



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

BOARD OF ADJUSTMENT MEETING AGENDA

JANUARY 3, 2023

5:30 PM

DATE: JANUARY 3RD, 2023

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

REGULAR: 5:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/83288405852](https://us02web.zoom.us/j/83288405852)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 23-01) A request by Best Sign Group for Professional Business Systems to allow an increase in sign area at 2003 S. 52nd Street, in the C2-CU (Highway Commercial-Condominium Unit), Overlay zoning district.
 - *STAFF: Karen Perez*
 - *REPRESENTED BY: Mike Jones, Best Sign Group*
2. (VAR 23-02) A request by Sign Studio for Enterprise Truck Rental to allow a 20-foot tall pole sign in the overlay district at 851 W. Post Rd., in the C-4 (Open Display Commercial), Overlay zoning district.
 - *STAFF: Gloria Garcia*
 - *REPRESENTED BY: Brandon Hoover, Sign Studio*
3. (VAR 23-03) A request by Red Box Realty to allow additional wall signs on the south elevation at 3300 S. 27th Street, in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Karen Perez*
 - *REPRESENTED BY: Mike Graham, Red Box Realty*
4. (VAR 23-04) A request by Pahul Singh for a variance from sec. 14-604 (b) Easements where required for drainage and utilities shall be at least 15 feet in width at 6907 W. Balmoral Drive in the RSF-5 (Residential Single Family, 5 units per acre) zoning district.
 - *STAFF: Christina Moore*



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- *REPRESENTED BY: Alan Reid*

5. (VAR 23-05) A request by Pinnacle Springs for SJ Collins for a waiver to allow a reduction in parking lot tree island width at 15.11 acres at the NW corner of W. New Hope Rd. & S. Promenade Blvd. in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Charles Zardin*

ACTION ON MINUTES:

ADJOURN:

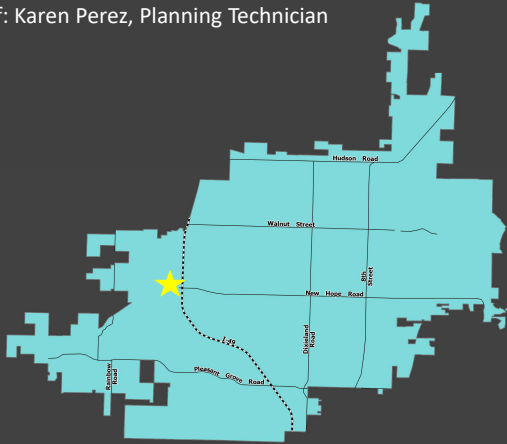


Variance

PLANNING

Professional Business Systems

Staff: Karen Perez, Planning Technician



Vicinity Map

Summary

Location

2003 S. 52nd Street

Nature of Request

To allow an increase in sign area by 100 square feet.

Zoning

C2-CU (Highway Commercial-Condominium Unit, Overlay District)

Current Use

Commercial Office Space

Representative

Mike Jones, Best Sign Group

Location:

North off the I-49 across from Village on the Creeks.

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

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



Variance

PLANNING

Professional Business Systems



Zoning Map

Findings

- The property is zoned C2-CU and is in the city's Overlay district.

Zoning:

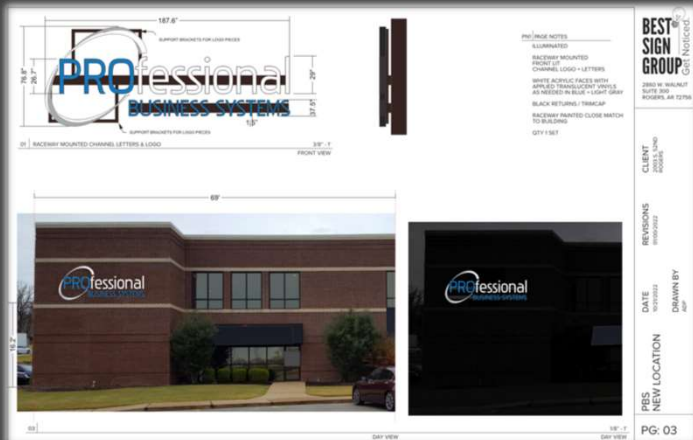
- C-2 (Highway Commercial):* The purpose and intent of the highway commercial district is commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets.
- C-U (Condominium Unit):* The purpose and intent of the condominium unit district is established to allow multiple ownership of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development. These district combinations shall be located in those areas of the City where adequate facilities either exist prior to development or can be provided in conjunction with development and where the proposed development is compatible with the surrounding environment.
- Overlay:* The purpose of the overlay district is to protect and enhance the scenic quality of the highway corridors, create design standards for developments, provide effective land use planning and facilitate traffic flow. The overlay district shall extend along West Walnut Street from South 8th Street to Interstate I-49; along South 8th Street from West Walnut to the south city limits; along Highway 62 from the east city limits to the west city limits; along State Highway 12 from 2nd Street to the east city limits; along New Hope Road from Dixieland Road to Interstate I-49; along New Hope Road from South 8th street 1,500 feet west; along Interstate I-49 from the north city limits to the south city limits; and along Pleasant Grove Road from South 8th Street to Bellview Road. The district encompasses all lands with highway frontage, including local streets, lying within 330 feet of the right-of-way on both sides of the designated corridors within the city limits.



Variance

PLANNING

Professional Business Systems



Sign Rendering

Request

- The applicant is requesting an increase in sign area by 100 sq. ft.

Stated Hardship

- Applicant states that the existing building signs are over the maximum 400-sf and the minimum 25-sf does not adequately identify the business.

