



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

PLANNING COMMISSION MEETING AGENDA

JANUARY 3, 2023

6:00 PM

DATE: JANUARY 3, 2023

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

COMMITTEE SESSION: 5:30 PM

REGULAR SESSION: 6:00 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/83569513552](https://us02web.zoom.us/j/83569513552)

COMMITTEE SESSION

PLANS & POLICIES COMMITTEE – 5:30 PM, COMMUNITY ROOM ONLINE VIEWING:

[HTTPS://US02WEB.ZOOM.US/J/83557679254](https://us02web.zoom.us/j/83557679254)

- 1. CUP: VAN DYKE WAREHOUSES LOTS 2 & 3**
- 2. CUP: VANHOOSER HOLDINGS LLC**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. December 20, 2022

REPORTS FROM STAFF:

REPORTS OF BOARDS AND STANDING COMMITTEES:

1. Plans & Policies
2. Board of Adjustment Overview

CONSENT AGENDA:

1. **LSDP: 37th Street Storage**

A proposal to construct a 4,203 square-foot storage building on 0.6 acres at 109 S. 37th Street in the C2-CU (Highway Commercial, Condominium Unit) zoning district.



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- *STAFF: Christina Moore*
- *PROJECT ENGINEER: Taylor Lindley, Crafton Tull*

2. LSDP: Northwest Park

Proposed updates to a 23.38-acre city park including ballfields, concessions, a maintenance building, batting cages, parking, etc., at 1251 W. Will Rogers Drive in the R-DP (Residential Duplex Patio) zoning district.

- *STAFF: Zachery Birdsong*
- *PROJECT ENGINEER: Daniel Ellis, Crafton Tull*

3. LSDP: Pinnacle Springs

A mixed-use development with 354 dwelling units and commercial space on 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*
- *PROJECT ENGINEER: Charles Zardin, Jorgensen Associates*

OLD BUSINESS:

PUBLIC HEARING:

1. 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. *(Tabled 12/20/22)*

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

2. CUP: Van Dyke Warehouses Lots 2 & 3

A request by Van Dyke Warehouses Lots 2 & 3 for a Conditional Use Permit to allow the use "Warehouse Office" at 1700 and 1702 W. Hudson Road in the C-2 (Highway Commercial) zoning district and in the city's Overlay District.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Caleb LeBow*



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3. **CUP: Vanhooser Holdings LLC**

A request by Vanhooser Holdings LLC for a Conditional Use Permit to allow the use “Commercial Assembly, Recreation & Entertainment” at 2111 W. Walnut Street in the C-2 (Highway Commercial) zoning district and the city’s Overlay District.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Don Vanhooser*

4. **RZN: Fernando Adame**

A request by Fernando Adame to rezone 0.82 acres east of E. Spring Street and south of E. Walnut Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Sydnee Shockley*

NEW BUSINESS:

ADJOURN:



December 8, 2022

Mr. Taylor Lindley, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

RE: Technical Advisory Committee Review and Conditional Approval of Civil Plans
First Western Bank Storage

Dear Mr. Lindley:

We have reviewed the Large-Scale Development Plans for First Western Bank Storage and are approving them with the following conditions:

1. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:
 - a. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection.

Please forward these requirements to the appropriate design firm(s) and to your client.

2. Our Standard Details have been updated. They are available on our website.
3. There is a high probability that your planned storm sewer will conflict with the existing water main. Have the main exposed to determine its exact location and depth where you will cross it. Depict your findings on the plans. If you can't get your storm sewer over the top of the existing main or cannot get beneath its current depth, you will have to plan on relocating the main over the storm. Since there are no active services on it, this line can be taken out of service while adjustments are made.
4. Locate the proposed meters off the proposed main. Show the location and size of the irrigation meter and its RPZA,
5. Depict the tapping valve adjacent to the tapping sleeve for the new hydrant
6. Note on the plans to remove the existing fire hydrant and valve and to plug the tee. Connect to the existing end of line valve to extend the main south. Clarify the existing valving and hydrant on your plans in this area. There is no way to interpret what you have drawn.
7. Provide 5' minimum horizontal separation between the proposed main and the chain link fence. Also, provide 7.5' minimum horizontal separation from the main to the top of the bank of the water retention pond.

8. Depict the location of any new streetlights along with the electric conduits (at least 5' from water and sewer), and electric transformer (at least 30' from water meters).
9. Clean-outs that are within paved areas will require metal lids or protective enclosures.
10. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main.
11. 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. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the "Track Changes" feature turned on for our review.
 - 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.

Revise the plans addressing each comment and submit one pdf copy of the revised plans **directly to this office** for final approval. Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Facilities Extension Contract Form

ROGERS, ARKANSAS
LARGE SCALE DEVELOPMENT
CITY VIEW PROJECT #PL202201065

 GREENSPACE CALCULATIONS CONTACT INFORMATION:

SITE ENGINEER:
CRAFTON TULL
DANIEL ELLIS, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
DANIEL.ELLIS@CRAFTONTULL.COM

PROJECT OWNER:
CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756

 **Crafton Tull**
architecture | engineering | surveying

479.636.4838 f 479.631.6224 f
www.craftontull.com



Key Pla

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PROJECT NO: 22104200
ISSUE DATE: 09/08/2022
CONTACT: B. WILLIAMS
GC by:
GC DATE: MM/DD/YYYY

**PRELIMINARY
PLANS**

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C-001

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, 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 ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE AND THE SAFETY OF ALL PERSONS PROPERLY ENGAGED IN THE CONDUCT OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND BE NOT LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE ENGINEER OF RECORD FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
- ENERGIZED ELECTRICAL LINE SAFETY WARNINGS AND ADVANCED NOTICES; ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST 11-5-307 AND 5 AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- 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.
- STOCK PILES FOR CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCK PILES, MUST BE REMOVED FROM SITE PRIOR TO COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6)
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPAHS END, INCLUDE "SIDEWALK ENDS" SIGN. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPAHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- APPROVAL OF SIGNS WILL BE DONE SEPARATELY THROUGH SIGN PERMIT APPLICATION

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.



Call before you dig.



PROJECT INFORMATION

ZONING:
R-DP
BUILDING SETBACK:
FRONT 20'
INTERIOR SIDE 6'
EXTERIOR SIDE 20'
REAR 20'
ADDRESS:
MAINTENANCE BUILDING: 1280 W WILL ROGERS DR.
PARK: 1251 W WILL ROGERS DR
OWNER:
CITY OF ROGERS
SITE ENGINEER:
CRAFTON TULL
DANIEL ELLIS, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838
SITE DEVELOPER:
CITY OF ROGERS
SITE AREA:
23.38± ACRES (1,018,432± SQ FT)
DEVELOPMENT AREA:
23.38± ACRES (1,018,432± SQ FT)
PROPERTY USAGE:
PARK AND RECREATION FACILITIES
BUILDING USAGE:
MAINTENANCE, CONCESSION AND BATTING CAGES
BUILDINGS (GROSS SQ FT):
4 BUILDINGS/23.38 ACRES = 7.14 UNITS PER ACRE
BUILDING HEIGHT (EAVE):
MAINTENANCE 12'-0"± (MAX)
CONCESSION 12'-0"± (MAX)
BATTING CAGES 20'-0"± (MAX)
PRESS BOX 20'-0"± (MAX)
BUILDING SQ.FT
MAINTENANCE 2,445 SQ.FT
CONCESSION 6,008 SQ.FT
BATTING CAGES 4,508 SQ.FT X 2
PRESS BOX 197 SQ.FT X 8
TOTAL 19,045 SQ.FT
CONSTRUCTION TYPE:
V-B
REQUIRED PARKING:
ZONE R-PD: 3 UMPIRES, 2 COACHES &
15 PLAYERS PER TEAM
2 TEAMS PER FIELD X 8 FIELDS
506 PARKING REQUIRED
BIKE RACKS: 1 BIKE RACK PER 20 PARKING STALLS
506/20=25 REQUIRED
PROVIDED PARKING:
ZONE R-DP: 264 ON-SITE PARKING STALLS
ADA STALLS = 8 (INCLUDED)
TOTAL PARKING: TOTAL = 302
BIKE RACKS: 302 STALLS/ 20 = 15 RACKS REQUIRED
16 RACKS PROVIDED.
CONSTRUCTION TYPE:
V-B
GREENSPACE/IMPERVIOUS AREA:
OVERALL SITE AREA = 1,018,432 SQ FT
DEDICATED STREET RIGHT-OF-WAY = 60,570 SQ FT
REMAINING PARK PROPERTY = 957,862 SQ FT
GREENSPACE PROVIDED WITHIN PARK PROPERTY = 225,393 SQ. FT.
PERCENTAGE OF GREENSPACE WITHIN PARK = 23.5%

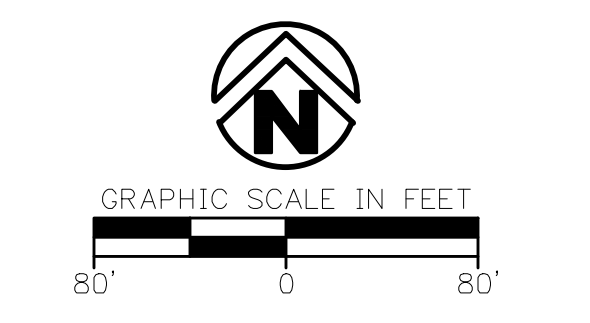
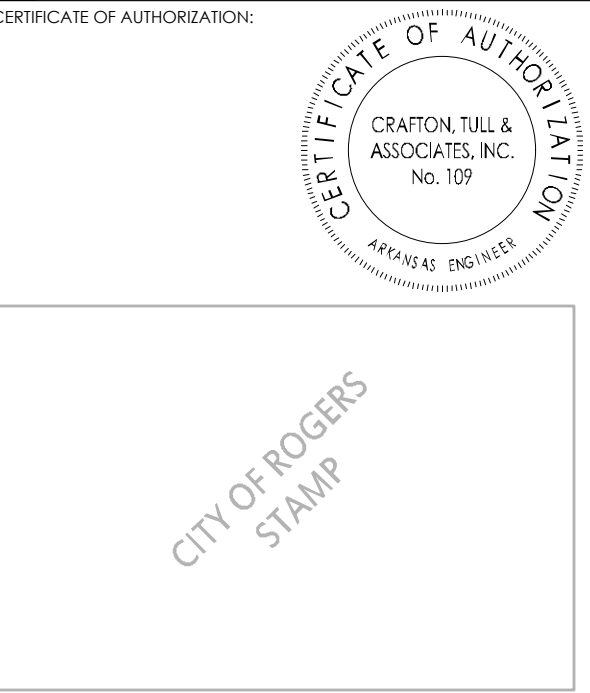
LEGEND (EXISTING SYMBOLS)

LEGEND (CONSTRUCT)

SITE NOTES

1. 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.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. 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.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. 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.
11. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
12. CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
13. EASEMENT PLAT REQUIRED FOR CERTIFICATION OF OCCUPANCY.
14. RESIDENTIAL TRASH REMOVAL WILL BE VIA PRIVATE TRASH CANS.
15. APPROVAL OF SIGNS WILL BE DONE SEPARATELY THROUGH SIGN PERMIT APPLICATION.

