



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

**PLANNING COMMISSION MEETING AGENDA
FEBRUARY 7, 2023
5:00 PM**

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. January 17, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Promenade Utility Garage**
A proposed 3,200 square foot groundskeeping equipment storage facility on an existing parking lot on 186.19 acres at 2203 S. Promenade Blvd. in the C-2 (Highway Commercial) zoning district.
 - *STAFF: Kyle Belt*
 - *REPRESENTED BY: Candice Anderson*
2. **LSDP: Saltea Sloth**
A proposed 14,221 square foot drive-thru smoothie kiosk and parking area at 1607 W. New Hope Rd. in the C-3 (Neighborhood Commercial) zoning district.
 - *STAFF: Christina Moore*



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- *REPRESENTED BY: Jason Eckhart*

3. **LSDP: Iazard Properties**

A proposal to construct a single 3,735 square foot office building at 3833 W. Financial Pkwy. in the R-O (Residential Office) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chris Bakunas*

4. **LSDP: The Fields at Pinnacle Phase 2**

A proposal to construct a mixed-use facility on 8.2 acres northwest of the intersection of S. Champions Dr. and W. Northgate Rd. in the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chris Bakunas*

5. **LSDP: ATRE 28th STREET**

A proposal to construct a 248-unit residential development on 21 acres in SW Rogers near I-49 and Pleasant Grove consisting of 51 multi-family units, 177 townhomes and 20 single family units in the RMF-12 (Residential Multi-Family, 12 units/acre) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Ryan Gill*

PUBLIC HEARING:

1. **RZN: Louis Froud**

A request by Louis Froud to rezone 2111 W. Walnut St. from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Dan Smith*

CALL FOR RECESS:

CALL TO ORDER:

OLD BUSINESS:

1. **RZN/DCP: Dixieland Multifamily**



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A request by Dixieland Multifamily to rezone 1704 & 1710 S. Dixieland Rd. from A-1 (Agricultural) to the RMF-10.5 (Residential Multifamily, 10.5 units per acre) zoning district with a Density Concept Plan. (*Tabled 1/17/23*)

- *STAFF: Christina Moore*
- *REPRESENTED BY: Caleb LeBow*

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

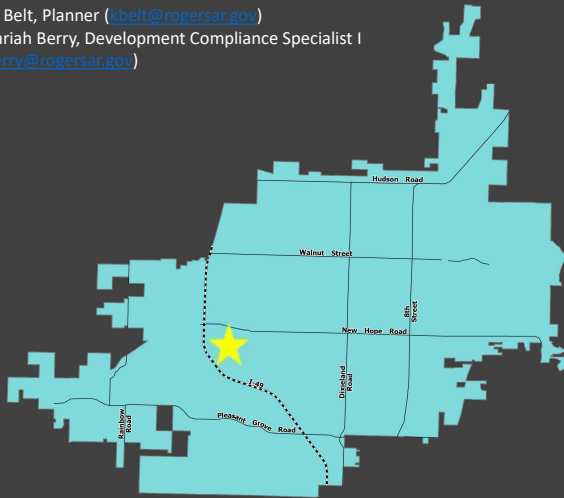
PLANNING

Promenade Utility Garage

Staff:

Kyle Belt, Planner (kbelt@rogersar.gov)

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



Vicinity Map

Location

NE corner of Promenade Mall parking lot

CGM Designation

Uptown Regional Center

Zoning

C-2 (Highway Commercial)

Proposed Use

Building Service

Representative

Candice Anderson, CEI

Location:

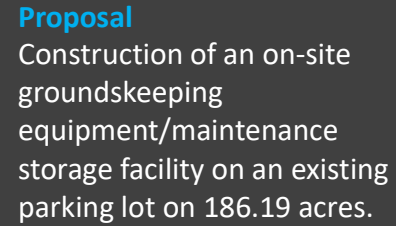
Northeast corner of Promenade Mall Parking Lot

Zoning:

C-2 (Highway Commercial): This district is intended 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:

“Building Service” is a secondary use classification encompassing businesses that provide maintenance and repair services for structures, mechanical elements of structures, the exterior spaces of premises, or large equipment whether the maintenance is performed in the customer's home or at the location of the business. Sec. 14-695(3)(l)(1)



The proposal includes a 3,200 square-foot building for on-site groundskeeping and maintenance equipment on an existing parking lot on 186.19 acres.



LARGE SCALE DEVELOPMENT

Promenade Utility Garage

PLANNING



Proposed
location.

Recommendation

APPROVE

Recommendation:
Approve

2203 S PROMENADE BLVD
ROGERS, ARKANSAS



November 23, 2022

Mr. Andrew Diehl, PE
CEI Engineering Associates, Inc.
P.O. Box 1408
Bentonville, AR 72712

RE: TAC Review and Civil Conditional Approval
Promenade Utility Garage

Dear Mr. Diehl:

We have reviewed the Large-Scale Development Plans for Promenade Utility Garage 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.
 - b. Provide fire suppression plans once they are complete. Approved backflow protection is required on a fire protection system.

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

2. Move the proposed water meter adjacent to the main.
3. When connecting a water service to an existing main note on the plans that RWU will construct the water meter service at the developer's expense.
4. Show the existing utility easement for the water and sewer mains. Our records show the Plat number is 2006-1356.

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

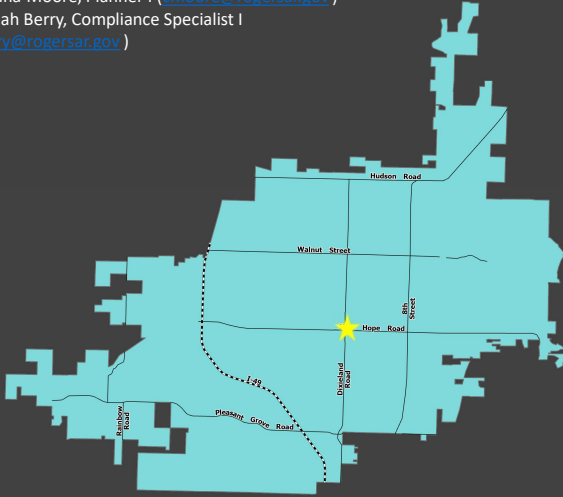


LARGE SCALE DEVELOPMENT

Saltea Sloth

PLANNING

Staff:
 Christina Moore, Planner I (cmoore@rogersar.gov)
 Amariah Berry, Compliance Specialist I (aberry@rogersar.gov)



Vicinity Map

Location
1607 W New Hope Rd

CGM Designation
Neighborhood Center

Zoning
C-3 (Neighborhood Commercial)

Proposed Use
Restaurant, Fast-Food

Representative
Jason Eckhart, Zanevan Engineering

A variance for the building frontage requirement was approved by the BOA on 12/6/22

Location:

Located in central Rogers at the intersection of New Hope and Dixieland to the east of the Kum and Go gas station

Proposal:

The proposed use is for a drive-thru kiosk that serves teas and smoothies

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood Center

Growth Designation Character:

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

Allowed Zoning Districts:

C-3

ZONING:

C-3 (Neighborhood Commercial):

The purpose and intent of the C-3 zoning district is “for areas designated as Neighborhood Centers on the city’s Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility.” Sec. 14-710(a).

Use Definition:

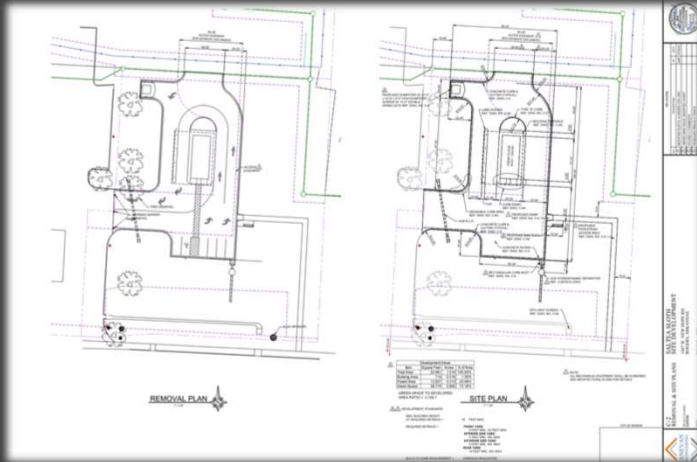
“Restaurant, Fast Food” is defined as “a secondary use classification encompassing a bona fide restaurant establishments where the principal business is the sale of prepared or rapidly prepared food and beverages to guest via counter, walk up, or window service for consumption of o off the premises” Sec. 14-695(b)(3)(ff).



LARGE SCALE DEVELOPMENT

PLANNING

Saltea Sloth



Site Plan

Request

A proposal to construct a 14,221 square-foot drive-thru kiosk and parking area.

Summary

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Streets are not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

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

Sidewalks & Sidepaths:

Sidewalk requirements are not applicable on this site.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlight requirements are not applicable on this site.

Street Trees:

Street tree requirements are not applicable on this site.



LARGE SCALE DEVELOPMENT

PLANNING

Saltea Sloth



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The development provides cross access to the lot to the north. The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:

The applicant proposes to utilize the existing detention pond on-site.

WATER QUALITY:

The applicant proposes the installation of the Contech Engineered Solutions CDS 2025 Water Quality Unit to meet Water Quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W New Hope Road is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W New Hope Road, a Major Arterial, varies from 80 to 85-ft.

Sidewalks & Sidepaths:

The applicant proposes a sidewalk connection to the development within a recreation easement.

Trails:

Trails are neither proposed or required.

Streetlights:

No additional street lights are required for this project.

Street Trees:

The applicant proposes Crabapple Trees to meet the street tree requirements.

From: Troy Davis <TroyDavis@rwu.org>
Sent: Thursday, January 12, 2023 10:50 AM
To: planning
Cc: Stephen Ponder; Dan Grelle
Subject: Sal-Tea Sloth Development

All,

All RWU comments/concerns regarding the Sal-Tea Sloth Development at 1607 W New Hope Road have been addressed. Please let us know if any modifications are made to the plans.

No Health Department approval is needed with this project.

Thank you,
Troy Davis
Design Technician
Rogers Water Utilities
PH.479-621-1142



ROGERS WATER UTILITIES (RWU) CONFIDENTIALITY NOTICE - THIS ELECTRONIC MAIL TRANSMISSION AND ANY DOCUMENTS ACCOMPANYING IT MAY CONTAIN CONFIDENTIAL INFORMATION CONCERNING RWU AND ITS CUSTOMERS THAT IS PROTECTED FROM DISCLOSURE BY THE ARKANSAS FREEDOM OF INFORMATION ACT (FOIA), CODIFIED AT ARK CODE ANN. § 25-19-101 ET SEQ. AND OTHER APPLICABLE LAW. THE INFORMATION IS INTENDED ONLY FOR THE USE OF THE PERSON TO WHOM IT IS ADDRESSED. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE IMMEDIATELY NOTIFY THE SENDER TO ARRANGE FOR THE RETURN OF THE MESSAGE AND ANY ATTACHED DOCUMENTS. NOTHING IN THIS ELECTRONIC MAIL TRANSMISSION AND THE ACCOMPANY DOCUMENTS SHALL BE CONSTRUED AS A WAIVER, LIMIT, MODIFICATION, NULLIFICATION, OR ALTERATION OF THE TORT IMMUNITY AND OTHER RIGHTS AND IMMUNITIES GRANTED TO RWU, THE ROGERS WATERWORKS AND SEWER COMMISSION, AND THE CITY OF ROGERS, ARKANSAS PURSUANT TO ARK CODE ANN. § 21-9-301 AND OTHER APPLICABLE LAW.

Part of Lot 2, Lot Split for Kum and Go, L.C., as recorded in Plat Book 2007, Page 935, said Lot 2 further described by metes and bounds as follows: Commencing at the NW corner of said Lot 2; thence S 86° 58' 56" E 436.57 feet along the North line of said Lot 2 to the NE corner thereof; thence S 03° 01' 04" W 214.58 feet along the East line of said Lot 2 to the point of beginning; thence continuing S 03° 01' 04" W 249.71 feet along the East line of said Lot 2 to the SE corner thereof; thence N 87° 02' 42" W 156.57 feet along the South line of said Lot 2; thence S 86° 03' 51" W 50.35 feet along the South line of said Lot 2; thence N 86° 51' 44" W 18.47 feet along the South line of said Lot 2; thence N 03° 08' 16" E 120.00 feet; thence S 86° 51' 44" E 25.46 feet; thence N 03° 08' 16" E 136.41 feet; thence S 86° 51' 44" E 199.02 feet to the point of beginning, containing 52,991 square feet or 1.216 acres of land, more or less. Also known as Lot 2-B as shown on Lot Split filed as Instrument 1.02091386.

DEVELOPER:
KUM & GO, LC
1459 GRAND AVENUE
DES MOINES, IA 50309

TELEPHONE: 515-457-6179

FIRM NOTE:
By graphic scaling only this property is located within Flood Zone "X" (areas determined to be outside 500-year floodplain) as determined from the National Flood Insurance Program, Flood Insurance Rate Map, Map No. 05007C0260K, Map Revised: June 5, 2012 and Map No. 05007C0270K, Map Revised June 5, 2012.

1. 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.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100 YEAR SURFACE ELEVATION WITHIN 2-WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. 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.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
6. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVEABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
7. A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000. SEC. 14-228(6)
8. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY

[illegible]

N ↑

ARCHITECTURAL
dunaway/WILLIAMS ARCHITECTS, PLLC
1804 NORTH STATE ST
JACKSON, MS 39202
PHONE (601) 209-7334

STRUCTURAL ENGINEER
SPENCER-ENGINEERS INC
2508 LAKELAND DR #200
FLOWOOD, MS 39232
PHONE (417) 982-7766

CIVIL ENGINEER
ZANEVAN ENGINEERING, LLC
1221 OAK STREET
CARTHAGE, MO 64836
PHONE (417) 540-1107

T-001	COVER SHEET
A-001	LEGEND/GENERAL NOTES
<u>CIVIL</u>	
C-1	EROSION CONTROL PLAN
C-2	REMOVAL PLAN/SITE PLAN
C-3	SPOT GRADES/GRADING PLAN
C-4	PAVING PLANS/DETAILS
C-5	SITE UTILITY PLAN/DETAILS
C-6	STRIPING PLAN/DETAILS
C-7	LANDSCAPE PLAN
C-8	MISCELLANEOUS DETAILS
C-9	GENERAL INFORMATION

LS-001	LIFE SAFETY/ADA
A-101	FLOOR PLAN/REFLECTED CEILING PLAN/FINISH SCHEDULE /EQUIPMENT SCHEDULE
A-102	ROOF PLAN/EXTERIOR ELEVATIONS
A-103	BUILDING SECTIONS/SECTION DETAILS
A-104	WALL SECTIONS/SECTION DETAILS
A-105	DOOR SCHEDULES/WINDOW SCHEDULES/DOOR DETAILS /WINDOW DETAILS
A-106	INTERIOR ELEVATIONS/MILLWORK DETAILS
A-200	SPECIFICATIONS
A-201	SPECIFICATIONS
A-202	SPECIFICATIONS

S100.A	GENERAL NOTES
S100.B	SPECIAL INSPECTIONS
S101	FOUNDATION PLAN/DETAILS
S102	ROOF FRAMING PLAN/DETAILS
S103	SCREEN WALL FRAMING PLAN/DETAILS
S201	DETAILS
S202	DETAILS
S401	COLUMNS SCHEDULE/FOOTING DETAILS

MP1.1	PLUMBING PLANS/HVAC PLANS
MP2.1	SCHEDULES AND DETAILS

E-001	ELECTRICAL NOTES & SCHEDULES
E-002	DETAILS
E-003	SPECIFICATIONS
E-004	SPECIFICATIONS
E-100	ELECTRICAL PLANS

SUBMISSION DATE
30 JUNE 2023

REVISION #1 DATE

8 AUGUST 2022

REVISION #2 DATE
00 SEPT 2023

REVISION #3 DATE

28 SEPT 2022

REVISION #4 DATE
26 OCT 2022

REVISION #5 DATE

04 NOVEMBER 2022

REVISION #0 DATE
20 NOVEMBER 2022

REVISION #7 DATE

19 DECEMBER 2022

20 DECEMBER 2022

REVISION #9 DATE

SAL-TEA SLOTH
CITYVIEW PROJECT NUMBER PL202200632

dunawayWILLIAMS
architects

1804 N. State St. Jackson, MS 39202
tel: 601.209.7334; tel: 662.617.0689
dunawaywilliams.com

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PROJECT NO

22-008

DATE: 22 JUNE 2000

REVISIONS:

REVISIONS:

AUGUST 2
00 SEPT 202

28 SEPT 2022

04 NOV 2022

20 DEC 202

10 JAN 2022

SHEET NO.

T-001

Page 16 of

SAL-TEA SLOTH

1607 WEST NEW HOPE RD ROGERS, ARKANSAS 72758
LARGE SCALE DEVELOPMENT

dunaway/WILLIAMS architects

601.209.7334 or 662.617.0689
dunawaywilliams.com
1804 North State Street Jackson, MS 39202



REVISIONS		NO.	DESCRIPTION	BY	DATE
1	MODIFIED ELEVATIONS & ADDED CDS UNIT	staff	8/30/22		
2	ADDED BIKE RACK, MODIFIED CHART				
3	ROUND 4 COMMENTS				
4	REMOVED PRIVACY FENCE				
5	NORTH ACCESS, DUMPSTER SCREEN, BIKE RACK				
6	CHANGED PER ROUND 6 COMMENTS				

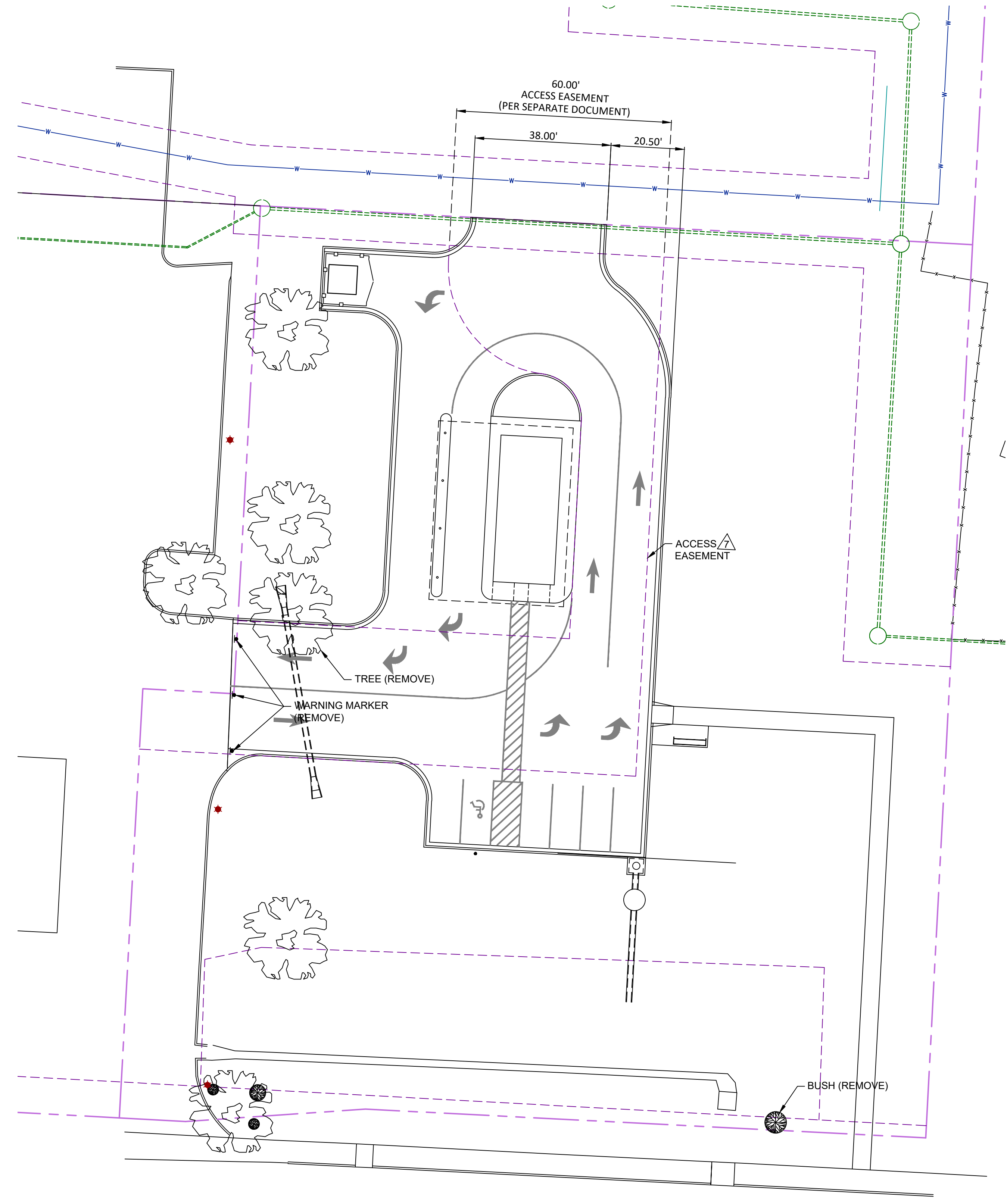
**SALTEA SLOTH
SITE DEVELOPMENT**
1607 W. NEW HOPE RD
ROGERS, ARKANSAS

**C-2
REMOVAL & SITE PLANS**
PROJECT NUMBER:
220009
DATE:
06/30/2022

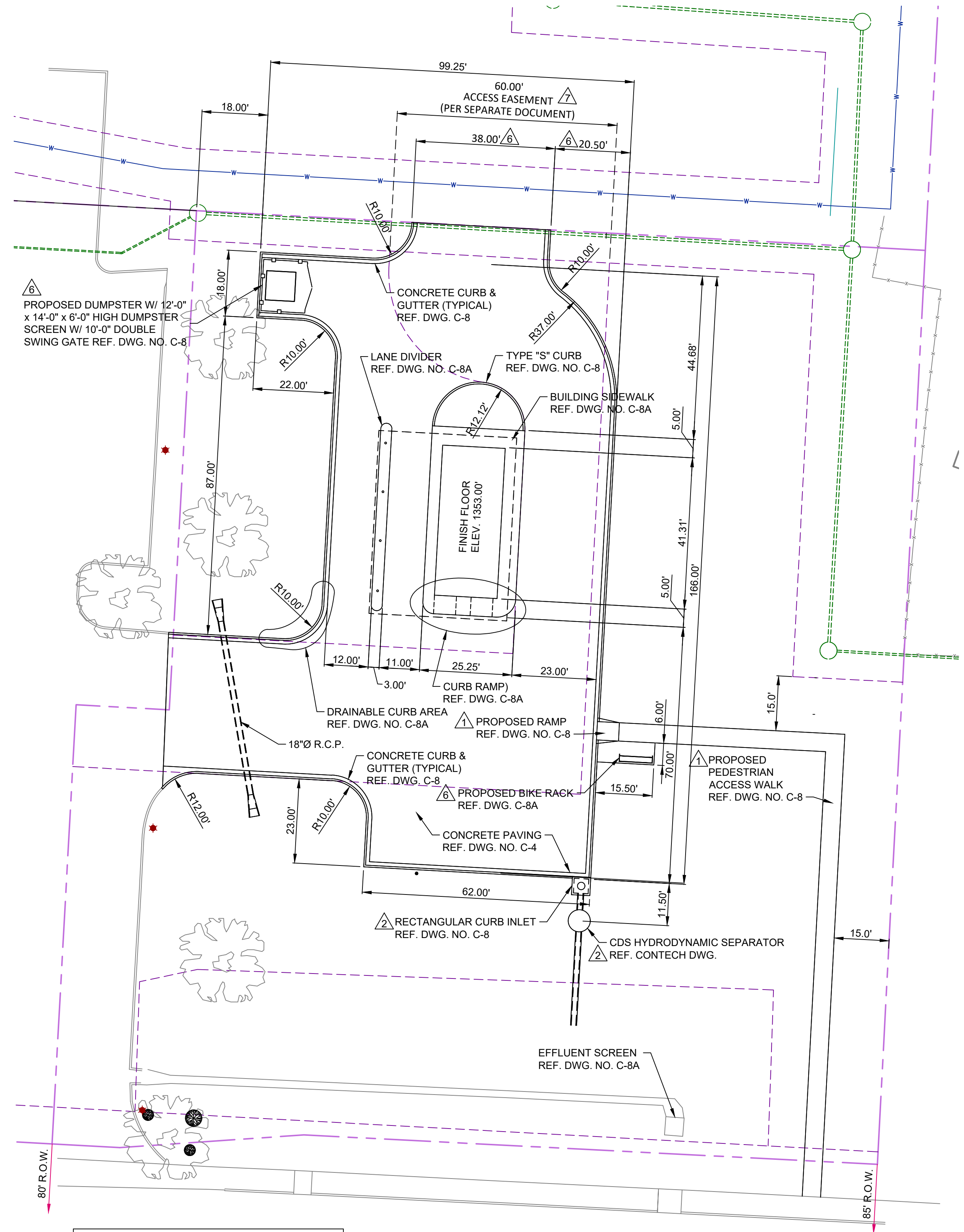


FIELD BOOK: STAFF
FIELD BY: STAFF
CHECK BY: STAFF

ARKANSAS CERTIFICATE OF AUTHORITY 4000



REMOVAL PLAN
1" = 20'



Development Areas			
Item	Square Feet	Acres	% of Area
Total Area	52,991	1.216	100.00%
Building Area	714	0.016	1.35%
Paved Area	13,507	0.310	25.49%
Green Space	38,770	0.890	73.16%