The variance from Sec. 44-9(1) includes:

- One wall sign allowed per business/street frontage at 2-sf of sign area for every one linear ft. of frontage not to exceed 400-sf. Each lease space will be a minimum of 25-sf.
- The intent of Chapter 44 is to use private land and the sight line created by public rights-of-way to inform and persuade the general public by publishing a message. This section provides standards for the erection and maintenance of signs. All signs shall be erected and maintained in accordance with Chapter 44 so as to promote, preserve, and protect the health, safety, general welfare, convenience, and enjoyment of the public, to preserve and protect the aesthetic quality of Rogers.



Variance

PLANNING

Professional Business Systems



Existing Conditions

Findings

- C-2 sign allowance:
 - a) One wall sign allowed per business/street frontage at 2-sf of sign area for every one linear ft. of frontage not to exceed 400-sf. Each lease space will be a minimum of 25-sf.
 - b) A monument sign shall be allowed with a maximum of six feet in height and 72 square feet in sign face area. A commercial development defined as having two or more buildings will be allowed a maximum of one sign ten feet in height and 100 square feet in sign face area.

Analysis

- We recommend considering this request based on the previously approved variances.

Existing Conditions:

The existing sign area is 584.2-sf exceeding the maximum allowed square footage for the building (400-sf). Other businesses at this location have been granted variances back in 2010 for larger sign on the south elevation and in 2019 for an additional sign on the west elevation and an additional 50-sf in sign area. There are six tenants not including PBS (applicant) and two of those tenants have two signs. This location also has a monument sign and a freestanding sign as well.

The current wall signs for this location:

Landmark 67" x 366" (x2 Signs) – 170sq ft ea
 Shiloh 29" x 194" – 39 sq ft
 Megabyte {Awning Graphic} 49" x 221" - 75sqft
 Medic Sign 55" x 155" 59.2 sqft
 One Comm 63" x 112" 49 sqft
 Prestige {Awning Graphic} 29" x 109" 22sqft

The building also has a freestanding sign and a monument.



Variance

Professional Business Systems

PLANNING



Aerial Map

Staff Recommended Motion:
CONSIDER

Public Input Received:

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

Recommendation:

Consider

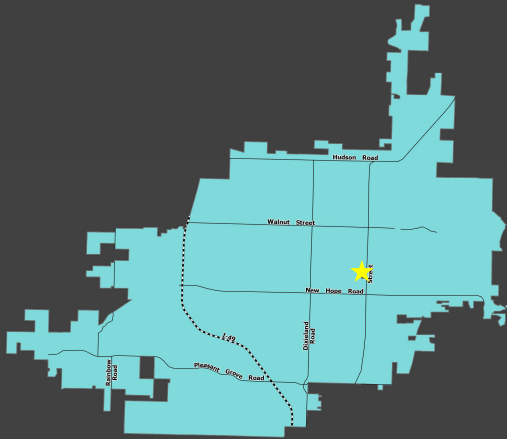


Variance

PLANNING

Enterprise Truck Rental

Staff: Gloria Garcia, Planning Technician



Vicinity Map

Location

851 W. Post Rd.

Nature of Request

To allow a freestanding sign in the Overlay District

Zoning

C-2, Overlay

Growth Designation

Employment Center

Representative

Brandon Hoover, Sign Studio

Location:

This site is located in the NW corner of the W. Post Rd. & S. 8th St. intersection, north of Superior Storage on 8th Street. The applicant is requesting to allow a freestanding sign in the city's Overlay district.

Parcel: 02-02057-004

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

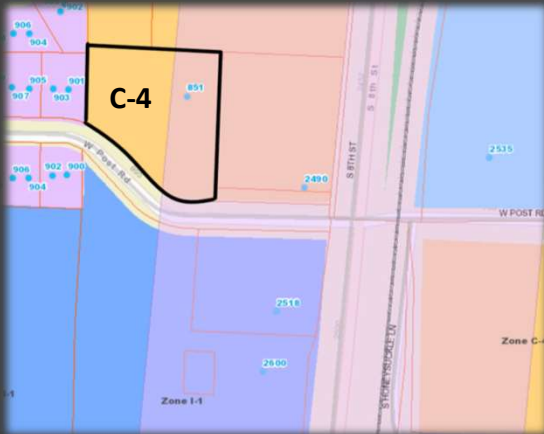
- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community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



Variance

PLANNING

Enterprise Truck Rental



Zoning Map

Findings

- The property is zoned C-4 and is in the city's Overlay District.

Zoning:

- a) *C-4 (Open Display Commercial)* This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development.
- b) *Overlay:* The purpose of the overlay district is to protect and enhance the scenic quality of the highway corridors, create design standards for developments, provide effective land use planning and facilitate traffic flow. The overlay district shall extend along West Walnut Street from South 8th Street to Interstate I-49; along South 8th Street from West Walnut to the south city limits; along Highway 62 from the east city limits to the west city limits; along State Highway 12 from 2nd Street to the east city limits; along New Hope Road from Dixieland Road to Interstate I-49; along New Hope Road from South 8th street 1,500 feet west; along Interstate I-49 from the north city limits to the south city limits; and along Pleasant Grove Road from South 8th Street to Bellview Road. The district encompasses all lands with highway frontage, including local streets, lying within 330 feet of the right-of-way on both sides of the designated corridors

within the city limits.



Variance

PLANNING

Enterprise Truck Rental



Sign Rendering

Request

- The applicant is requesting to allow a freestanding sign at 20 feet in height and 96.25 square feet in total sign area in the city's C-2, Overlay district.

Stated Hardship:

- The business is located off the main thoroughfare and the proposed sign would allow ease in locating business.



Variance

PLANNING

Enterprise Truck Rental



Site Plan

Findings

- The installation of the proposed sign will be 265 feet from S. 8th Street.
- The Overlay District prohibits the use of freestanding signs, instead requiring a monument sign no larger than 6 feet in height and 72 square feet in total sign area.

Analysis

- Staff does not find this to be a reasonable request due to lack of site-specific hardship.