ADJACENT PROPERTY OWNERS				
NUMBER	PROPERTY OWNER	ADDRESS	PARCEL NUMBER	ZONING
1	LEMKE, SAMUEL A	1301 W SUNSET DR	02-02861-000	R-DP
2	MEADOW ONE PROPERTY LLC	1266-1272 W SUNSET DR	02-08128-000	RMF-12B
3	GARDUNO, SAUL	1265-1271 W SUNSET DR	02-08130-000	RMF-12B
4	PRIME ESTATES LLC	1250-1256 W SUNSET DR	02-08132-000	RMF-12B
5	PRIME ESTATES LLC	1249-1255 W SUNSET DR	02-08134-000	RMF-12B
6	CREECH FAMILY TRUST-WILLIAM M & CHARLOTTE S	1234-1240 W SUNSET DR	02-08136-000	RMF-12B
7	SCHNEIDER, TED M	1233-1239 W SUNSET DR	02-08138-000	RMF-12B
8	ELMS PROPERTIES LLC	1225-1231 W SUNSET DR	02-08139-000	RMF-12B
9	KNAPP, CHRIS & KAREN	1111 N 12TH ST	02-07268-000	R-DP
10	UNDERNEHR, CLARA A	1109 N 12TH ST	02-07267-000	R-DP
11	HERNANDEZ, ANTONIO & SANTOS F	1107 N 12TH ST	02-07266-000	R-DP
12	JOHNSON, CYNTHIA R	1105 N 12TH ST	02-07265-000	R-DP
13	SALAZAR, EDUARDO JESUS & SALAS, BEATRIZ	1103 N 12 ST	02-07264-000	R-DP
14	SOULCAVE INVESTMENTS LLC	1101 N 12TH ST	02-07263-000	R-DP
15	FISHER, LISA CUNHS & YOCKEY, JAMES CALVIN	1015 N 12TH ST	02-07278-000	R-DP
16	VOORHEES JOINT REVOCABLE TRUST-HERBERT & CHERYL	1009 N 12TH ST	02-07277-000	R-DP
17	HALL, DEBRA & KEATHLEY	1007 N 12TH ST	02-07276-000	R-DP
18	WATKINS FAMILY TRUST-CHRISTOPHER S & RONNA J	1005 N 12TH ST	02-07275-000	R-DP
19	GATES, JOHN & BOBBIE	1103 W WILL ROGERS DR	02-07274-000	R-DP
20	SANCHEZ, SILVESTRE & MARY	1002& 1004 N 13TH ST	02-05626-000	R-DP
21	GARCIA, MARIO	1302 W MARGARET PL	02-02810-000	R-DP
22	HAMILTON, SHARON ESTATE	1301 W MARGARET	02-02831-000	R-DP
23	MUNOZ, ADRIANA DE MARTINEZ	1302 W SUNSET DR	02-02860-000	R-DP



NORTHWEST PARK
RENOVATION
ROGERS, ARKANSAS

No.	Description	Date
1	CITY COMMENTS	11/03/2022
2	CITY COMMENTS	11/30/2022
3	CITY COMMENTS	12/21/2022

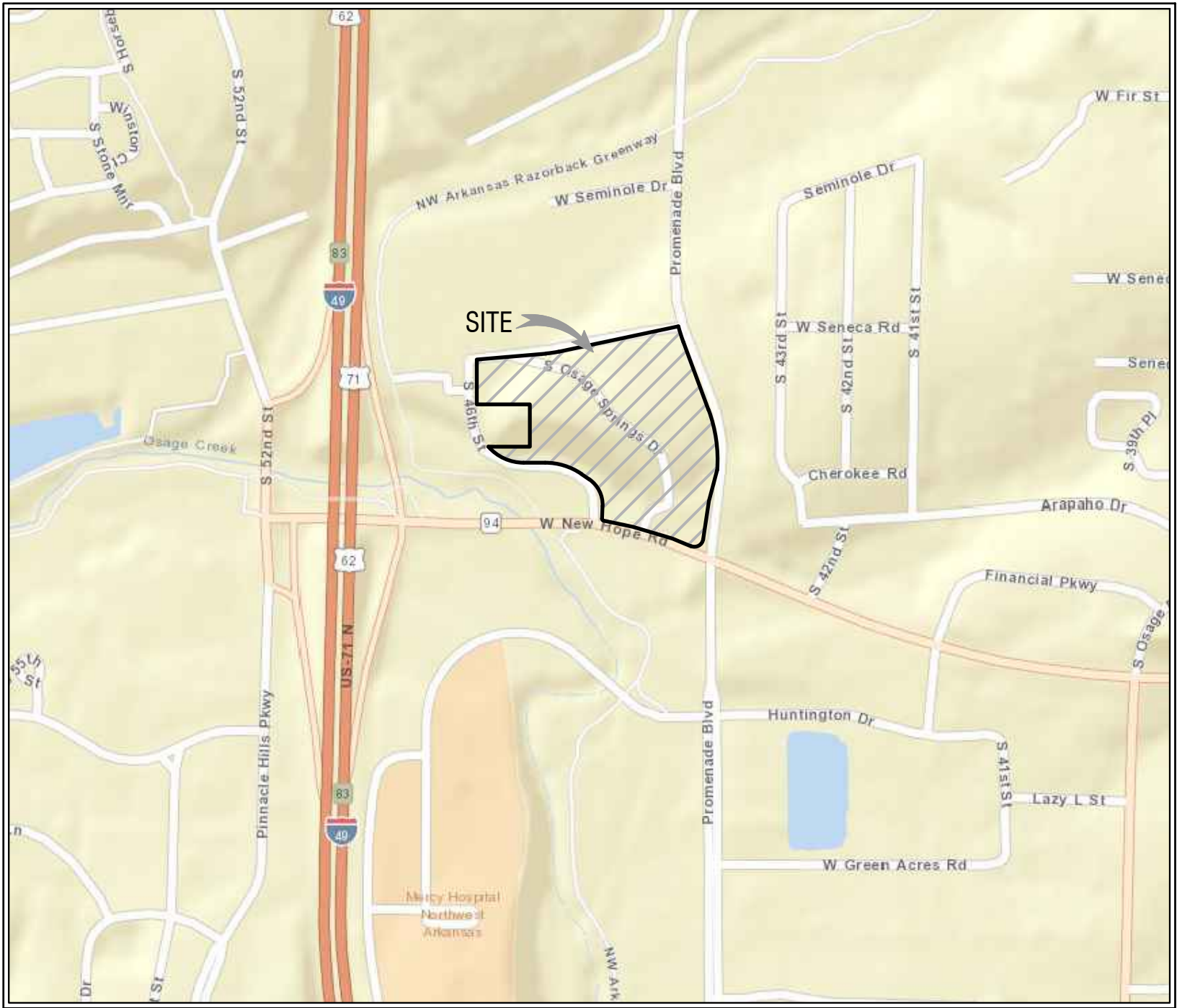
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PROJECT NO: 22104200
ISSUE DATE: 09/08/2022
CONTACT: B. WILLIAMS
DATE: MM/DD/YYYY
DATE: MM/DD/YYYY

PRELIMINARY
PLANS

THIS DOCUMENT IS
PRELIMINARY IN
NATURE AND IS NOT
A FINAL, SIGNED
AND SEALED
DOCUMENT

OVERALL SITE PLAN (C)



VICINITY MAP
ROGERS, ARKANSAS

LEGAL DESCRIPTION PARCEL #02-19283-000:
LOT 13A OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT, LOT SPLIT AND BUILDING SETBACK REDUCTION OF LOTS 12 AND 13 FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172, RECORDS OF BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS:
PART OF LOT 13 OF PINNACLE SPRINGS AS RECORDED AT PLAT RECORD 2013-371 IN THE OFFICE OF THE CIRCUIT CLERK FOR BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHERLY LINE THEREOF EAST 170.10 FEET TO THE WESTERLY LINE OF SAID LOT 12; THENCE ALONG SAID WESTERLY LINE S55°05'59"E 280.89 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE N35°00'01"E 144.87 FEET; THENCE N54°59'59"W 11.27 FEET; THENCE N35°00'01"E 41.50 FEET TO THE EASTERLY LINE OF SAID LOT 13; THENCE ALONG SAID EASTERLY LINE THE FOLLOWING FOUR COURSES: THENCE S54°59'59"E 113.75 FEET; THENCE 109.78 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 187.50 FEET AND A LONG CHORD OF S21°58'01"E 108.21 FEET; THENCE S05°11'40"E 124.85 FEET; THENCE 6.71 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A LONG CHORD OF S02°29'26"W 66.89 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE SOUTH LINE THEREOF S84°48'20"W 85.11 FEET TO THE WESTERLY LINE OF SAID LOT 13; THENCE ALONG SAID WESTERLY LINE N05°11'40"W 46.22 FEET; THENCE ALONG SAID WESTERLY LINE N55°05'59"W 174.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.96 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-1785, BEARING AN EFFECTIVE DATE AND TIME OF FEBRUARY 14, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-007:
LOT 15 OF PINNACLE SPRINGS, ROGERS, ARKANSAS, AS SHOWN UPON THE LOT LINE ADJUSTMENT AND LOT SPLIT OF LOTS 12 AND 13, FILED FOR RECORD IN PLAT BOOK 2014 AT PAGES 171 AND 172, RECORDS OF BENTON COUNTY, ARKANSAS, BEING DESCRIBED AS FOLLOWS: PART OF LOTS 12 AND 13 OF PINNACLE SPRINGS AS RECORDED AT PLAT RECORD 2003-371, IN THE OFFICE OF THE CIRCUIT CLERK FOR BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE ALONG THE SOUTHERLY LINE THEREOF EAST 170.10 FEET TO THE WESTERLY LINE OF SAID LOT 12; THENCE ALONG SAID WESTERLY LINE S55°05'59"E 85.89 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE N35°13'11"E 113.37 FEET; THENCE N33°52'47"W 83.52 FEET; THENCE N56°07'13"E 206.00 FEET; THENCE S33°52'47"E 71.92 FEET; THENCE S54°59'59"E 123.97 FEET; THENCE 60.29 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 415.25 FEET AND A LONG CHORD OF S39°09'24"W 60.24 FEET; THENCE S33°00'01"W 104.42 FEET; THENCE S54°59'59"E 11.27 FEET; THENCE S35°00'01"W 44.87 FEET TO A POINT ON THE WESTERLY LINE OF LOTS 12 AND 13; THENCE ALONG SAID WESTERLY LINE N55°05'59"W 104.71 FEET TO THE POINT OF BEGINNING, CONTAINING 1.57 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-2482, BEARING AN EFFECTIVE DATE AND TIME OF MARCH 3, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-003:
LOT 12A OF A LOT LINE ADJUSTMENT OF LOTS 12 AND 13 OF PINNACLE SPRINGS, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, SAID LOT LINE ADJUSTMENT BEING FILED OF RECORD IN/AS PLAT BOOK 2014, PAGES 171 AND 172.

LESS AND EXCEPT ALL THAT PORTION OF THE ABOVE DESCRIBED PROPERTY LYING IN THE EXISTING NEW HOPE ROAD RIGHT OF WAY AS SHOWN ON SAID PLAT BOOK 2014, PAGES 171 AND 172.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-2460, BEARING AN EFFECTIVE DATE AND TIME OF MARCH 3, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-000:
LOT 8 OF THE REPLAT OF LOT 7, PINNACLE SPRINGS, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON THE RECORDED PLAT FILED FOR RECORD IN PLAT BOOK 2008 AT PAGE 114.

AND PART OF SOUTH 46TH STREET VACATED IN ORDINANCE NO. 06-138 OF THE CITY OF ROGERS, ARKANSAS, FILED FOR RECORD NOVEMBER 9, 2006, IN BOOK 2006 AT PAGE 54378 OF THE RECORDS OF BENTON COUNTY, ARKANSAS.

THE ABOVE DESCRIBED TRACT OR PARCEL BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO.: 22-2463, BEARING AN EFFECTIVE DATE AND TIME OF MARCH 3, 2022 AT 7:00 AM.

LEGAL DESCRIPTION PARCEL #02-19287-004:
LOT 14 OF PINNACLE SPRINGS SUBDIVISION, ROGERS, ARKANSAS, AS SHOWN ON PLAT BOOK 2013, PAGE 371 OF THE RECORDS OF BENTON COUNTY, ARKANSAS.

THE ABOVE DESCRIBED TRACT OR PARCEL OF LAND BEING THE SAME AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY, COMMITMENT NO.: 22-4308, BEARING AN EFFECTIVE DATE AND TIME OF JUNE 7, 2022 AT 7:00 AM.

Clarification of Requirements
Water, Sewer, Streets, Drainage, and Inspections

- Inspections and Testing Procedures:
1. All field tests required for a project shall be witnessed by the city in the presence of the Engineer and Contractor, or their representative.
 2. The City requires a 48-hour notice on all tests. Calls to the City for the purpose of setting test times should be made by 10:00 am for test on the following day. Tests delayed by weather or other factors will be rescheduled on the same basis.
 3. It is the responsibility of the Engineer and Contractor to coordinate the scheduling of such tests with the City.
 4. All equipment, materials, and labor required for testing shall be furnished by the Contractor at his expense.
 5. Prior to final acceptance by the City, the project shall be subject to a joint final inspection by a designated representative of the City Engineer's Office, a representative of the Rogers Water and Sewer Maintenance Department, the Engineer of record for the project, and the Contractor.

