



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

PLANNING COMMISSION MEETING AGENDA

FEBRUARY 21, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/89691447426>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/89691447426>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/83606979380>

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. February 7, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

1. **LSDP: Benchmark Group Parking Expansion**

A proposed expansion of 81 added parking spaces on the east and south-east portion of the site at 1805 N. 2nd Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chad Caletka*

2. **LSDP: Hawkins Airport Hangar**

A proposal to construct an 8,250-square foot hangar at 9 W. Cass Hough Drive in the I-1 (Light Industrial) zoning district at the Rogers Municipal Airport.



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- *STAFF: Kyle Belt*
- *REPRESENTED BY: Jason Ingalls*

PUBLIC HEARING:

1. CUP: CarMax

A request to allow the use "Vehicle/Equipment Sales & Rentals" at 6360 S. Dixieland Road in the C2-CU, PUD (Highway Commercial, Condominium Use, Planned Use Development) zoning district and in the city's Overlay District.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Scott Dallam*

2. RZN: SPAM AR Street

A request by SPAM AR Street to rezone 1639 N. Arkansas Street from the R-O (Residential Office) zoning district to the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: John Starnes*

3. RZN: Jacob Harr

A request by Jacob Harr to rezone 507, 509, & 613 S. 7th Street from the N-R (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Kyle Belt*
- *REPRESENTED BY: Jacob Harr*

CALL FOR RECESS:

1.
 - Board of Adjustment
2. Zoning Review Committee

CALL TO ORDER:

OLD BUSINESS:



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NEW BUSINESS:

1. All recommended items from committees.
2. A change to the Schedule of Uses to allow "Live/Work Quarters" by right in the COM/U-COM, COR/U-COR, NBT/U-NBT, U-ENT, IA, C-3, R-O, and O zoning districts and as a conditional use in the C-2, C-4, W-O, I-1, and R-MF zoning districts.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

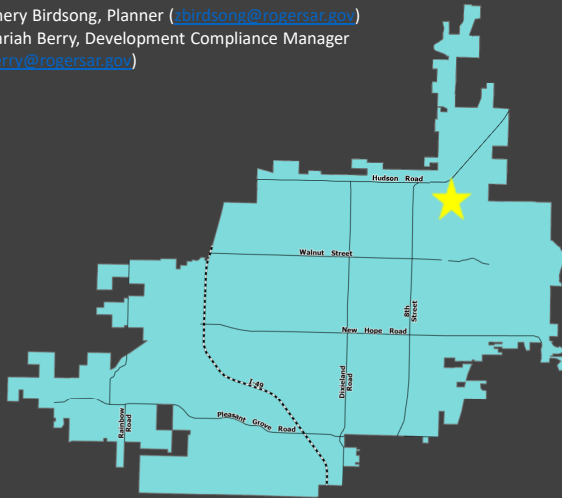
PLANNING

Benchmark Group Parking Expansion

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)

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



Vicinity Map

Location

1805 N. 2nd Street

CGM Designation

Employment Center

Zoning

C-2 (Highway Commercial District)

Proposed Use

Expansion of Parking Lot

Representative

Chad Caletka, CEI

Location:

This property is located at 1805 North 2nd Street, just south of the intersection of 2nd street and Hudson.

Planning Review

• *Use Definition:*

An expansion of a parking lot for a business and professional office use which 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 C-2 (Highway Commercial) zoning regulations.

• *CGM Compliance:*

The proposed project is not in alignment with the Comprehensive Growth Map. The Employment Center CGM designation does not allow for C-2 zoning. However, this location was zoned C-2 prior to the proposal.

Development Standards:

• *Building Disposition:*

No building was proposed with this development.

• *Parking and Loading:*

Required parking is being met.

Screening and Transitions:

No screening or transitions were required with this parking expansion.

• *Landscaping:*

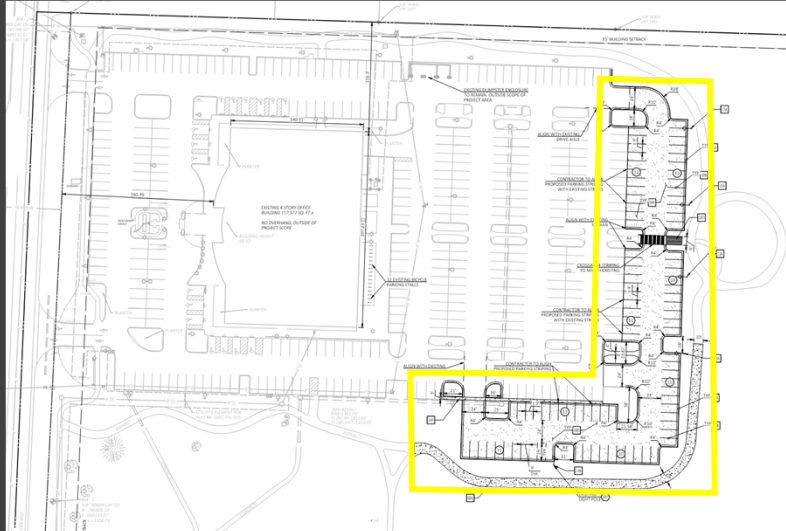
All landscaping requirements have been met.



LARGE SCALE DEVELOPMENT

PLANNING

Benchmark Group Parking Expansion



Site Plan

Proposal

An expansion of parking on the east and south-east portion of the site.

PROPOSAL

The applicant is proposing a total expansion of 81 added parking spaces.

ENGINEERING REVIEW

- **ACCESS MANAGEMENT:**

The applicant's proposal meets access management standards.

- **STORMWATER MANAGEMENT:**

The applicant proposes to expand the existing extended dry detention pond.

- **WATER QUALITY:**

The applicant proposes to expand the existing dry detention pond and install a new outlet structure to meet Water Quality requirements.

- **FLOODPLAIN MANAGEMENT:**

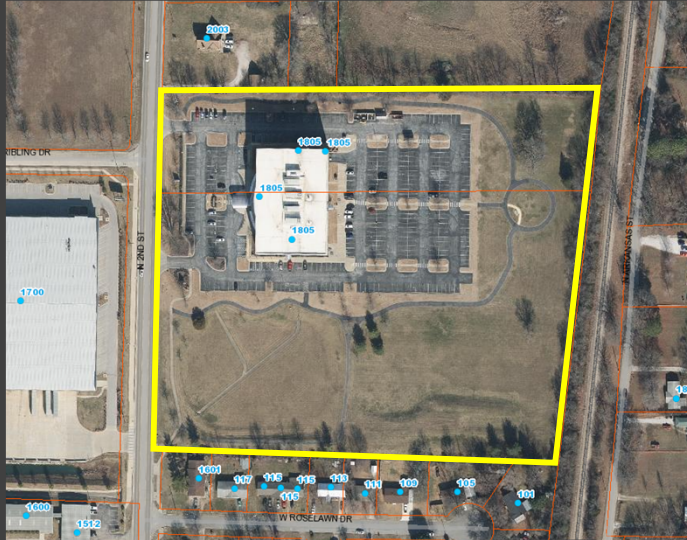
No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).