General Findings:

- The installation of the proposed sign will be 265 ft. from S. 8th Street
- Were it not for the Overlay District, the proposed sign would be allowed in C-4 zoning.
- The Overlay District prohibits the use of freestanding signs, instead requiring a monument sign no larger than 6 feet in height and 72 square feet in total sign area.

Analysis

- Staff does not find this to be a reasonable request due to lack of site-specific hardship.



Variance

PLANNING

Enterprise Truck Rental



Aerial Map

Staff Recommended Motion:
Deny

Public Input Received:

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

Recommendation:

Deny

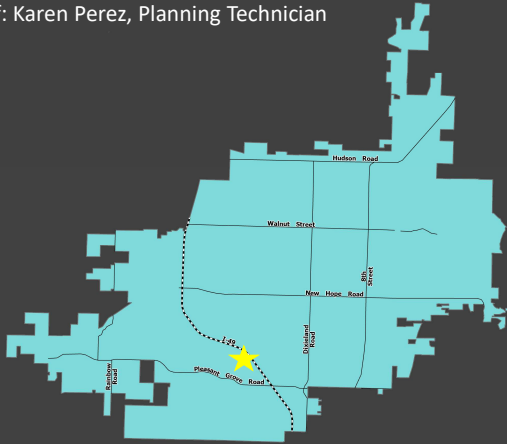


Variance

PLANNING

Red Box Realty

Staff: Karen Perez, Planning Technician



Vicinity Map

Summary

Location

3300 S. 27th Street

Nature of Request

To allow an additional wall sign

Zoning

C2 (Highway Commercial), Overlay & Interstate District

Current Use

Commercial Office Space

Representative

Mike Graham, Red Box Realty

Location:

3300 S. 27th Street and south of Duluth Trading Company.

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

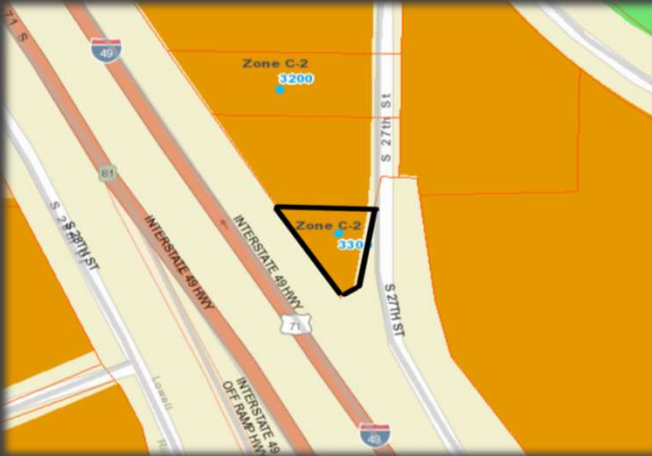
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- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.



Variance

PLANNING

Red Box Realty



Zoning Map

Findings

- The property is zoned C-2 and is in the City's Overlay and Interstate Sign District.

Zoning:

- C-2 (Highway Commercial):* The purpose and intent of the highway commercial district is 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.
- Overlay District:* The purpose of the overlay district is to protect and enhance the scenic quality of the highway corridors, create design standards for developments, provide effective land use planning and facilitate traffic flow. The overlay district shall extend along West Walnut Street from South 8th Street to Interstate I-49; along South 8th Street from West Walnut to the south city limits; along Highway 62 from the east city limits to the west city limits; along State Highway 12 from 2nd Street to the east city limits; along New Hope Road from Dixieland Road to Interstate I-49; along New Hope Road from South 8th street 1,500 feet west; along Interstate I-49 from the north city limits to the south city limits; and along Pleasant Grove Road from South 8th Street to Bellview Road. The district encompasses all lands with highway frontage, including local streets, lying within 330 feet of the right-of-way on both sides of the designated corridors within the city limits.
- Interstate Sign District:* The interstate sign district is established and shall extend along the entirety of I-49 within the city limits of Rogers, excluding the section of I-49 south of Oak Street and north of Blossom Way Trail, the width of which shall be measured 500 feet to the east and west of the centerline of I-49.



Variance

Red Box Realty

PLANNING



Sign Rendering

Request:

- Requesting a additional wall sign at 36-sf.

Stated Hardship

- Applicant does not state a site specific hardship but request that the additional sign in place of the allowed freestanding sign.

The variance from Sec. 44-9(1) includes:

- One wall sign allowed per business/street frontage at 2-sf of sign area for every one linear ft. of frontage not to exceed 400-sf. This site has 2 street frontages and is permitted 2 wall signs by right.



Variance

Red Box Realty

PLANNING



Sign Rendering

Findings

- This business was already issued a sign permit for two wall signs at a total 94-sf on November 17th. If approved the site would be at a total of 130-sf and still be under the total allowed sign area by 30-sf.
- Texas Roadhouse was granted a variance in 2021 for two additional wall signs. Duluth was also granted a variance in 2018 for two additional wall signs and a increase of 330.5-sf.

Analysis

- We recommend considering this request since they will be under the allowed sign area.

Findings:

- C-2 sign allowance:
 - a) One wall sign allowed per business/street frontage at 2-sf of sign area for every one linear ft. of frontage not to exceed 400-sf.
 - b) A monument sign shall be allowed with a maximum of six feet in height and 72 square feet in sign face area.
 - c) A interstate sign at a maximum height of 70 feet and minimum height of 35 feet with 200 square feet in total sign area.
- The intent of Chapter 44 is to use private land and the sight line created by public rights-of-way to inform and persuade the general public by publishing a message. This section provides standards for the erection and maintenance of signs. All signs shall be erected and maintained in accordance with Chapter 44 so as to promote, preserve, and protect the health, safety, general welfare, convenience, and enjoyment of the public, to preserve and protect the aesthetic quality of Rogers.