Review of these plans is limited to general compliance with city codes and regulations and does not warrant the engineer's design or relieve the developer of any requirements, even if errors, omissions, or any inadequacies are discovered after plan approval. The city's requirements shall govern over any conflicts with the plans or specifications. Any conditions determined in the field which require changes shall be subject to further review and corrective action.

LARGE SCALE DEVELOPMENT PLAN FOR: PINNACLE SPRINGS

LOCATION:
1751, 1753, 1755, 1757, 1759, 1801 & 1803 S. 46TH STREET
ROGERS, AR. 72758

OWNER/DEVELOPER:
SJC VENTURES, ATTN DAN MERRILL
1800 S. OSAGE SPRINGS DR
ROGERS, AR. 72758
561-715-6060
DAN@SJCVENTURES.COM

ENGINEERING FIRM:
JORGENSEN & ASSOCIATES
124 W. SUNBRIDGE, STE. 5
FAYETTEVILLE, AR 72703
479-442-9127
CHARLES@JORGENSENASSOC.COM

CITYVIEW # PL202200706

OPEN SPACE INFORMATION
OPEN SPACE REQUIREMENTS A MINIMUM OF 5% OF THE SITE IS REQUIRED TO BE OPEN SPACE SITE AREA: 658,192 SQ. FT. 5% OF SITE AREA = 32,910 SQ. FT.
NON-RESIDENTIAL OPEN SPACE REQUIREMENTS SHALL PROVIDE 4 SQ.FT. FOR EVERY 100 SQ.FT. OF NON-RES. SPACE 83,540 ÷ 100 X 4 = 3,342 SQ. FT.
RESIDENTIAL OPEN SPACE REQUIREMENTS 349 DWELLING UNITS ÷ 15.11 ACRES = 23 DU/ACRE PROVIDE A MINIMUM OF 120 SQ.FT. PER DWELLING UNIT 349 X 120 = 41,880 SQ. FT.
TOTAL RES & NON-RES OPEN SPACE REQUIREMENTS 3,342 + 41,880 = 45,222 SQ. FT. REQUIRED 20,121 SQ. FT. PROVIDED (FORCOURT/OUTDOOR SEATING) VARIANCE REQUESTED FOR THIS REQUIREMENT

BUILDING INFORMATION	
BUILDING HEIGHT SEE THE "BUILDING HEIGHT" CHARTS ON SHEET C1.02A. (VARIANCE REQUESTED FOR # OF STORIES)	BUILDING CONSTRUCTION TYPE: TYPE I-A PODIUM WITH 5-STORIES OF TYPE II-A WOOD FRAME CONSTRUCTION WITH NFPA 13 SYSTEM. STANDALONE RETAIL BUILDINGS ARE TYPE II-B.
BUILDING AREA SEE THE "GROSS FLOOR AREA" CHARTS ON SHEET C1.02A.	
RESIDENTIAL UNIT DENSITY 354 RESIDENTIAL UNITS TOTAL ÷ 15.11 ACRES = 23 UNITS PER ACRE	

NOTE:
WATER & SEWER CONTRACTOR SHALL CLEARLY MARK ALL WATER & SEWER SERVICE LOCATIONS. FINAL INSPECTION SHALL INCLUDE THESE MARKED SERVICES. FINAL PAYMENT WILL NOT BE MADE UNTIL SERVICES ARE MARKED.



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROGERS WATER AND SEWER SPECS AND STREET AND DRAINAGE SHALL CONFORM TO THE CITY OF ROGERS STREET AND DRAINAGE SPECS.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.
4. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO ENSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
5. RESTORATION AND CLEAN-UP ON-SITE AS WELL AS OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS, SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
7. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.
8. EASEMENT PLAT IS REQUIRED TO BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
9. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL & 18" VERTICAL CLEARANCE BETWEEN SEWER LINES AND WATER LINES.
10. PROVIDE 3' MIN. COVER OVER 8" WATER LINES.
11. WATER VALVES & FIRE HYDRANTS SHALL BE PLACED TO AVOID BEING WITHIN THE PROPOSED SIDEWALK LOCATIONS.
12. ALL STORM DRAIN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.
13. CONTRACTOR SHALL RESTORE ALL OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS TO THEIR ORIGINAL CONDITION.
14. IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).
15. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
16. CONTACT THE CITY'S INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL AND ACCESS TO STRUCTURE TO ENSURE THAT MAXIMUM SLOPES ARE NOT EXCEEDED.
17. 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.
18. 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.
19. 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.
20. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
21. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
22. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
23. IFC 2012 3310.1 -APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
24. BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION
25. IFC 2012 3312.1 -AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

SITE INFORMATION
SITE AREA 15.11 ACRES
PRE-DEVELOPMENT IMPERVIOUS AREA: 2.88 ACRES (19.1%) PERVIOUS AREA: 12.23 ACRES (80.9%) BUILDING COVERAGE: 0.27 ACRES (1.8%) GREENSPACE PERCENTAGE: 80.9%
POST-DEVELOPMENT IMPERVIOUS AREA: 9.93 ACRES (65.9%) PERVIOUS AREA: 5.15 ACRES (34.1%) BUILDING COVERAGE: 2.70 ACRES (17.9%) GREENSPACE PERCENTAGE: 34.1%
PARKING INFORMATION
PARKING - RESIDENTIAL: (ZONING: U-COM) PARKING MINIMUM REQUIREMENT FOR RESIDENTIAL USES: 1 SPACE PER DWELLING UNIT THERE ARE 354 DWELLING UNITS
THERE ARE 456 PARKING SPACES PROVIDED IN THE PARKING STRUCTURE
ADA PARKING SPACES: MINIMUM REQUIREMENT: 2% OF TOTAL SPACES 456 x 2% = 9 PROVIDED: 11
PARKING - NON-RESIDENTIAL: (ZONING: U-COM) THERE ARE NO REQUIREMENTS FOR NON-RESIDENTIAL USES IN U-COM ZONING
THERE ARE 452 PARKING SPACES PROVIDED FOR NON-RESIDENTIAL USES
ADA PARKING SPACES: MINIMUM REQUIREMENT: 9 PROVIDED: 14
TOTAL PARKING REQUIRED: 354 TOTAL REQUIRED: 18 ADA PROVIDED: 908 TOTAL PROVIDED: 25 ADA
PARKING SETBACKS REQUIREMENT FOR SURFACE PARKING SETBACK, GENERAL FRONTAGE: MIN. 3' BEHIND THE PROPERTY LINE ALONG THAT STREET PROVIDED: VARIES, EXCEEDS THE MINIMUM REQUIREMENT
REQUIREMENT FOR STRUCTURED PARKING SETBACK, GENERAL FRONTAGE: MAY BE BUILT UP TO THE BUILDING FACADE LINE ALONG THAT STREET PROVIDED: BUILT 2.6' BEHIND THE BUILDING FACADE LINE
BICYCLE INFORMATION
BICYCLE RACKS - NON-RESIDENTIAL MINIMUM REQUIREMENT: 2 SPACES FOR UP TO 3,000 SQUARE FEET AND 1 SPACE FOR EVERY 1,000 SQUARE FEET ADDITIONAL 2 ÷ (80950 ÷ 1000) = (82 REQUIRED) PROVIDED: 82 BIKE SPACES PROVIDED (41 RACKS WITH 2 SPACES PER RACK)
BICYCLE RACKS - MULTI-FAMILY RESIDENTIAL MINIMUM REQUIREMENT: 15% OF REQUIRED VEHICULAR PARKING 354 x 15% = 53 REQUIRED PROVIDED: 53 PROVIDED WITHIN BIKE STORAGE ROOM

- NOTES:
1. CURRENT ZONING = U-COM (UPTOWN COMMERCIAL MIXED USE)
 2. PARCEL NUMBER: 02-19287-003, 02-19283-000, 02-19287-007 & 02-19287-000.
 3. THIS PROPERTY IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS PER FIRM #05007C0260K DATED JUNE 5, 2012. (ZONE AE, ZONE X)
 4. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 5. BUILDING USAGE: MIXED USE COMMERCIAL & RESIDENTIAL
 6. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
 7. SIGNS ARE APPROVED THROUGH A SEPARATE PERMIT PROCESS.

INDEX OF SHEETS:

- C1.00 COVER SHEET
1 OF 3 ALTA SURVEY
2 OF 3 ALTA SURVEY
3 OF 3 ALTA SURVEY
V1.00 EASEMENT VACATION
C1.01 DEMOLITION + EROSION CONTROL PLAN - PHASE 1
C1.02 OVERALL SITE PLAN
C1.02A BUILDING INFORMATION
C1.03 ENLARGED SITE PLAN - NORTH
C1.04 ENLARGED SITE PLAN - SOUTH
C1.05 WATER + SEWER PLAN
C1.06 SEWER PLAN + PROFILE
C1.07 WATER PLAN + PROFILE
C1.07A WATER PLAN + PROFILE
C1.08 EROSION CONTROL PLAN - PHASE 2
C1.09 OVERALL GRADING PLAN
C1.10 ENLARGED GRADING PLAN - NORTH
C1.11 ENLARGED GRADING PLAN - SOUTH
C1.12 STORM DRAIN PLAN + PROFILE
C1.13 STORM DRAIN PLAN + PROFILE
C1.14 PAVING PLAN
C1.15 DRIVEWAYS PLAN + PROFILE
L1.00 TREE PRESERVATION PLAN
L2.00 OVERALL LANDSCAPE PLAN
L2.01 ENLARGED LANDSCAPE PLAN - NORTH
L2.02 ENLARGED LANDSCAPE PLAN - SOUTH
C5.01 EROSION CONTROL DETAILS
C5.02 SITE + DRAINAGE DETAILS
C5.03 SITE + DRAINAGE DETAILS
C5.04 SITE + DRAINAGE DETAILS
C5.05 SITE + DRAINAGE DETAILS
C5.06 SITE + DRAINAGE DETAILS
SD-1 ROGERS SEWER DETAILS
WD-1 ROGERS WATER DETAILS 1
WD-2 ROGERS WATER DETAILS 2

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JORGENSEN
+ ASSOCIATES
Civil Engineering + Surveying



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

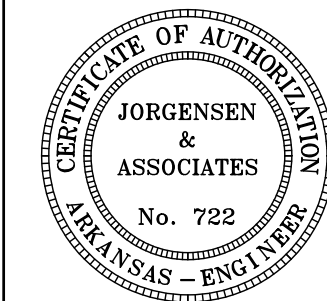
PROJECT TITLE:
LSDP FOR
PINNACLE SPRINGS

PROJECT LOCATION:
ROGERS, AR

REVISIONS

NO.	DATE	DESCRIPTION
1	8/15/2022	12/20/2022
2	9/29/2022	
3	11/8/2022	
4	11/22/2022	
5	11/30/2022	
6	12/9/2022	

DATE: 7/22/2022
DRAWN BY: CAZ
PROJECT #2022029
FILE PATH: Z:\LSD\2022029\LSD.DWG
SHEET SIZE: 22" x 34"