GREEN SPACE TO DEVELOPED
AREA RATIO = 2.726:1

4/3 DEVELOPMENT STANDARDS

MAX. BUILDING HEIGHT
AT REQUIRED SETBACK =

REQUIRED SETBACK =

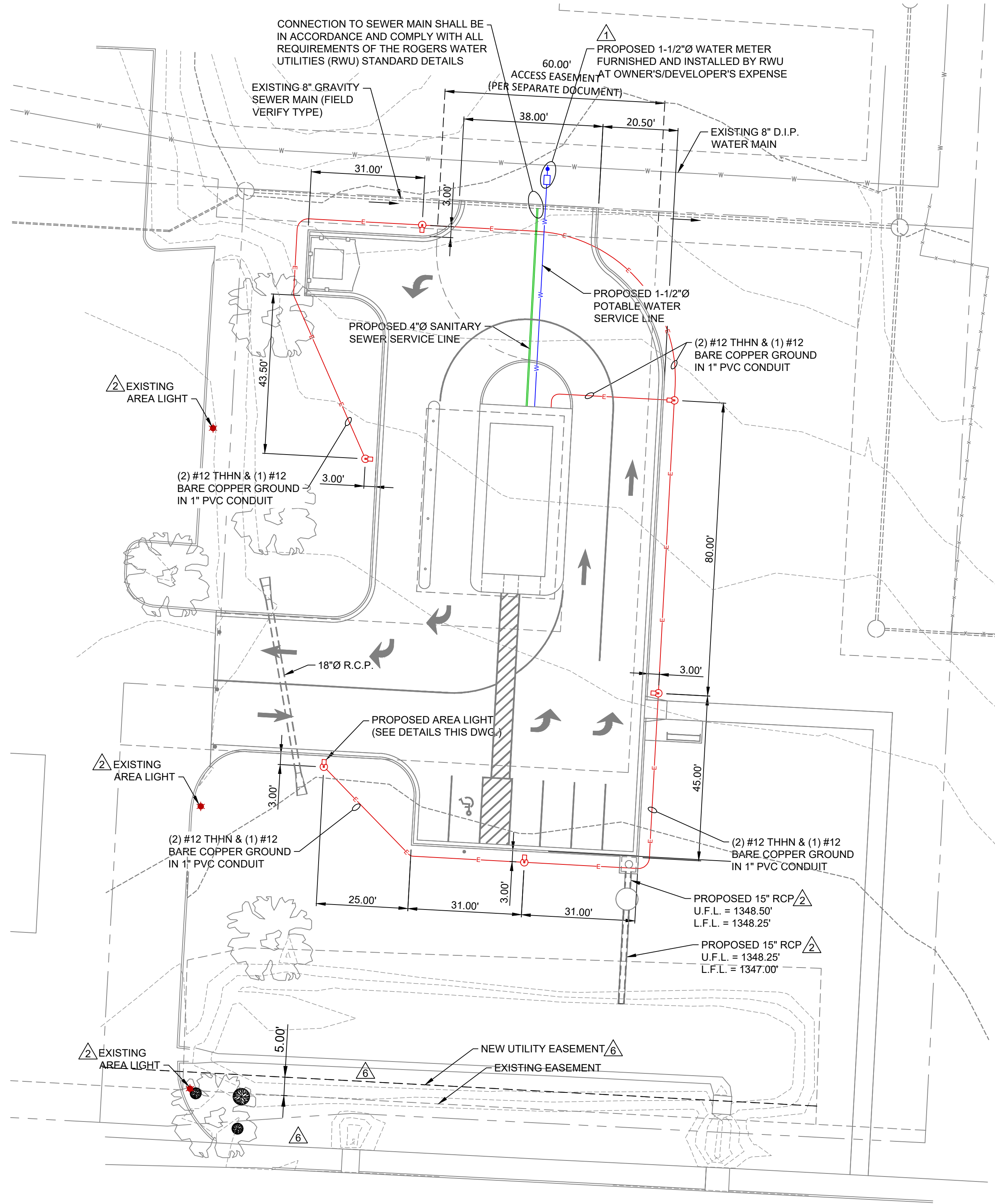
BUILD-TO ZONE REQUIREMENT = VARIANCE REQUESTED

SITE PLAN
1" = 20'

35 FEET MAX.
FRONT YARD
5 FEET MIN., 30 FEET MAX.
INTERIOR SIDE YARD
5 FEET MIN., NO. MAX
EXTERIOR SIDE YARD
5 FEET MIN., NO. MAX
REAR YARD
10 FEET MIN., NO. MAX

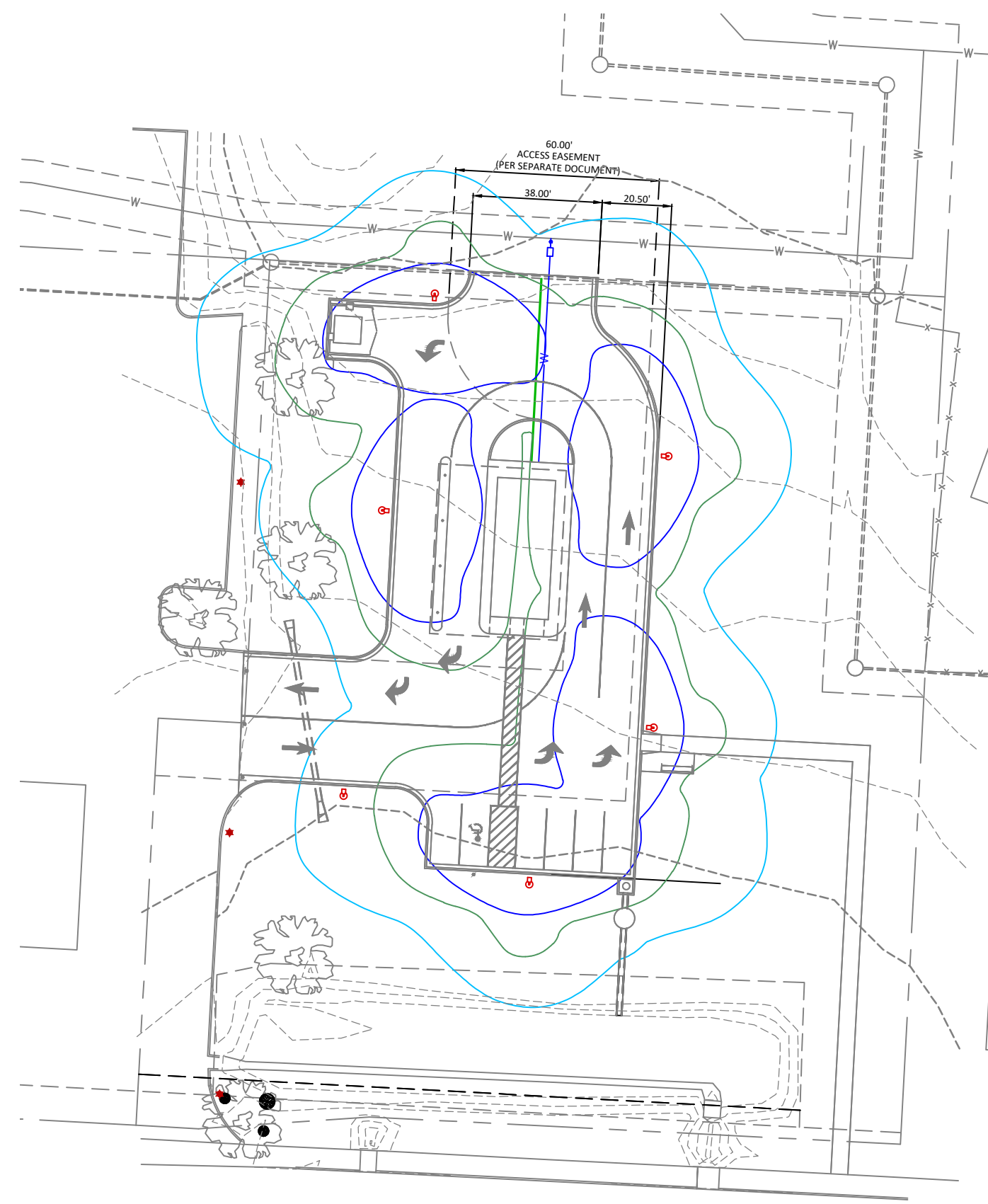
NOTE:
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED.
SEE ARCHITECTURAL PLANS FOR DETAILS

CITY OF ROGERS

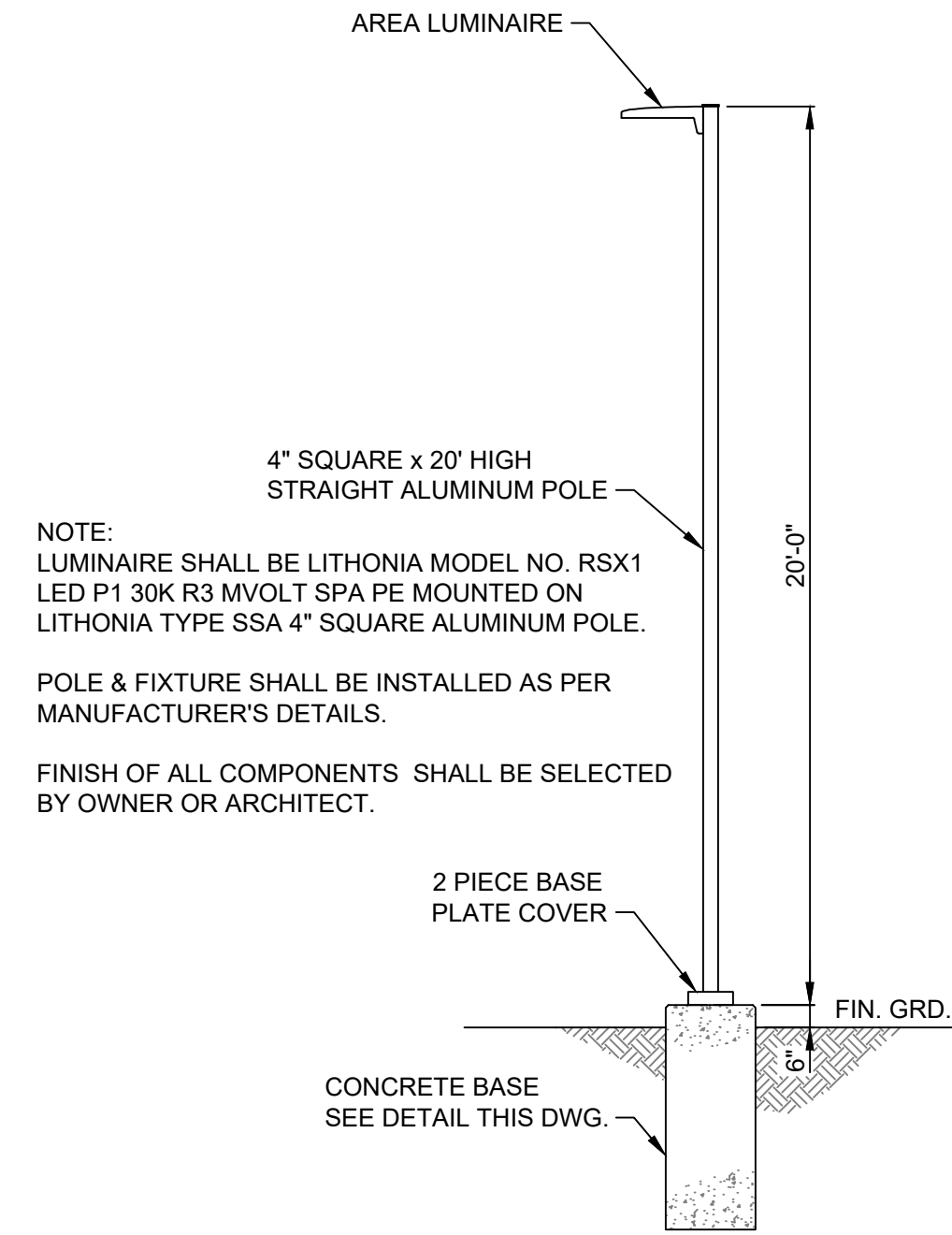


UTILITIES PLAN
1" = 20'

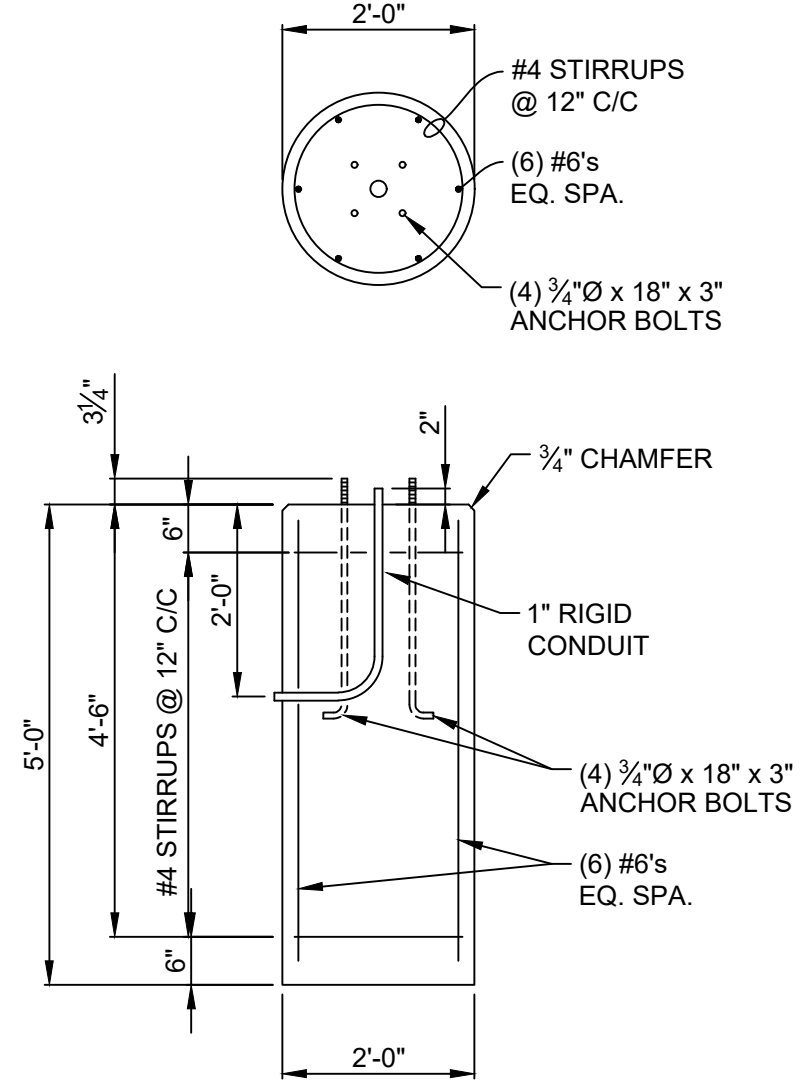
NOTE: LOCATION OF UTILITY SERVICE LINES SHALL BE COORDINATED W/ ARCHITECTURAL PLANS



PHOTOMETRIC PLAN
1" = 40'

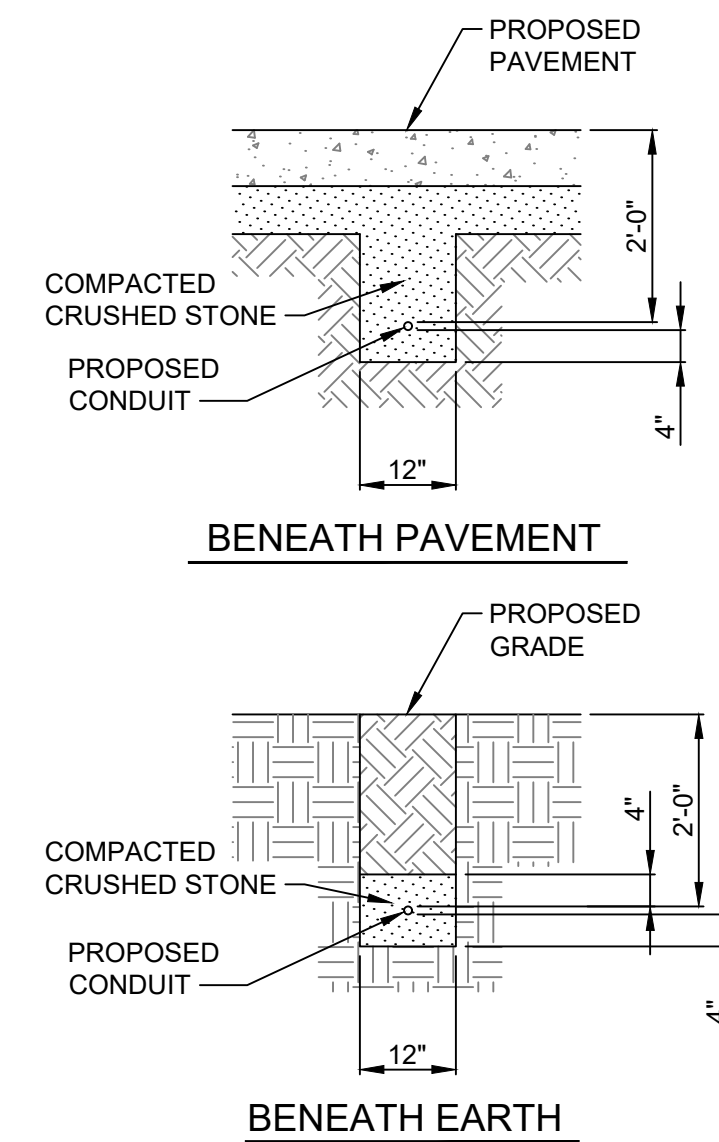


AREA LIGHTING DETAIL
1/4" = 1'-0"



LIGHT BASE DETAIL
1/2" = 1'-0"

NOTE: ANCHOR BOLTS TO BE AS PER THE AREA LIGHTING MANUFACTURER'S REQUIREMENTS.



CONDUIT TRENCHING DETAILS
NTS



NO.	DESCRIPTION	BY	DATE
1	REVISED PER CITY COMMENTS	staff	7/24/22
2	ADDED EXIST. AREA LIGHTS & PIPE TO CDS UNIT	staff	9/31/22
3	ROUND 4 COMMENTS		
4	REMOVED PRIVACY FENCE		
5	REMOVED LIGHT POLE & ADDED EASEMENT		
6			

SALTEA SLOTH
SITE DEVELOPMENT
1607 W. NEW HOPE RD
ROGERS, ARKANSAS

C-5
UTILITIES PLAN
& DETAILS
PROJECT NUMBER:
220009



DATE: 06/30/2022

FIELD BOOK: STAFF
FIELD BY: STAFF
CHECK BY: STAFF

APPROVED STREET TREES

50' tall ≥4' from curb or sidewalk	30-50' tall ≥3' from curb or sidewalk	<20' tall ≥2' from curb or sidewalk
* Fruitless Kentucky Coffee Tree Ginkgo (male only) * Hackberry Japanese Zelkova (Green Vase) Lacebark Elm (Allee) Littleleaf Linden (Greenspire) London planetree Oak * Black * Northern Red Shingle * Shumard * Southern Red * Swamp White White * Willow * River Birch * Shortleaf Pine Silver Linden * Sugarberry (Sugar Hackberry) Turkish Filbert	* American Hophornbeam American Holly Chinese Pistache English Oak Hawthorns Kousa Dogwood Persian Ironwood * Scarlet Oak Thornless Honeylocust (Shademaster) * Yellowwood	* American Smoketree Amur Maple Crabapple Hedge Maple Magnolia (Little Gem) Nellie Stevens holly Possumhaw * Redbud Shadow serviceberry Yaupon Holly

- * - DENOTES A NATIVE SPECIES
() - DENOTES A RECOMMENDED VARIETY
1. SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.

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

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

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

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

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

7. TREES SHALL BE CENTERED IN THE GREENSPACE.



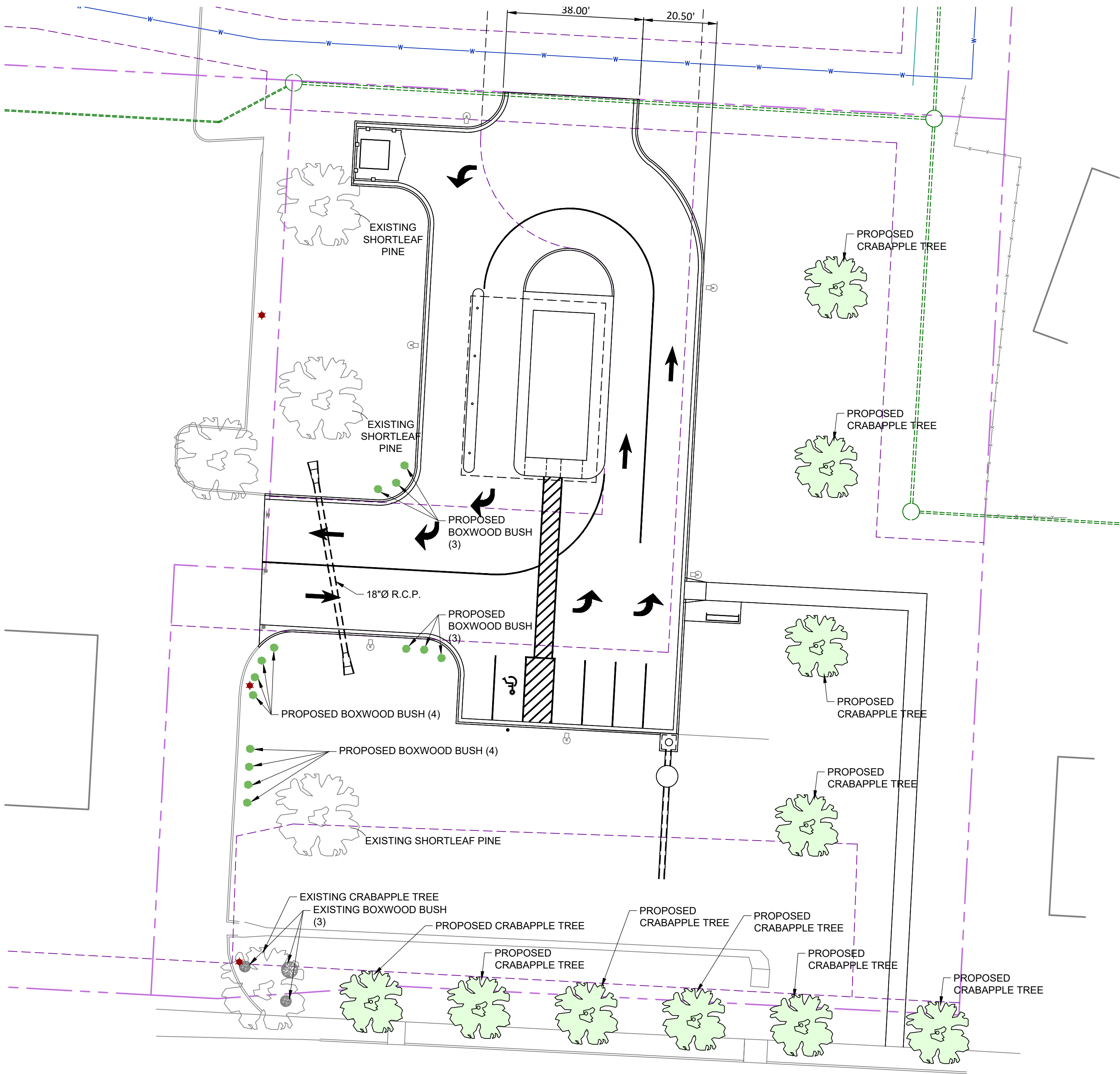
CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

TYPICAL STREET SECTIONS

6 OF 6

NOT TO SCALE

OCTOBER 18, 2016



LANDSCAPING PLAN

1" = 20'



△ SITE LANDSCAPING REQUIREMENTS

LANDSCAPE PLANTS	REQUIRED	14	TOTAL
EVERGREEN TREES	MINIMUM	10%	1.4 ~ 2
ORNAMENTAL TREES	MAXIMUM	25%	3.5 ~ 4

△ STREET TREE PROVISIONS

STREET TREES	7	TOTAL
CRABAPPLE TREE	1	EXISTING
CRABAPPLE TREES	6	PROPOSED



SITE LANDSCAPING REQUIREMENTS

	REQUIRED	PROPOSED	EXISTING	TOTAL
	NUMBER	PLANT SPECIES		
LANDSCAPE PLANS	14	14	BOXWOOD BUSH	14
EVERGREEN TREES	2		SHORTLEAF PINE	3
ORNAMENTAL TREES	4	4	CRABAPPLE TREE	4

STREET TREE REQUIREMENTS

	REQUIRED	PROPOSED	EXISTING	TOTAL	
		NUMBER	PLANT SPECIES		
STREET TREES	7	6	CRABAPPLE TREE	1	7

△ NOTES:

- TYPES OF TREES SHALL BE SELECTED FROM THE CITY OF ROGERS APPROVED LIST OF ACCEPTABLE TREES.
- TYPES OF BUSHES SHALL BE SELECTED BY THE OWNER AND APPROVED BY THE CITY OF ROGERS.
- TREES SHALL BE SPACED AT 50' C/C (N/S) & 35' EASTERLY OF EAST CURB.
- THE OWNER/DEVELOPER SHALL PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING, AND IF REQUIRED, REPLACING LANDSCAPING.
- STREET TREES SHALL BE LOCATED PER THE CITY OF ROGERS STANDARD SPECIFICATIONS.