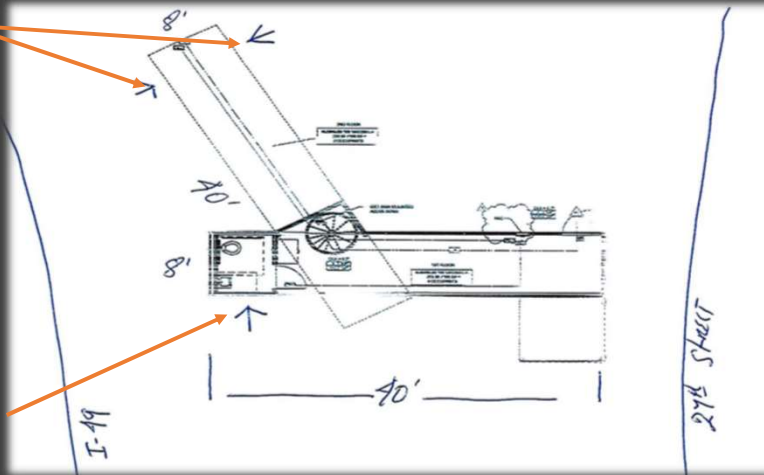
Variance

PLANNING

Red Box Realty

Existing wall signs

Proposed wall sign



Existing Conditions

The current wall signs for this location:

Two wall signs at 47-sf each for a total of 94-sf.

The site has no freestanding signs.

Staff recommends consideration.



Variance

Red Box Realty

PLANNING



Aerial Map

Staff Recommended Motion:
CONSIDER

Public Input Received:

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

Recommendation:

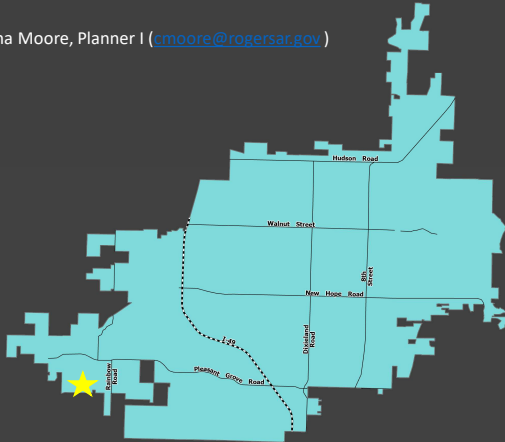
Consider



Variance Pahul Singh

PLANNING

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



Vicinity Map

Summary

Location

6907 W. Balmoral Dr.

Nature of Request

Reduction of the required 15 foot easement.

Zoning

R-SF (Residential Single-Family)

Current Use

Residential

Representative

Pahul Singh, Homeowner

Location:

Southwest Rogers near the border with Cave Springs.

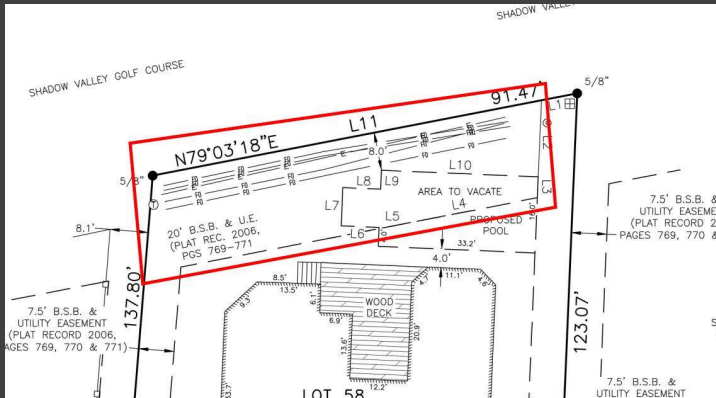
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- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.



Variance Pahul Singh

PLANNING



Easement Reduction Survey

Request

- The applicant is requesting a reduction of the required 15-foot wide easement to 8-feet to install a pool.

Stated Hardship

- The property abuts Shadow Valley Golf Course.



Variance

Pahul Singh

PLANNING



Aerial Map

Findings

- The property is zoned R-SF.
- Per the Shadow Valley PUD Phase VII final plat, all building setbacks are utility easements.

Zoning:

- a) *R-SF (Residential Single-Family):* The purpose and intent of this district is “tended primarily for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district.” Sec. 14-699(a).

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood

Growth Designation Goals:

To protect and maintain existing residential areas in between other Growth Designations nodes while encouraging low-density infill (CGM PAGE 1)

Growth Designation Character:

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.(CGM PAGE 1)

Allowed Zoning Districts:

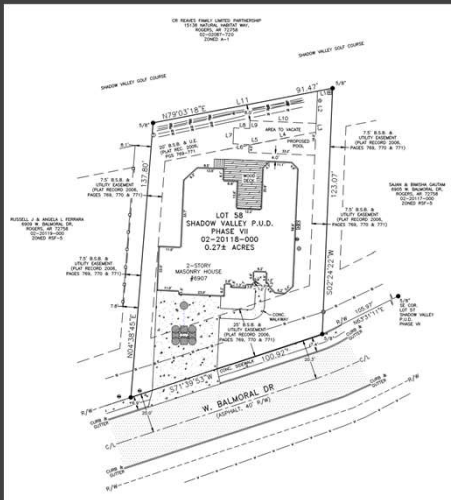
C-3



Variance

Pahul Singh

PLANNING



Aerial Map

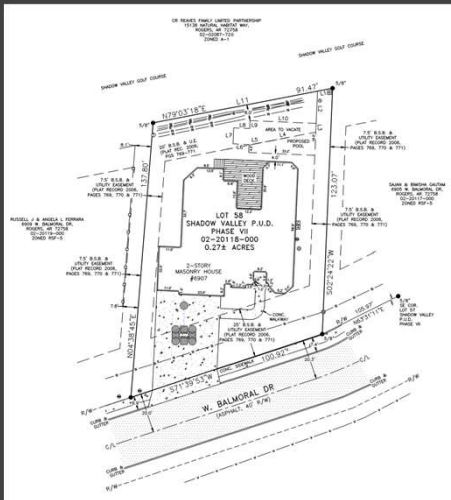
Findings

- Per Sec. 14-722(f)
 - “Setback Exceptions. For structures such as pools and decks that are no higher than eight (8) inches above grade level, the Director of Community Development may approve rear setback reductions up to six (6) feet from the property line.”
- The pool will not be higher than 8 inches above grade level.
- The pool will be 8 feet from the rear property line.