LARGE SCALE DEVELOPMENT

PLANNING

Benchmark Group Parking Expansion



Aerial View

Recommendation

APPROVE

NOTE: ALL BONDS AND EASEMENT PLAT MUST BE SUBMITTED AND APPROVED BEFORE GRADING PERMIT ISSUANCE.

Recommendation:

Approve

NOTE: ALL BONDS AND EASEMENT PLAT MUST BE SUBMITTED AND APPROVED BEFORE GRADING PERMIT ISSUANCE. LOT COMBINATION TO BE SUBMITTED WITH EASEMENT PLAT.

MASTER STREET PLAN IMPROVEMENTS:

- Street Pavement and Condition:

N 2nd Street 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 N 2nd Street, a Collector Street, is 80-ft and exceeds the required ROW from the Typical Street Section.

- Sidewalks & Sidepaths:

There is an existing 5-ft sidewalk along N 2nd Street.

- Trails:

Trails are neither proposed nor required for this development.

- Streetlights:

Streetlights currently meet the street light requirements.

- Street Trees:

Street trees were not required on this project.



December 28, 2022

Mr. Nathan Highfill, PE
CEI Engineering Associates, Inc.
P.O. Box 1408
Bentonville, AR 72712

RE: Technical Advisory Committee Review
Benchmark Group Parking Expansion

Dear Mr. Highfill:

We have reviewed the Large Scale Development Plans for Benchmark Group Parking Expansion and have no comments at this time.

Sincerely,

Stephen Ponder, PE

SP/TD

LARGE SCALE DEVELOPMENT PLANS

BENCHMARK GROUP, INC.

PARKING EXPANSION

CITYVIEW PROJECT# 202201224

1805 N. 2ND ST., ROGERS, ARKANSAS

GENERAL NOTES:

- A. TOPOGRAPHIC BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY THE FOLLOWING COMPANY, AS A CONTRACTOR TO THE SELLER/OWNER:
- TOPOGRAPHY: CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PARKWAY, SUITE 2
BENTONVILLE, AR 72712
(479) 273-9472
- B. ALL PHASES OF SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.
- C. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF EXISTING STRUCTURES, RELATED UTILITIES, PAVING, UNDERGROUND STORAGE TANKS AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. SEE SITE WORK SPECIFICATIONS.
- D. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
- E. THE GENERAL CONTRACTOR WILL 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.
- F. WARRANTY/DISCLAIMER: THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS 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 ON A CONTEMPORANEOUS BASIS AT THE SITE.
- G. SAFETY NOTICE TO CONTRACTOR: IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
- H. ALL CONSTRUCTION IN STATE HIGHWAY DEPARTMENT RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT RESIDENT ENGINEER.
- I. WETLANDS NOTE: ANY DEVELOPMENT, EXCAVATION, CONSTRUCTION, OR FILLING IN A U.S. CORPS OF ENGINEERS DESIGNATED WETLAND IS SUBJECT TO LOCAL, STATE AND FEDERAL APPROVALS. THE CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND/OR RESTRICTIONS AND ANY VIOLATION WILL BE SUBJECT TO FEDERAL PENALTY. THE CONTRACTOR SHALL HOLD THE OWNER/DEVELOPER, THE ENGINEER AND THE LOCAL GOVERNING AGENCIES HARMLESS AGAINST SUCH VIOLATION.
- J. RESIDENT ENGINEERING SERVICES: WHEN REQUESTED BY THE OWNER, RESIDENT ENGINEERING SERVICES SHALL BE PROVIDED BY THE ENGINEERS (ON A TIME AND FREQUENCY BASIS) ACCEPTABLE TO THE CITY ENGINEER FOR IMPROVEMENTS TO PUBLIC WATER MAINS, PUBLIC SEWER, AND CITY STREETS. AT THE COMPLETION OF CONSTRUCTION, THE ENGINEER SHALL CERTIFY THE CONSTRUCTION TO BE IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. THIS WORK WILL BE AT THE OWNER/DEVELOPER'S DIRECT EXPENSE AND SHALL BE COORDINATED WITH CEI ENGINEERING ASSOCIATES, INC. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE RESIDENT ENGINEER OF ANY PRECONSTRUCTION / CONSTRUCTION CONFERENCES AND ANY PUBLIC CONSTRUCTION 24 HOURS PRIOR TO SAID ACTION.

FLOOD CERTIFICATION:

BY SCALED MAP LOCATION AND GRAPHICAL PLOTTING ONLY, THIS PROPERTY IS DETERMINED TO BE LOCATED WITHIN ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE 100-YR FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD INSURANCE MAP FOR BENTON COUNTY, ARKANSAS. MAP NUMBER: 05007C0280K MAP REVISED: JUNE 05, 2012

LEGAL DESCRIPTION:

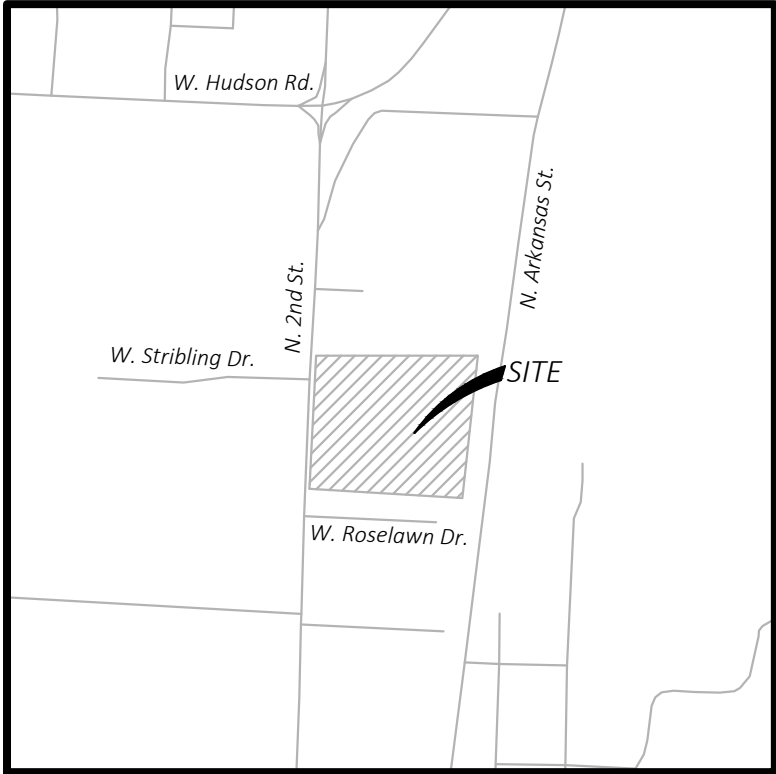
A PART OF THE FRACTIONAL SW ¼ OF THE NW ¼ OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 29 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 01 DEGREES 23 MINUTES 51 SECONDS WEST 528.00 FEET FROM THE SOUTHWEST CORNER OF THE FRACTIONAL SW ¼ OF THE NW ¼ OF SAID SECTION 6; THENCE CONTINUING NORTH 01 DEGREES 23 MINUTES 51 SECONDS WEST 722.36 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 16 SECONDS EAST 881.60 FEET TO THE WEST RIGHT-OF-WAY LINE OF BURLINGTON-NORTHERN RAILROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 03 DEGREES 24 MINUTES 55 SECONDS WEST 735.83 FEET TO THE NORTH LINE OF ROSELAWN ADDITION TO THE CITY OF ROGERS; THENCE LEAVING SAID WEST RIGHT-OF-WAY LINE, SOUTH 88 DEGREES 36 MINUTES 42 SECONDS WEST 819.80 FEET ALONG A FENCE LINE, REPRESENTING THE NORTH LINE OF SAID ROSELAWN ADDITION TO THE POINT OF BEGINNING, CONTAINING 618,949.14 SQUARE FEET OR 14.2991 ACRES MORE OR LESS AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH 2ND STREET ON THE WEST SIDE THEREOF.