REVISIONS				
NO.	DESCRIPTION	BY	DATE	
2	REVISED PLANTING REQMTS. PER CITY COMMENTS	staff	8/29/22	
3	ADDED STREET TREE PROVISIONS	staff	10/06/22	
4	ROUND 4 COMMENTS			
5	CHANGED TYPE OF TREES			
6	CHANGED NO. OF TREES			
7	CHANGED PER ROUND 6 COMMENTS	staff	11/28/22	

SALTEA SLOTH
SITE DEVELOPMENT
1607 W. NEW HOPE RD
ROGERS, ARKANSAS

C-7
LANDSCAPING PLAN

PROJECT NUMBER:
220009

DATE:
06/30/2022





LARGE SCALE DEVELOPMENT

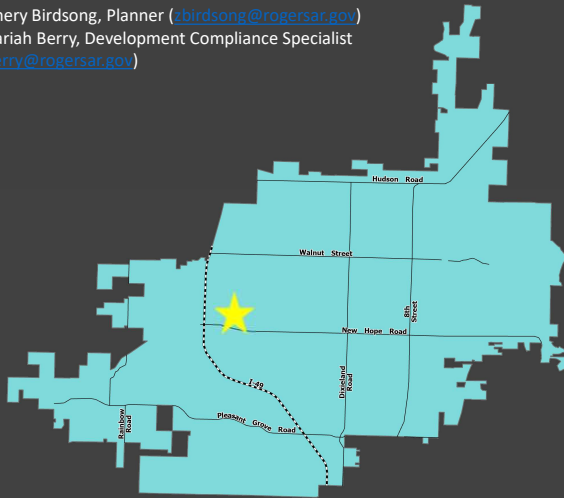
PLANNING

Izard Properties

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

3833 W. Financial Parkway

CGM Designation

Neighborhood Center

Zoning

R-O (Residential Office)

Proposed Use

Business and Professional Office

Representative

Chris Bakunas, McClelland Consulting Engineers

Location:

This property is located at 3833 W. Financial Parkway, just west of S. Osage Road and east of S. Promenade Boulevard.

02-17123-005 and 02-17123-004

Planning Review

• **Use Definition:**

Business and professional office is a secondary use classification encompassing office uses for companies and non-governmental organizations. Sec. 14-695(b)(3)(z)(1)

• **Zoning Compliance:**

The proposed project is in compliance with R-O (Residential Office) zoning regulations.

• **CGM Compliance:**

The proposed project is not in alignment with the Comprehensive Growth Map. The Neighborhood Center CGM designation calls for C-3 zoning at this location. However, this location was already zoned Residential Office. This development is allowed by right.

Development Standards:

• **Building Disposition:**

The proposed building meets size and setback requirements per zoning code.

• **Parking and Loading:**

Required parking is being met and there are no loading requirements.

• **Screening and Transitions:**

All screening and transitions have been met.

• **Landscaping:**

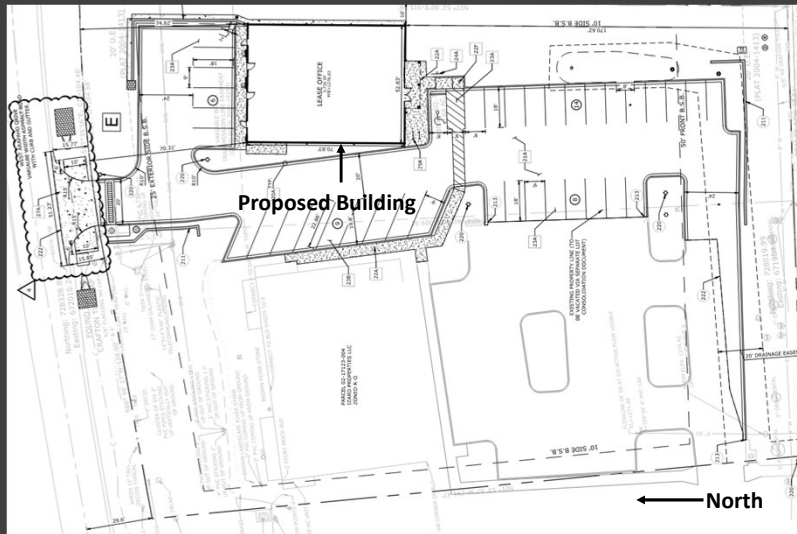
All landscaping requirements have been met.



LARGE SCALE DEVELOPMENT

PLANNING

Izard Properties



Site Plan

Proposal

An office building totaling 3,735 square-feet.

PROPOSAL

The applicant is proposing the construction of a single building totaling 3,735 square-feet for business and professional office. The project has passed all city reviews and has received RWU conditional approval.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant requested a waiver from Sec. 14-260 (2) requiring cross access to adjacent lots due to site topography. This waiver was approved administratively. All other access management standards have been met.

STORMWATER MANAGEMENT:

The detention requirements for this site have been previously met with the construction of the Creekside Place commercial subdivision, according to the *As-Built Drainage Report for Creekside Phase 1, 2, & 3* dated February 3rd, 2009 by Crafton Tull. The applicant requested a variance from the Drainage Criteria Manual (DCM) requiring storm sewer pipes to have a minimum velocity of 3-ft/sec. This waiver was approved administratively.

WATER QUALITY:

The applicant proposes a porous landscape detention (PLD) area and Aquashield Aqua-swirl (Model AS-2) to address water quality requirements.

FLOODPLAIN MANAGEMENT:

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



LARGE SCALE DEVELOPMENT

PLANNING

Izard Properties



Aerial View

Recommendation

APPROVE

Recommendation:

Approve

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Financial Parkway is not in substandard condition.

W Arapaho Drive is in substandard condition. A **FEE-IN-LIEU** of street improvements to W Arapaho Drive in the amount of \$33,338.50 is required.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Financial Parkway, a Minor Street, is 25-ft from the centerline as required by the Typical Street Section (TSS).

The right-of-way width for W Arapaho Drive, a Minor Street, is 30-ft from the centerline as required by the TSS.

Sidewalks & Sidepaths:

There is an existing 5-ft sidewalk along W Financial Parkway.

Trails:

A 10' wide Multiuse Trail on W Arapaho Drive is included in the fee-in-lieu.

Streetlights:

The proposed streetlights meet streetlight requirements.

Street Trees:

The applicant proposes 6 Oklahoma Redbuds along W Financial Parkway and street trees are included in the fee-in-lieu for W Arapaho Drive. This meets street tree requirements.



October 5, 2022

Mr. Chris Bakunas, PLA
McClelland Consulting Engineers Inc.
1810 No. College
Fayetteville, AR 72702

Re: Conditional Approval of Civil Plans
Izard Properties

Dear Mr. Bakunas:

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

1. The parcel boundary must be removed before water and sewer service can be established.
2. 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 prevention. Food services facilities must also include an approved grease interceptor.
 - B. Provide fire suppression plans once they are complete. Approved backflow protection is required on a fire protection system.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP:TD

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GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT MCCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. MCCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

MCCLELLAND CONSULTING ENGINEERS, INC.
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
OFFICE: (479) 443-2377
FAX: (479) 443-9241

MCCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

CITY OF ROGERS GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.

EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

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

CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YR WATER SURFACE ELEVATION WITHIN 2 WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.

WHERE PUBLIC SIDEWALKS, TRAILS OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN.

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 OF EDGE OF ASPHALT.

WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROJECT BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0260
EFFECTIVE DATE: 6/5/2012

CONSTRUCTION TYPE

TYPE = IIB

BUILDING CODE

2012 AR BUILDING CODE
2012 AR FIRE PREVENTION CODE
2012 AR MECHANICAL CODE
2018 AR PLUMBING CODE
2018 AR FUEL GAS CODE
2017 NATIONAL ELECTRIC CODE
2010 ANSI

CONTACTS

PLANNING
CITY OF ROGERS
301 W. CHESTNUT STREET,
ROGERS, AR 72756
JOHN MCCURDY / DIRECTOR
PHONE: (479) 621-1186
EMAIL: jmccurdy@rogersar.gov

CITY ENGINEER
CITY OF ROGERS
301 W. CHESTNUT STREET,
ROGERS, AR 72756
LANCE JOBE, P.E. / CITY ENGINEER
PHONE: (479) 621-1186
EMAIL: ljobe@rogersar.gov

WATER AND SEWER
ROGERS WATER UTILITIES
601 S. 2nd STREET,
ROGERS, AR 72756
EARL ROUSCH
PHONE: (479) 936-5425
EMAIL: earlrousche@rwu.org

NATURAL GAS
BLACK HILLS ENERGIE
1301 FEDERAL WAY,
LOWELL, AR 72745
ADAM COMER / SR. PLANNER
PHONE: (479) 877-0006
EMAIL: adam.comer@blackhillscorp.com

TELEPHONE / INTERNET
ATTN:
700 W. WALNUT,
ROGERS, AR 72756
BRIAN WILLIAMS
PHONE: (479) 249-5194
EMAIL: bw9156@att.com

COX COMMUNICATIONS
CHAD HODGE
PHONE: (479) 871-0339
EMAIL: chad.hodge@cox.com
TIM BUSEY
PHONE: (479) 387-8305
EMAIL: tim.busey@cox.com

ELECTRIC
CARROLL ELECTRIC CO-OP
707 SE WALTON BOULEVARD,
BENTONVILLE, AR 72712
DEREK THURMAN
PHONE: (479) 273-2421 x 2690
EMAIL: dthurman@carrolleccc.com

FIRE DEPARTMENT
CITY OF ROGERS FIRE DEPARTMENT
201 N. 1st STREET,
ROGERS, AR 72756
DEREK THURMAN
PHONE: (479) 621-1179

OWNER / DEVELOPER
IZARD PROPERTIES, LLC
1811 EL CONTENTO CIRCLE
BENTONVILLE, AR 72712
DR BILLY JONES
PHONE: (479) 986-8655
EMAIL: bjones@freshrootsfamilycounseling.com

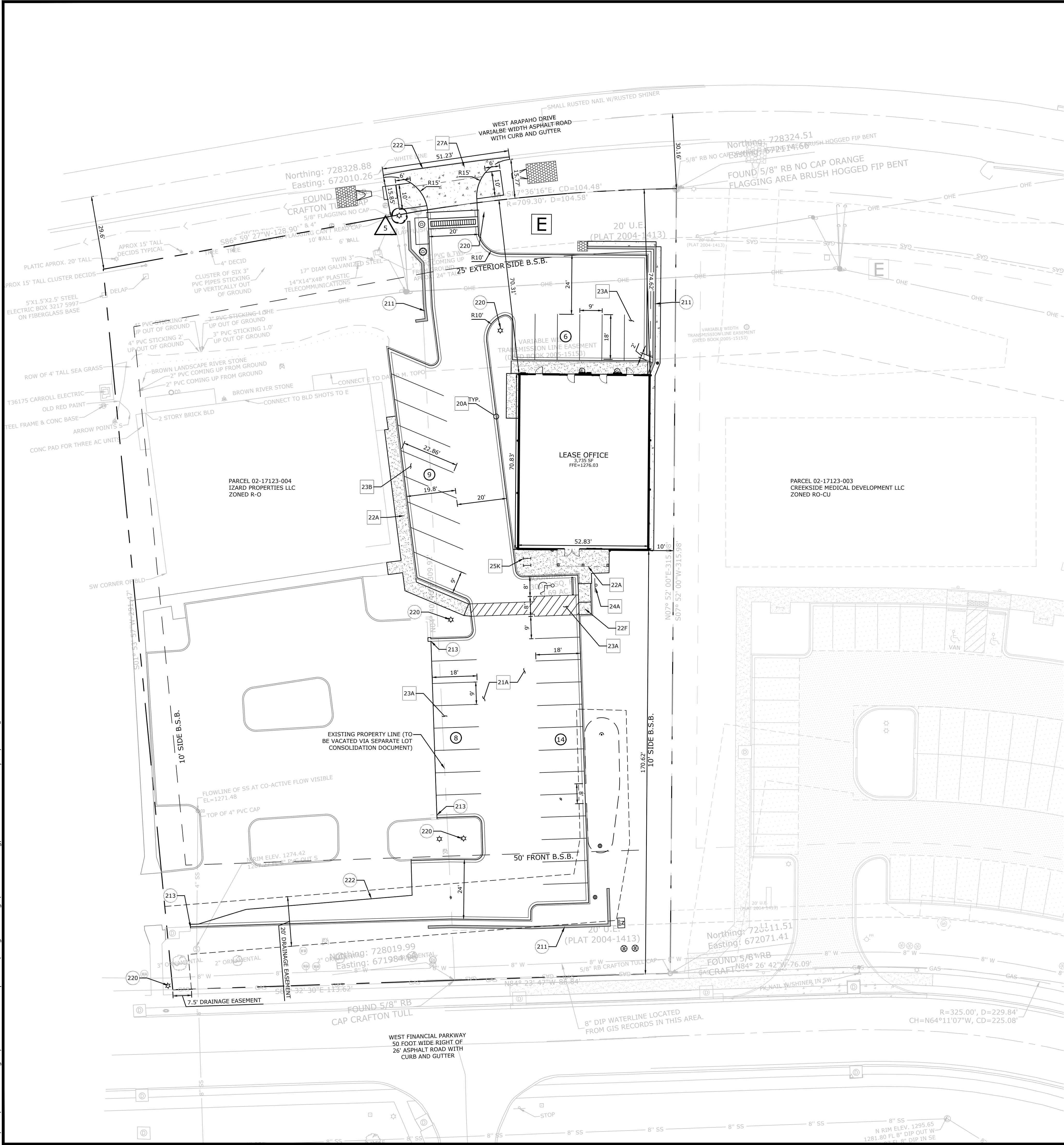
CIVIL ENGINEERING CONSULTANT
MCCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
CHRIS BAKUNAS, PLA / PROJECT MANAGER
PHONE: (479) 443-2377
EMAIL: cbakunas@mce.us.com

IZARD PROPERTIES TENANT BUILDING

3833 W. FINANCIAL PARKWAY ROGERS, AR LARGE SCALE DEVELOPMENT

CITYVIEW PROJECT #PL202200524





GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW

SITE DATA TABLE		
OVERALL SITE AREA	30,022 S.F.	0.69 AC
PARKING SPACES	REQUIRED	PROVIDED
PARKING STALL CALCULATION: 1 STALL / 300 SF NET FLOOR AREA; 3,735 SF PROPOSED	12	
9' x 18' STALLS	11	36
ADA ASSESSABLE STALLS	1	1
TOTAL PROVIDED		37
ZONING	R-O (RESIDENTIAL OFFICE)	
FRONT SETBACK	30' (50' IF PARKING IN FRONT)	
REAR SETBACK	25'	
SIDE SETBACK	INTERIOR: 10' EXTERIOR: 25'	
DEVELOPMENT AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	30% (9,007 SF)	36% (10,696 SF)
IMPERVIOUS AREA (MAX)	70% (21,015 SF)	64% (19,326 SF)
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE RACK CALCULATION: 1 RACK / 20 PARKING STALLS; 37 TOTAL PARKING STALLS	2	2
BUILDING AREA		
PROPOSED BUILDING AREA	3,735 SF	
BUILDING HEIGHT	28'-10"	

PLAN SCALE

(IN FEET)
1 inch = 20ft.

EXISTING LEGEND

R/W	PROPERTY LINE	POWER POLE
SS	RIGHT OF WAY	GUY WIRE w/ ANCHOR
W	SANITARY SEWER LINE	GAS METER
W	WATER LINE	GAS RISER
W	GAS LINE	STREET LIGHT POLE
UGT	UNDERGROUND TELEPHONE	TELEPHONE PEDESTAL
UGE	UNDERGROUND ELECTRIC	CABLE TV PEDESTAL
UGTV	UNDERGROUND TELEVISION	CABLE VAULT
UGFO	UNDERGROUND FIBER	ELECTRIC VAULT
OHE	OVERHEAD ELECTRIC	FIBER VAULT
X-X	FENCE	GAS VAULT
	ROAD CENTERLINE	TELEPHONE VAULT
	DITCH FLOWLINE	WATER VAULT
	EASEMENT LINE	SIGN (AS NOTED)
	GRAVEL LINE	POST (AS NOTED)
	FIRE HYDRANT	BENCHMARK
	WATER VALVE	FOUND IRON PIN (AS NOTED)
	WATER FAUCET	CONTROL POINT
	SANITARY SEWER MH	RR SPIKE
	CLEAN-OUT	BUSH
	DRAINAGE MH	DECIDUOUS TREE
		CONIFEROUS TREE

PROPOSED LEGEND

---	CURB AND GUTTER
---	EASEMENT
---	SETBACK
---	TEMPORARY CONSTRUCTION EASEMENT
-X-X-	FENCE
	PAINTED / THERMOPLASTIC STRIPING
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	CATCH BASIN
	FLARED END SECTION
	PARKING STALL COUNT
	WATER METER
	LIGHT POLE
	ELECTRICAL TRANSFORMER

SITE KEYNOTES

200 LANDSCAPED AREA (SEE LANDSCAPE PLAN)
201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
210 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
211 RETAINING WALL (SEE GRADING PLAN)
212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
213 TAPER CURB TO MATCH EXISTING
216 PYLON SIGN (SEE ARCH. PLANS)
217 MONUMENT SIGN (SEE ARCH. PLANS)
220 LIGHT POLE / FIXTURE (SEE PHOTOMETRIC PLANS)
222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

SITE DETAILS

20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
21A STANDARD DUTY ASPHALT PAVEMENT
22A CONCRETE SIDEWALK
22F PEDESTRIAN RAMP (PARALLEL)
23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23B 60°, 45°, 30° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
24A ACCESSIBLE PARKING SIGN
25K BIKE RACK
27A CITY OF ROGERS COMMERCIAL DRIVEWAY STANDARD DETAIL



MCE **McLELLAND CONSULTING ENGINEERS, INC.**
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

IZARD PROPERTIES
TENANT BUILDING
3833 W. FINANCIAL PARKWAY
ROGERS, AR

811
Know what's below.
Call before you dig.

REVISIONS		DESCRIPTION
REV	DATE	
1	9/22/2022	ADDRESSING CITY & RWU COMMENTS
2	10/26/2022	ADDRESSING CITY & RWU COMMENTS
3	12/15/2022	ADDRESSING CITY & RWU COMMENTS
4	1/04/2023	ADDRESSING CITY & RWU COMMENTS
5	1/24/2023	ADDRESSING CITY COMMENTS

SITE PLAN

DESIGNED BY:
JAD

DATE:
1/25/2023

SCALE:
AS NOTED

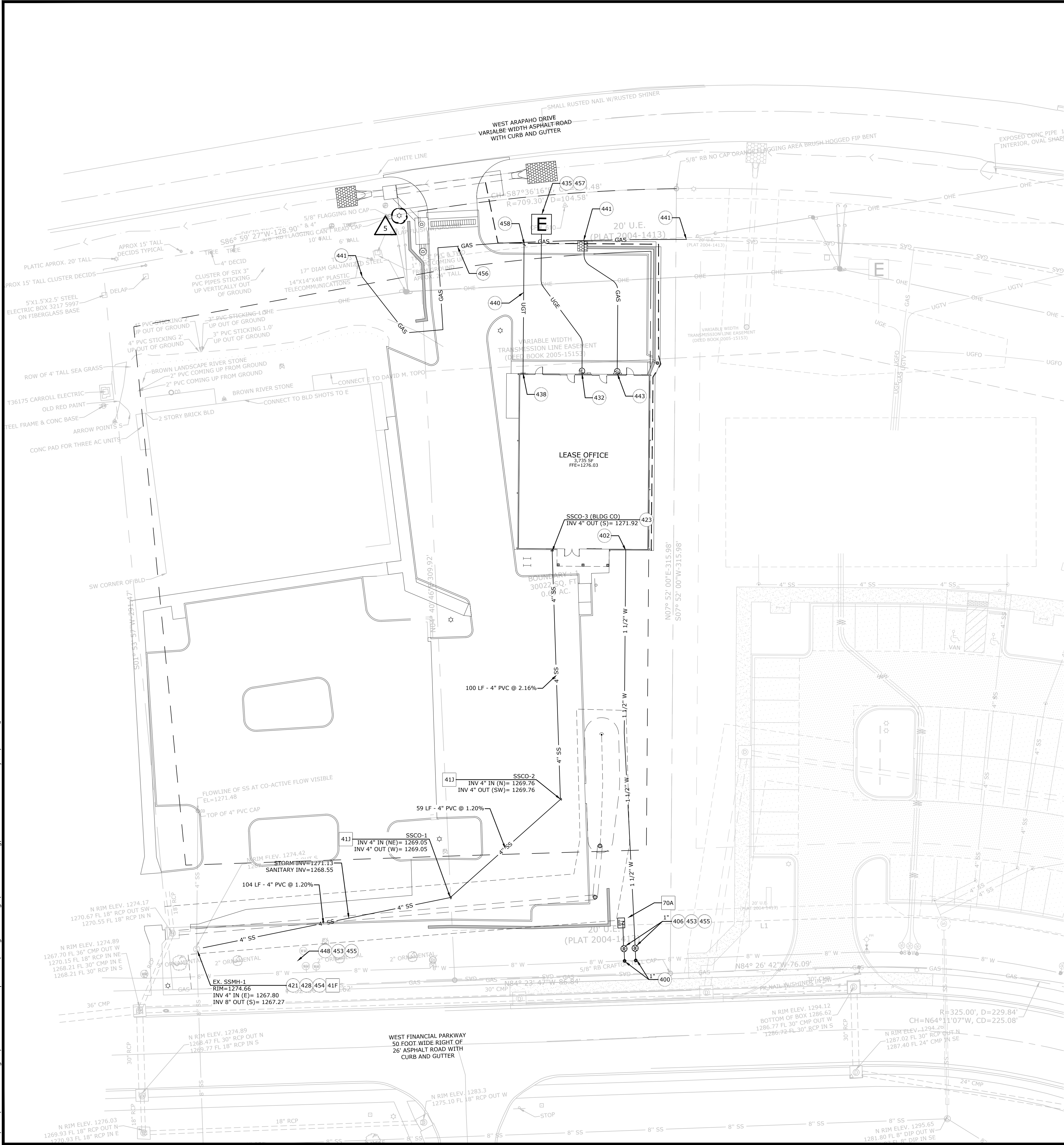
DRAWN BY:
JAD

REVISION:
REV-1

JOB NUMBER:
22-2128

C2.0

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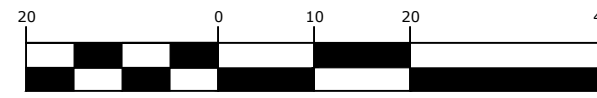


GENERAL UTILITY NOTES

- ALL WATER MAINS SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
ALL SEWER MAINS SHALL BE PVC (SDR-26), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).
ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
ALL DOMESTIC WATER SERVICE LINES AFTER THE METER TO BUILDINGS SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY MCLELLAND CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. MCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
- ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
- THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY. CONTROL PROCEDURES, HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (ROGERS WATER UTILITIES STANDARD SPECIFICATIONS, REVISED APRIL 15, 1997). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
- ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
- WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
- ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
- SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY RWU, AND FEES PAID BY CONTRACTOR.
- ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
- PUBLIC SANITARY SEWER MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER SD-1.15.
PRIVATE DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41M.
- PUBLIC WATER MAIN, WATER SERVICE LINE TO METER, AND / OR FDC LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER SD-1.15.
PRIVATE DOMESTIC WATER SERVICE LINE AFTER METER TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 40L.
- ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
- TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
- ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
- MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
- COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
- ALL WATER AND SEWER FORCE MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL WD-1.20 OR APPROVED EQUAL.
- PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).