Variance Pahul Singh

ENGINEERING



Aerial Map

Analysis

The applicant has provided sufficient documentation from the utility companies approving the reduction of the easement.

Recommendation

Approve



Variance

Pahul Singh

PLANNING



Aerial Map

Staff Recommended Motion
Approve

Public Input Received:

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

Recommendation:

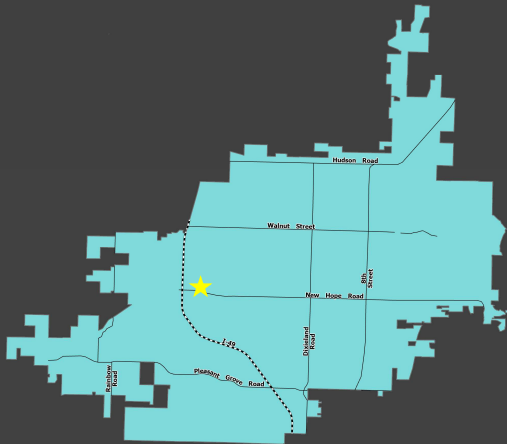
Consider CHANGE TO RECOMMENDATION OF ENGINEERING



Waiver

PLANNING

Pinnacle Springs (Whole Foods)



Vicinity Map

Location

NW. corner of S. Promenade Boulevard and W. New Hope Road

Nature of Request

Allow a reduction in size of parking lot tree islands

Zoning

U-COM (Uptown Commercial)

Current Use

Commercial

Representative

Charles Zardin, Jorgensen and Associates

Summary:

This project is located slightly east of the interstate and north of West New Hope Road. It is for a mixed use development containing residential and commercial space.

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

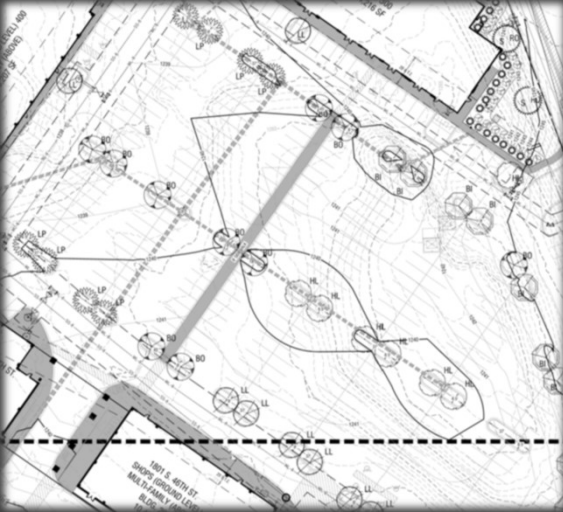
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Waiver

PLANNING

Pinnacle Springs (Whole Foods)



Landscape Plan

Waiver Request

Reduce the size requirements for parking lot tree islands from 324 square feet to 144 square feet.

Stated Hardship

The existing features of the site including topography, the detention pond, and steep grades limit and challenge development. The major tenant, Whole Foods, also requires a certain amount of parking to be met per their lease.

Waiver Request:

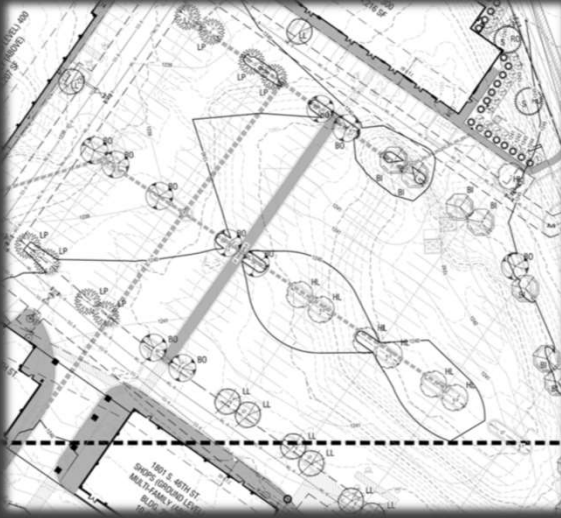
The applicant is requesting a reduction in the size of parking lot tree islands from 324 square feet to 144 square feet. They are providing a width of at least 8 feet rather than the 18 feet that is necessary to meet size requirements.

Hardship:

The applicant states that the developable area is limited and challenging due to the existing drainage pond, topography, and steep grades. They also state that their major tenant, whole foods, requires a certain amount of parking to be met per their lease.



Pinnacle Springs (Whole Foods)



Landscape Plan

Staff Analysis

- The topography of the site and drainage pond do create development challenges for this site.
- The applicant is providing a total of 908 parking spaces with only 354 spaces required by code.
- U-COM zoning requires one parking space per residential unit. There are no requirements for commercial parking.
- No parking requirements are established for commercial use in U-COM due to emphasis placed on pedestrian friendly access.

Staff Analysis:

Staff agrees that the topography of the site and drainage pond do create development challenges for this site. U-COM parking standards only require 354 parking spaces and the applicant is proposing 908 spaces. Per this zone, one parking space is required per residential unit while there are no parking requirements for commercial use. No parking requirements are set forth for commercial use in order to allow flexibility for developers to propose parking amounts that reflect the needs of the site and to place emphasis on pedestrian friendly access.