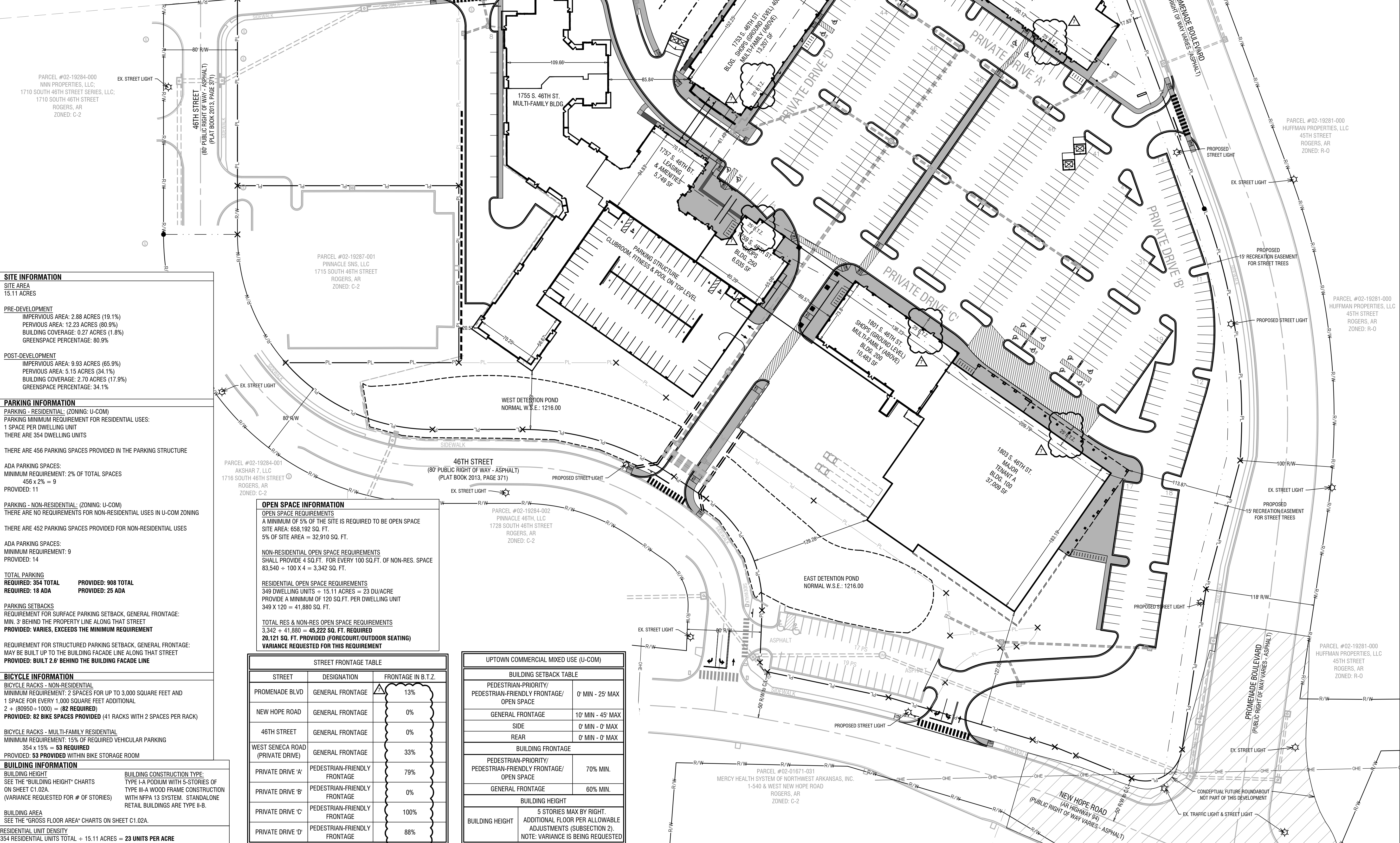
12.20.2022

SHEET TITLE

COVER SHEET

SHEET NUMBER

C1.00



C1.02

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)

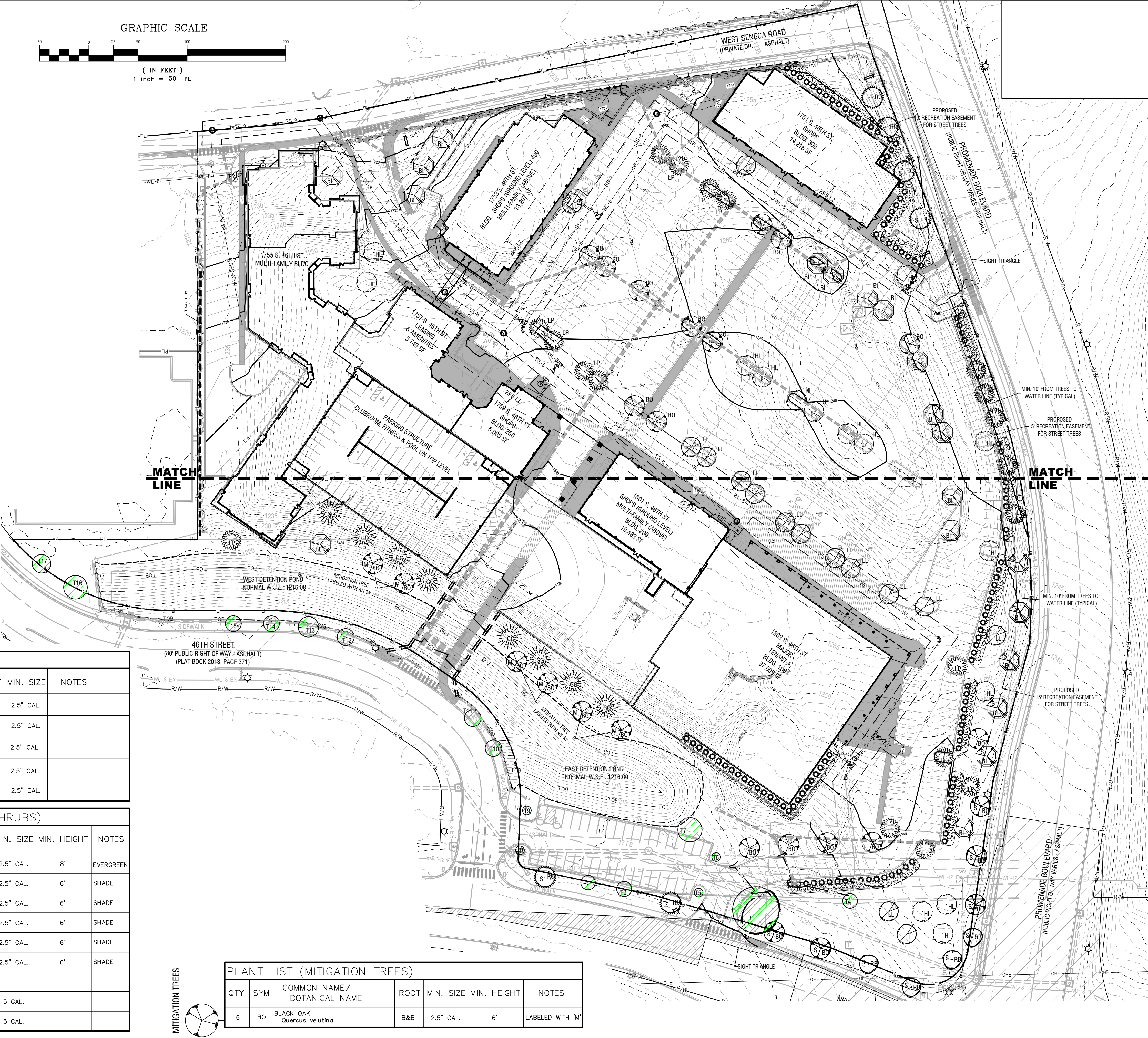
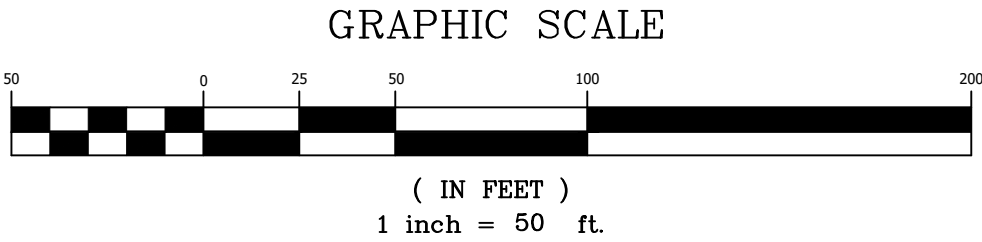
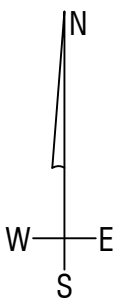
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	MIN. HEIGHT	NOTES
6	BO	BLACK OAK <i>Quercus velutina</i>	B&B	2.5" CAL.	6'	LABELED WITH 'M'

STREET TREES

OPEN SPACE TREES

SHRUBS

MITIGATION TREES

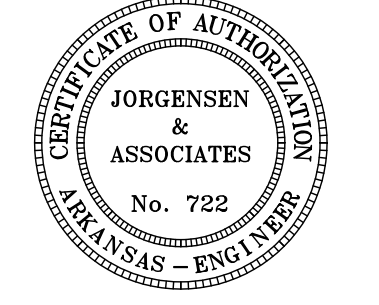


LEGEND
X CALCULATED POINT
○ FOUND RAILROAD SPIKE
○ SET IRON PIN & CAP
○ POWER POLE
○ SEWER MANHOLE
○ FIRE HYDRANT
○ STREET LIGHT
— EXISTING 8" SEWER LINE
— PROPOSED 8" SEWER LINE
— EXISTING WATERLINE
— PROPOSED 8" WATER LINE
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— UTILITY EASEMENT
— NEW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

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

REVISIONS			
1	8/15/2022	7	12/20/2022
2	9/29/2022		
3	11/8/2022		
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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

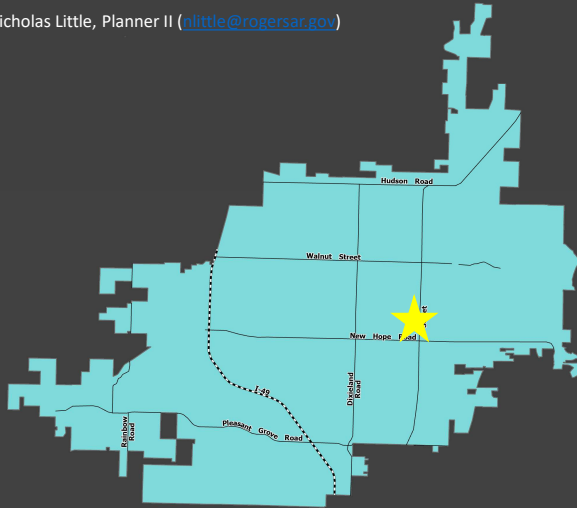


CONDITIONAL USE PERMIT

PLANNING

El Senor de los Carros

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



Vicinity Map

Location:

1614 S. 8th Street

Proposed Use:

Vehicle/Equipment Repair and Installation

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Access Corridor

Applicant:

Juliana Cuevas

STAFF REVIEW

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.

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:

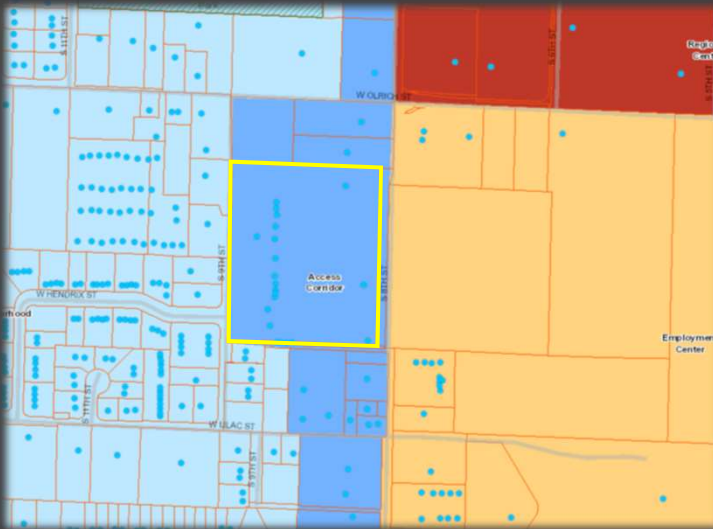
"Vehicle/Equipment Repair and Installation" is defined as "a secondary use classification encompassing **repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts.** Vehicle/Equipment Repair 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

PLANNING

El Señor de los Carros



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - Yes. The parcel is zoned correctly and vehicle/equipment repair is a conditional use in C-2.

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.

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

PLANNING

El Señor de los Carros



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 the 1960s, when Southgate was built.
 - 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.