PLAN SCALE



EXISTING LEGEND

— R/W —	PROPERTY LINE	— POWER POLE —	POWER POLE
— SS —	RIGHT OF WAY	— GUY WIRE w/ ANCHOR —	GUY WIRE w/ ANCHOR
— GAS —	SANITARY SEWER LINE	— GAS METER —	GAS METER
— UGT —	WATER LINE	— GAS RISER —	GAS RISER
— UGE —	GAS LINE	— STREET LIGHT POLE —	STREET LIGHT POLE
— UGTV —	UNDERGROUND TELEPHONE	— TELEPHONE PEDESTAL —	TELEPHONE PEDESTAL
— UFO —	UNDERGROUND ELECTRIC	— CABLE TV PEDESTAL —	CABLE TV PEDESTAL
— OHE —	UNDERGROUND TELEVISION	— CABLE VAULT —	CABLE VAULT
— X —	UNDERGROUND FIBER	— ELECTRIC VAULT —	ELECTRIC VAULT
— ROAD CENTERLINE —	OVERHEAD ELECTRIC	— GAS VAULT —	GAS VAULT
— DITCH FLOWLINE —	FENCE	— TELEPHONE VAULT —	TELEPHONE VAULT
— EASEMENT LINE —	ROAD CENTERLINE	— WATER VAULT —	WATER VAULT
— GRAVEL LINE —	DITCH FLOWLINE	— SIGN (AS NOTED) —	SIGN (AS NOTED)
— FIRE HYDRANT —	EASEMENT LINE	— POST (AS NOTED) —	POST (AS NOTED)
— WATER METER —	GRAVEL LINE	— BENCHMARK —	BENCHMARK
— WATER VALVE —	FIRE HYDRANT	— FOUND IRON PIN (AS NOTED) —	FOUND IRON PIN (AS NOTED)
— WATER FAUCET —	WATER METER	— CONTROL POINT —	CONTROL POINT
— SANITARY SEWER MH —	WATER VALVE	— RR SPIKE —	RR SPIKE
— CLEAN-OUT —	WATER FAUCET	— BUSH —	BUSH
— DRAINAGE MH —	SANITARY SEWER MH	— DECIDUOUS TREE —	DECIDUOUS TREE
	CLEAN-OUT	— CONIFEROUS TREE —	CONIFEROUS TREE
	DRAINAGE MH		

PROPOSED LEGEND

— S —	STORM DRAIN
— GAS —	GAS LINE
— SS —	GAS METER
— E —	ELECTRIC METER
— UGFO —	UNDERGROUND FIBER OPTIC LINE
— UGE —	UNDERGROUND ELECTRIC LINE
— UGE&FO —	UNDERGROUND ELECTRIC & FIBER OPTIC LINE
— UGE&T —	UNDERGROUND ELECTRIC & TELEPHONE LINE
— UGT —	UNDERGROUND TELEPHONE
— UGTV —	UNDERGROUND TELEVISION
— UGT&FO —	UNDERGROUND TELEPHONE & FIBER OPTIC LINE
— X" W —	WATER LINE
— X" SS —	FIRE HYDRANT
— X" SS —	WATER METER
— X" SS —	WATER VALVE
— X" SS —	REDUCER
— X" SS —	SANITARY SEWER LINE
— X" SS —	SANITARY SEWER MANHOLE
— X" SS —	CLEAN-OUT
— X" SS —	ELECTRIC TRANSFORMER
— X" SS —	LIGHT POLE
— X" SS —	CATCH BASIN

UTILITY KEYNOTES

- 400 POINT OF CONNECTION - WATER SERVICE
- 402 DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 406 PROPOSED WATER METER (SEE SIZE AT SYMBOL)
- 421 POINT OF CONNECTION - SANITARY SEWER SERVICE
- 423 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 428 CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 431 ELECTRIC METER (PER ELECTRIC COMPANY REQUIREMENTS)
- 432 ELECTRIC BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 435 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 438 TELEPHONE / INTERNET BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 440 TELEPHONE / INTERNET CONDUITS TO BE SCH-40 PVC (SIZE AND QUANTITY PER TELEPHONE COMPANY) (UNDER PAVED AREAS ONLY)
- 441 POINT OF CONNECTION - NATURAL GAS SERVICE (PER GAS COMPANY REQUIREMENTS)
- 442 NATURAL GAS METER
- 443 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 448 POINT OF RELOCATION
- 450 FIRE HYDRANT ASSEMBLY PER RWU STANDARD DETAILS WD-1.4A
- 452 JACK & BORE UNDER ROADWAY RWU STANDARD DETAIL SD-1.19
- 453 METER BOXES PER RWU STANDARD DETAIL WD-1.7
- 454 4" SEWER MANHOLE RWU STANDARD DETAIL SD-1.2
- 455 1" WATER SERVICE RWU STANDARD DETAIL WD-1.6
- 456 PROPOSED RELOCATION OF EXISTING GAS LINE. GAS AND ANY OTHER UTILITIES UNDER PROPOSED DRIVE MUST BE LOCATED AT THE START OF THE PROJECT. CONTRACTOR TO COORDINATE RELOCATION WITH UTILITY AND ENGINEER.
- 457 CONTRACTOR SHALL COORDINATE w/ CARROLL ELECTRIC FOR NEW SERVICE LINE RUNNING TO NEW TRANSFORMER.
- 458 CONTRACTOR SHALL COORDINATE w/ AT&T AND COX COMMUNICATIONS FOR FINAL POINT OF CONNECTION

UTILITY DETAILS

- 41F SANITARY SEWER CONNECTION AT EXISTING MANHOLE
- 41J SANITARY SEWER CLEAN-OUT
- 70A RPZ BACKFLOW DEVICE (WATTS 1" RPZ LF009M2QT; HEATED ENCLOSURE BY SAFETY-T-COVER, 200 S-AL)

MCE MCLELLAND CONSULTING ENGINEERS, INC.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

IZARD PROPERTIES
TENANT BUILDING
3833 W. FINANCIAL PARKWAY
ROGERS, AR

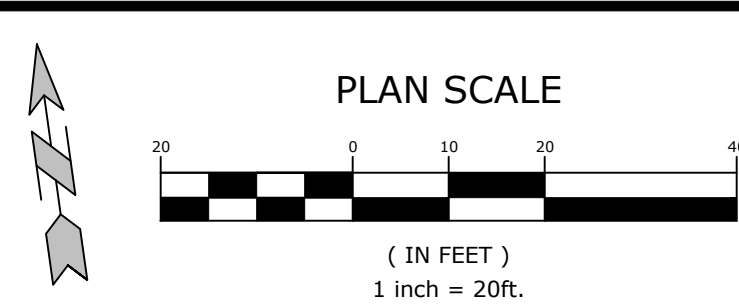
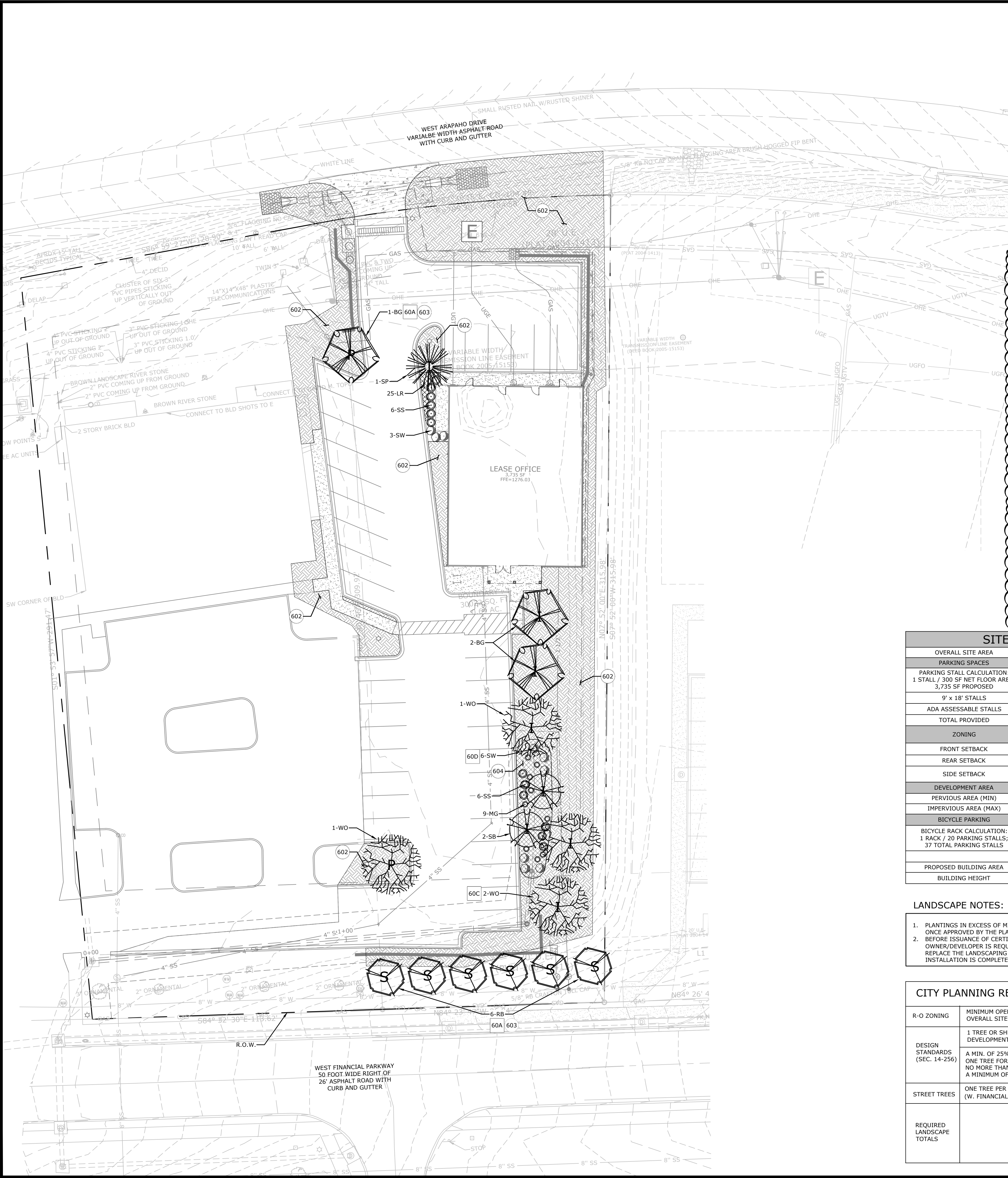
811
Know what's below.
Call before you dig.

REVISIONS		DESCRIPTION	DATE
REV	DATE	ADDRESSING CITY & RWU COMMENTS	
1	9/22/2022	ADDRESSING CITY COMMENTS	
5	1/24/2023	ADDRESSING CITY COMMENTS	

UTILITY PLAN

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
1/25/2023	REV-1
SCALE:	JOB NUMBER:
AS NOTED	22-2128

C4.0



EXISTING LEGEND		
---	PROPERTY LINE	WATER VALVE
R/W	RIGHT OF WAY	WATER FAUCET
SS	SANITARY SEWER LINE	SANITARY SEWER MH
W	WATER LINE	CLEAN-OUT
G	GAS LINE	DRAINAGE MH
UT	UNDERGROUND PHONE	POWER POLE
UE	UNDERGROUND ELECTRIC	GUY WIRE WITH ANCHOR
UTV	UNDERGROUND TV	GAS METER
UFO	UNDERGROUND FIBER OPTIC	LIGHT POLE
COV	UNDERGROUND COX CABLE	GROUND LIGHTS
OHD	OVERHEAD UTILITIES	PEDESTAL (AS NOTED)
X-X	DITCH FLOWLINE	SIGN (AS NOTED)
	FIRE HYDRANT	POST (AS NOTED)
	WATER METER	FOUND IRON PIN
		CONTROL POINT

PROPOSED LEGEND		
---	STORM DRAIN	
	CATCH BASIN	
	SANITARY SEWER MANHOLE	
	WATER METER	
	CLEAN-OUT	
	ELECTRIC TRANSFORMER	
	LIGHT POLE	
	RIVER ROCK (SEE KEYNOTE 604)	
	SOD (SEE PLANTING LIST - THIS SHEET)	
	SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)	
	TREE PLANTING (SEE PLANTING LIST - THIS SHEET)	
	GAS LINE	
	UNDERGROUND ELECTRIC LINE	
	WATER LINE	
	SANITARY SEWER LINE	
	STREET TREE	
	PARKING LOT TREE	
	INTERIOR TREE	

LANDSCAPE KEYNOTES	
600	STEEL EDGING
602	SODDED AREA
603	APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH (NATURAL COLOR) TO ALL LANDSCAPE BEDS. SINGLE TREES SHALL HAVE THE SAME 3" LAYER OF MULCH APPLIED TO THE OUTSIDE EDGE OF THE PLANTING PIT.
604	APPLY A 3" LAYER OF 2"-3" NATURAL COLOR RIVER ROCK MULCH OVER FILTER FABRIC.

LANDSCAPE DETAILS	
60A	TREE PLANTING
60C	TREE PLANTING ON SLOPE
60D	SHRUB PLANTING

APPROVED STREET TREES		
50' tall 24' from curb or sidewalk	30-50' tall 23' from curb or sidewalk	<20' tall 22' from curb or sidewalk
* Fruitless Kentucky Coffee Tree Ginkgo (male only) Hickberry Japanese Zelkova (Green Vase) Lacebark Elm (Allée) Littleleaf Linden (Greenspire) London planetree Oak * Black * Northern Red Shingle * Shumard * Southern Red * Swamp White White * Willow * River Birch Shortleaf Pine Silver Linden * Sugarberry (Sugar Hackberry) Turkish Filbert	* American Hophornbeam American Holly Chinese Pistache English Oak Hawthorn Kousa Dogwood Persian Ironwood * Scarlet Oak * Thornless Honeylocust (Shademaster) * Yellowwood	* American Smoke tree Amur Maple Crabapple Hedge Maple Magnolia (Little Gem) Nellie Stevens holly Rosemound * Redbud Shadow serviceberry Viggo holly
* - DENOTES A NATIVE SPECIES (*) - DENOTES A RECOMMENDED VARIETY		
1. SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.		
2. USE OF ANY TREE NOT SHOWN ON THIS LIST REQUIRES APPROVAL BY CITY STAFF.		
3. CRITERIA FOR TREES SHALL MATCH THOSE SHOWN IN THE LARGE SCALE DEVELOPMENT ORDINANCE SECTION 14-25B.		
4. TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 20-50' TALL AND 50' FOR TREES 50' OR TALLER OR AS REQUIRED BY ORDINANCE 18-25B. TREE HEIGHTS ARE MATURE TREE HEIGHTS.		
5. ONLY TREES ON THE 40' TALL MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.		
6. TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.		
7. TREES SHALL BE CENTERED IN THE GREENSPACE.		
CITY OF ROGERS 301 WEST CHESTNUT STREET ROGERS, ARKANSAS 72756 (479) 821-1186	TYPICAL STREET SECTIONS 8 OF 8 NOT TO SCALE OCTOBER 18, 2016	

SITE DATA TABLE		
OVERALL SITE AREA	30,022 S.F.	0.69 AC
PARKING SPACES	REQUIRED	PROVIDED
PARKING STALL CALCULATION: 1 STALL / 300 SF NET FLOOR AREA; 3,735 SF PROPOSED	12	
9' x 18' STALLS	11	36
ADA ASSESSABLE STALLS	1	1
TOTAL PROVIDED		37
ZONING	R-O (RESIDENTIAL OFFICE)	
FRONT SETBACK	30' (50' IF PARKING IN FRONT)	
REAR SETBACK	25'	
SIDE SETBACK	INTERIOR: 10' EXTERIOR: 25'	
DEVELOPMENT AREA	REQUIRED	PROVIDED
PERVIOUS AREA (MIN)	30% (9,007 SF)	36% (10,696 SF)
IMPERVIOUS AREA (MAX)	70% (21,015 SF)	64% (19,326 SF)
BICYCLE PARKING	REQUIRED	PROVIDED
BICYCLE RACK CALCULATION: 1 RACK / 20 PARKING STALLS; 37 TOTAL PARKING STALLS	2	2
BUILDING AREA		
PROPOSED BUILDING AREA	3,735 SF	
BUILDING HEIGHT	28'-10"	

LANDSCAPE NOTES:	
1. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.	
2. BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY, A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.	

CITY PLANNING REQUIREMENTS		REQUIRED	PROVIDED
R-O ZONING	MINIMUM OPEN SPACE = 30 % OVERALL SITE AREA = 30,022 S.F.	30% = 9,007 S.F.	10,696 S.F. (36% OPEN SPACE)
DESIGN STANDARDS (SEC. 14-25B)	1 TREE OR SHRUB REQUIRED FOR EVERY 1,000 SF OF DEVELOPMENT AREA DEVELOPMENT AREA = 30,022 SF / 1,000 SF = 30 TREES OR SHRUBS A MIN. OF 25% OF REQUIRED TREES OR SHRUBS SHALL CONSIST OF TREES ONE TREE FOR EVERY 15 PARKING SPACES / 35 PARKING STALLS NO MORE THAN 25% OF TREES TO BE ORNAMENTAL TREES A MINIMUM OF 10% OF TREES SHALL BE EVERGREEN	30 TREES OR SHRUBS (8 TREES & 22 SHRUBS) 30 X 25% = 8 TREES 35 / 15 = 2 TREES 8 X 25% = 2 TREE MAX. 1 EVERGREEN TREE	8 TREES 30 SHRUBS 8 TREES 2 PARKING LOT TREES 2 ORNAMENTAL TREES 1 EVERGREEN TREE
STREET TREES	ONE TREE PER 30 LF OF STREET FRONTAGE (W. FINANCIAL PARKWAY & W. NEW HOPE ROAD) 191 LF / 30 = 6 TREES	6 TREES	6 TREES
REQUIRED LANDSCAPE TOTALS		STREET TREES = 6 TREES PARKING LOT TREES = 2 TREES INTERIOR TREES = 8 TREES TOTAL TREES REQUIRED = 16 TREES TOTAL SHRUBS REQUIRED = 22 SHRUBS	STREET TREES = 6 TREES PARKING LOT TREES = 2 TREES INTERIOR TREES = 8 TREES TOTAL TREES PROVIDED = 16 TREES TOTAL SHRUBS PROVIDED = 30 SHRUBS

PLANT LIST				
	KEY	QTY.	COMMON NAME Botanical name	SYMBOL SIZE / COMMENTS:
STREET TREES	RB	6	OKLAHOMA REDBUD Cercis canadensis var. texensis 'Oklahoma'	2 1/2" Caliper (B&B - 6' Tall Minimum)
SHADE TREES	BG	3	WILDFIRE BLACKGUM Nyssa sylvatica 'Wildfire'	2 1/2" Caliper (B&B - 6' Tall Minimum)
	WO	4	HIGHTOWER WATER OAK Quercus phellos 'Hightower'	2 1/2" Caliper (B&B - 6' Tall Minimum)
ORNAMENTAL TREES	SB	2	AUTUMN BRILLIANCE SERVICEBERRY Amelanchier x grandiflora 'Autumn Brilliance'	2" Caliper (B&B - 6' Tall Minimum)
EVERGREEN TREES	SP	1	SHORTLEAF PINE Pinus echinata	B&B (8' Tall Minimum)
SHRUBS	MG	9	PINK FLAMIGOS MUHLY GRASS Muhlenbergia capillaris 'Pink Flamigos'	5 Gallon
	SS	12	HUMMINGBIRD SUMMERSWEET Clethra alnifolia 'Hummingbird'	5 Gallon
	SW	9	HENRY'S GARNET SWEETSPICE Itea virginica 'Henry's Garnet'	5 Gallon
GROUND COVER	LR	25	BIG BLUE LIRIOPE Liriope muscari 'Big Blue'	Quart, 18" O.C.
TURF		1,179 S.Y.	YUKON BERMUDA SOD Cynodon dactylon 'Yukon'	Solid Sod

REV		DATE	DESCRIPTION
1	9/22/2022	ADDRESSING CITY & RWL COMMENTS	
2	10/26/2022	ADDRESSING CITY COMMENTS	
3	12/05/2022	ADDRESSING CITY COMMENTS	
4	1/04/2023	ADDRESSING CITY COMMENTS	

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 1/4/2023	REVISION: REV-1
SCALE: AS NOTED	JOB NUMBER: 22-2128



LARGE SCALE DEVELOPMENT

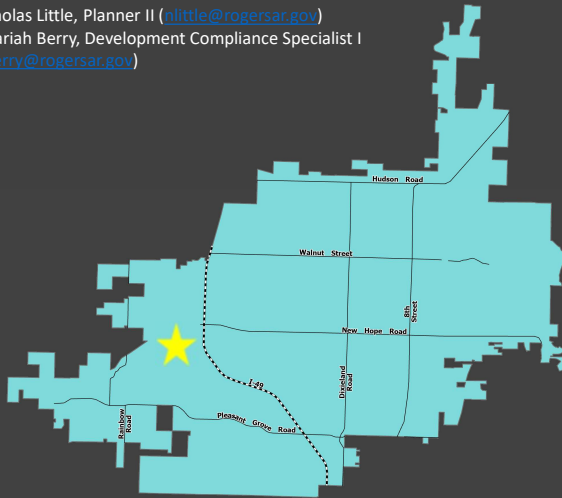
PLANNING

The Fields at Pinnacle – Phase 2

Staff:

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

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



Vicinity Map

Location

Northwest of the intersection of S Champions Drive and W Northgate Road

CGM Designation

Uptown Regional Center

Zoning

U-COM (Uptown Commercial Mixed Use)

Proposed Uses

Restaurant, Multi-family Residential, Retail

Representative

Chris Bakunas, MCE

Location:

Northwest of the intersection of S Champions and W Northgate
02-01671-093

Zoning:

U-COM

Use Definition:

“Multifamily Residential” is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site;

Duplex is a secondary use classification encompassing principal residential buildings: Sec. 14-695(b)(1)(i)

“Restaurant Full Service” is a secondary use classification encompassing bona fide restaurant establishments where the principal business is the sale of food and beverages to guests via table service for consumption on the premises. As used in this definition, a "bona fide" full service restaurant shall have suitable kitchen facilities for cooking of complete meals. Sec. 14-695(b)(3)(ff.)

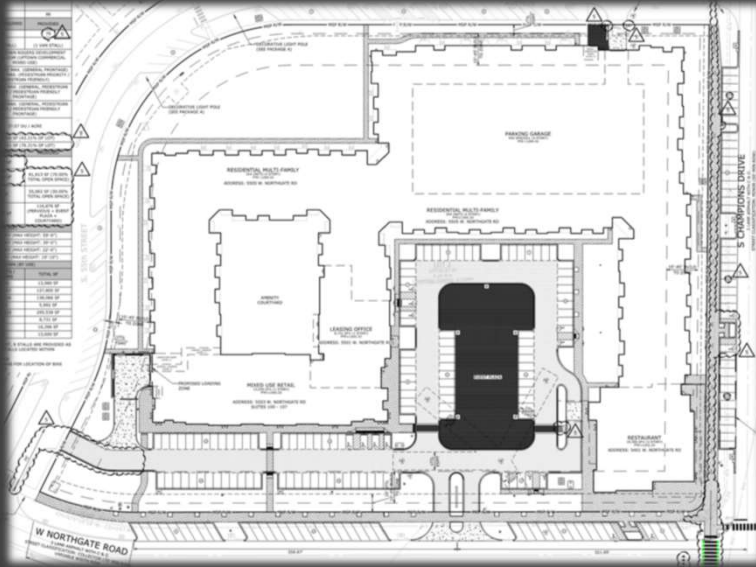
“Retail Sales” is a secondary use classification encompassing the retail sale of merchandise not specifically listed under another use category. Sec. 14-695(b)(3)(gg.)



LARGE SCALE DEVELOPMENT

PLANNING

The Fields at Pinnacle – Phase 2



Proposal

A 154,336 sf mixed-use facility, containing 304 residential units, structured parking, a leasing office, a restaurant and multiple retail storefronts on 8.2 acres.

PROPOSAL

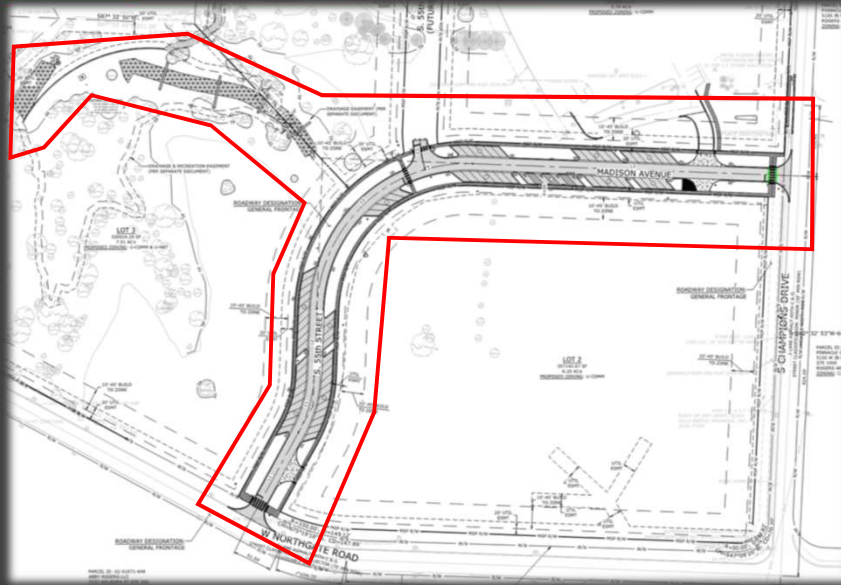
The proposal includes 304 multifamily residential units, a leasing office for the apartments, an upscale restaurant, and retail storefronts in the southeastern corner of the building. This lot is about 8.2 acres, while the entire lot is almost 23 acres.



LARGE SCALE DEVELOPMENT

PLANNING

The Fields at Pinnacle – Phase 2



Proposal

As part of this phase, the developer is building the highlighted drainage and roads on the subject property.

PROPOSAL

The applicant will be constructing drainage for the entire development and the highlighted sections of Madison Avenue and S. 55th Street as part of this phase.