Waiver

PLANNING

Pinnacle Springs (Whole Foods)

Staff Analysis

- The location of this site (being at the intersection of two major arterials and near the interstate) and the topography limit modes of pedestrian friendly access. Vehicular use will be the primary mode of transportation to this site.



Aerial Map

Staff Analysis:

The location of this site however is at the intersection of two major arterials and is near the interstate which limits modes of pedestrian friendly access. The topography discourages external pedestrian friendly access as well. Vehicular use will be the primary mode of transportation to this site.

Recommendation

Consider



PLANNING



Aerial Map

Recommendation:
Consider



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: _____
App Number: 23-05
CityView Application: PL202201276
Da 12/12/22

VARIANCE APPLICATION

APPLICANT: Jorgensen & Associates

ADDRESS: 124 W. Sunbridge Drive SUITE #: 5

GENERAL LOCATION OF PROPERTY: Northwest corner of New Hope Rd. & Promenade Blvd.

PHONE #: 479-442-9127 EMAIL: charles@jorgensenassoc.com & justin@jorgensenassoc.com

PROPERTY OWNER: SJC Ventures PHONE #: 561-715-6060

REQUEST to ALLOW: Reduction in parking lot tree island width,

~~and reduction in Streetcap Zone Requirements for Private Drive "B"~~

Not required ↑

HARDSHIP JUSTIFICATION to VARY FROM CODE: _____

Please see the Variance Request Letter for a description of the hardships.

GA3
Applicant Signature

12.15.2022
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 12/12/22

PUBLIC HEARING DATE: 1/13/23

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE



December 15th, 2022

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

Attn: Planning Department
Re: Variance Request #2 for Pinnacle Springs LSDP

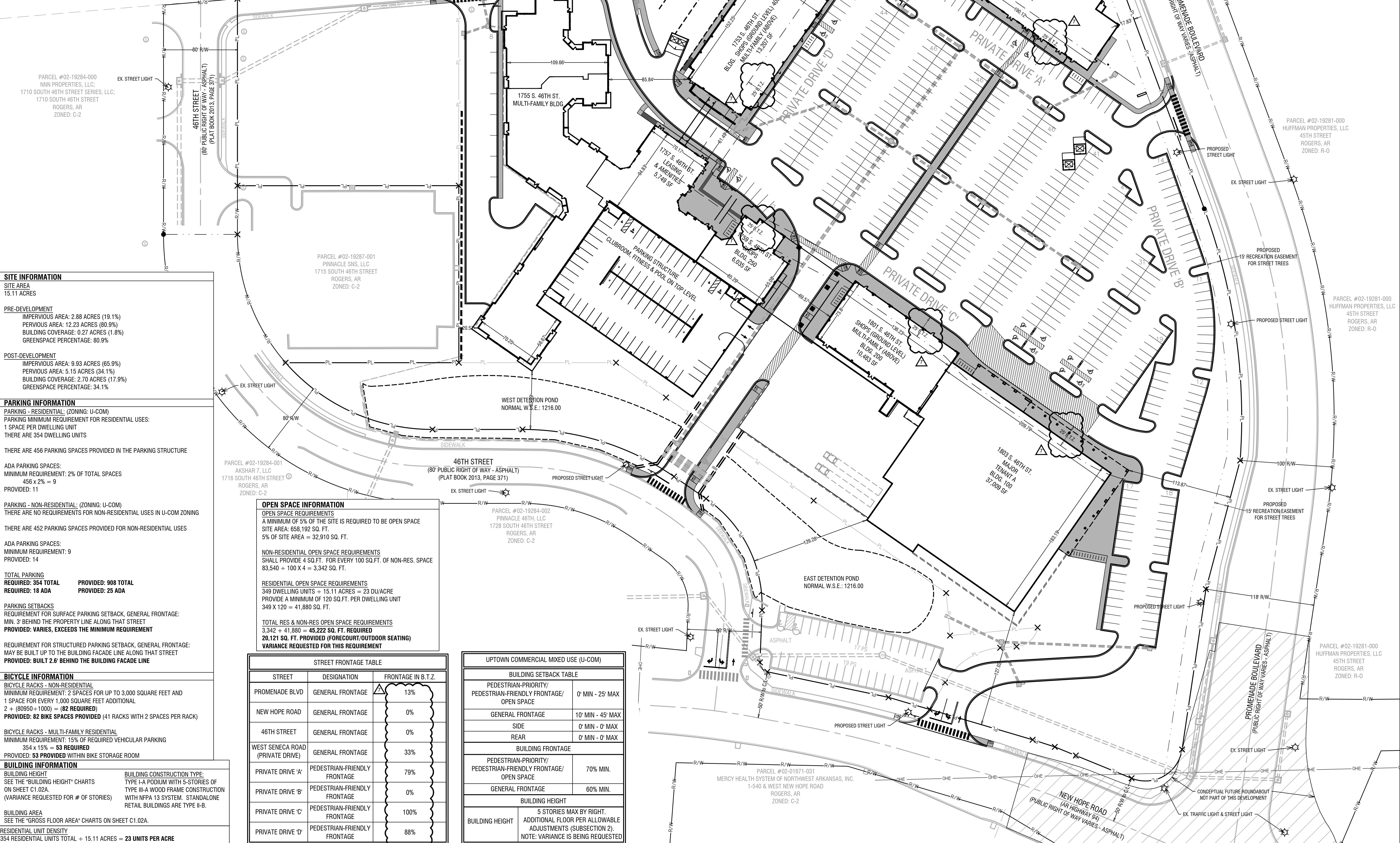
Lori Ericson, Planning Administrator:

Please accept this request from SJC Ventures, the developer of this Pinnacle Springs LSDP, for a variance from the Code of Ordinances for the City of Rogers, Arkansas, regarding parking lot tree island widths. (§ 14-256 (14)(b)(2)) The code requires tree islands to have a minimum width of 18 ft, and we are requesting reducing them to 8 ft. Whole Foods Market, the anchor tenant of this development, requires a certain amount of parking per their lease and reaching that parking count can only be achieved by reducing the size of the parking islands. The existing features of the site-- the topography, the detention pond, and steep grades make developing the site extremely challenging and limit the developable area. Therefore, the developer is requesting a variance to narrow the parking lot tree island widths to satisfy the requirements of the project's anchor tenant.