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



CONDITIONAL USE PERMIT

PLANNING

El Señor de los Carros

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

C-2 Permitted Uses vs. Proposed Use

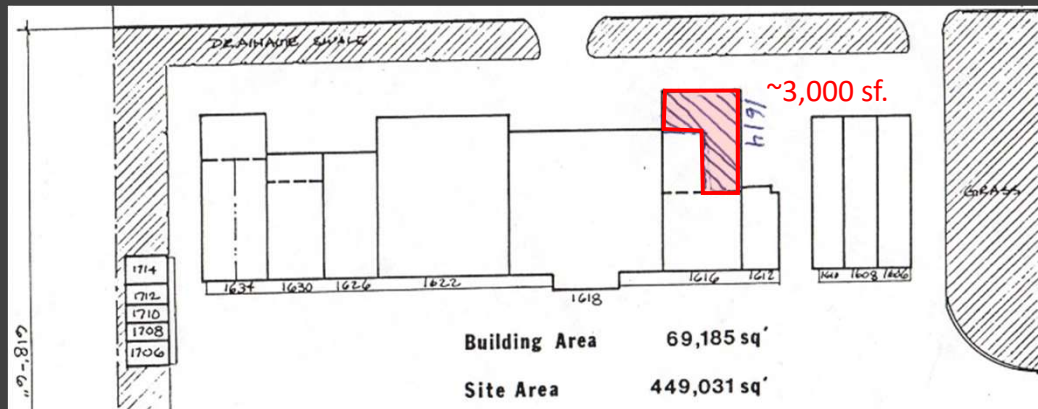
This list contains commonly requested uses and other auto-centric uses in C-2.



El Señor de los Carros

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Yes



Site Plan

This site plan shows the estimated area in which the auto shop will operate. Has been operating as an automotive service shop since the 1960s, 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.



El Señor de los Carros

SUMMARY

- ✓ Is the proposed use conditional?
- ✓ Is the property zoned correctly per the CGM?
- ✓ Is the proposed use compatible with surroundings?
- ✓ Would the proposed use set a precedent contrary to the City land use plan?
- ✓ Can zoning requirements be met?
- ✓ Will ingress and egress for the proposed use create a traffic hazard?

In Summary:

1. The proposed use of vehicle/equipment repair and installation is conditional in C-2 zoning. It is zoned correctly in the Access Corridor.
2. Vehicle and Equipment repair has been the use in this specific portion of Southgate for more than 30 years. The proposal is compatible with the surrounding uses to the west. Though they may not be as compatible with the rest of the businesses within Southgate, this particular development is focused in the rear of the building, physically and visually separating it from the traditional retail areas. Future land use at this location calls for Access Corridor growth, which emphasizes access management, restricting high trip generation and encouraging compact residential development. This isn't a residential development, but it doesn't generate more trips or congest traffic, based off of it's proximity.
3. There are no proposals for further development of this property at this time, but C-2 zoning requirements can be met, beyond what is already built. Southgate was built in 1967, so it doesn't fully meet C-2 zoning standards in itself.

4. There are no traffic hazards with the development of this site.



CONDITIONAL USE PERMIT

PLANNING

El Señor de los Carros

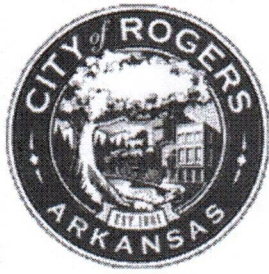


**Recommendation
TABLE**

RECOMMENDATION:

TABLE. The applicant has again failed to notify all of the listed neighbors within the required 300' boundary. The project will be tabled once again.

Project was tabled at 12/6 and 12/20 PC Meetings because of a notification error.



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 Spoorleder 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

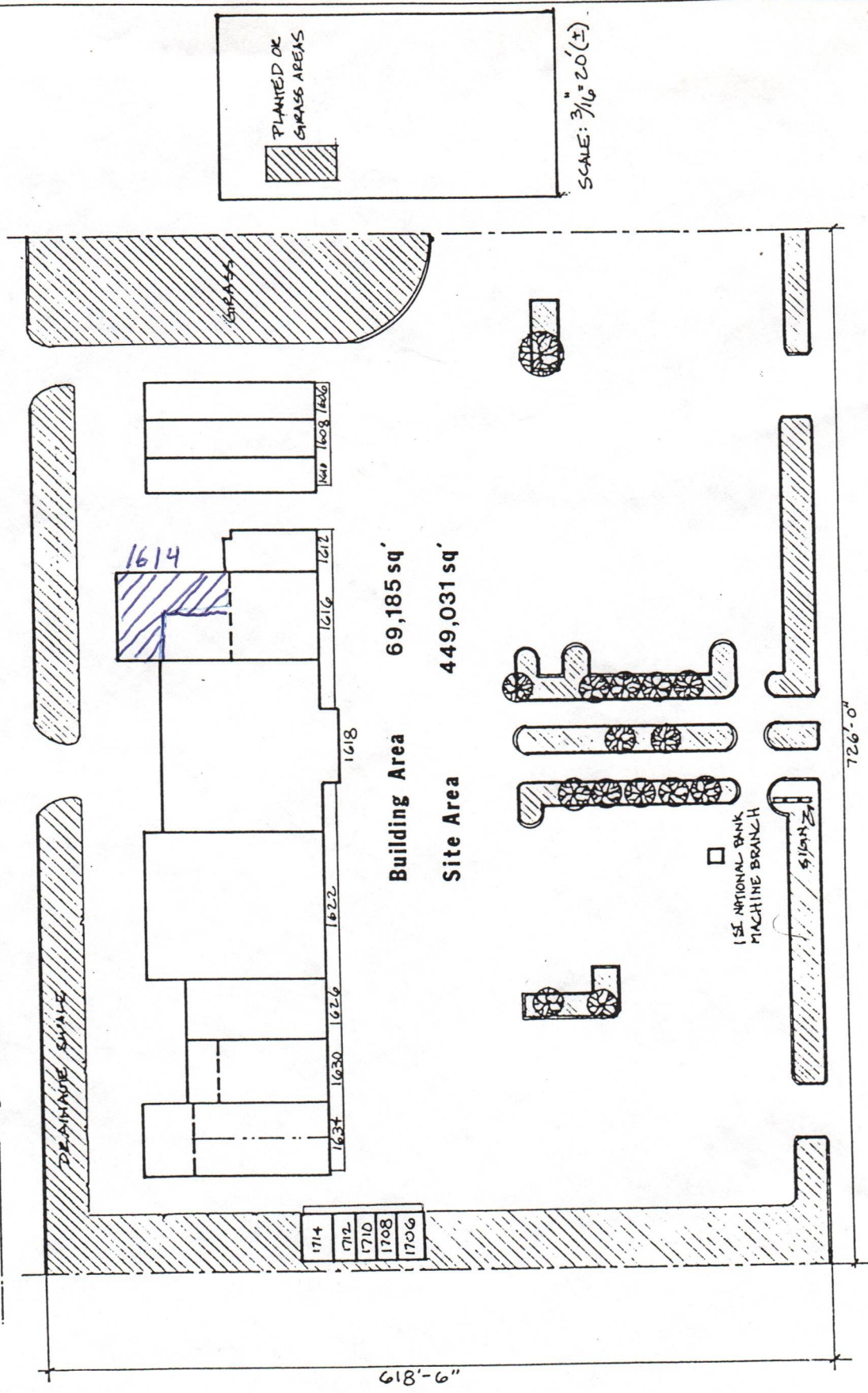
PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

WAREHOUSE/COMMERCIAL

RESIDENTIAL

RESIDENTIAL



Building Area 69,185 sq'
Site Area 449,031 sq'



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
on my property at 1614 S. 8th St. Rogers, Arkansas. 72756
(name) (use)
(address)

Dated this the 9 day of November, 2022.

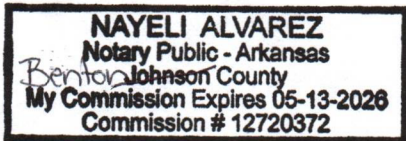
[Signature]
Signed

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



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 **El Senor de los Carros** for a **Conditional Use Permit** to allow the use **“Vehicle/Equipment Repair & Installation”** at **1614 S. 8th St.** in the **C-2** (Highway Commercial) zoning district and in the city’s Overlay district at the following described location:

PROPERTY DESCRIPTION:

1614 S. 8th St.

Parcel Numbers: 02-06829-000

Kevin Jensen, Secretary
Planning Commission

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

NOTICE OF PUBLIC HEARING FOR CONDITIONAL USE PERMIT

Notice is hereby given pursuant to Section 14-723 of the Rogers City Code that El Senor de los Carros, LLC, Yuliana Cuevas M. (owner) is applying to the Rogers Planning Commission for a Conditional Use Permit to allow property located at 1604 S 9th St Rogers, Ar 72756 to be used as a Vehicle Repair. The property is more particularly described as follow:

PARCEL NUMBER: 02-06871-000

LAYMAN'S DESCRIPTION: 1604 S 9TH ST Rogers, Ar. 72756

A public hearing by the Rogers Planning Commission will be held on Dec 20, 2022 at 6:00 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas

Respectfully Submitted,

By: Yuliana Cuevas M
Yuliana Cuevas M.

Date: 12-05-2022

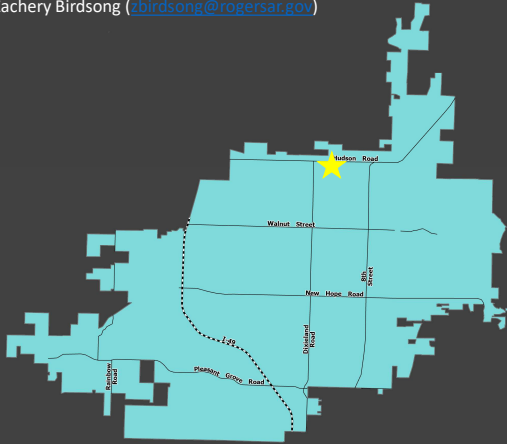


CONDITIONAL USE PERMIT

PLANNING

Van Dyke Lots 2 & 3

Staff: Zachery Birdsong (zbirdsong@rogersar.gov)



Vicinity Map

Location:

SW corner of W Hudson Road and N 17th Street

Proposed Use:

Warehouse Office

Zoning:

C-2 (Highway Commercial) and Overlay District

Growth Designation:

Employment Center

Representative:

Matthew Loos, Olsson

Summary

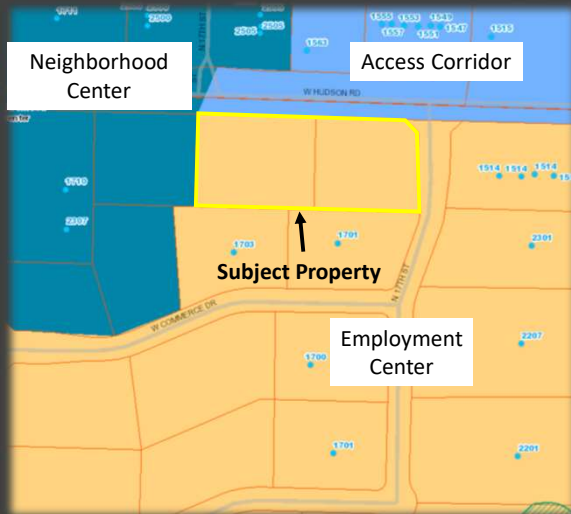
This is located at the southwest corner of W Hudson Road and N 17th Street. The applicant is requesting a Conditional Use Permit for Warehouse Office.



CONDITIONAL USE PERMIT

PLANNING

Van Dyke Lots 2 & 3



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, 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.

“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:

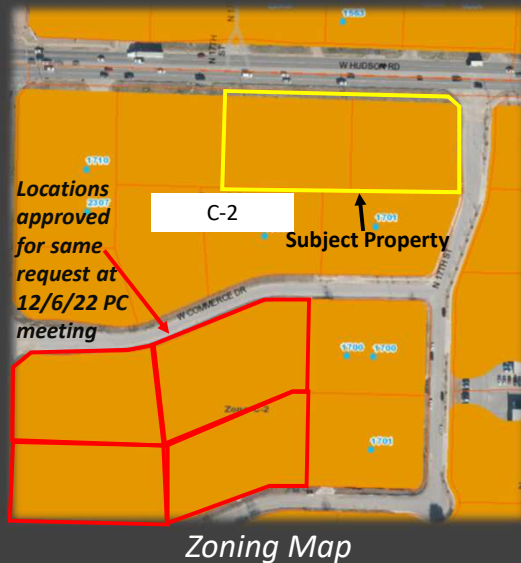
C-4, W-O, I-1, I-2



CONDITIONAL USE PERMIT

PLANNING

Van Dyke Lots 2 & 3



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. A CUP for Warehouse Office at four adjoining locations was approved by Planning Commission on 12/6/22 just southwest of this location. No, this use would not set a precedent contrary to the city land use plan.