LARGE SCALE DEVELOPMENT

PLANNING

The Fields at Pinnacle – Phase 2



Recommendation

APPROVE

Recommendation:

Approve



January 27, 2023

Mr. Chris Bakunas
McClelland Consulting Engineers Inc.
1810 No. College
Fayetteville, AR 72702

Re: Conditional Approval of Civil Plans
The Fields at Pinnacle, Ph.II

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

1. The plans shall reference the latest edition of RWU standard specifications and details:
 - A. Revise Note #8 of the general utility notes on Sheet C0.1 to reference the specifications revised September 2022.
 - B. Replace the RWU Detail Sheets WD-1, WD-2, and SD-1 with the latest revisions, dated September 2022.
2. On Sheet C2.2A, C4.0A, and 4.2A, depict the existing 20' utility easement, with book & page noted, for the sanitary sewer near the existing tie-in location near the north side of the site.
3. For SSMH A1-1, limit manhole rim elevation to no more than 24" above finished grade.
4. For the offsite sewer improvements on Sheet C4.10A, provide a plan and profile clearly depicting all utility crossings, trench backfill material, and pavement repairs.
5. Refer to RWU standard detail WD-2/2 for the required layout of hydrant taps, meters, and fireline demarcation valves. This layout shall apply to the hydrant tap and Fireline 1 location near the intersection of S. 55th St. & W. Northgate Rd.
6. Move the hydrant tap location of Fireline #2 to the south approximately 30' to minimize the length of fireline and domestic service lines within the public utility easement.
7. For fire hydrant lead #2, the hydrant lead crosses beneath the sanitary sewer service with inadequate sanitary separation and not encased. Water may only cross below sanitary sewer where no other options exist, and lines must have 18" separation AND encasement. It appears that there are options to revise the layout of the sewer service / grease interceptor and/or hydrant lead to avoid this conflict.
8. Private sewer lines larger than 6" diameter shall be design and constructed to public standards:

- A. Manholes are required at all changes in alignment and grade. Manholes shall be constructed to public standards.
 - B. Provide plan and profile sheets for all 8" private sewer, clearly noting sections as "private".
9. The following must be submitted prior to scheduling a pre-construction meeting:
- A. RWU requires payment for plan review fees for the 4th review. Payment will be required prior to final approval of the plans.
 - B. 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.
 - C. One copy of the revised plans for review.
 - D. Written approval from the Arkansas Department of Health.
 - E. Fire suppression plans approved by the Utility if applicable.
 - F. Architectural and plumbing plans submitted for commercial customers.
 - G. Approved offsite easements filed for record if applicable.
 - H. An executed copy of the Facilities Extensions Contract. Return the completed document, with supporting attachments, to RWU for review before having your client sign the agreement.
 - I. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - J. Performance and payment bonds executed by the utility contractor.
 - K. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Brian Sartain, PE

BS:DG

Attachment(s): Facilities Extension Contract Form

INFRASTRUCTURE PACKAGE

- LOT 2 PACKAGE

- C2.2B SITE PLAN - NORTHEAST

REVISIONS		
REV	DATE	DESCRIPTION
4	11/11/2022	ADDRESSING CITY & RWU COMMENTS
5	12/22/2022	ADDRESSING CITY COMMENTS
6	1/11/2023	ADDRESSING CITY COMMENTS
7	1/27/2023	ADDRESSING RWU COMMENTS
8	1/27/2023	ADDRESSING CITY COMMENTS

NOTE: A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000

NOTE: EASEMENT PLAN IS REQUIRED FOR CERTIFICATE OF OCCUPANCY

NOTE: A SIGN PERMIT IS REQUIRED SEPARATE FROM LSD REVIEW / APPROVAL

NOTE: ALL HVAC MUST BE SCREENED FROM PUBLIC VIEW

NOTE: OWNER / DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING & REPLACING LANDSCAPING BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY

NOTE: PLANTING MATERIAL THAT EXCEEDS HEIGHT REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION

NOTE: ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING

OVERALL SITE AREA	1,077,405 S.F.	24.73 AC
DEVELOPMENT AREA	719,306 S.F.	16.51 AC
ZONING	URDC (UPTOWN ROGERS DEVELOPMENT CODE) / U-COM (UPTOWN COMMERCIAL MIXED USE) & U-NBT	

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR • TULSA, OK

SITE DATA (LOT 2)		
OVERALL SITE AREA	357,142 S.F.	8.20 AC
DEVELOPMENT AREA	357,142 S.F.	8.20 AC
ZONING	URDC (UPTOWN ROGERS DEVELOPMENT CODE) / U-COM (UPTOWN COMMERCIAL MIXED USE)	
FRONT BUILDING SETBACK	10' MIN. - 45' MAX. (GENERAL FRONTAGE) 0' MIN. - 25' MAX. (PEDESTRIAN PRIORITY / FRIENDLY)	
SIDE BUILDING SETBACK	0' MIN.; NO MAX. (GENERAL, PEDESTRIAN PRIORITY / FRIENDLY FRONTAGE)	
REAR BUILDING SETBACK	0' MIN.; NO MAX. (GENERAL, PEDESTRIAN PRIORITY / FRIENDLY FRONTAGE)	
RESIDENTIAL DENSITY (DWELLING UNIT / ACRE) 304 UNITS / 8.20 ACRES	37.07 DU / ACRE	
BUILDING COVERAGE AREA	154,336 SF (43.21% OF LOT)	
TOTAL IMPERVIOUS AREA	272,551 SF (76.31% OF LOT)	
OPEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
GENERAL REQUIREMENT (5% OF TOTAL LOT)	17,857 SF	
RESIDENTIAL (120 SF / PROPOSED RESIDENTIAL UNIT)	36,480 SF	81,813 SF (70.00% TOTAL OPEN SPACE)
NON-RESIDENTIAL (4 SF / 1K SF NON-RESIDENTIAL AREA)	160 SF	35,062 SF (30.00% TOTAL OPEN SPACE)
TOTAL OPEN SPACE	54,497 SF	116,876 SF (PERVIOUS + EVENT PLAZA + COURTYARD)
BUILDING HEIGHT (BY USE)		
RESIDENTIAL	4-STORY (MAX HEIGHT: 59'-6")	
RESTAURANT	2-STORY (MAX HEIGHT: 39'-0")	
RETAIL	1-STORY (MAX HEIGHT: 22'-0")	
LEASING OFFICE	1-STORY (MAX HEIGHT: 19'-10")	
UNIT, BEDROOM, & SF BREAKDOWN (BY USE)		
USE	# OF UNITS / BEDROOMS	TOTAL SF
RESIDENTIAL (STUDIO)	20 / 20	13,980 SF
RESIDENTIAL (1 BEDROOM)	167 / 167	137,800 SF
RESIDENTIAL (2 BEDROOM)	113 / 226	138,066 SF
RESIDENTIAL (3 BEDROOM)	4 / 12	5,992 SF
TOTAL RESIDENTIAL UNITS	304 / 425	295,538 SF
LEASING OFFICE	N/A	8,731 SF
RESTAURANT	N/A	18,396 SF
RETAIL	N/A	13,000 SF

BUILDING CODE



CURVE TABLE: ROADWAY						
CURVE #	DELTA	RADIUS	ARC LENGTH	TANGENT LENGTH	CHORD DIRECTION	ALIGNMENT NAME
C1	26.48°	200.00'	92.43'	47.06'	N15° 28' 42.39"E	S. 55TH STREET & MADISON AVENUE
C2	89.92°	235.00'	368.82'	234.68'	N47° 11' 58.57"E	S. 55TH STREET & MADISON AVENUE
C3	12.50°	200.00'	43.65'	21.91'	N09° 51' 07.23"W	S. 55TH STREET

LINE TABLE: ROADWAY			
LINE #	LENGTH	DIRECTION	ALIGNMENT NAME
L1	168.78'	N28° 43' 06"E	S. 55TH STREET & MADISON AVENUE
L2	104.89'	N02° 14' 19"E	S. 55TH STREET & MADISON AVENUE
L3	510.86'	S87° 50' 22"E	S. 55TH STREET & MADISON AVENUE
L4	2.92'	N16° 06' 14"W	S. 55TH STREET

PARCEL ID: 02-13205-000
SCHMELZLE, JOHN & BOOZMAN, KRISTEN
37 CHAMPIONS BLVD
ROGERS AR 72758
ZONING: A-1

PARCEL ID: 02-13206-000
STEED, MATTHEW GLEN
4 S BEAU CHENE LN
ROGERS AR 72758
ZONING: A-1

PARCEL ID: 02
STEED, MATTH
4 S BEAU CHEM
ROGERS AR 72
ZONING: A-1

PARCEL ID: 02-13207-000
BRAY, DAVID & MICHELLE
6 S BEAU CHENE LN
ROGERS AR 72758-9624
ZONING: A-1

PARCEL ID: 02-14981-000
RHEEM, JOSEPH &
STEPHANIE
31 S WINDSOR DR
ROGERS AR 72758
ZONING: RSF

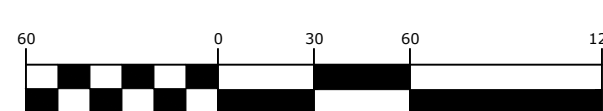
PARCEL ID: 02-01671-648
ABBY ROGERS LLC
3333 WELBORN ST STE 300
DALLAS TX 75219
ZONING: RO, C-2

PARCEL ID: 02-01671-082
HUTTON ROGERS MF LLC
736 CHERRY ST
CHATTANOOGA TN 37402
ZONING: U-NBT

PARCEL ID: 02-01671-084
HUTTON ROGERS MF LLC
736 CHERRY ST
CHATTANOOGA TN 37402
ZONING: U-COM

NOTE: A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000
NOTE: EASEMENT PLAN IS REQUIRED FOR CERTIFICATE OF OCCUPANCY
NOTE: A SIGN PERMIT IS REQUIRED SEPARATE FROM LSD REVIEW / APPROVAL
NOTE: ALL HVAC MUST BE GREEN LEAF CERTIFIED
NOTE: OWNER / DEVELOPER MUST PROVIDE A ONE YEAR GUARANTEE, STARTING ON INSTALLATION IS COMPLETE, FOR MAINTAINING & REPLACING LANDSCAPING BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
NOTE: PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION
NOTE: ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING

PLAN SCALE



(IN FEET)
1 inch = 60ft

EXISTING LEGEND

----	PROPERTY LINE		POWER POLE
R/W	RIGHT OF WAY		GUY WIRE w/ ANCHOR
SS	SANITARY SEWER LINE		GAS METER
W	WATER LINE		GAS RISER
GS	GAS LINE		STREET LIGHT POLE
UGT	UNDERGROUND TELEPHONE		TELEPHONE PEDESTAL
UGE	UNDERGROUND ELECTRIC		CABLE TV PEDESTAL
UGTV	UNDERGROUND TELEVISION		CABLE VAULT
UFO	UNDERGROUND FIBER		ELECTRIC VAULT
OHE	OVERHEAD ELECTRIC		FIBER VAULT
X-----X	FENCE		GAS VAULT
----	ROAD CENTERLINE		TELEPHONE VAULT
----	DITCH FLOWLINE		WATER VAULT
----	EASEMENT LINE		SIGN (AS NOTED)
----	GRAVEL LINE		POST (AS NOTED)
	FIRE HYDRANT		BENCHMARK
	WATER METER		FOUND IRON PIN (AS NOTED)
	WATER VALVE		
	WATER FAUCET		CONTROL POINT
	SANITARY SEWER MH		RR SPIKE
	CLEAN-OUT		BUSH
	DRAINAGE MH		DECIDUOUS TREE
			CONIFEROUS TREE

PROPOSED LEGEND

	CURB AND GUTTER
	EASEMENT
	MASTER STREET PLAN RIGHT OF WAY
	PAINTED / THERMOPLASTIC STRIPING
	ASPHALT PAVEMENT (CITY OF ROGERS PAVEMENT SECTION SEE MINOR STREET TYPICAL SECTION / TYPICAL STREET SECTION ON THE OVERALL GRADING & DRAINAGE PLAN, SHEET C3.0A)
	CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	ARCHITECTURAL PAVING (REFER TO LOT 2 ARCH. PLANS)
	CATCH BASIN
	FLARED END SECTION
	SANITARY SEWER MANHOLE
	PARKING STALL COUNT
	FIRE HYDRANT
	WATER METER
	LIGHT POLE

SITE DATA (INFRASTRUCTURE)			
OVERALL SITE AREA	1,077,405 S.F.		24.73 AC
DEVELOPMENT AREA	719,306 S.F.	6	16.51 AC
PARKING SPACE REQUIREMENTS (ON-STREET PARKING)	MINIMUM REQUIRED		PROVIDED
TOTAL PARKING STALLS	N/A		78
ADA PARKING STALLS (76-100 PROVIDED STALLS)	4 (1 VAN STALL)		4 (1 VAN STALL)
ZONING	URDC (UPTOWN ROGERS DEVELOPMENT CODE) / U-COM (UPTOWN COMMERCIAL MIXED USE) & U-NBT		

REFER TO GENERAL SITE NOTES ON SHEET C0.1

W:\2022\22-2107 - Rogers, AR City Street And Public Utility Extensions\Design Drawings\222107-SP.dwg, PRINTED ON: January 26, 2023 @ 2:16 PM

MCE **McCLELLAND**
CONSULTING
ENGINEERS, INC.
DESIGNED TO SERVE

1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
[HTTP://WWW.MCE.US.COM](http://www.mce.us.com)

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

LDs AT PINNACLE
PHASE II
, & 5505 W. NORTHGATE
ROGERS, AR

5401, 5501, 5503, & 5505 W. NORTHGATE RD.



**Know what's below.
Call before you dig.**

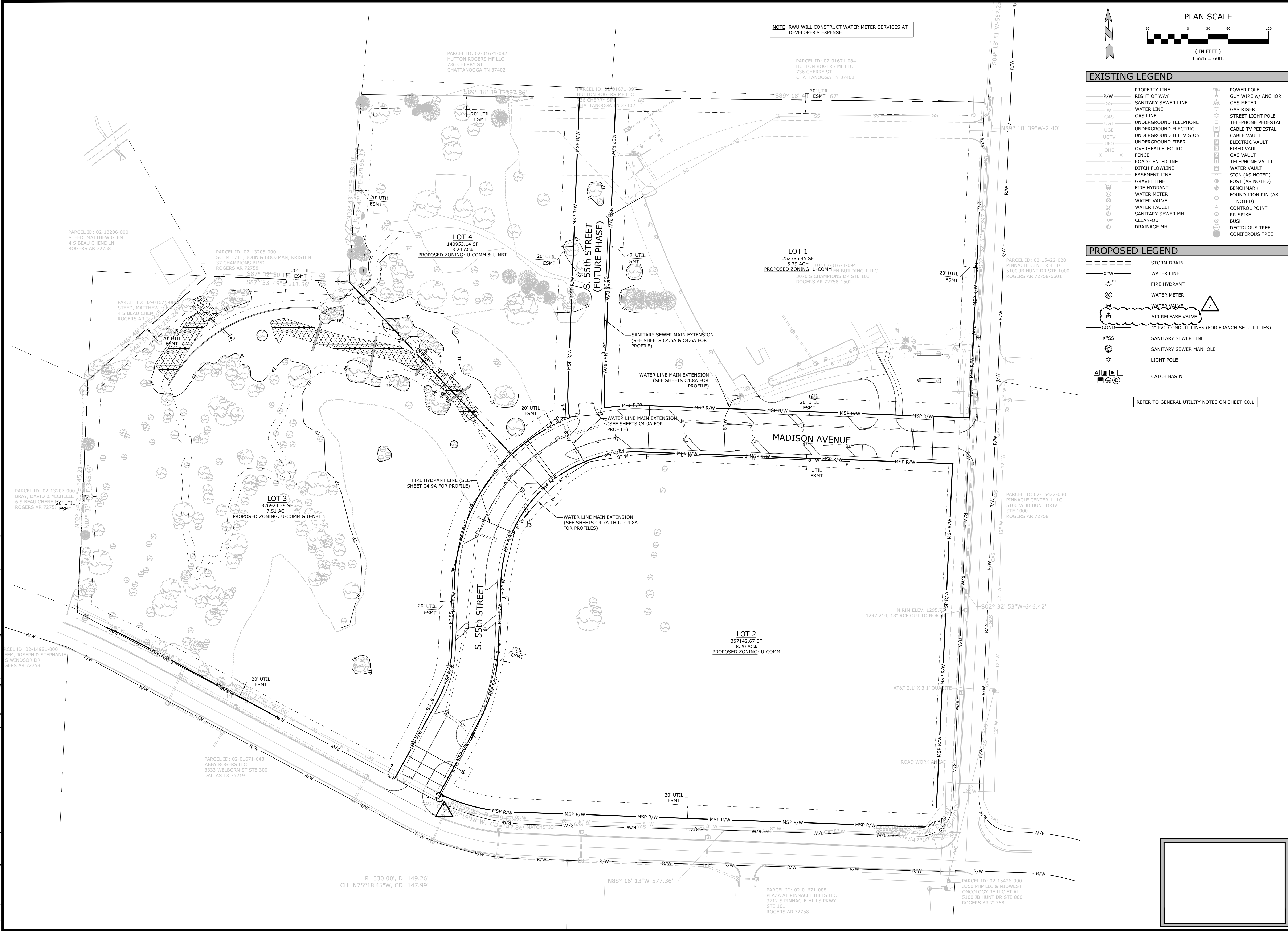
REVISIONS		
REV	DATE	DESCRIPTION
2	9/6/2022	ADDRESSING RWU COMMENTS
3	10/14/2022	ADDRESSING CITY COMMENTS
4	11/11/2022	ADDRESSING CITY & RWU COMMENTS
5	12/22/2022	ADDRESSING CITY COMMENTS
6	1/11/2023	ADDRESSING CITY COMMENTS

OVERALL SITE PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 1/26/2023	REVISION: REV-8
SCALE: AS NOTED	JOB NUMBER: 22-2114

C2.0A

W:\2022\22-2107 - Rogers, AR City Street And Public Utility Extensions\Design Drawings\222107-up.dwg, PRINTED ON: January 26, 2023 @ 2:21 PM



EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- NOTED VALVE
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- SIGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND IRON PIN (AS NOTED)
- CONTROL POINT
- RR SPIKE
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- STORM DRAIN
- WATER LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- AIR RELEASE VALVE
- 4" PVC CONDUIT LINES (FOR FRANCHISE UTILITIES)
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- LIGHT POLE
- CATCH BASIN

REFER TO GENERAL UTILITY NOTES ON SHEET C0.1

MCE McClelland Consulting Engineers, Inc.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

**THE FIELDS AT PINNACLE
PHASE II**
5401, 5501, 5503, & 5505 W. NORTHGATE RD.
ROGERS, AR

811
Know what's below.
Call before you dig.

REV	DATE	DESCRIPTION
2	9/6/2022	ADDRESSING RWU COMMENTS
3	10/14/2022	ADDRESSING CITY COMMENTS
4	11/11/2022	ADDRESSING CITY & RWU COMMENTS
5	12/22/2022	ADDRESSING CITY COMMENTS
7	1/27/2023	ADDRESSING RWU COMMENTS

DESIGNED BY: JAD
DATE: 1/26/2023
SCALE: AS NOTED

DRAWN BY: JAD
REVISION: REV-8
JOB NUMBER: 22-2114

C4.0A

REVISIONS	BY
11/8/2022	RMM
12/23/2022	RMM

Landscape

TECHNOLOGIES

6101 N. 12th Ave.
Suite 100
Oklahoma City, OK 73107
Tel: (405) 452-1200
Fax: (405) 452-1201

REGISTERED ARCHITECT

RANDALL W. HARDS
No. 12345
State of Oklahoma

DATE: 12/23/2022

OVERALL PLANTING PLAN FOR THE PROPOSED

FIELDS OF PINNACLE

ROGERS, ARKANSAS

DRAWN
R. HARDS

CHECKED
RMM

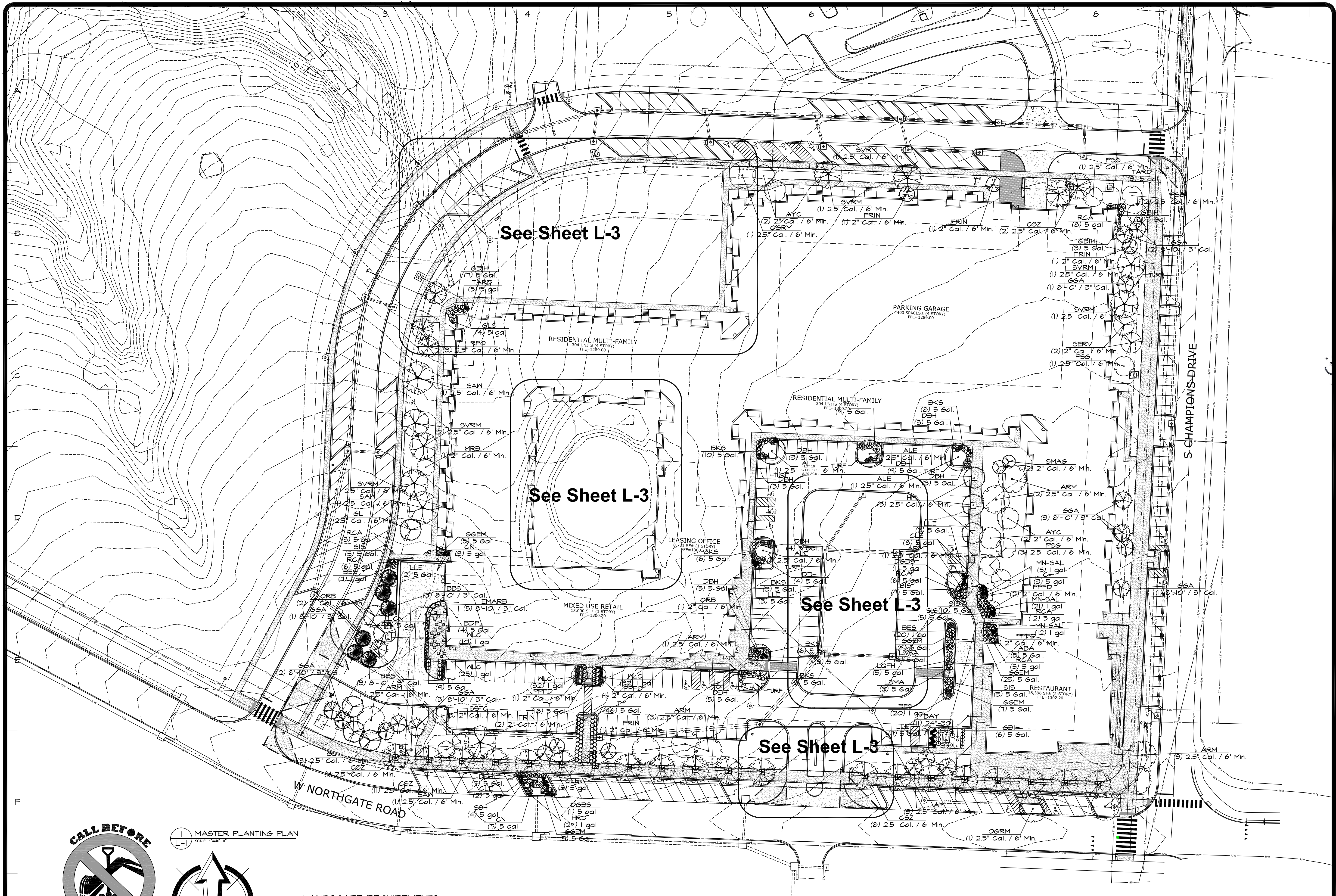
DATE
10/11/2022

SCALE
1"=40'-0"

JOB No.
2022-165

SHEET
L-1

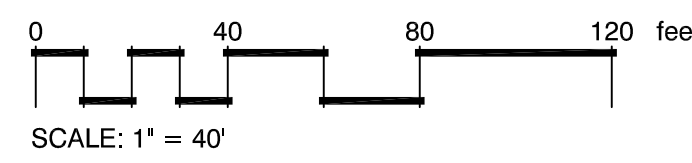
OF SEVEN SHEETS



CALL BEFORE
YOU DIG

MASTER PLANTING PLAN
SCALE: 1"=40'-0"

N



LANDSCAPE REQUIREMENTS:

DESIGN STANDARDS: ONE (1) TREE OR SHRUB IS REQUIRED FOR EVERY 2,000 SQ. FT. OF DEVELOPMENT AREA
PROPOSED: 357,142 SQ. FT. OF DEVELOPMENT AREA; THEREFORE, 179 TREES AND/OR SHRUBS ARE REQUIRED AND
179 TREES PLUS 765 SHRUBS = 944 PROPOSED

INTERIOR TREES: A MINIMUM OF 25% OF THE ABOVE PROPOSED TREES AND/OR SHRUBS SHALL CONSIST OF TREES AND,
ADDITIONALLY, NO MORE THAN 25% OF THESE TREES ARE TO ORNAMENTAL TREES AND AT LEAST 10% OF THESE TREES
ARE TO BE EVERGREEN.

STREET TREES: ONE (1) TREE PER 50 LIN. FT. OF STREET FRONTAGE
PROPOSED: 130 LIN. FT. OF STREET FRONTAGE @ NORTHGATE; THEREFORE, 15 TREES ARE REQUIRED AND 24 TREES ARE PROPOSED

PARKING LOT TREES: ONE (1) TREE FOR EVERY FIFTEEN (15) PARKING SPACES
PROPOSED: 641 PARKING SPACES; THEREFORE, FORTY THREE (43) TREES ARE REQUIRED AND 37 TREES ARE PROPOSED

	REQUIRED	PROVIDED
INTERIOR TREES:	???	155
STREET TREES:	15	24
PARKING LOT TREES:	43	37
TOTAL TREES:	179	179
TOTAL SHRUBS:	0	765

PLEASE NOTE:

TOTAL OF TREES = 179
STREET TREES = 24
SITE TREES = 155
SHADE TREES = 76 (44%)
ORNAMENTAL TREES = 34 (22%)
EVERGREEN TREES = 45 (24%)

PLANTINGS THAT EXCEED THE MINIMUM
REQUIREMENTS MAY NOT BE REDUCED
ONCE APPROVED BY THE PLANNING
COMMISSION



LARGE SCALE DEVELOPMENT

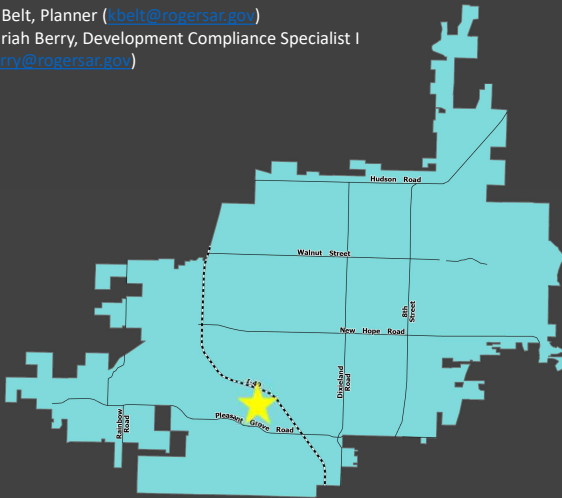
PLANNING

ATRE 28th Street

Staff:

Kyle Belt, Planner (kbelt@rogersar.gov)

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



Vicinity Map

Location

SW Rogers near I-49 and Pleasant Grove, just north of Southern Hills Business Park

CGM Designation

Commerce Corridor

Zoning

RMF-12 (Residential Multi-Family)

Proposed Uses

Residential Multi-Family, Residential Single-Family

Representative

Ryan Gill, HFA

Location:

SW Rogers near I-49 and Pleasant Grove, just north of Southern Hills Business Park

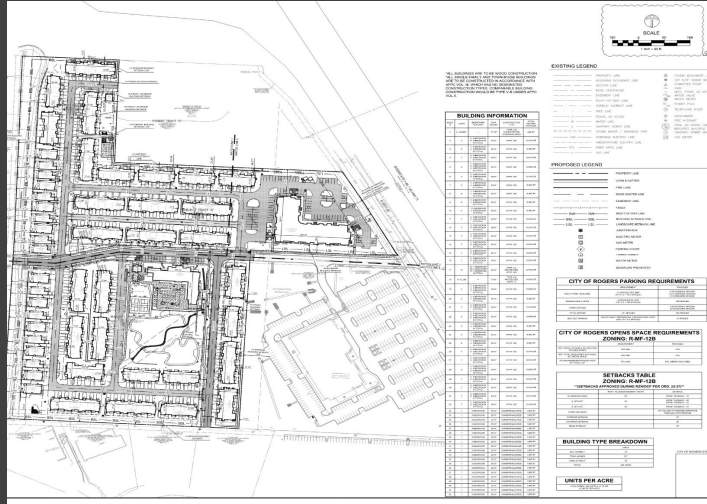
Zoning:

R-MF (Residential Multi-family District): This district is intended to provide suitable areas within the City for attached and detached residential development. Sec. 14-703(a)

Use Definition:

“Multi-family Residential” is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site;. Sec. 14-695(b)(1)(i).