~~Also, please accept this request for a variance from the Streetscape Zone requirements (§ 14-732 (8.1)) for Private Drive 'D'. The code requires streetscapes in the URDC area to consist of a Furnishing Zone, Sidewalk Zone & Building Entrance Zone. These requirements are being met along each of the buildings fronting Drives 'A, B & C'. However, the available width for a sidewalk along Building 100, which is the building fronting Drive 'D', is limited to 5 feet in width. This limitation is due to the site constraints regulated by the connected buildings. Building 100 will be connected to the buildings to the south by a pedestrian walkway connecting floors 2 through 7. Also, the buildings to the south are connected to the buildings to the southeast with residential units on floors 2 through 7. Therefore, the building cohesion is constraining the option to relocate Building 100 in order to create a wider streetscape. Also, the plan shows the main driveway running north and south off of 16th Street to pass below the multi-family structure and align with the drive aisle of the parking lot to the north. The alignment of these drive aisles is preferred in order to create a smooth flow of traffic. However, this alignment hinders the option to shift the parking lot to create a wider streetscape. Therefore, due to the site constraints listed above, the developer is requesting a variance from the Streetscape Zone Requirements for Private Drive 'D'.~~

We thank you for your consideration of this proposal, and please contact us with any questions or comments.

Sincerely;
Jorgensen & Associates



EXISTING TREE INVENTORY					
NUMBER	SPECIES	DIAMETER	HEIGHT	CONDITION	REMOVED
1	OAK	6"	20'	GOOD	NO
2	OAK	6"	20'	GOOD	NO
3	ASH	24"	35'	GOOD	NO
4	BRADFORD PEAR	5"	12'	GOOD	NO
5	HOLLY	6"	12'	GOOD	NO
6	HOLLY	6"	12'	GOOD	NO
7	ASH	18"	30'	GOOD	NO
8	HOLLY	6"	12'	GOOD	NO
9	HOLLY	6"	12'	GOOD	NO
10	BRADFORD PEAR	8"	25'	GOOD	NO
11	BRADFORD PEAR	8"	25'	GOOD	NO
12	BRADFORD PEAR	8"	25'	GOOD	NO
13	BRADFORD PEAR	8"	25'	GOOD	NO
14	BRADFORD PEAR	8"	25'	GOOD	NO
15	BRADFORD PEAR	8"	25'	GOOD	NO
16	OAK	10"	25'	GOOD	NO
17	OAK	10"	25'	GOOD	NO

LANDSCAPE REQUIREMENTS:

- A percentage of the total land area then currently under development will be devoted to landscaping.
- a. If the total current development area is two acres or more, the developer must provide either a minimum of 20 percent green space with at least one new tree or shrub meeting the plant criteria herein for each 1,000 square feet of the total current development area; or, a minimum of 15 percent green space with one tree or shrub for every 500 square feet of total current development area. If the developer opts to use the 15 percent green space option, tree size must be increased from two and one-half-inch ball and burlap to four-inch ball and burlap.
- b. If the total current development area is less than two acres, at least one new tree or shrub meeting the plant criteria herein must be provided for each 1,000 square feet of the total land area for developments up to two acres.

OPEN SPACE TREES & SHRUBS
PROPOSED DEVELOPMENT AREA = 658,155 SF or 15.11 ACRES

658,155/ 2,000 = 329 TREES & SHRUBS REQUIRED
25% OF REQUIRED PLANTS ARE TO BE TREES = 82 TREES REQUIRED
10% OF REQUIRED TREES TO BE EVERGREEN = 8 TREES TO BE EVERGREEN
25% MAX TREES TO BE ORNAMENTAL = 21 MAX ORNAMENTAL TREES

82 OPEN SPACE TREES ARE PROVIDED + 6 MITIGATION TREES ARE PROVIDED = 88 TREES PROVIDED
247 SHRUBS ARE PROVIDED

STREET TREES
TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30'-50' TALL, AND 50' FOR TREES 50' OR TALLER.

25 STREET TREES ARE PROVIDED, SPACED AT 50' (LABELED WITH AN 'S')

THERE ARE 2 EXISTING TREES ALONG NEW HOPE RD & 8 EXISTING TREES ALONG 46TH STREET THAT WILL BE SAVED AS STREET TREES.

SITE AREA CALCULATIONS:

TOTAL AREA: 15.11 AC
GREENSPACE: 5.15 AC (34.1%)

NOTE: BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER / DEVELOPER IS REQUIRED TO PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING.

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

PARKING LOT TREE ISLAND CALCULATIONS:

MINIMUM REQUIREMENT: 1 PARKING LOT ISLAND FOR EVERY 15 PARKING SPACES
THERE ARE 406 SURFACE PARKING SPACES (NOT INCLUDING THE PARKING STRUCTURE).
452 / 15 = 30 ISLANDS REQUIRED

30 ISLANDS ARE PROVIDED

PLANT LIST (STREET TREES)

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
5	BI	RIVER BIRCH <i>Betula nigra</i>	B&B	2.5" CAL.	
5	BO	BLACK OAK <i>Quercus velutina</i>	B&B	2.5" CAL.	
5	LP	LONDON PLANE TREE <i>Platanus x acerifolia</i>	B&B	2.5" CAL.	
4	RB	RED BUD <i>Cercis canadensis</i>	B&B	2.5" CAL.	
6	RO	SOUTHERN RED OAK <i>Quercus falcata</i>	B&B	2.5" CAL.	

