE PLAN
- L5.1 LANDSCAPE DETAILS

VICINITY MAP
N.T.S.



2300 COTTONDALE LANE
LITTLE ROCK, AR 72202
501-408-9006



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CITY VIEW #PL202200326

UTILITY PLAN

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\\LITF\Jobs\21808201_armrogs\Infrastructure\CIVIL\DWG\1\SITE PLAN.dwg 10/28/2022 1:49 PM

ONSITE PARKING NOTES

VEHICLE PARKING:

PER CURRENT ORDINANCE REQUIREMENT (1 PARKING STALL FOR EVERY 300 S.F. OF BUILDING)
5,419 S.F. = 19 PARKING STALLS

TOTAL REQUIRED STALLS: 19 STALLS
TOTAL PROPOSED STALLS PROVIDED: 49 STALLS

HANDICAP PARKING STALLS:

REQUIRED HANDICAP STALLS: 2 STALLS
PROPOSED HANDICAP STALLS: 3 STALLS

BICYCLE PARKING STALLS:

PER CURRENT ORDINANCE REQUIREMENT (1 BICYCLE STALL FOR EVERY 15 SPACES)
REQUIRED: 3 BICYCLE STALLS
PROVIDED: 4 BICYCLE STALLS

BUILDING SETBACKS

FRONT YARD: 65 FT.
INTERIOR SIDE YARD: 15 FT.
EXTERIOR YARD: 45 FT.
REAR YARD: 15 FT.

SITE INFORMATION

PARCEL NO. 02-20815-000
PARCEL AREA: 1.58 AC. +/-
BUILDING AREA: 5,419 S.F. +/-
BUILDING HEIGHT: 23 FT. 9 IN.
BUILDING USAGE: BANK
LOT COVERAGE: 100%
IMPERVIOUS AREA: 0.98 AC. +/-
PERVIOUS AREA: 0.60 AC. +/-
GREEN SPACE RATIO: 38%

SYMBOLS

SET IRON PIN
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL
TV PEDESTAL
MANHOLE
SANITARY SEWER CLEANOUT
GAS METER
GAS VALVE
STORM SEWER PIPE
STRUCTURE NUMBER
FIRE HYDRANT ASSEMBLY
AIR RELEASE VALVE
FIRE DEPARTMENT CONNECTION
WATER METER
BACK FLOW PREVENTER
REDUCER

LINEWORK

EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SANITARY SEWER LINE
GAS LINE
WATER LINE
BUILDING SET BACK
RIGHT OF WAY
PROPERTY LINE
ROAD CENTERLINE

LEGEND (CONSTRUCT)

SITE NOTES

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
- ALL CURB DIMENSIONS AND RADII ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
- CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
- BOUNDARY INFORMATION, SETBACKS, EASEMENTS & OTHER SURVEY DATA SHOWN HEREON IS FROM A REPEAT OF METRO PARK SOUTH (RECORDING NO. L202211285)
- ALL HVAC EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW PURSUANT TO CITY REQUIREMENTS.
- PRIOR TO CONSTRUCTION OF RETAINING WALLS 4' OR TALLER, A DESIGN CERTIFIED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROGERS CITY ENGINEER. POST-CONSTRUCTION, A CERTIFICATION OF CONSTRUCTED RETAINING WALLS 4' OR TALLER BY A STRUCTURAL ENGINEER WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
- SEPARATE SIGN PERMIT IS REQUIRED. APPROVAL OF LSD PLANS DOES NOT CONSTITUTE SIGNAGE PERMIT APPROVAL.

LEGEND (EXISTING SYMBOLS)

SYMBOLS

FOUND IRON PIN
LIGHT POLE
POWER POLE
TELEPHONE PEDESTAL
TV PEDESTAL
MANHOLE
SANITARY SEWER CLEANOUT
GAS METER
GAS VALVE
STORM SEWER PIPE
DOWN GUY
WATER VALVE
FIRE HYDRANT ASSEMBLY
AIR RELEASE VALVE
FIRE DEPARTMENT CONNECTION
WATER METER

LINEWORK

EASEMENT
CURB
INTERMEDIATE CONTOUR
INDEX CONTOUR
SANITARY SEWER LINE
GAS LINE
WATER LINE (SPECIFY SIZE & TYPE)
RIGHT OF WAY
ROAD CENTERLINE

EXIST. SS MH #234
TOP RIM=1271.54
FL=0.00 0
FL=0.00 0
FL=0.00 0

Arkansas One Call

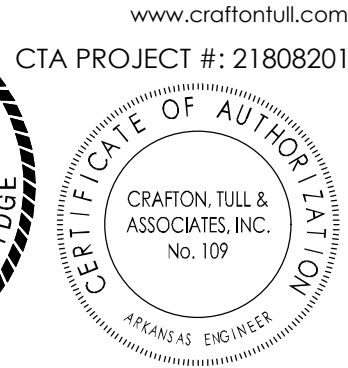


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CTA PROJECT #: 21808201



05/13/22	1710
DATE	JOB NO.
C1.1	14
SHEET	OF

SITE PLAN

ADD #2 05/13/22

REVISIONS DATE

CITY VIEW #PL202203026

ARMOR BANK ROGERS

1100 S. 52nd STREET

ROGERS, AR.

ROARK
PERKINS
PERRY
YELVINGTON

ARCHITECTURE - INTERIOR DESIGN
719 W. SECOND STREET - LITTLE ROCK, AR 72201-2287
WWW.RPPYARCHITECTS.COM

ARMOR BANK ROGERS 1100 S. 52nd STREET ROGERS, AR.		ROARK PERKINS PERRY YELVINGTON ARCHITECTURE • INTERIOR DESIGN 713 W. SECOND STREET • LITTLE ROCK, AR 72201-2287 (501)512-6272 WWW.RPPARCHITECTS.COM
CITY VIEW #PL202200326		
ADD #2	05/13/22	
REVISIONS	DATE	
LANDSCAPE PLAN		
		
05/13/22	1710	
DATE	JOB NO.	
L1.1	14	
SHEET	OF	