“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. A CUP for this same request was approved by Planning Commission at four adjoining locations on the 12/6/22 meeting. 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).

Overlay District:

The purpose of the Overlay District is to “protect and enhance the scenic quality of the City’s highways and primary corridors..., create design standards for developments, and provide effective land use planning and facilitate traffic flow”

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

PLANNING

Van Dyke Lots 2 & 3

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.”

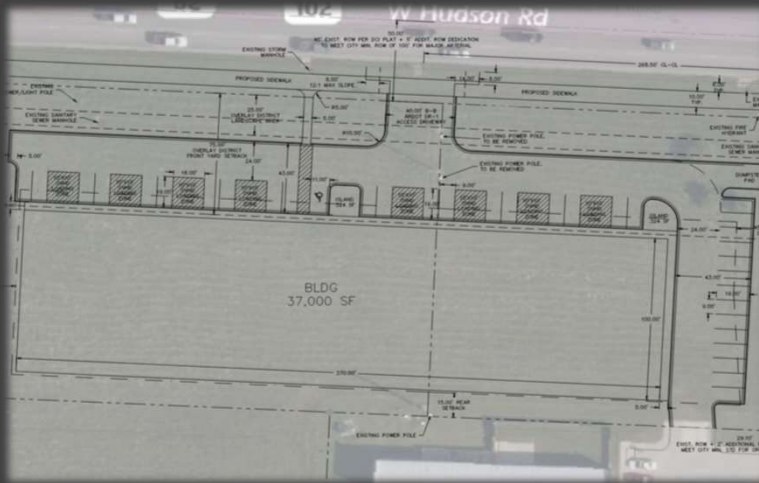
Though C-2 is not allowed in this growth designation, you can see by the table shown that the use is either conditional or not permitted within the allowed zonings per the CGM.



CONDITIONAL USE PERMIT

PLANNING

Van Dyke Lots 2 & 3



Site Plan

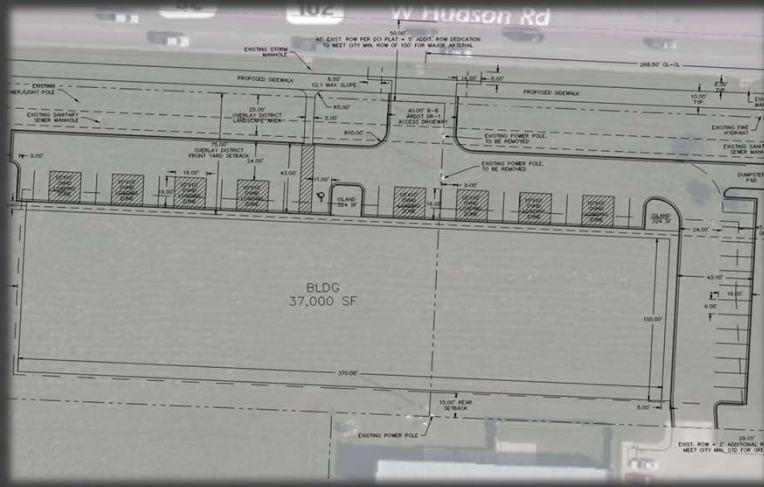
CONSIDERATIONS & FINDINGS

- “Whether all zoning requirements can be met.”
 - Yes. All C-2 and overlay district requirements can be met.

“Whether all zoning requirements can be met.”

Yes. C-2 and overlay district requirements can be met.

Van Dyke Lots 2 & 3



Site Plan

CONSIDERATIONS & FINDINGS

- “Whether ingress and egress for the proposed use will create a traffic hazard.”
 - Staff finds that the proposed ingress and egress will not create a traffic hazard.

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

No. Staff finds that the proposal will not create a traffic hazard.



CONDITIONAL USE PERMIT

PLANNING

Van Dyke Lots 2 & 3

SUMMARY

- ☒ Is the proposed use conditional?
- ☒ Is the property zoned correctly per the CGM?
- ☒ Is the proposed use compatible with surroundings?
- ☒ Would the proposed use set a precedent contrary to the City land use plan?
- ☒ Can zoning requirements be met?
- ☒ Will ingress and egress for the proposed use create a traffic hazard?

In Summary:

All conditions are met for this request, apart from the site being zoned correctly per the CGM. However, as previously stated, the use is conditional in the allowed zonings per the CGM as well.



CONDITIONAL USE PERMIT

PLANNING

Van Dyke Lots 2 & 3



Aerial Image

Staff Recommendation:
APPROVE

Staff Recommendation: *Approve*



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2
Permit Number: 23-01
CityView Application: PL202201249
Date: 12/9/2022

CONDITIONAL USE PERMIT

APPLICANT: Olsson, Inc. Van Dyke Warehouses Lots 2 & 3

ADDRESS: 1700 Hudson Rd. and 1702 Hudson Rd. SUITE #: _____

GENERAL LOCATION OF PROPERTY: NEC OF HWY. 62 and N. 17th St.

PARCEL NUMBER: 02-14305-000 and 02-14304-000

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

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

PRESENT USE: Undeveloped ZONING: C-2

PROPOSED CONDITIONAL USE: Warehouse Office

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

IF APPLYING TO OPEN A DAYCARE:

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

Math Loe 12/7/2022
Applicant Signature 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: 12/9/2022 PUBLIC HEARING DATE: 1/3/2023 CERTIFIED MAIL DATE: 12/9/2022

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____



December 7th, 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

Combined Lots 2 and 3 will provide approximately 24 stalls and 3 loading zones. The exact number of employees and logistical flow is dependent on the tenant but 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 existing State Highway 62 and the district permit officer has been notified. 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 unknown 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 outlined in the development and building code to reduce the hazards.

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 that reads "Math Loos". The signature is written in a cursive, flowing style.

Mathew K. Loos, PE
Olsson Project Manager

PARKING CALCULATIONS

PARKING REQUIRED
FLOOR AREA = 37,000 SF

	<u>STANDARD</u>	<u>ADA</u>	<u>TOTAL</u>
GROSS FLOOR AREA SPACES	24	1	=25
TOTAL SPACES REQUIRED	24	1	=25 SPACES

PARKING PROVIDED

	STANDARD	ADA	TOTAL
NEW BUILDING =	34	1	=35
TOTAL SPACES PROVIDED	34	1	=35 SPACES

OWNER & DEVELOPER:

CIVIL ENGINEER &
LANDSCAPE ARCHITECT:

OLSSON, INC.

SURVEYOR:

ARCHITECT:

CURRENT ZONING:

C-2 = HIGHWAY COMMERCIAL DISTRICT

CONDITIONAL USE:

W-O = WAREHOUSE OFFICE

PRESNET USE:

VACANT / UNDEVELOPED

BUILDING PROPOSED USE:

WAREHOUSE OFFICE

PROPERTY AREA

2.17 ACRES (COMBINED)

SETBACKS REQUIRED

FRONT YARD - 65' TYP., 75' WITHIN OVERLAY DISTRICT
EXTERIOR SIDE YARD - 45'
INTERIOR SIDE YARD - 15'
REAR SETBACK - 15'

BUILDING REQUIREMENTS

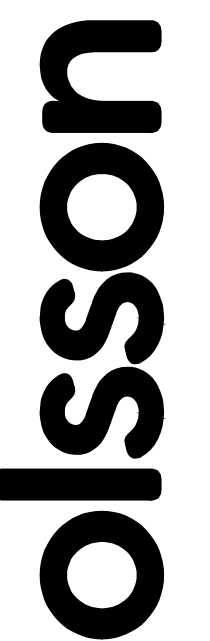
MAXIMUM BUILDING HEIGHT – 150'
PROPOSED BUILDING HEIGHT – 1 STORY, 26.5'

COVERAGE & GREENSPACE:

MAXIMUM BUILDING COVERAGE – 60%
PROPOSED BUILDING COVERAGE – 39%

MAXIMUM IMPERVIOUS COVERAGE - 80%
PROPOSED IMPERVIOUS COVERAGE - 68%

TOTAL SITE / DEVELOPMENT AREA - 94,525 SF / 2.17 AC
PERVIOUS AREA / OPEN (GREEN) AREA - 30,525 SF / 0.70 AC



Fayetteville, AR 72703
TEL 479.443.3404
www.olsson.com

Fayetteville, AR 72703

REVISIONS

2022

ROGERS, AR

Drawn by: CJL
 Checked by: MKL
 Approved by: MKL
 VQC by: MKL
 Object no.: _____
 Drawing no.: _____
 Date: 10-05-2022

SHEET

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 16 day of December, 2022.

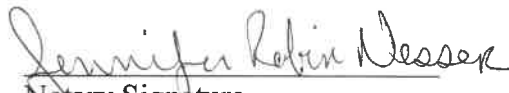

Signed

MATTHEW LOOS
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 16 day of December, 2022.


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



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 **January 3, 2023 at 6:00 p.m.** on the application by **Van Dyke Warehouses** for a **Conditional Use Permit** to allow the use **“Warehouse Office”** at **1700 & 1702 W. Hudson Rd.** in the **C-2 (Highway Commercial)** zoning district and in the city’s Overlay district at the following described location:

PROPERTY DESCRIPTION:

1700 & 1702 W. Hudson Rd.

Parcel Numbers: 02-14304-000; 02-14305-000

Kevin Jensen, Secretary
Planning Commission

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



NOTICE OF PUBLIC

NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT

DESCRIPTION:	To allow the use of "Wareh
APPLICANT:	at 1700 & 1702 W. Hudso
BOARD/COMMISSION:	C-2 zon
MEETING DATE/TIME:	Van Dyke Center W
MEETING LOCATION:	Planning Co
PUBLIC COMMENTS:	January 3, 2022 a
	301 W. Che
	planningcommission@roge
	www.rogersar.gov/1181/Public-Hearing-Signs



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

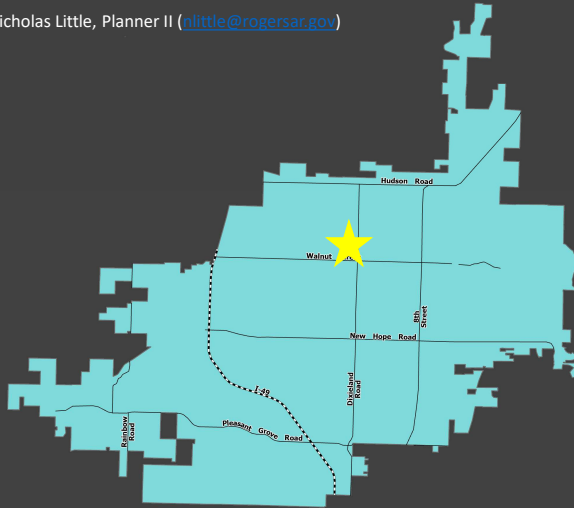


CONDITIONAL USE PERMIT

PLANNING

Vanhooser Holdings LLC

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



Vicinity Map

Location:

2111 W. Walnut Street

Proposed Use:

Commercial Assembly, Recreation and Entertainment

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Regional Center

Applicant:

Dan Vanhooser

STAFF REVIEW

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?

Commercial Assembly, Recreation and Entertainment 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 incorrectly, as C-2 is NOT an allowed zoning district in the Regional Center Growth Designation.

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

The proposed use is commercial assembly, recreation and entertainment. More specifically, the applicant is proposing to operate an indoor go-kart outfit in Midtown Rogers. The use is not incompatible with the

surroundings, being that a majority of the surrounding uses are commercial. However, Staff would like to see this property rezoned to U-COM, as opposed to pursuing a CUP, so that any further development will have to follow a more pedestrian-friendly standard and hopefully set a precedent in this area for better, more walkable and accessible developments in the future.

Can all other zoning requirements be met?

C-2 requirements can be met at this location, other than perhaps the impervious area specifications.

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

Ingress and egress of this development should not propose a hazard at this location. Street connectivity is plentiful in this area, and Frisco Station has access from Walnut St., Dixieland Rd, 24th St., and Persimmon St.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center (UPTOWN/MIDTOWN)

Growth Designation Character:

Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.

Allowed Zoning Districts:

U-COM, U-NBT

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:

"Commercial Assembly, Recreation and Entertainment" is defined as "a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment. Commercial Assembly, Recreation, and Entertainment includes but is not limited to the following tertiary use classifications:
xxxv. Go-cart tracks; Sec. 14-695(b)(3)(p.).