PLANT LIST (OPEN SPACE TREES & SHRUBS)

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	MIN. HEIGHT	NOTES
8	GG	GREEN GIANT ARBORVITAE <i>Thuja 'Green Giant'</i>	B&B	2.5" CAL.	8'	EVERGREEN
15	LL	LITTLE LEAF LINDEN <i>Tilia cordata</i>	B&B	2.5" CAL.	6'	SHADE
15	HL	THORNLESS HONEY LOCUST "SHADEMASTER" <i>Gleditsia triacanthos "Shademaster"</i>	B&B	2.5" CAL.	6'	SHADE
15	BI	RIVER BIRCH <i>Betula nigra</i>	B&B	2.5" CAL.	6'	SHADE
15	BO	BLACK OAK <i>Quercus velutina</i>	B&B	2.5" CAL.	6'	SHADE
14	LP	LONDON PLANE TREE <i>Platanus x acerifolia</i>	B&B	2.5" CAL.	6'	SHADE
123	BX	THUNBERG SPIREA 'OGON' <i>Spiraea thunbergii 'Ogon'</i>	CONT.	5 GAL.		
124	IH	INKBERRY HOLLY <i>Ilex glabra</i>	CONT.	5 GAL.		

PLANT LIST (MITIGATION TREES)

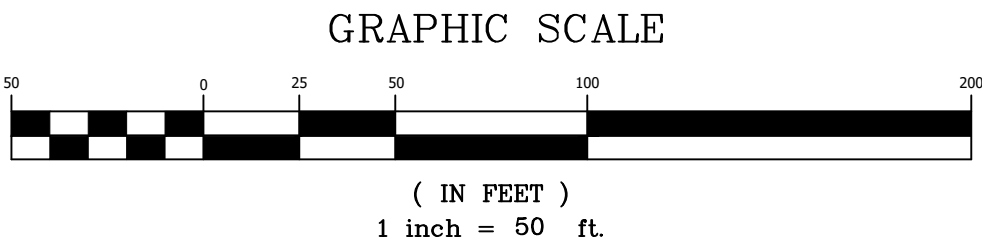
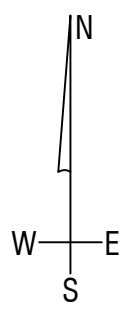
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	MIN. HEIGHT	NOTES
6	BO	BLACK OAK <i>Quercus velutina</i>	B&B	2.5" CAL.	6'	LABELED WITH 'M'

STREET TREES

OPEN SPACE TREES

SHRUBS

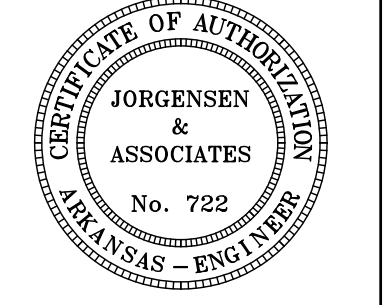
MITIGATION TREES



LEGEND	
X	CALCULATED POINT
○	FOUND RAILROAD SPIKE
○	SET IRON PIN & CAP
○	POWER POLE
○	SEWER MANHOLE
○	FIRE HYDRANT
○	STREET LIGHT
---	EXISTING 8" SEWER LINE
---	PROPOSED 8" SEWER LINE
---	EXISTING WATERLINE
---	PROPOSED 8" WATER LINE
---	CENTERLINE STREET
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	NEW SIDEWALK
---	RETAINING WALL WITH RAILING
---	FENCE
---	EXISTING CONTOUR
---	FINISHED CONTOUR

PROJECT DETAILS	
PROJECT TITLE: LSDP FOR PINNACLE SPRINGS	PROJECT LOCATION: ROGERS, AR

REVISIONS			
△	8/15/2022	△	12/20/2022
△	9/29/2022		
△	11/8/2022		
△	11/22/2022		
△	11/30/2022		
△	12/9/2022		
DATE: 7/22/2022 DRAWN BY: CAZ PROJECT #2022029 FILE PATH: Z:\LSD\2022029\LSD.DWG SHEET SIZE: 22" x 34" SCALE: 1" = 50'			



SHEET TITLE	
OVERALL LANDSCAPE PLAN	
SHEET NUMBER	
L2.00	



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **January 3 , 2023 at 5:30 p.m.** at Rogers City Hall regarding an application by **Pinnacle Springs for SJ Collins** under the provisions of the City of Rogers Code of Ordinances, for a variance **to allow a reduction in parking lot tree island width and streetscape zone requirements for private drive 'D'** at **15.11 acres at the NW corner of W. New Hope Rd. & S. Promenade Blvd.** in the U-COM (Uptown Commercial Mixed Use) zoning district more particularly described as follows:

PARCEL NUMBER:

02-19283-000; 02-19287-003; 02-19287-000; 02-19287-007

LOCATION:

15.11 acres at the NW corner of W. New Hope Rd. & S. Promenade Blvd.

Matt Loos, Secretary
Board of Adjustment

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

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION: To allow a residential use in parking at the intersection of 10th and 11th streets in the city of Rogers, Arkansas, to be used for a commercial use, specifically a car wash, located at the intersection of 10th and 11th streets, in the city of Rogers, Arkansas.

APPLICANT: Board of Adjustment

BOARD COMMISSION: January 21, 2023 at 5:30 PM

MEETING DATE/TIME: Rogers City Hall

MEETING LOCATION: 301 W. Chestnut Street

PUBLIC COMMENTS: publiccomments@rogersar.gov

www.rogersar.gov/113/00000/00000/00000



COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 321-1186
planning@rogersar.gov