CITY OF ROGERS GENERAL NOTES:

- A. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- B. A PRE-CONSTRUCTION MEETING WITH ROGERS PLANNING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE I EROSION CONTROL MEASURES MUST BE INSTALLED PRIOR TO THE MEETING AND A REDUCED SET OF APPROVED CONSTRUCTION PLANS (11X17) WILL BE REQUIRED.
- C. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- D. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- E. IF PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC 14-228(i).
- F. 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.
- G. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOPSOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- H. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD OT THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2 WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND THE MSUT BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- I. 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.
- J. WHERE PUBLIC STREETS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- K. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURE FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- L. PLANTING THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
- M. PROPOSE ROW DEDICATION AND DRAINAGE EASEMENT PLAT WILL BE SUBMITTED AFTER LARGE SCALE DEVELOPMENT PLAN SUBMITTAL APPROVAL.
- N. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR ANY SIGNAGE. APPROVAL OF THIS LSD DOES NOT GUARANTEE APPROVAL OF SIGNAGE.

CURRENT ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED USE	PARKING EXPANSION
CONSTRUCTION TYPE	IIB
SPRINKLED	N/A



VICINITY MAP

NOT TO SCALE

Latitude: 36°21'02"N
Longitude: 94°06'54"W

CEI CONTACT:

NAME: CHAD CALETKA
PROJECT MANAGER
EMAIL: CCALETKA@CEIENG.COM
PHONE: (479) 273-9472

CLIENT CONTACT:

NAME: CHRISTINE BOTT
BENCHMARK GROUP, INC.
EMAIL: CHR@TEAMOFCHOICE.COM
PHONE: (479) 631-5230



Know what's below.
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CIVIL ENGINEERING • LANDSCAPE ARCHITECTURE • LAND SURVEYING • PLANNING

BENTONVILLE | DALLAS | FRESNO | HOUSTON | JACKSONVILLE | MINNEAPOLIS | PHILADELPHIA | PHOENIX

SITE DATA	
TOTAL SITE AREA	14.2 ACRE (±619,270 SF)
DEVELOPMENT AREA	3.91 ACRE (±170,460 SF)
ZONING	C-2
FRONT SETBACK	65'
INTERIOR SIDE	15'
EXTERIOR SIDE	15'
REAR SETBACK	15'
EXISTING PARKING	369 SPACES
ADA PARKING	16 SPACES
MOTORCYCLE	4 SPACES
TOTAL EXISTING	389 SPACES
PROPOSED PARKING	+92 PROPOSED SPACES -11 EXISTING SPACES +81 SPACES OVERALL
TOTAL PARKING	470 SPACES
GREEN SPACE RATIO	57%

NOTE: LOT LINE TO BE REMOVED THROUGH LOT COMBINATION WITH SUBMISSION OF THE EASEMENT PLAT.

PLAN INDEX:

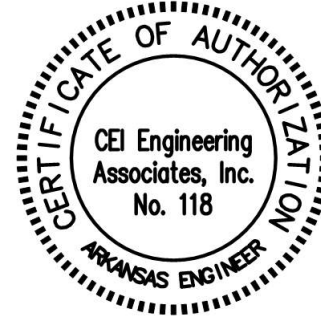
- C0.0 COVER SHEET
- C1.0 DEMOLITION PLAN
- C2.0 SITE PLAN
- C3.0 GRADING PLAN
- C3.1 DRAINAGE PLAN
- C4.0 EROSION CONTROL PLAN
- C4.1 EROSION CONTROL NOTES
- C5.0 LANDSCAPE PLAN
- C5.1 LANDSCAPE PLAN NOTES
- C6.0 DETAIL SHEET 1
- C6.1 DETAIL SHEET 2

ASSOCIATED PLANS:

1. SURVEY

RESOURCE LIST:

COMMUNITY DEVELOPMENT CITY OF ROGERS 301 W. CHESTNUT ST., ROGERS, AR 72756 (479) 621-1186	STORM SEWER COMMUNITY DEVELOPMENT 301 W. CHESTNUT ST., ROGERS, AR 72756 PHONE: (479) 621-1186
FIRE DEPARTMENT CITY OF ROGERS FIRE DEPARTMENT 201 N. 1ST ST., ROGERS, AR 72756 TOM JENKINS, FIRE CHIEF PHONE: (479) 621-1179	BUILDING INSPECTION CITY OF ROGERS INSPECTION DEPARTMENT 301 W CHESTNUT ST., ROGERS, AR 72756 JOHN DONAHUE PHONE: (479) 721-3981
WATER ROGERS WATER UTILITIES 601 S. 2ND ST., ROGERS, AR 72756 STEPHEN PONDER EMAIL: STEPHENPONDER@RWU.ORG PHONE: (479) 621-1142	ELECTRIC KEP SWICO CHRIS ANDREOLLI PHONE: (479) 973-2134
SANITARY SEWER ROGERS WATER UTILITIES 601 S. 2ND ST., ROGERS, AR 72756 STEPHEN PONDER EMAIL: STEPHENPONDER@RWU.ORG PHONE: (479) 621-1142	



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE
1	REV-0	12/02/2022
2	REV-1	12/22/2022

BENCHMARK GROUP, INC.
PARKING EXPANSION
CITYVIEW PROJECT# 202201224
1805 N. 2ND ST., ROGERS, ARKANSAS

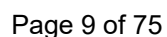


PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	CAC
DESIGNER	ALT
CEI PROJECT NUMBER	32819
DATE	2/17/2023
REVISION	REV-2