“Single-Family Residential” is a secondary use classification encompassing buildings containing one dwelling unit located on a single lot. Single-Family Residential includes without limitation tiny houses as defined by Section 10-36 of the City Code of Ordinances.



Site Plan

Proposal

A 248-unit residential development consisting of 51 multi-family units, 177 townhomes and 20 single family units on 21 acres.

Analysis

This matches a previously approved Density Concept Plan for this development.

PROPOSAL

The proposal includes a 248 unit residential development consisting of 51 multi-family units, 177 townhomes and 20 single family units on 21 acres.

Analysis

This matches a previously approved Density Concept Plan for this development.



LARGE SCALE DEVELOPMENT

ATRE 28th Street

PLANNING

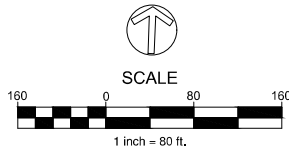
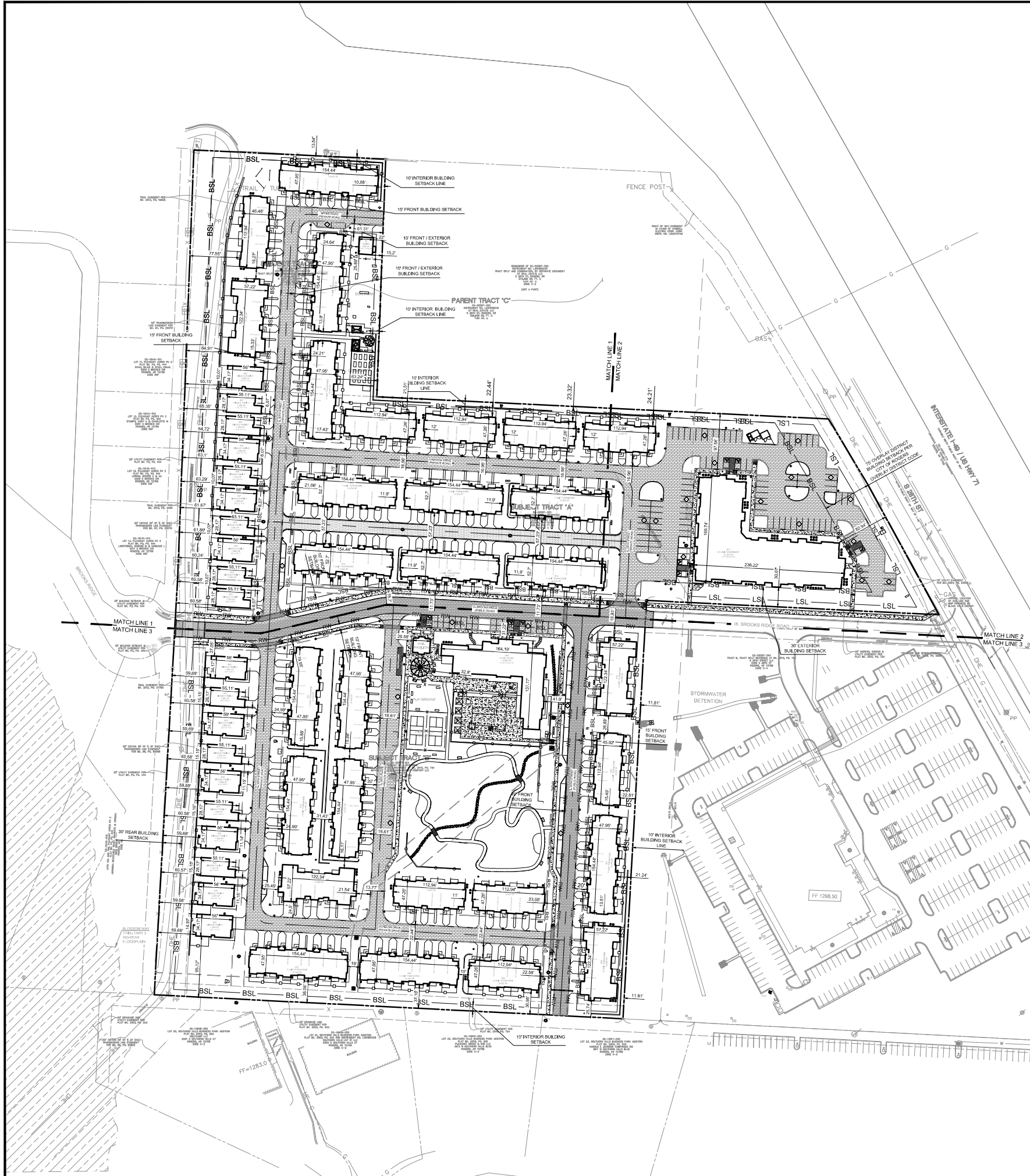


Aerial

Recommendation

APPROVE

Recommendation:
Approve



*ALL BUILDINGS ARE TO BE WOOD CONSTRUCTION.
*ALL SINGLE FAMILY AND TOWNHOUSE BUILDINGS
ARE TO BE CONSTRUCTED IN ACCORDANCE WITH
AFPC VOL. III, WHICH HAS NO DESIGNATED
CONSTRUCTION TYPES. COMPARABLE BUILDING
CONSTRUCTION WOULD BE TYPE V-B UNDER AFPC
VOL II.

BUILDING INFORMATION						
BLDG #	UNITS	BEDROOMS PER UNIT	MAX HEIGHT	CONSTRUCTION TYPE	TOTAL SQUARE FOOTAGE	
1	0 - MANT.	-	17'-10"	TYPE V-B UNPROTECTED UNSPRINKLERED	626 SF	
2	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
3	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
4	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
5	5	1-2 BEDROOM 2-3 BEDROOM 2-4 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	10,066 SF	
6	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
7	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
8	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
9	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
10	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
11	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,932 SF	
12	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,932 SF	
13	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,932 SF	
14	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,932 SF	
15	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,932 SF	
16	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,932 SF	
17	51	15-1 BEDROOM 26-2 BEDROOM 10-3 BEDROOM 59 TOTAL	42'-0"	TYPE V-A PROTECTED NFPA 13D	47,905 SF	
18	0 - CLUB	-	12'-0"	TYPE V-B PROTECTED NFPA 13	10,850 SF	
19	5	1-2 BEDROOM 2-3 BEDROOM 2-4 BEDROOM 10 TOTAL	34'-0"	NFPA 13D	10,066 SF	
20	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
21	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
22	5	1-2 BEDROOM 2-3 BEDROOM 2-4 BEDROOM 16 TOTAL	34'-0"	NFPA 13D	10,066 SF	
23	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
24	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
25	5	1-2 BEDROOM 4-3 BEDROOM 14 TOTAL	34'-0"	NFPA 13D	9,062 SF	
26	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
27	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
28	5	1-2 BEDROOM 2-3 BEDROOM 2-4 BEDROOM 15 TOTAL	34'-0"	NFPA 13D	10,066 SF	
29	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
30	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
31	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
32	7	2-2 BEDROOM 5-3 BEDROOM 19 TOTAL	34'-0"	NFPA 13D	12,443 SF	
33	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
34	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
35	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
36	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
37	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
38	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
39	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
40	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
41	1	3 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
42	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
43	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
44	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
45	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
46	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
47	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
48	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
49	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	
50	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
51	1	2 BEDROOM	22'-4"	NONSPRINKLERED	1,390 SF	
52	1	3 BEDROOM	25'-0"	NONSPRINKLERED	1,866 SF	

EXISTING LEGEND

---	PROPERTY LINE	○	FOUND MONUMENT, AS NOTED
---	ADJOINING BOUNDARY LINE	●	SET 5/8" REBAR WITH CAP "PLS 1759"
---	SECTION LINE	△	COMPUTED POINT
---	ROAD CENTERLINE	---	SIGN
---	EASEMENT LINE	X	MISC. POINT, AS NOTED
---	RIGHT-OF-WAY LINE	W	WATER VALVE
---	OVERLAY DISTRICT LINE	M	WATER METER
---	TREE LINE	PP	POWER POLE
X	FENCE, AS NOTED	TR	TELEPHONE RISER
W	WATER LINE	⊕	BENCHMARK
S	SANITARY SEWER LINE	⊕	FIRE HYDRANT
---	STORM WATER / DRAINAGE PIPE	⊕	TREE, AS NOTED (DBL, TRIPLE, ETC.)
OHE	OVERHEAD ELECTRIC LINE	⊕	INDICATES MULTIPLE TRUNKS
---	UNDERGROUND ELECTRIC LINE	⊕	SANITARY SEWER MANHOLE
FO	FIBER OPTIC LINE	⊕	GAS METER
G	GAS LINE		

PROPOSED LEGEND

---	PROPERTY LINE	⊕	PUBLIC ROAD WITH PERMEABLE PAVERS
---	CURB & GUTTER	⊕	PRIVATE ROAD AND PARKING WITH PERMEABLE PAVERS
---	FIRE LANE		
---	ROAD CENTER LINE		
---	EASEMENT LINE		
X	FENCE		
RW	RIGHT-OF-WAY LINE		
BSL	BUILDING SETBACK LINE		
LSL	LANDSCAPE SETBACK LINE		
⊕	JUNCTION BOX		
⊕	ELECTRIC METER		
⊕	GAS METER		
⊕	PARKING COUNT		
⊕	TRANSFORMER		
⊕	WATER METER		
⊕	BACKFLOW PREVENTER		

CITY OF ROGERS PARKING REQUIREMENTS

	REQUIREMENT	PROVIDED
MULTIFAMILY BUILDING	13 SPACES PER UNIT (61 X 1.5 = 76.5 SPACES)	3 ACCESSIBLE SPACES 6 EV CHARGING SPACES 91 STANDARD SPACES
	2 SPACES PER UNIT (197 X 2 = 394 SPACES)	394 SPACES
SINGLE FAMILY UNITS		
OTHER SPACES	471 SPACES	3 ACCESSIBLE SPACES 47 STANDARD SPACES
TOTAL SPACES		545 SPACES
BIKE/PARKING	MULTIFAMILY RESIDENTIAL 1/30 DWELLING UNITS (240 70' X 12' SPACES)	16 SPACES

CITY OF ROGERS OPENS SPACE REQUIREMENTS
ZONING: R-MF-12B

	REQUIREMENT	PROVIDED
20% TOTAL LOT SHALL BE DEVOTED TO OPEN SPACE	20% MIN.	44%
20% TOTAL DEVELOPED LOT SHALL BE GREEN SPACE	20% MIN.	45%
70% MAXIMUM IMPERVIOUS AREA OF TOTAL LOT	70% MAX.	65% IMPERVIOUS AREA

SETBACKS TABLE
ZONING: R-MF-12B

(SETBACKS APPROVED DURING RZN/DCP PER ORD. 22-37)

W. BROOKS RIDGE	ROW / ACCESS EASEMENT WIDTH	SETBACK
S. 29TH ST.	30'	FRONT SETBACK - 10'
S. 30TH ST.	20'	FRONT SETBACK - 20'
S. 30TH ST.	20'	FRONT SETBACK - 10'
FRONT SETBACK		30' UNLESS OTHERWISE APPROVED THROUGH DCP PROCESS
INTERIOR SETBACK		10'
EXTERIOR SETBACK		30'
REAR SETBACK		30'

BUILDING TYPE BREAKDOWN

	UNITS
MULTIFAMILY	51
TOWN HOMES	177
SINGLE FAMILY	20
TOTAL	248 UNITS

UNITS PER ACRE

21.25 ACRES / 248 UNITS = 11.78 OR 12 UNITS PER ACRE

CITY OF ROGERS STAMP

STIPULATION FOR REUSE
THIS DOCUMENT IS PREPARED FOR USE ON
A SPECIFIC SITE AT
ROGERS, AR 72799
DATE ON 1/17/2023
AND IT IS NOT SUITABLE FOR USE ON A
THIRD USE OF THE DRAWING OR A
PROJECT REQUIRES THE SERVICES OF
AN ENGINEER, ARCHITECT, OR
CONSULTANT IN A FIELD AND MAY BE
CONTRARY TO THE LAW.

ATRE 28TH STREET
LARGE SCALE DEVELOPMENT PLANS
28TH STREET
ROGERS, AR 72758
PL202200528
PROJ NUMBER: 18-21-00044

ISSUE BLOCK	TITLE	DATE
△	REV-1	08/01/2022
△	REV-2	09/28/2022
△	REV-3	11/16/2022
△	REV-4.1	01/23/2023

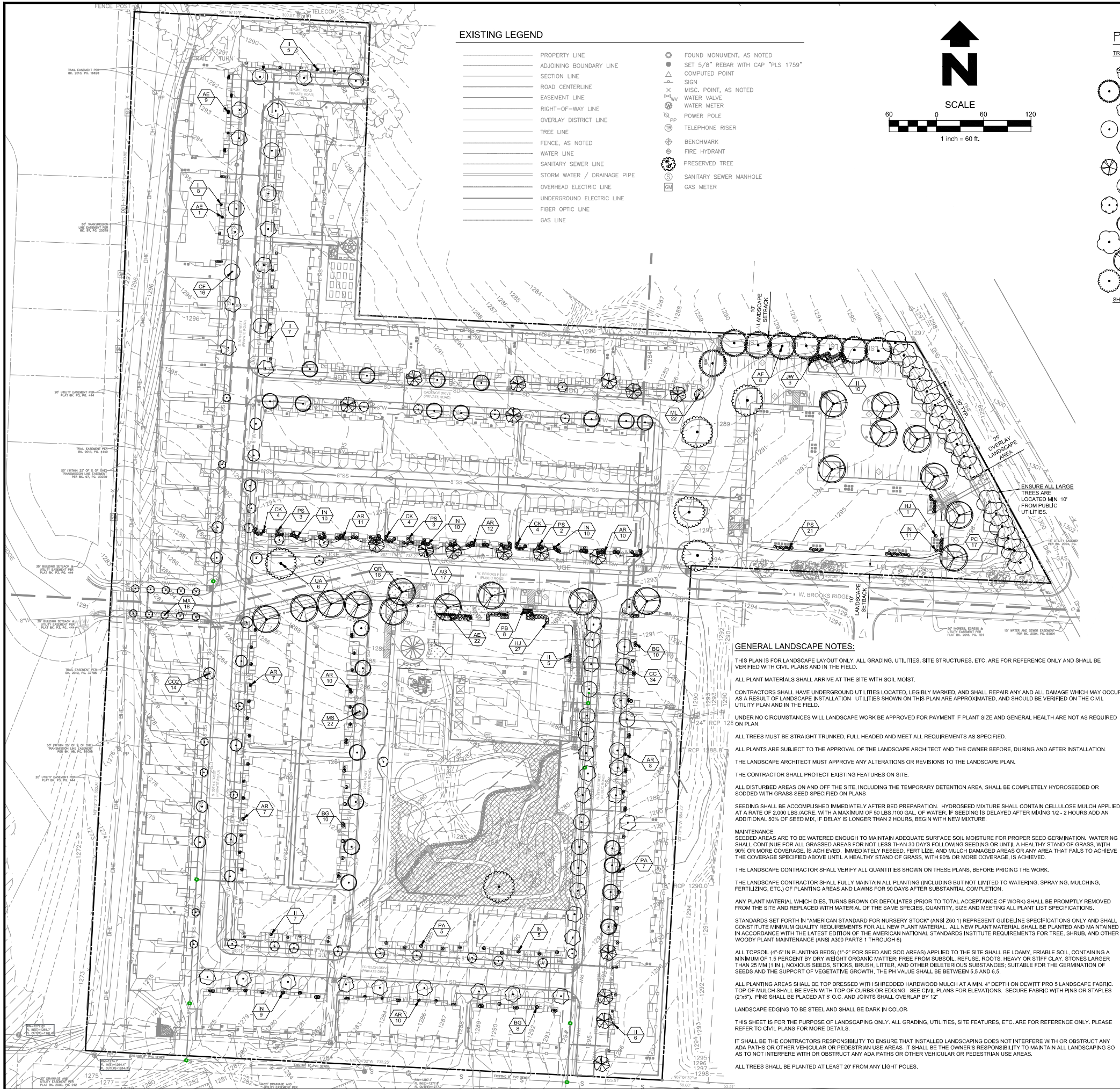
DOCUMENT DATE: 1/20/2023
CHECKED BY: DRG
DRAWN BY: WDW

NOT FOR CONSTRUCTION
DANIEL RYAN GILL, PE
LICENSE #: 12539

PRELIMINARY

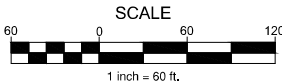
SITE PLAN
OVERALL

Jan17 2024-6:13pm - User: wendy.wert
E:\1818-21-00044 Alta Terra Residential - Rogers, AR\04-Design\Civil\Design\2022-04-26 CONSTRUCTION DOCS\18-21-00044 LAND - Rev2.dwg



EXISTING LEGEND

	PROPERTY LINE
	ADJOINING BOUNDARY LINE
	SECTION LINE
	ROAD CENTERLINE
	EASEMENT LINE
	RIGHT-OF-WAY LINE
	OVERLAY DISTRICT LINE
	TREE LINE
	FENCE, AS NOTED
	WATER LINE
	SANITARY SEWER LINE
	STORM WATER / DRAINAGE PIPE
	OVERHEAD ELECTRIC LINE
	UNDERGROUND ELECTRIC LINE
	FIBER OPTIC LINE
	GAS LINE
	FOUND MONUMENT, AS NOTED
	SET 5/8" REBAR WITH CAP "PLS 1759"
	COMPUTED POINT
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	MISC. POINT, AS NOTED
	WATER VALVE
	WATER METER
	POWER POLE
	TELEPHONE RISER
	BENCHMARK
	FIRE HYDRANT
	PRESERVED TREE
	SANITARY SEWER MANHOLE
	GAS METER



PLANT SCHEDULE BASIC PLANTINGS

TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	AG	17	Amur Maple / Acer ginnala	B & B	2.5"	Cal
	AF	8	Red Sunset Maple / Acer rubrum 'Frankford' TM	B & B	2.5"	Cal
	CC	33	Eastern Redbud / Cercis canadensis	B & B	2.5"	Cal
	CF	16	Forest Pansy Eastern Redbud / Cercis canadensis 'Forest Pansy'	B & B	2.5"	Cal
	CO2	14	American Smoke Tree / Cotinus obovatus	B & B	2.5"	Cal
	JW	6	Wichita Blue Juniper / Juniperus scopulorum 'Wichita Blue'	B & B		8' min.
	ML	22	Little Gem Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	B & B	2"	Cal
	MX	18	Jane Magnolia / Magnolia x 'Jane'	B & B	2.5"	Cal
	MS	22	Spring Snow Crabapple / Malus x 'Spring Snow'	B & B	2"	Cal
	PC	17	Chinese Pistache / Pistacia chinensis	B & B	2.5"	Cal
	QR	18	Red Oak / Quercus rubra	B & B	2.5"	Cal
	UA	6	Allee Lacebark Elm / Ulmus parvifolia 'Allee' TM	B & B	2.5"	Cal
SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	AR	75	Rose Creek Abelia / Abelia x 'Rose Creek'	5 gal		
	AE	32	Assorted Dwarf Encore® Azalea / Azalea x 'XX'	5 gal		
	BG	28	Green Gem Boxwood / Buxus x 'Green Gem'	5 gal		
	CK	12	Karl Foerster Feather Reed Grass / Calamagrostis x acutiflora 'Karl Foerster'	5 gal		
	HJ	28	Little Lime® Panicle Hydrangea / Hydrangea paniculata 'Jane'	5 gal		
	II	48	Compact Inkberry / Ilex glabra 'Compacta'	5 gal		
	IN	55	Dwarf Yaupon Holly / Ilex vomitoria 'Nana'	5 gal		
	PS	29	Shenandoah Switch Grass / Panicum virgatum 'Shenandoah'	5 gal		
	PB	8	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'	5 gal		
	PA	12	Dwarf Ninebark 'Tiny Wine' / Physocarpus alternans	5 gal		

SITE INFO

ZONING	RMF-12 MULTIFAMILY DISTRICT PORTION IS IN THE OVERLAY DISTRICT AND INTERSTATE SIGN DISTRICT
OVERLAY DISTRICT REQUIREMENTS	LANDSCAPE AREAS ALONG THE FRONTAGE OF THE HIGHWAY SHALL BE NO LESS THAN 25' DEEP EXCLUSIVE OF ROW. THESE AREAS SHALL HAVE TREES AT 20' SPACINGS ALONG THE ENTIRE FRONTAGE. LANDSCAPE AREAS ALONG REAR AND SIDE YARDS SHALL BE NO LESS THAN 10' DEEP FROM PROPERTY LINE
GREEN SPACE REQUIREMENTS	REQUIRED: IF TWO ACRES OR MORE, MUST PROVIDE MIN. 20% WITH ONE NEW TREE/SHRUB / 2000 SF OF THE ENTIRE SITE (EXCLUDES ROW, PUBLIC ACCESS EASEMENTS AND PRIVATE STREETS. IF PERENNIALS ARE USED, 20 PERENNIALS ARE REQUIRED FOR EVERY ONE SHRUB REQUIRED. 860,787 SF / 2000 = 431 TREES/SHRUBS REQUIRED PROVIDED: 108 TREES (INCLUDES 10 MITIGATION CREDIT TREES BUT NOT STREET TREES) AND 327 SHRUBS = 435 TOTAL TREES AND SHRUBS REQUIRED: MIN. 25% SHALL CONSIST OF TREES OR 108 TREES (431 TREES * .25 = 107.59) PROVIDED: 59 NEW TREES + 5 MITIGATION CREDIT TREES = 108 TREES (DOES NOT INCLUDE STREET TREES) REQUIRED: MAX. 25% OF TOTAL NUMBER OF TREES MUST BE ORNAMENTAL OR 27 ORNAMENTAL TREES (108 * .25 = 27) PROVIDED: 78 ORNAMENTAL TREES REQUIRED: MIN. 10% OF TOTAL NUMBER OF TREES MUST BE EVERGREEN OR 11 EVERGREEN TREES (108 * .10 = 10.8) PROVIDED: 29 EVERGREEN TREES REQUIRED: 20% TOTAL LOT SHALL BE DEVOTED TO OPEN SPACE PROVIDED: 44% (402,120 SF OR 9.23 AC) REQUIRED: 20% TOTAL DEVELOPED LOT SHALL BE GREEN SPACE PROVIDED: 45% (390,620 SF OR 8.96 AC) REQUIRED: 70% MAX. IMPERVIOUS AREA OF TOTAL LOT PROVIDED: 55% IMPERVIOUS AREA (410,167 SF OR 9.42 AC)
TREE MITIGATION REQUIREMENTS	WITHIN CONSTRUCTION AREA, SIGNIFICANT TREES TO BE REPLACED AT A RATE OF ONE TO FIVE. TOTAL SIGNIFICANT TREES REMOVED WITHIN CONSTRUCTION AREA: 57 TREES REMOVED/21 TREES PRESERVED TREES REQUIRED FOR MITIGATION: 12 TREES (57 / 5 = 11.4) TREES PROVIDED FOR MITIGATION: 0 TREES (11 REMOVED TREES - 21 PRESERVED TREES = 10 MITIGATION TREE CREDITS)

CITY OF ROGERS GENERAL LANDSCAPE NOTES:

- SHALLOW ROOTED TREES SUCH AS MAPLE, ASH, SWEETGUM, TULIP TREE, PIN OAK, AND POPLAR SHALL NOT BE PLANTED WITHIN 10' OF A CURB OR SIDEWALK.
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30-50' TALL AND 50' FOR TREES 50' OR TALLER. TREE HEIGHTS ARE MATURE TREE HEIGHTS.
- TREES SHALL NOT TO BE PLANTED WITHIN 20' OF LIGHT POLE.
- TREES SHALL BE CENTERED IN THE GREENSPACE.
- NO STREET TREES OR PARK TREES OTHER THAN THOSE OF A MAX. 20' TALL MAY BE PLANTED UNDER OR WITHIN 10' LATERAL FEET OF ANY OVERHEAD UTILITY WIRE OR OVER OR WITHIN 10' LATERAL FEET OF ANY UNDERGROUND WATERLINE, SEWER LINE, TRANSMISSION LINE OR OTHER UTILITY.
- OWNER/DEVELOPER MUST PROVIDE A 5-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDING OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX. IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:
SEEDING AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-6" IN PLANTING BEDS) (1"-2" FOR SEED AND SOO AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRAGILE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS.