CONDITIONAL USE PERMIT

Vanhooser Holdings LLC

PLANNING

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - The proposed use is compatible with the surroundings.
 - The proposed use would not set a precedent contrary to the city's land use plan.

Zoning Map

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

The proposed use is compatible with the adjacent properties, being that the surrounding area is basically completely commercial. The PROPOSED USE would not set a precedent contrary to the city's land use plan, per say. However, allowing C-2 zoning to continue at this location would perpetuate the allowance of mall/shopping center form (large parking lots with no pedestrian connectivity) at this location, which would be contrary to what the City wants at this location.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center (UPTOWN/MIDTOWN)

Growth Designation Character:

Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.

Allowed Zoning Districts:

U-COM, U-NBT



CONDITIONAL USE PERMIT

PLANNING

Vanhooser Holdings LLC

Highway Commercial Uses	
Bar and Cocktail Lounge	P
Building Materials and Services	P
Building Service	P
Personal Services	P
Commercial Assembly, Recreation and Entertainment	C
Food and Beverage Sales	P
Convenience Store without Gas	C
Convenience Store with Gas	C
Business and Professional Office	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
Warehouse Office	C
Warehousing and Storage, Limited	C

URDC Commercial Uses	U-COM
Art, antique, museum, furniture or galleries (retail, repair or fabrication; excludes auto or electronics sales or service)	P
Auto-related sales establishments	—
Finance, insurance, and real estate establishments including banks, credit unions, real estate, and property management services, with no drive through facility	P
Fitness, recreational sports, gym, athletic club, dance or yoga studio	P
Food service uses such as full-service restaurants, cafeterias, bakeries catering and snack bars with no drive through facilities. Included in this category is café seating within a public or private sidewalk area with no obstruction of pedestrian circulation. Also included in this category is the sale of alcoholic beverages.	P
Offices for business, professional, administrative, and technical services such as accountants, architects, lawyers, doctors, etc.	P
Pet and animal sales or service, with no outside kennels	P
Retail sales or service with no drive through facility (includes alcohol sales)	P
Retail sales or service with drive through facility (includes retail with associated fuel sales and alcohol sales)	—
Theater, cinema, or music venue	P

C-2 Uses vs. URDC(Midtown) Uses

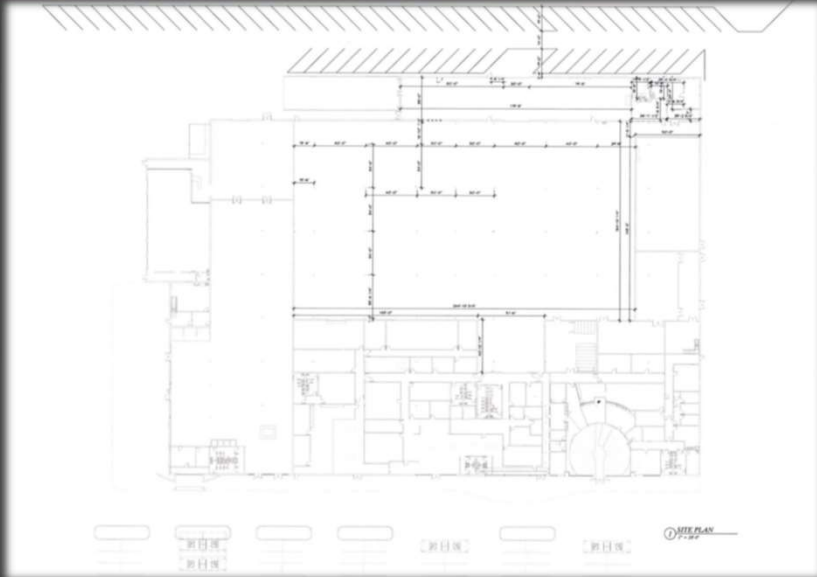
The chart on the left shows the C-2 use chart, specifically including commonly requested uses, as well as similar uses to the proposed use. The chart on the right shows the commercial uses in the URDC, which also regulates the Midtown Regional Center.



CONDITIONAL USE PERMIT

PLANNING

Vanhooser Holdings LLC



CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - C-2 zoning requirements can be met, with exception of impervious area specifications.

Site Plan

Can all other zoning requirements be met?

C-2 requirements can be met at this location, other than perhaps the impervious area specifications.



CONDITIONAL USE PERMIT

PLANNING

Vanhooser Holdings LLC



Aerial Map

CONSIDERATIONS & FINDINGS

- Will ingress and egress for the proposed use create a traffic hazard?
 - No

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

Ingress and Egress here is not a concern and would not create any traffic hazards. To our knowledge, no new curb cuts will be made. This area already has sufficient access and connectivity, as well.