CITYVIEW PROJECT #PL 202201224

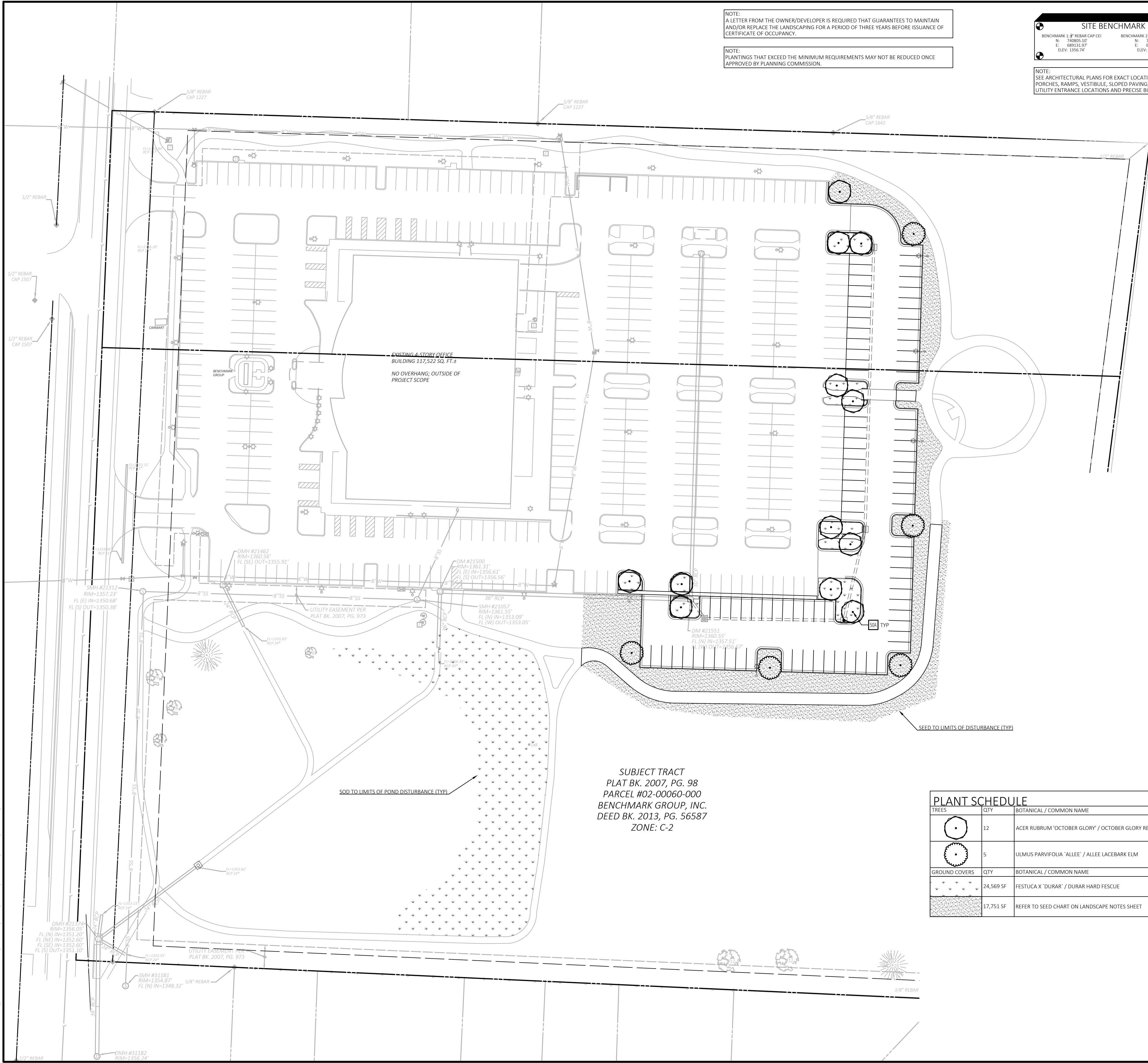
COVER	
SHEET TITLE	
SHEET NUMBER	

C0.0



DRAWING LOCATION: \\VANDURA.CEII.COM\PROJECTS\2020\32819\0\DRAWINGS\DESIGN\WORKING\32819-PLD.DWG - SAVED BY: MPARKS

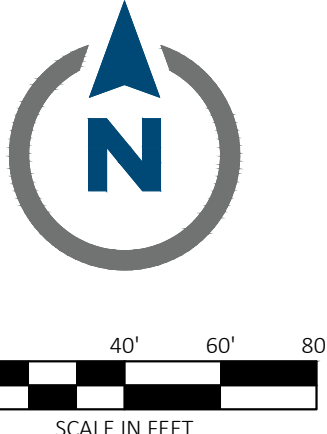
© 2023 CEI ENGINEERING ASSOCIATES, INC.



NOTE:
A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

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

SITE BENCHMARK			
BENCHMARK 1: 1/2" REBAR CAP CEI		BENCHMARK 2: 1/2" REBAR CAP CEI	
N: 740805.10'	N: 741296.93'	N: 741296.93'	N: 741296.93'
E: 689333.97'	E: 689333.43'	E: 689333.43'	E: 689333.43'
ELEV: 1356.74'	ELEV: 1357.58'	ELEV: 1357.58'	ELEV: 1357.58'



EXISTING LEGEND

e	EAST OR ELECTRIC	OHT	OVERHEAD TELEPHONE
n	NORTH	OHTV	OVERHEAD TV
oh	OVERHEAD	X"SS	SANITARY SEWER
s	SOUTH OR SEWER	UGE	UNDERGROUND ELECTRIC
t	TELEPHONE	UGE&T	UNDERGROUND ELECTRIC AND TELEPHONE
ug	UNDERGROUND	UGT	UNDERGROUND TELEPHONE
w	WEST OR WATER	UGTV	UNDERGROUND TV
---	PROPERTY LINE	X"W	WATER
---	RIGHT OF WAY LINE		
---	STORM DRAIN		
X"G	GAS		
OHE	OVERHEAD ELECTRIC		
OHE&T	OVERHEAD ELECTRIC AND TELEPHONE		

PROPOSED LEGEND

---	BOUNDARY LINE
---	STORM DRAIN

GENERAL NOTES

- SEE LANDSCAPE NOTES (SHEET C5.1) FOR LANDSCAPE NOTES AND DETAILS.
- ALL EXISTING TREES SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION. ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR.
- ALL TREES SHALL HAVE A TREEGATOR BAG TREE WATERING SYSTEM OR APPROVED EQUAL. SEE WWW.TREEGATOR.COM FOR ORDERING INFORMATION AND SPECIFICATIONS. TREE SHALL BE WATERED BY CONTRACTOR UNTIL ESTABLISHED AND ACCEPTED BY OWNER.
- ALL SOD AREAS SHALL BE HAND-WATERED BY LANDSCAPE CONTRACTOR AS NEEDED UNTIL FULLY ESTABLISHED AND ACCEPTED BY OWNER.