ALL TREES SHALL BE PLANTED AT LEAST 20' FROM ANY LIGHT POLES.

ISSUE BLOCK	TITLE	DATE
	REV-1	08/01/2022
	REV-2	09/28/2022
	REV-3	11/16/2022
	REV-4.1	01/23/2023

DOCUMENT DATE: 1/20/2023
CHECKED BY: DRG
DRAWN BY: WDW

THESE DOCUMENTS ARE FOR INTERIM
REVIEW AND ARE NOT INTENDED FOR
BIDDING, PERMIT, OR CONSTRUCTION
PURPOSES



December 21, 2022

Mr. Ryan Gill, P.E.
Harrison French and Associates, LTD Civil
1705 S. Walton BLVD., Suite 3
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans
ATRE 28th Street

Dear Mr. Gill:

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

1. Include in the general utility notes: "All improvements specified herein shall be constructed in accordance with the Standard Specifications of Rogers Water Utilities, Revised September 2022."
2. Depict the locations of the electric transformers. Locate them as far from water meters as practical but in no case within 30 feet.
3. Label the existing utility easement near the beginning of Water Line 1, including book & page information.
4. For all water service / meter callouts:
 - a. The callouts for the service connection sizes is in conflict with RWU standard details. Instead of providing separate callouts for "service connection" and "water meter" we recommend calling out the meter size and referencing the RWU standard detail for the specified meter size.
 - b. The callouts for the service line pipe material downstream of the water meters currently specifies Type K Copper and references RWU standard details. RWU does not specify pipe materials downstream of the meter box. Pipe materials shall be in compliance with local plumbing code.
5. Provide 18" vertical clearance between water and sanitary sewer wherever possible. Where 18" vertical clearance is not being provided, adjust the water and/or sewer profiles to provide additional clearance. See WL2 Sta. 9+80 and WL3 Sta. 1+40.
6. The fitting at Sta. 13+08 on Waterline 2 should be noted as an 8" Cross. Correct this notation on all relevant sheets.
7. Provide a plan and profile for any hydrant lead longer than 20' (see WL1 Sta. 3+87)
8. Clearly denote on the overall utility plan and sewer plan and profile sheets plans the point of demarcation between publicly and privately maintained sewer lines. Publicly maintained lines are understood to include all sewer main downstream of and including SMH 1-4 and SMH 2-4.

9. On Sheet C5.18 (Sewer Line 2 Plan & Profile):

- a. There appears to be no data for the manhole located at approximate Sta. 1+75.
- b. There appears to be no purpose of SMH 2-3. Remove if not needed.
- c. The lateral line extending west from MH 2-4 appears to be in conflict with an adjacent storm sewer pipe.

10. When differing size of pipe enters the manhole, match the crown elevations of the pipe entering and exiting the manhole. For same size pipe, the invert in shall be 0.1' above invert out. Drop manholes are not allowed. See SMH 1-6, SMH 1-7, SMH 2-4, and SMH 3-2.

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. Fire suppression plans approved by the Utility if applicable.
- E. Architectural and plumbing plans submitted for commercial customers.
- F. Approved offsite easements filed for record if applicable.
- G. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- H. A copy of the executed contract between the developer or general contractor and the utility contractor.
- I. Performance and payment bonds executed by the utility contractor.
- J. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

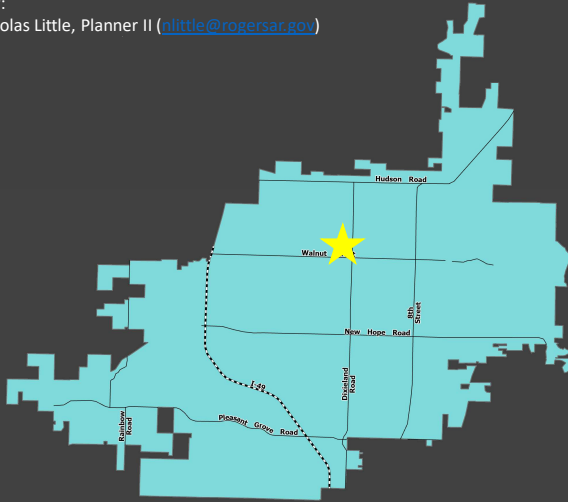
Brian T. Sartain, PE
Utility Engineer



Rezone Froud

PLANNING

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



Vicinity Map

Location

2111 W Walnut Street

Requested Zoning

U-COM

Growth Designation

Midtown Regional Center

Representative

Louis Froud, Property Owner

SUMMARY:

Request to rezone subject location from C-2 to U-COM.



Rezone Froud

PLANNING



CGM Map

COMPREHENSIVE GROWTH MAP:

Growth Designation:
Midtown 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:
U-COM, U-NBT

Current Zoning:

- *C-2 (Highway Commercial):* This district is intended 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)

Requested Zoning:

- *U-COM (Uptown Commercial Mixed Use):* The purpose of the Uptown Commercial Mixed Use zone is to be compatible with U-COR through flexibility of uses, continuing to allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers. The focus is to strike a balance between conventional forms of commercial development and high-intensity urban mixed-use development. Sec. 14-732(4.3)(a)



Current Zoning Map

- Applicant seeks a rezone to U-COM.
- Per Staff Policy, the only allowed zones in the Midtown Regional Center are U-COM and U-NBT.

General Findings:

- The subject property is currently zoned C-2, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of U-COM is an allowed zoning district within the Regional Center (CGM Page 1).
- Because of this property's centered positioning within the Midtown Regional Center, U-COM is the appropriate zoning here, as opposed to U-NBT.
- This rezone was triggered by the applicant's CUP request to operate an electric go-kart business from this location. CUP was approved on January 3rd, 2023. Applicant agreed, upon Staff's recommendation, to rezone to U-COM to bring the property into compliance with the CGM at this location.



Rezone Froud

PLANNING



Aerial Map

Recommendation
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: \$200.00 (\$200)
Zoning: C-2 to U-COM
Permit Number: 22-47
CityView Application: PL202201325
Date: 12/30/2022

REZONE APPLICATION

APPLICANT: 6420 Bentonville Rogers LLC

ADDRESS: PO Box 609 Searcy, AR 72145 SUITE #: _____

GENERAL LOCATION OF PROPERTY:

2111 W Walnut Rogers, AR 72756

PHONE #: 501 728-2122 EMAIL: lsfroud@hotmail.com

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

PRESENT USE: retail, office, warehouse ZONING: C2

PROPOSED USE: Mixed use ZONING: UCOMM

Louis Froud Pres.

Applicant Signature

12/30/2022

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 12/30/2022 PUBLIC HEARING DATE: 2/7/2023 CERTIFIED MAIL DATE: 1/23/2023

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____



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 **February 7, 2023** at **5:30 p.m.** on the application by **Louis Froud** to rezone **2111 W. Walnut St.** from the **C-2** (Highway Commercial) zoning district to the **U-COM** (Uptown Commercial Mixed Use) zoning district, the property being more particularly described as follows:

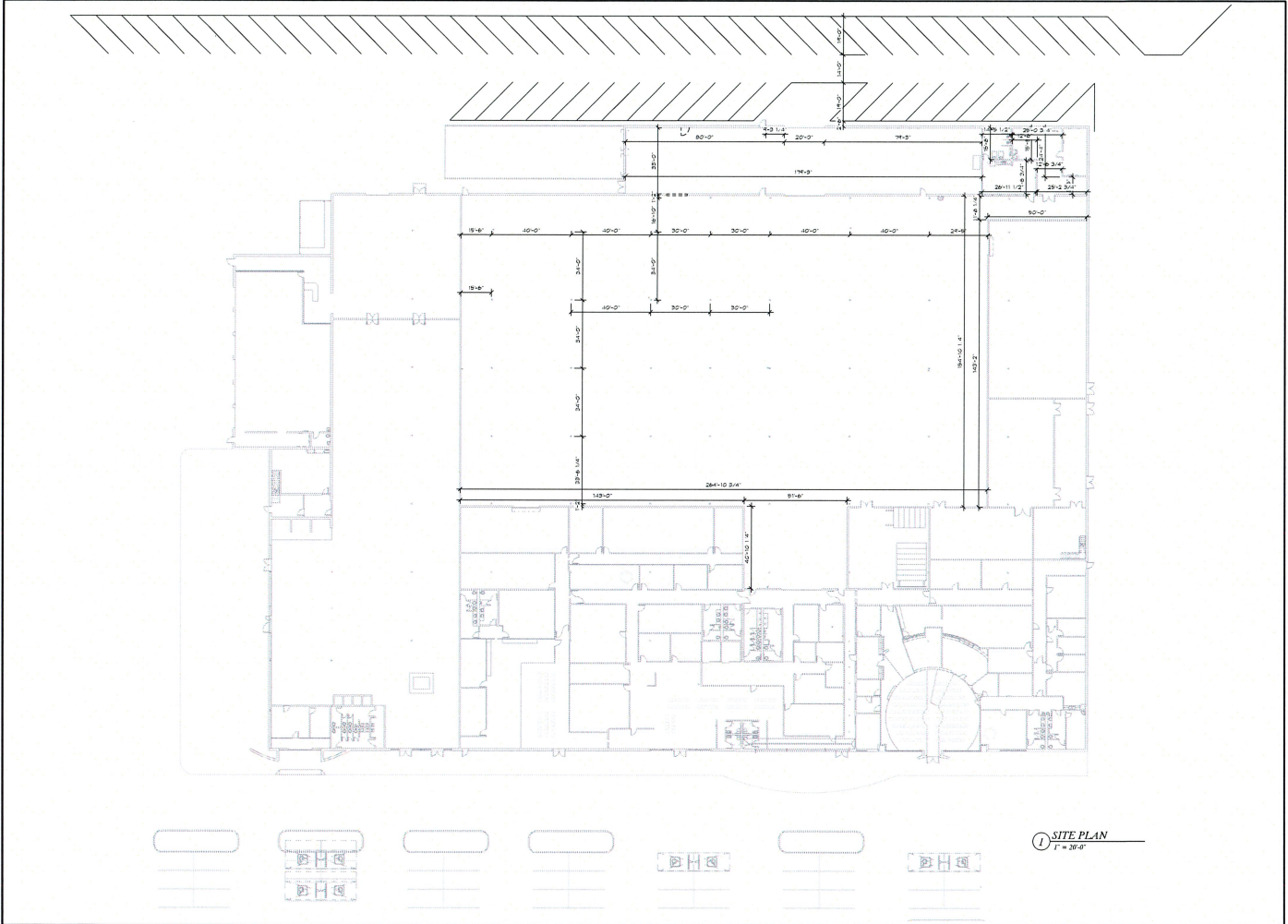
PROPERTY DESCRIPTION:

2111 W. Walnut St.

Parcel Number: 02-01026-003

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday January 22, 2023**
BILL THE CITY OF ROGERS



PRELIMINARY
NOT FOR CONSTRUCTION

Burris Architecture
8805 Tiger Blvd. Suite 100, Bentonville, AR 72718
501.271.1111
www.burrisarchitecture.com

2111 W. WALNUT - v13
2111 W. WALNUT
ROGERS, AR

DATE: 11-05-22
JOB NO: 23004
REVISIONS:

X2
KATT/NEED

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 ____ day of _____, 20 ____.

Jordan & Assoc. [Signature]

Signed

Louis Froud Shannon Froud

Name Printed

STATE OF ARKANSAS

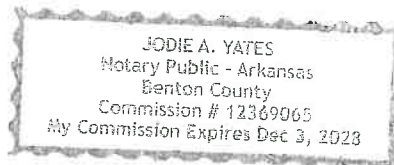
COUNTY OF Benton

Subscribed and sworn before me this the 30th day of December, 20 22.

Jodie A. Yates
Notary Signature

Jodie A. Yates
Notary Name Printed

Dec. 3, 2028
Commission Expires



PROPERTY OWNER AFFIDAVIT

The petitioner: 6420 Bentonville Rogers LLC _____, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: 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 St Rogers, AR 72756

PRESENT ZONING: C2

ZONING REQUEST: UCOMM

Respectfully Submitted,

Jim & Pres. S. J. Sec

By: (Property Owner Signature)

Louis Froud Shannon Froud

STATE OF ARKANSAS

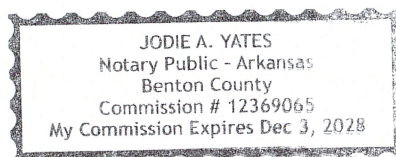
COUNTY OF Benton

Subscribed and sworn before me this 30th day of December, 2022.

Jodie A. Yates
Notary Signature

Jodie A. Yates
Notary Name Printed

Dec. 3, 2028
Commission Expires



 **Samaritan Shop**

 **BENTON COUNTY
ROGERS ANNEX**

FOR LEASE  

300-5,000 SF Available **TOM ALLEN • 479 903 6331**

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
REZONE**

DESCRIPTION:	Traverse 2111 W. Walnut St. from C-2 to the U-COM (Urban Commercial Mixed Use) zoning district.
APPLICANT:	Lois Froust
BOARD/COMMISSION:	Planning Commission
MEETING DATE/TIME:	February 7th at 5:30 PM
MEETING LOCATION:	Rogers City Council Chambers, 201 W. Chestnut St.
PUBLIC COMMENTS:	planningcommission@rogersar.gov www.rogersar.gov/CommunityDevelopment/Planning/Pages/Notice.aspx

 **COMMUNITY DEVELOPMENT
PLANNING DIVISION**
479) 521.1186
Planning@rogersar.gov



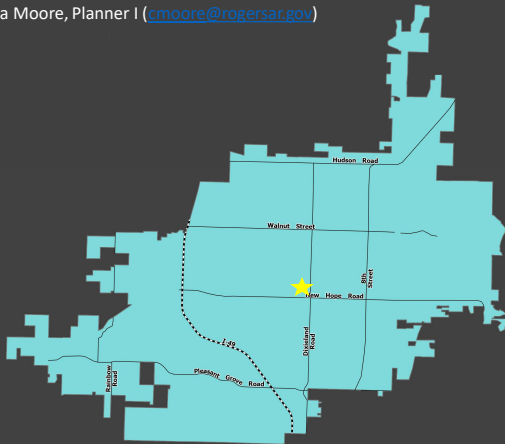
Rezone/DCP

PLANNING

Dixieland Multifamily

Staff:

Christina Moore, Planner I (c.moore@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood Center

Zoning

A-1 (Agricultural)

Proposed Zoning

RMF (Residential Multifamily) with DCP,
10.5 units/acre

Location

1704 & 1710 S Dixieland Rd

Representative

Matt Loos, Olsson

Location:

This is located in central Rogers near the intersection of New Hope and Dixieland.

Proposal Overview:

The applicant is proposing a rezone and density concept plan for a residential multifamily development.



Rezone/DCP

PLANNING

Dixieland Multifamily



Site Plan

Density Concept Plan Request

A proposal to construct 49 dwelling units on about 4.84 acres at a gross density of 10.5 units per acre.

Rezone Request:

The applicant is specifically requesting to rezone the subject property from A-1 to RMF-10.5 to align with the Neighborhood growth designation.

Density Concept Plan Request:

They are also proposing to construct 49 dwelling units on about 4.84 acres. The gross density of this is 49 units/acre, which is below the neighborhood max density of 12 units/acre.

ZONING:

RMF with DCP:

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



A proposal to rezone the subject property from A-1 to RMF-10.5.

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

Page 62 of 91₄



Rezone/DCP

PLANNING

Dixieland Multifamily



Rendering

Rendering:



Rezone/DCP

PLANNING

Dixieland Multifamily



Rendering

Rendering:



Rezone/DCP

PLANNING

Dixieland Multifamily



Rendering

Rendering:



Rezone/DCP

PLANNING

Dixieland Multifamily



Rendering

Rendering:



Rezone/DCP

PLANNING

Dixieland Multifamily



Surrounding Context

Surrounding Context:

This is looking north on Dixieland Road with the planned development directly to the west. You can see the property is on a major roadway.



Rezone/DCP

PLANNING

Dixieland Multifamily



Required Setback:

- Front Yard: 30 feet

Requested Setback:

- Proposed site plan has a front setback of 4 feet and 4 inches



Rezone/DCP

Dixieland Multifamily

PLANNING



Required Setback:

- Interior Side Yard: 10 feet

Requested Setback:

- Proposed site plan has both interior side setbacks of 9 feet



Dixieland Multifamily



Staff Analysis:

- Proposing 12 screening trees near adjacent residential properties.
- Staff prefers to see a variety of different trees to ensure screening remains healthy.
- Engineering reserves comments to address the north/south cross connection and feasibility during large scale development review.



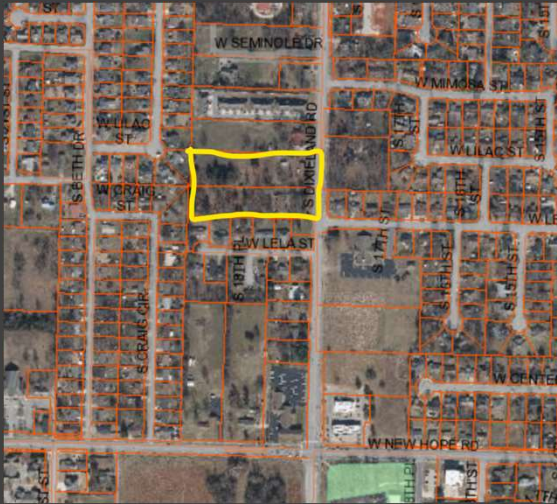
Dixieland Multifamily



Site Plan

Staff Analysis:

- The site location is near a neighborhood center.
- The proposal is located near other multifamily developments.
- The proposal has ample sidewalks and common spaces for residents.
- Staff finds the surrounding characteristics to support the proposed density.



Aerial Map

Recommendation:
Refer to Committee.

RECOMMENDATIONS:

Refer to Committee.

Engineering Comments:

All comments are reserved for the Large Scale Development.

Public Input Received:

No input has been received from the public.



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Dixieland Multifamily Project - RZN/DCP
ADDRESS/LOCATION:	1704 & 1710 S Dixieland Rd, Rogers, AR 72758 / 02-01574-000 & 02-01587-000
PROPOSED ZONING:	R-MF
PROPOSED DENSITY:	10.12 acres/Unit
GROSS SITE AREA:	4.84 acres
DWELLING UNITS:	49 units
BUILDING TYPE:	Residential - Duplex, Triplex, Quadplex

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Olsson / Matt Loos	PHONE:	501-733-2240
		EMAIL:	mloos@olsson.com
PROJECT OWNER/DEVELOPER:	Bespoke Homes / Aaron Wade	PHONE:	662-808-8522
		EMAIL:	Aaron@bespokeNWA.com
PROPERTY OWNER:	LEPP, KIMILA J & LUPER, NANCY J	PHONE:	479-877-7119
		EMAIL:	marketing@bespokeNWA.com
REQUEST:	Approval of Rezone with Density Concept plan		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To protect and maintain existing residential areas in between other Growth Designation nodes while encouraging low-density infill. / Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
BASE DENSITY:	6 units/acre
MAX DENSITY:	12 units/acre
CURRENT ZONING:	A-1 (agricultural district)

APPLICANT SIGNATURE: 

SUBMITTAL DATE: 12-22-2022

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

MINIMUM REQUIRED INFORMATION:

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

ADDITIONAL INFORMATION:

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

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

EXHIBIT A: AREIAL VICINITY MAP

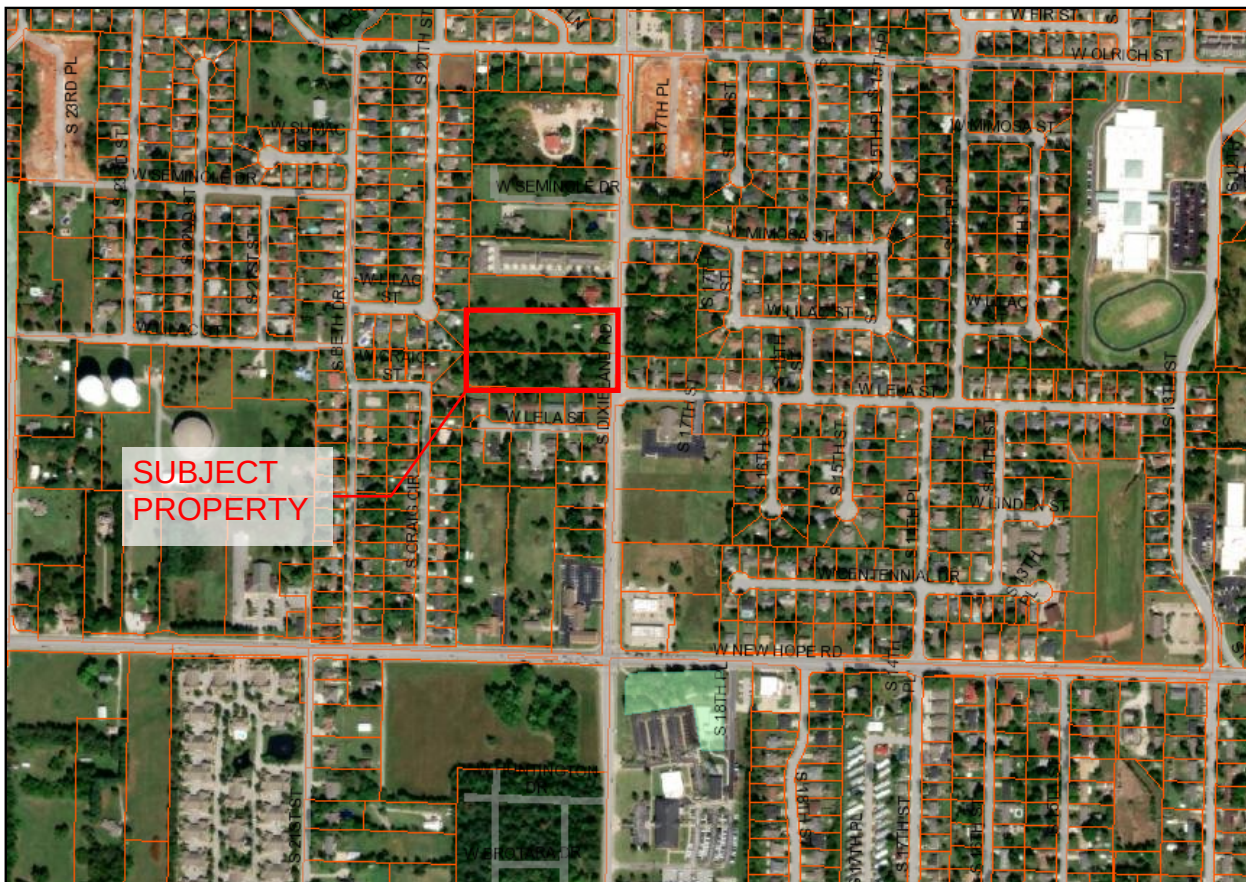


EXHIBIT B: CGM VICINITY MAP

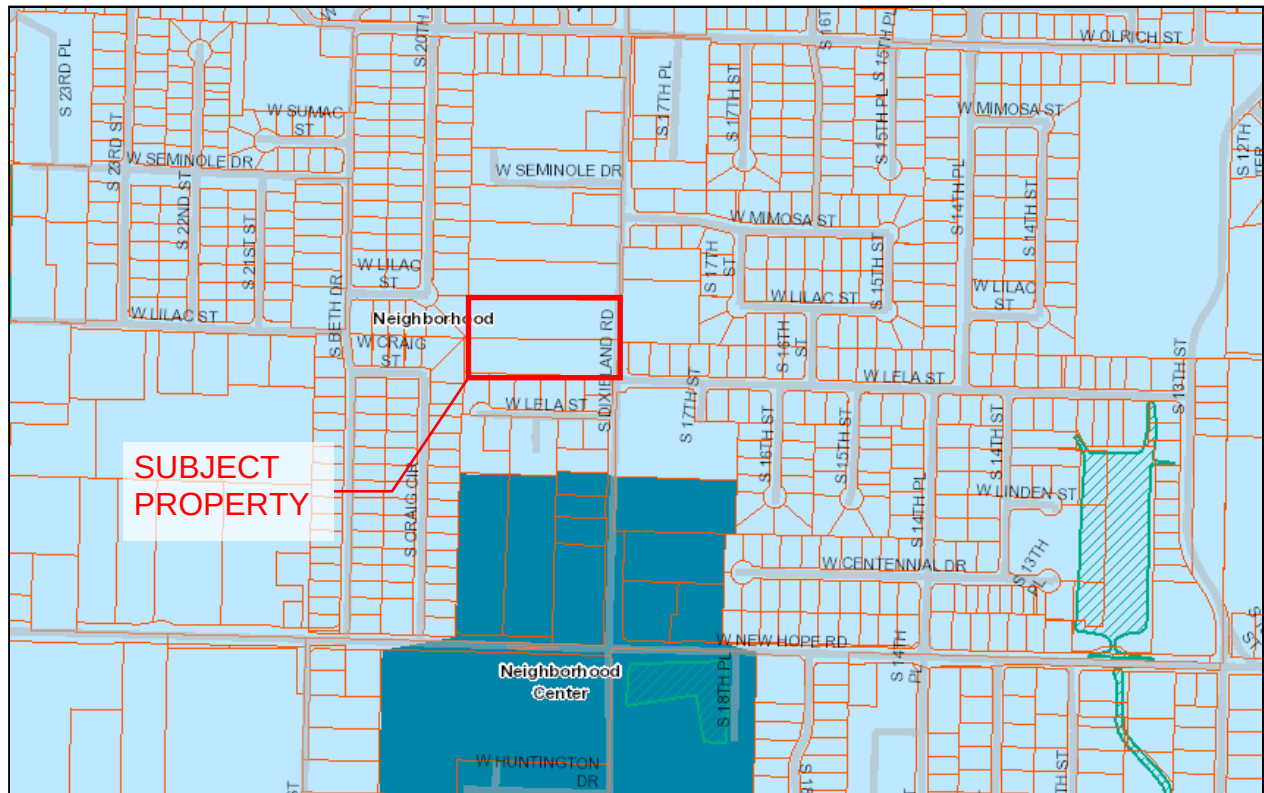
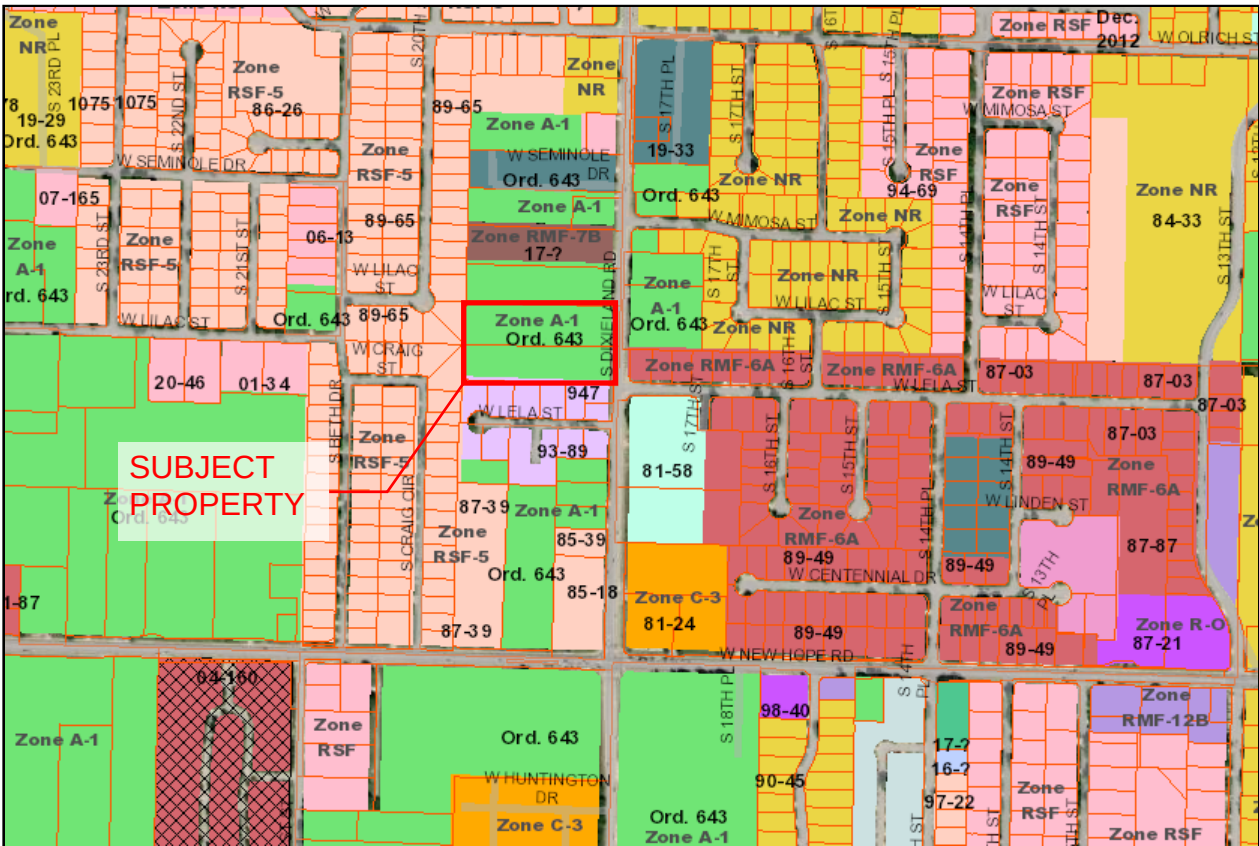