CONDITIONAL USE PERMIT

PLANNING

Vanhooser Holdings LLC

SUMMARY

- ☒ Is the proposed use conditional?
- ☒ Is the property zoned correctly per the CGM?
- ☒ Is the proposed use compatible with surroundings?
- ☒ Would the proposed use set a precedent contrary to the City land use plan?
- ☒ Can zoning requirements be met?
- ☒ Will ingress and egress for the proposed use create a traffic hazard?

~~~~~REVISE~~~~~

#### In Summary:

##### Is the proposed use listed as conditional in the subject zoning district?

Commercial Assembly, Recreation and Entertainment is a conditional use in C-2. Per Sec. 14-709(a), C-2 zoning is intended for commercial uses.

##### Is the property zoned correctly, per the CGM?

The subject property is zoned incorrectly, as C-2 is NOT an allowed zoning district in the Regional Center Growth Designation.

##### Is the proposed use compatible with adjacent property?

The proposed use is commercial assembly, recreation and entertainment. More specifically, the applicant is proposing to operate an indoor go-kart outfit in Midtown Rogers. The use is not incompatible with the surroundings, being that a majority of the surrounding uses are commercial.

##### Would proposed use set a precedent contrary to future land use plan?

The proposed use would not set a precedent contrary to the future land use plan at



this location.

Can zoning requirements be met?

Yes

Will ingress and egress for the proposal create any traffic hazards?

No. This location has sufficient access and connectivity.



## CONDITIONAL USE PERMIT

**PLANNING**

### Vanhooser Holdings LLC



**Recommendation**  
**CONSIDERATION**

#### RECOMMENDATION:

**CONSIDERATION.** The use itself is applicable, but Staff would like to see the property rezoned to U-COM so that this development would have to follow U-COM regulations, which further regulates the form of the development, as opposed to the use. The proposed use would be permitted in U-COM. A Conditional Use Permit here would perpetuate the allowance of C-2 zoning, and ultimately C-2 form, at this location. However, the proposed use isn't incompatible or contrary to the surroundings or future land use plan for the area.



Rogers Planning Commission  
Letter of conditional use:

**Type of Business:**

- K1 Speed is an indoor all electric premier go karting facility. K1 Speed is a unique upscale entertainment concept that is target to casual racers, racing enthusiast, corporate or group events, birthday parties, school fundraisers, and other types of group gatherings. K1 Speed is the first choice for anyone who wants to experience the superior performance of electric go-karts which are eco-friendly and emission free. Each location is designed as a large entertainment venue with professionally designed tracks and cutting-edge décor showcasing authentic racing memorabilia along with ample seating and viewing areas, spacious lobbies, meeting rooms and restaurant areas. To ensure safety, the indoor track is surrounded by a cutting-edge barrier system and is the only system that retains its shape after impact.

**Hours of operation:**

- M-THU: 12 PM – 10 PM
- F: 12 PM – 11 PM
- S: 11 AM – 12 AM
- SUN: 11 AM – 8 PM

**Additional traffic:**

- We don't anticipate creating an additional abundance of traffic.

**Additional Parking:**

- The parking spaces currently available to our site are ample to our business.

**Additional Signage:**

- All additional signage will be location on the outside of the building and located on the existing on the road pylon signage

**Hazardous or Flammable Materials:**

- None

**Additional noise or light:**

- None

**Building screen from residential areas:**

- Existing pine trees screening the location from properties to the north

**Other info:**

- The K1 Speed location's highest volume times on weekday will be after 5 PM till closing. On weekends, highest volume will be Friday through Sunday.

**Conditional Use Permit**  
**Application Requirements and Information**

CH 2020



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

**CONDITIONAL USE PERMIT**

APPLICANT: Vanhooser Holdings LLC

ADDRESS: 514 SW D St. Bentonville Arkansas 72712 SUITE #:

GENERAL LOCATION OF PROPERTY: 2111 W Walnut Street Rogers, Arkansas

PHONE #: 765-208-0004 EMAIL: Vanhooserdo@kleencousa.com

PROPERTY OWNER: Louis Froud PHONE #: (501) 728-2122

PRESENT USE: Vacant ZONING: C2

PROPOSED CONDITIONAL USE: K1 Speed Indoor Karting Facility

PARKING SPACES AVAILABLE: 65

HOURS OF OPERATION: M-THU: 12PM – 11PM / F: 12PM – 11PM / S: 11AM – 12AM / SUN: 11AM – 8PM

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: \_\_\_\_\_ MOST CHILDREN AT ONE TIME: \_\_\_\_\_

Applicant Signature

Date 8 Dec 2022

**Attachment Checklist:**

- ☐ Letter explaining request
- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 12/9/2022 PUBLIC HEARING DATE: 1/3/2023 CERTIFIED MAIL DATE: 12/19/2022  
PLANNING COMMISSION ACTION: \_\_\_\_\_  
COMMENTS, CONDITIONS, LIMITS: \_\_\_\_\_





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 **January 3, 2023** at **6:00 p.m.** on the application by **Vanhooser Holdings LLC** for a **Conditional Use Permit** to allow the use **“Commercial Assembly, Recreation, & Entertainment”** at **2111 W. Walnut St.** in the **C-2** (Highway Commercial) zoning district and in the city’s Overlay district at the following described location:

**PROPERTY DESCRIPTION:**

**2111 W. Walnut St.**

**Parcel Numbers: 02-01026-003**

Kevin Jensen, Secretary  
Planning Commission

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

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

**NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT**

Notice is hereby given pursuant to Section 14-723 of the Rogers City Code that Vanhooser Holdings LLC is applying to the Rogers Planning Commission for a Conditional Use Permit to allow property located at 2111 W Walnut Street Rogers, Arkansas to be used as a K1 Speed Indoor Electric Karting Facility. The property is more particularly described as follows: K1 Speed is an indoor all electric premier go karting facility. K1 Speed is a unique upscale entertainment concept that is target to casual racers, racing enthusiast, corporate or group events, birthday parties, school fundraisers, and other types of group gatherings. K1 Speed is the first choice for anyone who wants to experience the superior performance of electric go-karts which are eco-friendly and emission free.

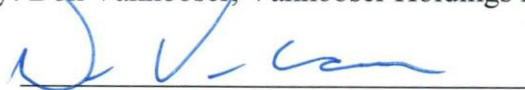
LEGAL DESCRIPTION: NW ¼ of Section 11, Township 19 North, Range 30 West in Benton County, Arkansas, described as follows: From the SE corner of said NW ¼; run North 89°57'46" West 1060.51 feet along the centerline of U.S. Highway 71 B; thence North 00°02'14" East 564.01 feet to the point of beginning; thence North 89°50'28" West 507.00 feet; thence North 00°09'32" West 456.00 feet to the point of beginning.

LAYMAN'S DESCRIPTION: 2111 W Walnut Street Rogers, Arkansas

A public hearing by the Rogers Planning Commission will be held on 3 Jan, 2023 at 4:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: Don Vanhooser, Vanhooser Holdings LLC





PRELIMINARY  
NOT FOR CONSTRUCTION

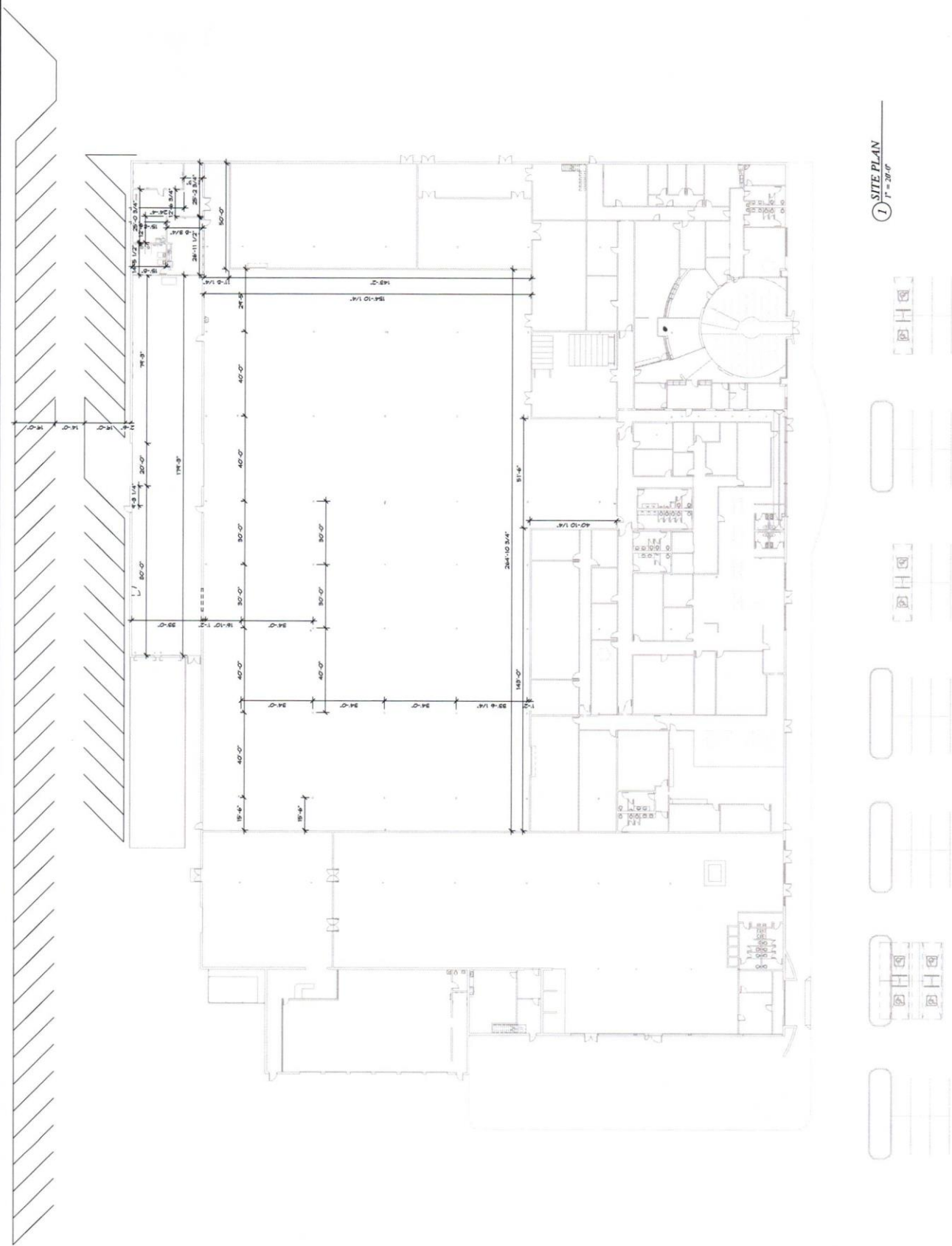
**Burris Architecture**  
620 Tiger Blvd, Suite 4  
Bentonville, AR 72712  
479-319-6045

**2111 W WALNUT - V13**  
ROGERS, AR

DATE: 11-09-22  
JOB NO.: 23004  
DESIGNING:

**X2**  
EAST/ARND

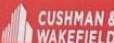
1 SITE PLAN  
1" = 30'-0"






**Samaritan Shop**


**BENTON COUNTY  
ROGERS ANNEX**

**FOR LEASE**



**300-5,000 SF  
Available**
**TOM ALLEN • 479 903 6**

**NOTICE OF PUBLIC HEARING**  
**CONDITIONAL USE PERMIT**

DESCRIPTION: Under the use of Commercial Assembly, Recreation & Entertainment at 2111 W. 31st St. in the C-2 zoning district.  
APPLICANT: Westover Holdings, LLC  
SCHEMATIC/COMMISSION: Planning Commission  
MEETING DATE/TIME: January 13, 2022 at 6:00 PM  
MEETING LOCATION: Rogers City Council Chambers, 301 W. Chestnut St.  
PUBLIC COMMENTS: [planning@rogersargov](mailto:planning@rogersargov)  
FOR MORE INFORMATION: [www.rogersargov](http://www.rogersargov)


**COMMUNITY DEVELOPMENT  
PLANNING DIVISION**  
 (479) 921-1186  
[planning@rogersargov](mailto:planning@rogersargov)

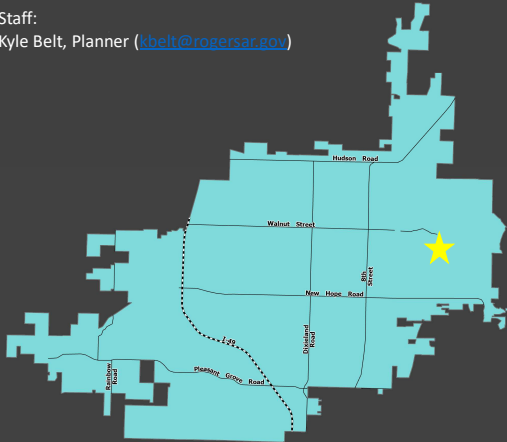




## Rezone Adame

**PLANNING**

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



*Vicinity Map*

### Location

SE of Walnut St. on E Spring St.

### Requested Zoning

NBT

### Growth Designation

Downtown Regional Center

### Representative

Fernando Adame, Property Owner

### **SUMMARY:**

Request to rezone subject location from R-DP to NBT.



## Rezone Adame

## PLANNING



CGM Map

### COMPREHENSIVE GROWTH MAP:

Growth Designation:  
Downtown Regional Center.

Growth Designation Purpose:  
To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region. (CGM Page 1).

Allowed Zoning Districts:  
COR, COM, IA, NBT.

### Current Zoning:

- *R-DP (Residential Duplex and Patio Home):* This district is intended to provide areas for the development of one- or two-family residential structures. The district may be located in developed areas or undeveloped areas of the City where an environment compatible with moderate density residential development can also be established. This zoning district replaces the former R-2, RMF 6A and 6B zoning districts. Sec. 14-701(a)

### Requested Zoning:

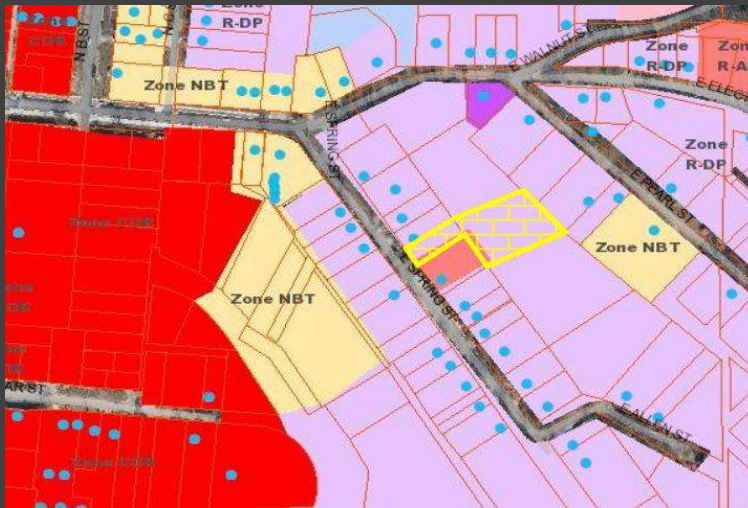
- *NBT (Neighborhood Transition):* The purpose of the Neighborhood Transition Zone is to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Development Standards within this DRDC zone specifically address the unique aspects of redevelopment in this area by retaining the existing development pattern while allowing higher density, pedestrian-oriented development to occur. In addition, the standards allow phasing of redevelopment and encourage the use of existing buildings and parking lots to the extent possible. Sec. 14-715(4.5)(a)





## Rezone Adame

## PLANNING



*Current Zoning Map*

### Findings:

- Applicant seeks a rezone to NBT.
- Per the CGM, only NBT is the prescribed zoning in this area of Downtown.
- This property should be zoned NBT in accordance with the DRDC Zoning Plan.

### General Findings:

- The subject property is currently zoned R-DP, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of NBT is an allowed zoning district within the Regional Center (CGM Page 1).
- The subject parcel is also designated as NBT zoning within the DRDC Zoning Plan (CGM Page 3).
- Based on the purpose and character of the NBT Designation of the DRDC (CGM Pages 1 and 3) and the context of the property's surroundings, NBT zoning is more suitable than R-DP and updates the subject property to the correct zoning district as prescribed by the CGM.
- Staff recommends APPROVAL.



## Rezone Adame

**PLANNING**



*Aerial Map*

**Staff Recommended Motion:**  
*Approve*

**Public Input Received:**

- No input has been received from the public.

**Recommendation:**

*Approve*





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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)  
Zoning: R-DP to NBT  
Permit Number: 23-01  
CityView Application: PL202201262  
Date: 12/12/2022

REZONE APPLICATION

APPLICANT: Sydnee Shockley Fernando Adame  
ADDRESS: 3825 North Shiloh Drive Fayetteville, AR 72703 SUITE #: \_\_\_\_\_  
GENERAL LOCATION OF PROPERTY: Spring Street, Rogers AR 72756 (Parcels 02-00284-000 &  
02-02366-001)  
PHONE #: 479-443-4506 EMAIL: Sydnee@blewinc.com  
PROPERTY OWNER: Fernando Adame PHONE #: 479-250-5869  
PRESENT USE: \_\_\_\_\_ ZONING: R-DP  
PROPOSED USE: MULTI-UNIT (3-4 UNIT) ZONING: NBT

Sydnee Shockley  
Applicant Signature

12/07/2022  
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 12/12/2022 PUBLIC HEARING DATE: 1/3/2023 CERTIFIED MAIL DATE: 12/19/2022  
PLANNING COMMISSION ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_

**PROPERTY OWNER AFFIDAVIT**

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

LEGAL DESCRIPTION: 02-00284-000 + 02-02366-001

LAYMAN'S DESCRIPTION: Spring St. Rogers, AR 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

Respectfully Submitted,

By: [Signature]  
(Property Owner Signature)

STATE OF ARKANSAS  
COUNTY OF Madison

Subscribed and sworn before me this 7 day of December, 2022.



[Signature]  
Notary Signature

Nikki Littrell  
Notary Name Printed

July 23 2031  
Commission Expires





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

### NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **January 3, 2023** at **6:00 p.m.** on the application by **Fernando Adame** to rezone **0.82 acres east of E. Spring St. and south of E. Walnut St.** from the **R-DP** (Residential Duplex Patio Home) zoning district to the **NBT** (Neighborhood Transition) zoning district, the property being more particularly described as follows:

**PROPERTY DESCRIPTION:**

**0.82 acres east of E. Spring St. and south of E. Walnut St.**

**Parcel Number: 02-00284-000; 02-02366-001**

Kevin Jensen, Secretary  
Planning Commission

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

## 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 at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 19<sup>th</sup> day of December, 2022.

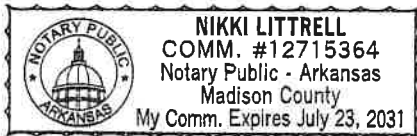
Sydnee Shockley  
Signed

Sydnee Shockley  
Name Printed

STATE OF ARKANSAS

COUNTY OF Madison

Subscribed and sworn before me this the 19 day of December, 2022.



Nikki Littrell  
Notary Signature

Nikki Littrell  
Notary Name Printed

July 23, 2031  
Commission Expires



# NOTICE OF PUBLIC HEARING

## NOTICE OF PUBLIC HEARING REZONE

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| DESCRIPTION       | To rezone 0.82 acres east of E. Spring St. & south of E. Walnut St. from R-DP to NBT |
| APPLICANT         | Fernando Adame                                                                       |
| BOARD/COMMISSION  | Planning Commission                                                                  |
| MEETING DATE/TIME | January 3, 2022 at 6:00 PM                                                           |
| MEETING LOCATION  | Rogers City Council Chambers<br>301 W. Chestnut St.                                  |
| PUBLIC COMMENTS   | planningcommission@rogersar.gov<br>www.rogersar.gov/181Public-Hearing-Signs          |



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