LANDSCAPE AREA CALCULATIONS

AREA	REQUIREMENT	REQUIRED	PROVIDED
OVERALL SITE	20% OF THE SITE SHALL BE GREENSPACE	TOTAL SITE AREA: 594,963 SF x 20% = 118,992 SF REQUIRED	341,659 SF (57%) PROVIDED

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	TYPE	CAL.	REMARKS
	12	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	B & B	SOA	8' MIN.	SHADE	2.50" CAL.	INSTALL HEIGHTS IS PROVIDED FOR PERMITTING REVIEW REFERENCE ONLY. TREES ARE TO BE PROVIDED BASED ON CALIPER SIZE.
	5	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	B & B	SOA	8' MIN.	SHADE	2.50" CAL.	INSTALL HEIGHTS IS PROVIDED FOR PERMITTING REVIEW REFERENCE ONLY. TREES ARE TO BE PROVIDED BASED ON CALIPER SIZE.
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE					
	24,569 SF	FESTUCA X 'DURAR' / DURAR HARD FESCUE	SOD					
	17,751 SF	REFER TO SEED CHART ON LANDSCAPE NOTES SHEET	SEED					

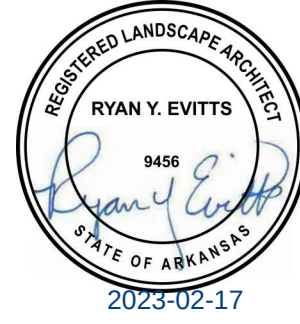
CITY OF ROGERS STAMP



CEI ENGINEERING ASSOCIATES, INC.
3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE
1	REV-0	12/02/2022

BENCHMARK GROUP, INC.
PARKING EXPANSION
CITYVIEW PROJECT# 202201224
1805 N. 2ND ST., ROGERS, ARKANSAS



PROFESSIONAL OF RECORD	NAH
PROJECT MANAGER	CAC
DESIGNER	ALT
CEI PROJECT NUMBER	32819
DATE	2/17/2023
REVISION	REV-2

CITYVIEW PROJECT #PL 202201224

LANDSCAPE PLAN

SHEET TITLE
SHEET NUMBER

C5.0



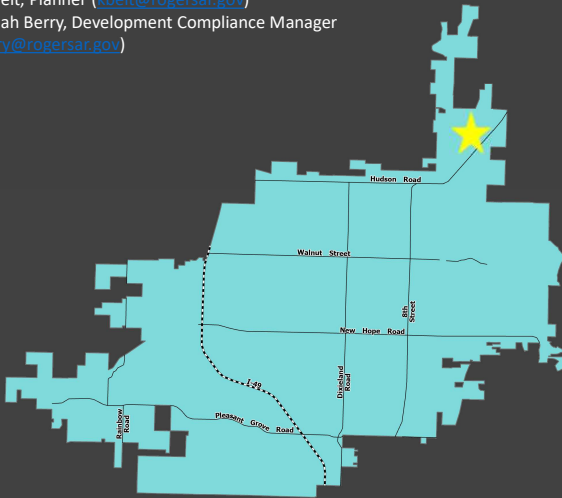
LARGE SCALE DEVELOPMENT

PLANNING

Hawkins Airport Hangar

Staff:

Kyle Belt, Planner (kbelt@rogersar.gov)
Amariah Berry, Development Compliance Manager
(aberry@rogersar.gov)



Vicinity Map

Location

9 W. Cass Hough Drive

CGM Designation

Employment Center

Zoning

I-1 (Light Industrial)

Proposed Use

Airport or Ground Transportation Terminal Facilities

Representative

Jason Ingalls, Expedient Civil Engineering

Location:

This project is located in northeast Rogers at the Rogers Executive Airport.

Proposal:

The proposed use is for airport or ground transportation terminal facilities. This use is consistent with I-1 zoning.

Planning Review:

CGM Compliance:

I-1 zoning is consistent with the Employment Center Comprehensive Growth Map Designation.

Zoning:

This project is consistent with I-1 zoning regulations.

Use Definition:

“Airport or Ground Transportation Terminal Facilities” is defined as “secondary use classification encompassing facilities from which aircraft, buses, trains, or other modes of transportation designed for land or air travel arrive and depart.” Sec. 14-695(b)(2)(a)(1).



LARGE SCALE DEVELOPMENT

PLANNING

Hawkins Airport Hangar



Aerial Image

Request

A proposal to construct a 8,250 square-foot hangar within the Rogers Executive Airport grounds.

Findings

This proposal meets all large-scale development requirements for this site.

Request:

A proposal to construct a 8,250 square-foot hangar within the Rogers Executive Airport grounds.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are not applicable to this site.

STORMWATER MANAGEMENT:

No new storm sewer improvements are proposed or required.

WATER QUALITY:

Impervious area has not increased; therefore, water quality measures are not required.

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:

There are no streets adjacent to this site.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

There is no right-of-way adjacent to this site.

Sidewalks & Sidepaths:

Sidewalks are not required for this site.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlight requirements are not applicable to this site.

Street Trees:

Street tree requirements are not applicable to this site.

RECOMMENDATIONS:

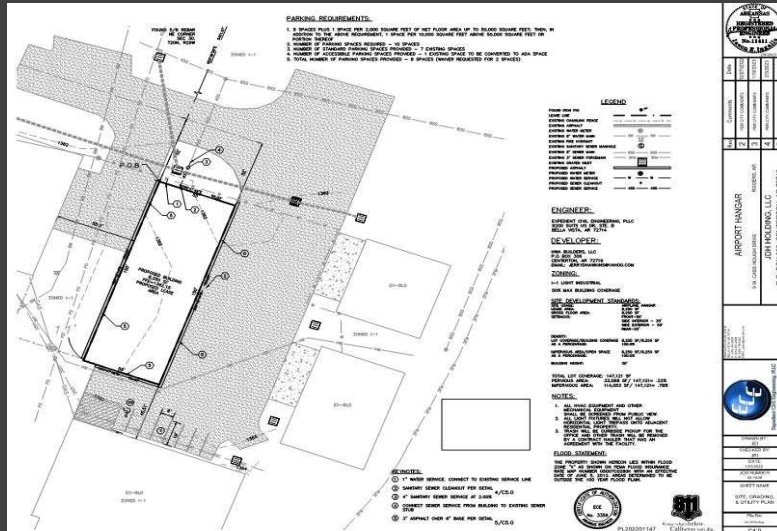
Approve



LARGE SCALE DEVELOPMENT

Hawkins Airport Hangar

PLANNING



Site Plan

Recommendation
APPROVE

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are not applicable to this site.

STORMWATER MANAGEMENT:

No new storm sewer improvements are proposed or required.

WATER QUALITY:

Impervious area has not increased; therefore, water quality measures are not required.

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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:

There are no streets adjacent to this site.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

There is no right-of-way adjacent to this site.

Sidewalks & Sidepaths:

Sidewalks are not required for this site.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlight requirements are not applicable to this site.

Street Trees:

Street tree requirements are not applicable to this site.

RECOMMENDATIONS:

Approve

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0280K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

CONSTRUCTION NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'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.
- IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14-228(6).
- EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
- 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 UNLAS 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 LIMIT IS PROHIBITED.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- PUBLIC CONVENIENCE AND SAFETY.**

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, 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 LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

11. GRADING NOTES:

- THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION, FOR BASE COURSE AND ASPHALT PAVING.

- ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
- CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.
- CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
- IFC 2012 3310.1 -APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- IFC 2012 3312.1 -AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ECT REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- IN THE AS-BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCCURRING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.