EXHIBIT C: ZONING VICINITY MAP



CONCEPTUAL SITE DESIGN

9-27-2022



GROSS AREA: ~~105,600 SF~~
210,830 SF = 4.84 Acres ~~2.42 ACRES~~
TOTAL UNITS: 49
~~20-24/AC~~ 10.12 Units/Acre

PRODUCT: ROW HOUSES (2-CAR GARAGES)	PRODUCT: VILLAS
A 4 PLEX	D DUPLEX
B 3 PLEX	E 3 PLEX
C DUPLEX	1 BEDROOM
2 BEDROOM (Primary BR on first floor)	1.5 baths
1600 SF (approx)	685 SF (approx)
3 BEDROOM (Primary BR on first floor)	
1775 SF (approx)	

Preliminary

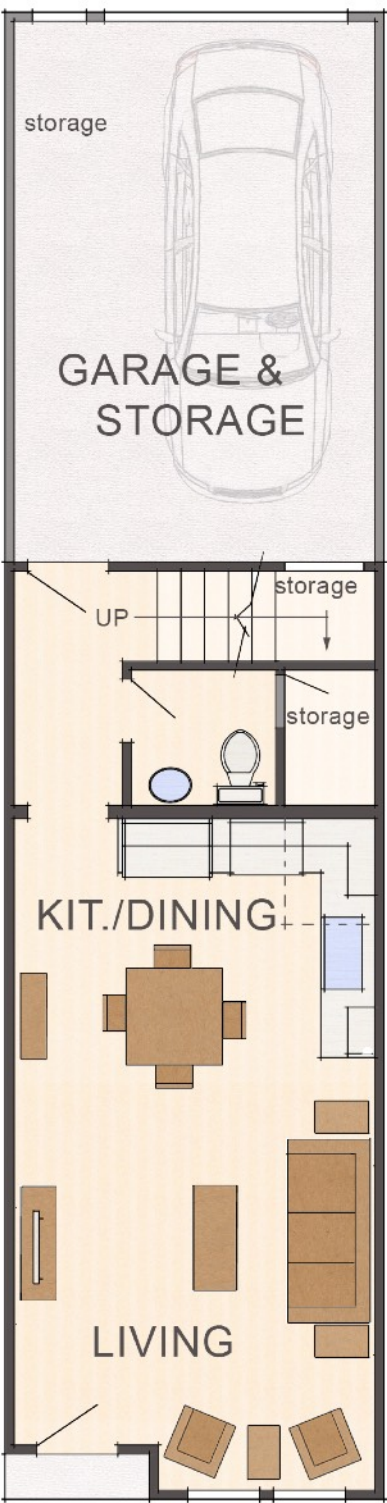
COVERAGE
MAX BUILDING COVERAGE = 40%
-PROPOSED BUILDING AREA = 84,635 SF
-PROPOSED BUILDING COVERAGE = 40%
MIN OPEN SPACE = 20%
-PROPOSED OPEN SPACE = 24%
MAX IMPERVIOUS = 70%
-PROPOSED IMPERVIOUS AREA = 153,394 SF
-PROPOSED IMPERVIOUS COVERAGE = 76%



BUILDING SETBACKS
FRONT / REAR - 30'
INTERIOR SIDE - 10'
EXTERIOR SIDE - 30'

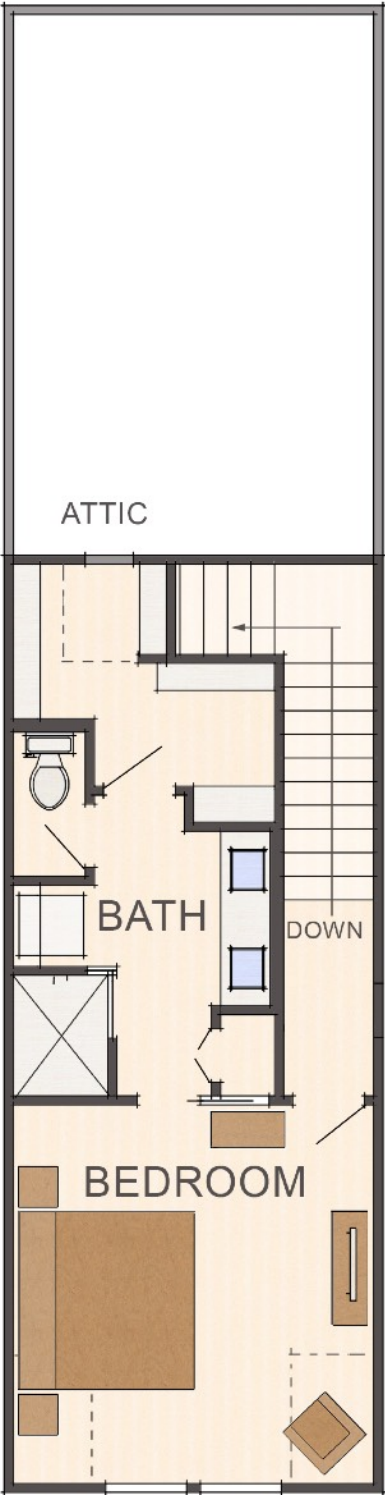
BUILDING INFORMATION
MAX EAVE HEIGHT = 29'
MATERIAL = HARDIE BOARD SIDING WITH BRICK/STONE ACCENTS,
20% CMU

LARRY W. GARNETT, FAIBD, CNU-a
DESIGN & PLANNING



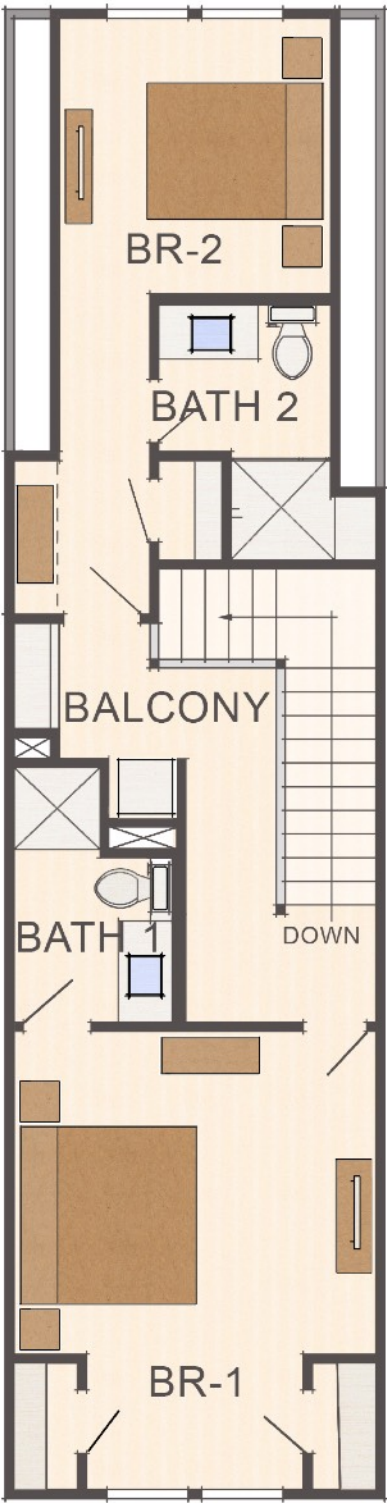
FIRST FLOOR
Living Area: 477 sf

Width: 14'-0"



SECOND FLOOR
1 BEDROOM
Living Area: 410 sf

Options



SECOND FLOOR
2 BEDROOM
Living Area: 720 sf

Two Bedroom

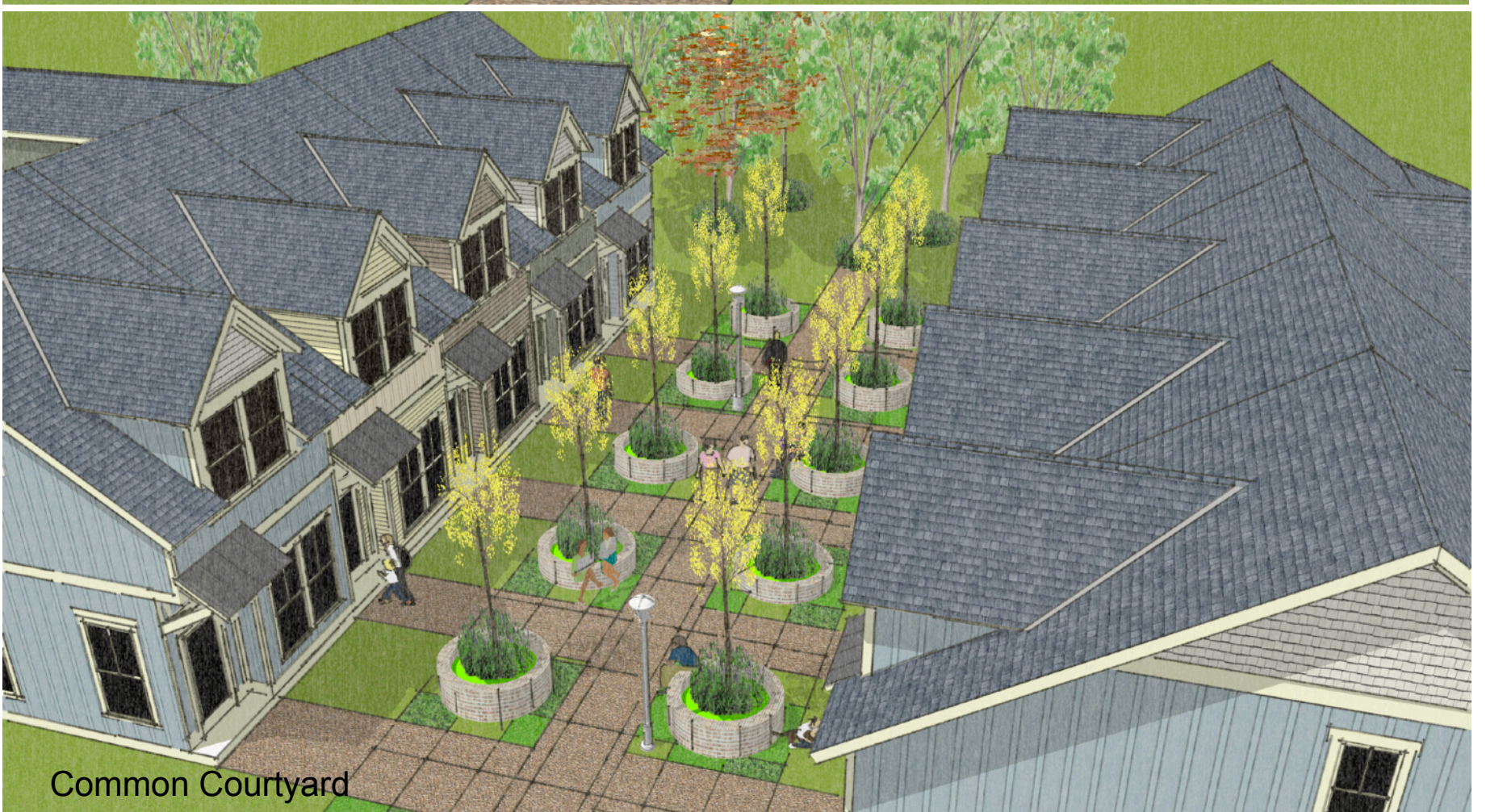
One Bedroom



Rear Lane Garages



Common Courtyard



Common Courtyard

PROPERTY OWNER AFFIDAVIT

The petitioner, LEPP, KIMILA J & LUPER, NANCY J, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

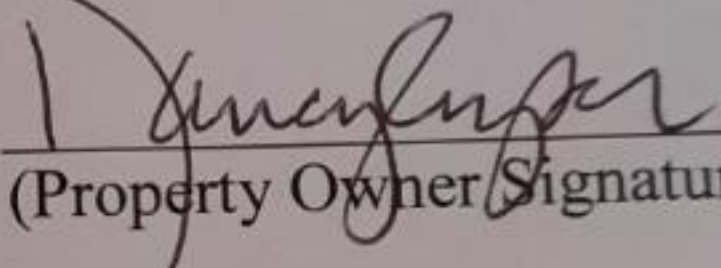
LEGAL DESCRIPTION: PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00 DEGREES 31' WEST 1152.6 FEET FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE NORTH 89 DEGREES 39' WEST 860 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00 DEGREES 31' WEST 160 FEET; THENCE SOUTH 89 DEGREES 39' EAST 860 FEET, MORE OR LESS, TO THE EAST LINE OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 00 DEGREES 31' EAST 160 FEET TO THE POINT OF BEGINNING.

LAYMAN'S DESCRIPTION: 1704 S Dixieland Rd, Rogers, AR 72758

PRESENT ZONING: A-1

ZONING REQUEST: R-MF

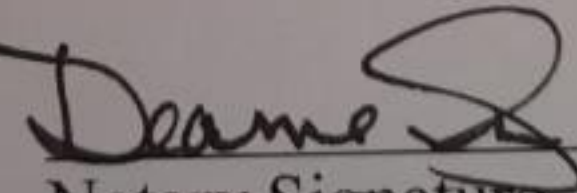
Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 17 day of Dec, 2022.




Notary Signature

Deanne Green
Notary Name Printed

12/31/2023
Commission Expires

PROPERTY OWNER AFFIDAVIT

The petitioner, LEPP, KIMILA J & LUPER, NANCY J, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00°31' WEST 1152.6 FEET FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 89°39' WEST 660 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00°31' WEST 160 FEET; THENCE SOUTH 89°39' EAST 660 FEET, MORE OR LESS TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 00°31' EAST 160 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF DIXIELAND ROAD.

LYMAN'S DESCRIPTION: 1710 S Dixieland Rd, Rogers, AR 72758

PRESENT ZONING: A-1

PLANNING REQUEST: R-MF

Respectfully Submitted,

By: *Nancy Luper*
(Property Owner Signature)

CITY OF ARKANSAS
CITY OF Benton

Subscribed and sworn before me this the 17 day of Dec, 2022.



Deanne Green
Notary Signature

Deanne Green
Notary Name Printed

12/31/2023
Commission Expires

Rezone Request

Application Requirements and Information

1. Complete application and submit a two hundred dollar (\$200) filing fee made payable to the City of Rogers with the completed application.
2. Provide a full legal description and the parcel number. Legal description must not be abbreviated. Subdivision lot/block description is sufficient. This is used by Planning Staff to publish a legal notice for the public hearing. Visit with Planning Staff prior to completing the following step; the content of the legal notice can be used for the Notice of Public Hearing letter. Planning Staff will verify the accuracy of all information prior to applicant sending Certified Mail.
3. Applicant must notify all property owners within a 300-foot radius of the property of the public hearing via Certified Mail with return receipt requested (see attached sample letter for *Notice of Public Hearing for a Rezone Request*). The list of property owners can be obtained through a title or abstract company or the Benton County Assessor's Office. The title or abstract company is likely to charge for this service and will need a legal description. Certified Mail must be sent at least 15 days prior to the public hearing date. Bring the receipt cards and any returned mail, along with a list of all recipients, to the public hearing and remit items to Planning Staff.
4. Attach a signed and notarized copy of the Property Owner Affidavit (see attached). May be submitted with application.
5. Attach a signed and notarized copy of the Certification that covenants have been checked and proper steps taken to notify surrounding property owners (see attached). Provide at time of public hearing.
6. If approved by Planning Commission, the rezone will be forwarded to the City Council for final approval. An applicant must be in attendance to represent their item. Please provide the name and contact number of the representative to attend the City Council meeting by noon the day following Planning Commission.
 - Questions regarding this should be directed to the City Clerk's office; City Hall; (479) 621-1117

NOTES:

- The public hearing will be held during a regularly scheduled Planning Commission meeting. The Planning Commission meets on the first and the third Tuesday of each month. A representative must attend the public hearing to answer any questions from the Planning Commission.
- There is a 10-day appeal period following any Planning Commission decision.
- If the property to be rezoned is located within a PUD, the PUD must be revised prior to rezone.

FINDINGS

The Planning Commission may vote to recommend approval to the City Council, approval with revisions, or to deny the application. A denied application may be appealed to the City Council by filing a letter of appeal with the City Clerk within 15 days of denial: State the reason for deeming error on part of the Planning Commission. If the application is further denied by City Council, an appeal may be brought to a court of record having jurisdiction.

Any or all of the property involved in the application which was denied or withdrawn after public hearing shall not be re-submitted for a period of one year from the date of the last action taken for the same change in zoning, unless the Planning Commission finds a substantial change in conditions from the previous application.



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)
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: Olsson - Matt Loos, PE
ADDRESS: 1704 & 1710 S Dixieland Rd, Rogers, AR 72758 SUITE #: _____
GENERAL LOCATION OF PROPERTY: South-Central Rogers (14-19-30-Rogers)
PARCEL NUMBER: 02-01574-000 & 02-01587-000
PHONE #: 501-733-2240 EMAIL: mloos@olsson.com
PROPERTY OWNER: LEPP, KIMILA J & LUPER, NANCY J PHONE #: 662-808-8522
PRESENT USE: Residence ZONING: A-1 (agricultural district)
PROPOSED USE: Multifamily Developments - Duplex, 3 plex, 4 plex ZONING: R-MF

Applicant Signature

12-22-2022

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

LEGAL DESCRIPTION OF PROPERTY

PARCEL NUMBER: 02-01574-000
2.42 ACRES
SUBDIVISION: 14-19-30-ROGERS

PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00 DEGREES 31' WEST 1152.6 FEET FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE NORTH 89 DEGREES 39' WEST 660 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00 DEGREES 31' WEST 160 FEET; THENCE SOUTH 89 DEGREES 39' EAST 660 FEET, MORE OR LESS, TO THE EAST LINE OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) THENCE NORTH 00 DEGREES 31' EAST 160 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PROPERTY

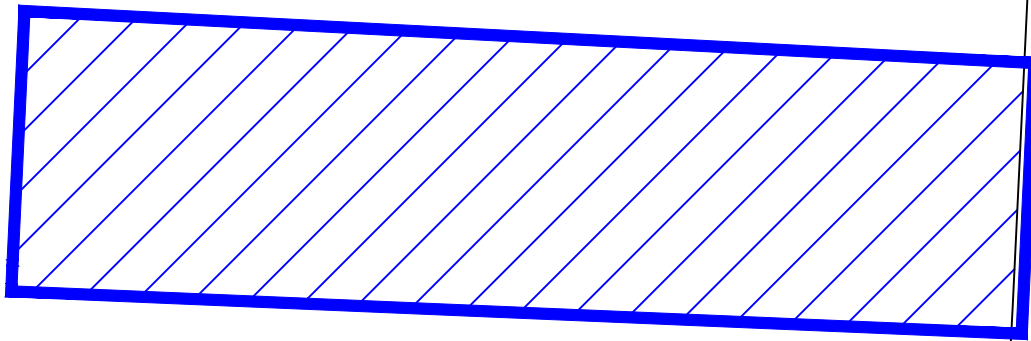
PARCEL NUMBER: 02-01587-000

2.42 ACRES

SUBDIVISION: 14-19-30-ROGERS

PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00°31' WEST 1152.6 FEET FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 89°39' WEST 660 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00°31' WEST 160 FEET; THENCE SOUTH 89°39' EAST 660 FEET, MORE OR LESS TO THE EAST LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 00°31' EAST 160 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF DIXIELAND ROAD.

Legal Description Confirmation



S DIXIELAND RD

W. LELA ST.

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM A-1 TO RMF-10.5, PROVIDING FOR
THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on February 7, 2023, the City Council has found that certain lands hereinafter described are better suited for RMF-10.5 zoning.

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

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

SECTION 2: That the land hereinafter described should be and the same is hereby zoned as RMF-10.5 and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

PARCEL 02-01574-000

PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00°31' WEST 1152.6 FEET FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4), THENCE NORTH 89°39' WEST 660 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00°31' WEST 160 FEET; THENCE SOUTH 89°39' EAST 660 FEET, MORE OR LESS, TO THE EAST LINE OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) THENCE NORTH 00°31' EAST 160 FEET TO THE POINT OF BEGINNING.

PARCEL 02-01587-000

PART OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS SOUTH 00° 31' WEST 1152.6 FEET FROM THE NORTHEAST CORNER OF THE SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 89°39' WEST 660 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST HALF (E1/2) OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE SOUTH 00°31' WEST 160 FEET; THENCE SOUTH 89°39' EAST 660 FEET, MORE OR LESS TO THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4) OF THE SOUTHWEST QUARTER (SW1/4); THENCE NORTH 00°31' EAST 160 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT OF WAY OF DIXIELAND ROAD.

LAYMAN'S DESCRIPTION:

1704 S Dixieland & 1710 S Dixieland

SECTION 3: **Zoning.** That the above described lands are better suited for RMF-10.5 than A-1

zoning and same should be and are hereby zoned RMF-10.5.

SECTION 4: Emergency Clause. That it is necessary to bring proposed uses of the property into conformance with the Rogers City Zoning Ordinances and because of such an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 5: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 6: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2023.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR

Requested by: John McCurdy, Director Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

Prepared by: Christina Moore, Planner I



NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
REZONE & DENSITY CONCEPT PLAN**

DESCRIPTION	LOCATION
Rezone from R-1 to R-1.5 and R-1.5 to R-2	1710 S. Division Rd
Density Concept Plan	1710 S. Division Rd
Rezone from R-1 to R-1.5 and R-1.5 to R-2	1710 S. Division Rd
Density Concept Plan	1710 S. Division Rd
Rezone from R-1 to R-1.5 and R-1.5 to R-2	1710 S. Division Rd
Density Concept Plan	1710 S. Division Rd

Public Hearing Date: Monday, November 15, 2021 at 6:00 PM
Public Hearing Location: City Council Chamber, 300 S. 1st St., Lincoln, NE 68501
City Council Meeting: Monday, November 15, 2021 at 6:00 PM
City Council Chamber, 300 S. 1st St., Lincoln, NE 68501

CITY OF LINCOLN
PLANNING & DEVELOPMENT
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