PAVING NOTES:

- ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN-PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

CONCRETE NOTES:

- CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
- AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.
- VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET-RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.
- CONTRACTOR IS TO PROVIDE WEAKENED-PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10-FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED-PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

UTILITY NOTES:

- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM ROGERS WATER UTILITIES, AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO ROGERS WATER UTILITIES UNLESS DULY AUTHORIZED TO DO SO BY ROGERS WATER UTILITIES. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.
- DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF CENTERTON WATER AND SEWER DEPARTMENT AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.
- ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ROGERS WATER UTILITIES STANDARD SPECIFICATIONS AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

HAWKINS AIRPORT HANGAR LARGE SCALE DEVELOPMENT 9 W. CASS HOUGH DRIVE ROGERS, ARKANSAS



VICINITY MAP
NOT TO SCALE



RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER/OWNER NWA BUILDERS, LLC EMAIL: JERRYDHAWKINS@YAHOO.COM	P.O. BOX 306 CENTERTON, ARKANSAS 72719	(479) 263-7376
BLACK HILLS ENERGY MR. BRANDON STUBBS	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333-7009
AT&T BRYAN WILLIAMS	1133 E. HAROLD STREET FAYETTEVILLE, ARKANSAS 72703	(479) 442-3173
ROGERS WATER UTILITIES MR. STEPHEN PONDER	601 S. 2ND STREET ROGERS, ARKANSAS 72756	(479) 621-1146
CITY OF ROGERS PLANNING MRS. LORI ERICSON	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (DRAINAGE & STORMWATER)	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1186
CITY OF ROGERS (FIRE MARSHAL) MR. WILLIAM HYDE	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621-1100
AEP/SWEP MR. CHRIS ANDREOLLI	101 W. TOWNSHIP STREET FAYETTEVILLE, ARKANSAS 72703	(479) 973-2333
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365-2402
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-482-8998

10. BLASTING AND EXPLOSIVE MATERIALS:

- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
- EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

NOTES:

- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.

SHEET INDEX

No.	DESCRIPTION	PLOT DATE	
		No.	DATE
C1.0	COVER SHEET	5	2/9/2023
C2.0	LEASE AREA EXHIBIT	5	2/9/2023
C3.0	DEMOLITION & EROSION CONTROL PLAN	5	2/9/2023
C4.0	SITE, GRADING, & UTILITY PLAN	5	2/9/2023
C5.0	DETAILS	4	2/9/2023
WD-1	ROGERS WATER UTILITY WATER DETAILS - SHEET 1		
WD-2	ROGERS WATER UTILITY WATER DETAILS - SHEET 2		
SD-1	ROGERS WATER UTILITY SEWER DETAILS		

BUILDING SPECS:

BUILDING HEIGHT-30'
CONSTRUCTION TYPE-II

ZONING:

I-1 LIGHT INDUSTRIAL

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

NWA BUILDERS, LLC
P.O. BOX 306
CENTERTON, AR 72719
EMAIL: JERRYDHAWKINS@YAHOO.COM

BUILDING SETBACKS (STANDARD):

50' FRONT
25' SIDE INTERIOR
50' SIDE EXTERIOR
25' REAR

50% MAX BUILDING COVERAGE

BUILDING SETBACKS (OVERLAY DISTRICT):

75' FRONT
25' SIDE INTERIOR
50' SIDE EXTERIOR
25' REAR

50% MAX BUILDING COVERAGE



NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.



PL202201147

Know what's below.
Call before you dig.



Date	12/27/2022	1/19/2023	2/3/2023	2/8/2023
Comments	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS	PER CITY COMMENTS
Rev	2	3	4	5
HAWKINS AIRPORT HANGAR HIGHWAY 62 ROGERS, AR NWA BUILDERS, LLC P.O. BOX 306, CENTERTON, AR 72719				

9200 SUITS US DR, STE. B
CENTERTON, AR 72714
O: (479) 362-2624
F: (479) 362-2624
EMAIL: jason@ec-engineering.com



DRAWN BY:

JEI

CHECKED BY:

JEI

DATE

12/5/2022

JOB NUMBER

22-1038

SHEET NAME

SITE

PLAN

File No.

22-1038.dwg

C3.0

UTILITY NOTES:

- A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND ROGERS WATER UTILITIES (RWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED RWU AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY RWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 52. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.
- E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- G. RWU WILL CONSTRUCT THE WATER METER SERVICE AT THE DEVELOPER'S EXPENSE.

GRADING NOTES:

- A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEN-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
- H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
- I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
- J. IN THE AS-BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCCURRING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.

PARKING REQUIREMENTS:

1. 5 SPACES PLUS 1 SPACE PER 2,000 SQUARE FEET OF NET FLOOR AREA UP TO 50,000 SQUARE FEET; THEN, IN ADDITION TO THE ABOVE REQUIREMENT, 1 SPACE PER 10,000 SQUARE FEET ABOVE 50,000 SQUARE FEET OR PORTION THEREOF
2. NUMBER OF PARKING SPACES REQUIRED - 10 SPACES
3. NUMBER OF STANDARD PARKING SPACES PROVIDED - 7 EXISTING SPACES
4. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 1 EXISTING SPACE TO BE CONVERTED TO ADA SPACE
5. TOTAL NUMBER OF PARKING SPACES PROVIDED - 8 SPACES (WAIVER REQUESTED FOR 2 SPACES)

LEGEND

FOUND IRON PIN	
LEASE LINE	
EXISTING CHAINLINK FENCE	
EXISTING ASPHALT	
EXISTING WATER METER	
EXISTING 8" WATER MAIN	
EXISTING FIRE HYDRANT	
EXISTING SANITARY SEWER MANHOLE	
EXISTING 8" SEWER MAIN	
EXISTING 3" SEWER FORCEMAIN	
EXISTING GRATED INLET	
PROPOSED ASPHALT	
PROPOSED WATER METER	
PROPOSED WATER SERVICE	
PROPOSED SEWER CLEANOUT	
PROPOSED SEWER SERVICE	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

NWA BUILDERS, LLC
P.O. BOX 306
CENTERTON, AR 72719
EMAIL: JERRYDHAWKINS@YAHOO.COM

ZONING:

I-1 LIGHT INDUSTRIAL
50% MAX BUILDING COVERAGE

SITE DEVELOPMENT STANDARDS:

SITE USAGE:	AIRPLANE HANGAR
LEASE AREA:	8,250 SF
GROSS FLOOR AREA:	8,250 SF
SETBACKS:	FRONT-50' SIDE INTERIOR - 25' SIDE EXTERIOR - 50' REAR-25'

DENSITY:	
LOT COVERAGE/BUILDING COVERAGE	8,250 SF/8,250 SF
AS A PERCENTAGE:	100.0%
IMPERVIOUS AREA/OPEN SPACE	8,250 SF/8,250 SF
AS A PERCENTAGE:	100.0%
BUILDING HEIGHT:	30'

TOTAL LOT COVERAGE:	147,121 SF
PERVIOUS AREA:	33,068 SF/ 147,121= .22%
IMPERVIOUS AREA:	114,053 SF/ 147,121= .78%

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TREPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
3. TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0280K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.



Know what's below.
Call before you dig.

PL202201147



Date	Comments
12/27/2022	PER CITY COMMENTS
1/19/2023	PER CITY COMMENTS
2/3/2023	PER CITY COMMENTS
2/8/2023	PER CITY COMMENTS

AIRPORT HANGAR	ROGERS, AR
JDH HOLDING, LLC	P.O. BOX 306, CENTERTON, AR 72719

9200 SUITS US DR, STE. B
CENTERTON, AR 72714
O: (479) 367-2624
F: (479) 367-2624
EMAIL: jaramila@ecell.com



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	12/5/2022
JOB NUMBER	22-1038
SHEET NAME	
SITE, GRADING, & UTILITY PLAN	
File No.	22-1038.dwg
C4.0	

Z:\ECE-Work\Projects\2022 Projects\22-1038 Hawkins Airport Hangar\Drawings\22-1038.dwg

UTILITY NOTES:

- A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND ROGERS WATER UTILITIES (RWU) AND CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.
- B. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF RWU AND EXPEDIENT CIVIL ENGINEERING, PLLC.
- C. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED RWU AND THE ARKANSAS STATE HEALTH DEPARTMENT AND SHALL BE INSPECTED BY RWU INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.
- D. ALL WATER MAINS SHALL BE DUCTILE IRON CLASS 52. SANITARY SEWER MAINS SHALL BE PVC, SDR-26 AND ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS NOTED.
- E. ALL FILL UNDER UTILITY LINES SHALL BE COMPACTED IN 6 INCH LIFTS COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- F. ALL DENSITY TESTING REPORTS ARE TO BE FORWARDED TO RWU, EXPEDIENT CIVIL ENGINEERING, PLLC, AND THE CONTRACTOR.
- G. RWU WILL CONSTRUCT THE WATER METER SERVICE AT THE DEVELOPER'S EXPENSE.

GRADING NOTES:

- A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
- B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY PER ASTM D698. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
- C. OFF-SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.
- D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEN-AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.
- E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.
- F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.
- H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.
- I. ALL SLOPES EXCEEDING 2:1 SHALL BE PROTECTED BY RIP-RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
- J. IN THE AS-BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCCURRING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.

PARKING REQUIREMENTS:

1. 5 SPACES PLUS 1 SPACE PER 2,000 SQUARE FEET OF NET FLOOR AREA UP TO 50,000 SQUARE FEET; THEN, IN ADDITION TO THE ABOVE REQUIREMENT, 1 SPACE PER 10,000 SQUARE FEET ABOVE 50,000 SQUARE FEET OR PORTION THEREOF
2. NUMBER OF PARKING SPACES REQUIRED - 10 SPACES
3. NUMBER OF STANDARD PARKING SPACES PROVIDED - 7 EXISTING SPACES
4. NUMBER OF ACCESSIBLE PARKING SPACES PROVIDED - 1 EXISTING SPACE TO BE CONVERTED TO ADA SPACE
5. TOTAL NUMBER OF PARKING SPACES PROVIDED - 8 SPACES (WAIVER REQUESTED FOR 2 SPACES)

LEGEND

FOUND IRON PIN	
LEASE LINE	
EXISTING CHAINLINK FENCE	
EXISTING ASPHALT	
EXISTING WATER METER	
EXISTING 8" WATER MAIN	
EXISTING FIRE HYDRANT	
EXISTING SANITARY SEWER MANHOLE	
EXISTING 8" SEWER MAIN	
EXISTING 3" SEWER FORCEMAIN	
EXISTING GRATED INLET	
PROPOSED ASPHALT	
PROPOSED WATER METER	
PROPOSED WATER SERVICE	
PROPOSED SEWER CLEANOUT	
PROPOSED SEWER SERVICE	

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714

DEVELOPER:

NWA BUILDERS, LLC
P.O. BOX 306
CENTERTON, AR 72719
EMAIL: JERRYDHAWKINS@YAHOO.COM

ZONING:

I-1 LIGHT INDUSTRIAL
50% MAX BUILDING COVERAGE

SITE DEVELOPMENT STANDARDS:

SITE USAGE:	AIRPLANE HANGAR
LEASE AREA:	8,250 SF
GROSS FLOOR AREA:	8,250 SF
SETBACKS:	FRONT-50' SIDE INTERIOR - 25' SIDE EXTERIOR - 50' REAR-25'

DENSITY:	
LOT COVERAGE/BUILDING COVERAGE	8,250 SF/8,250 SF
AS A PERCENTAGE:	100.0%
IMPERVIOUS AREA/OPEN SPACE	8,250 SF/8,250 SF
AS A PERCENTAGE:	100.0%
BUILDING HEIGHT:	30'

TOTAL LOT COVERAGE:	147,121 SF
PERVIOUS AREA:	33,068 SF / 147,121= .22%
IMPERVIOUS AREA:	114,053 SF / 147,121= .78%

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TREPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
3. TRASH WILL BE CURBSIDE PICKUP FOR THE OFFICE AND OTHER TRASH WILL BE REMOVED BY A CONTRACT HAULER THAT HAS AN AGREEMENT WITH THE FACILITY.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0280K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.



PL202201147



Date	Comments	Rev
12/27/2022	PER CITY COMMENTS	2
1/19/2023	PER CITY COMMENTS	3
2/3/2023	PER CITY COMMENTS	4
2/8/2023	PER CITY COMMENTS	5

AIRPORT HANGAR
9 W. CASS HOUGH DRIVE
ROGERS, AR
JDH HOLDING, LLC
P.O. BOX 306, CENTERTON, AR 72719

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 367-2624
F: (479) 367-2624
EMAIL: jaramila@ec-engineering.com



DRAWN BY:	JEI
CHECKED BY:	JEI
DATE	12/5/2022
JOB NUMBER	22-1038
SHEET NAME	
SITE, GRADING, & UTILITY PLAN	
File No.	22-1038.dwg
C4.0	



December 20, 2022

Mr. Jason Ingalls, PE
Expedient Civil Engineering
11 Newnham Lane
Bella Vista, AR 72714

RE: Technical Advisory Committee Review & Conditional Approval of Civil Plans
Rogers Airport Hangar

Dear Mr. Ingalls:

We have reviewed the Large-Scale Development Plans for Rogers Airport Hangar and are approving them with the following conditions:

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

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

2. Provide the most current RWU Standard Detail sheets in the plans which can be found on our website.
3. Show the building 911 address in the plans.
4. Show information for the existing manhole including rim and invert elevations.
5. Match pipe crowns of the proposed sewer service line with the out-flowing pipe at the manhole.
6. Locate the existing water service line located along the north side of the proposed building.

Our Engineering Plan Review Fees Policy is attached for your convenience.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Copy: B. Dobler, B. Sartain, S. Ponder, J. Lunsford, T. Kinion, Planning Dept.
E:\Engineering\Private Development Plans\Active Projects\Rogers Airport
Hangar\Reviews\RogersAirportHangarJasonIngalls120922Letterhead.docx

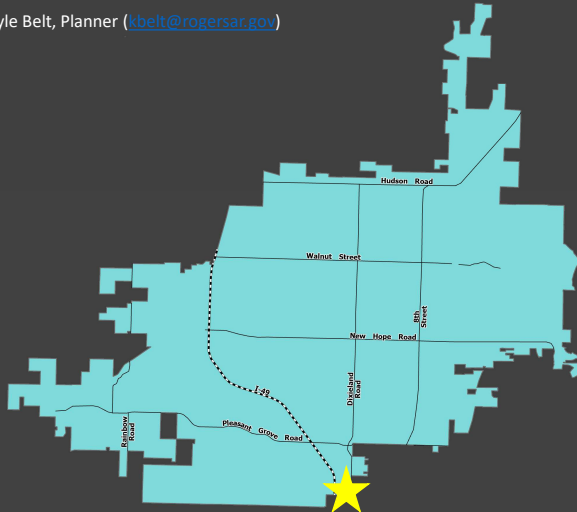


CONDITIONAL USE PERMIT

PLANNING

CarMax

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



Vicinity Map

Location:

South end of Pleasant Crossing Shopping Center, between I-49 and S. Dixieland Rd.

Proposed Use:

Vehicle/Equipment Sales and Rentals

Zoning:

C2-CU PUD (Highway Commercial, Planned Unit Development)

Growth Designation:

Commerce Corridor

Applicant:

Chris Harty, CEI

STAFF REVIEW

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

Is the proposed use conditional? Yes.

Is the property zoned correctly per the CGM? Yes and no.

Is the proposed use compatible with surroundings? Yes.

Would the proposed use set a precedent contrary to the City land use plan? Yes, the proposal does not account for the area designated for U-NBT zoning.

Can zoning requirements be met? Yes and no. Yes and no, the proposal can meet C-2 standards. However, a PUD approved on 3/12/2002 that is part of the official zoning for this site calls for smaller developments within this area in a clustered format.

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

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes.. (CGM PAGE 1)

Allowed Zoning Districts:

R-MF, U-NBT, R-O, C-2, C-4

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

"Vehicle/Equipment Sales and Rentals" is defined as **"a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment.**

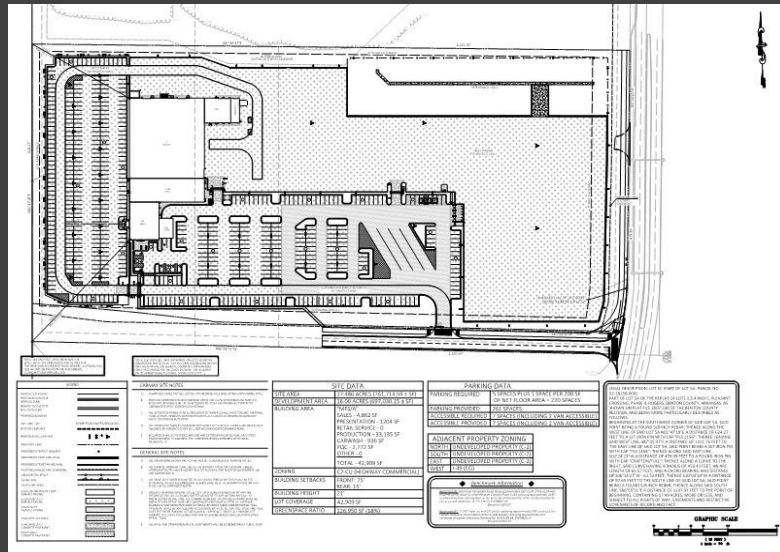
Vehicle/Equipment Repair and Installation includes but is not limited to the following tertiary use classifications: Auto repair shops; Body and fender shops; Audio, visual, and electronic sales and installation shops; Wheel and brake shops; Tire sales and installation. Sec. 14-695(b)(3)(II).



CONDITIONAL USE PERMIT

PLANNING

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Proposed Site Plan

- 42,909 sf of building area
- 261 parking spaces
- Display space

C-2 Permitted Uses vs. Proposed Use

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



CONDITIONAL USE PERMIT

PLANNING

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

CONSIDERATIONS & FINDINGS

Proposed use conditional?

Yes, Vehicle/Equipment Sales and Rentals is a conditional use in C-2.

C-2 Permitted Uses vs. Proposed Use

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

CONDITIONAL USE PERMIT

CarMax

PLANNING



CGM Map

CONSIDERATIONS & FINDINGS

Zoned correctly?

Yes and no, the entire parcel is zoned C-2 and most of it is zoned correctly per the CGM.

However, portions of the proposed parcel are required to be zoned U-NBT on the east and south sides per the CGM.

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

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

ZONING:

C-2 (Highway Commercial):

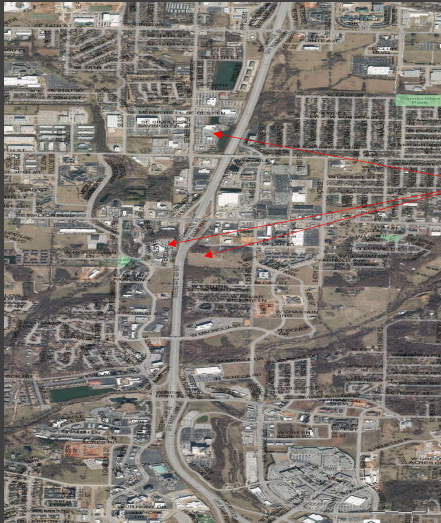
The purpose and intent of the C-2 zoning district is “for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or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

Use Definition:

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



CarMax



Aerial View

Examples of
proposed
and existing
car lots along
I-49 corridor.

CONSIDERATIONS & FINDINGS

Compatible with surroundings?

Yes, the proposed use is similar to other uses along the I-49 corridor. In this area, there are plans for an additional big box store immediately to the north.

Further to the north are multiple car lots on both sides of the interstate. Staff would point out that the NBT strip would only protect the existing neighborhood to the southeast. The Planning Commission might consider whether the proposed orientation could be reversed to minimize the impact to this neighborhood.

Is the proposed use compatible with adjacent property?

Per the Comprehensive Growth Map, the Commerce Corridor is meant for high intensity uses in the Uptown Regional Center along the Interstate 49 corridor. (CGM Page 1).

- Yes, the proposed use is similar to other uses along the I-49 corridor. In this area, there are plans for an additional big box store immediately to the north.
- Further to the north are multiple car lots on both sides of the interstate.
- Staff would point out that the NBT strip would only protect the existing neighborhood to the southeast. The Planning Commission might consider whether the proposed orientation could be reversed to minimize the impact to this neighborhood.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM PAGE 1)

Allowed Zoning Districts:

R-MF, U-NBT, R-O, C-2, C-4



CarMax



Examples of proposed and big box stores along I-49 corridor.

Aerial View

CONSIDERATIONS & FINDINGS

Compatible with surroundings?

Yes, the proposed use is similar to other uses along the I-49 corridor. In this area, there are plans for an additional big box store immediately to the north.

Walmart, Hank's, and other development within Pleasant Crossing are also big box developments. A warehouse structure is planned on the west side of I-49.

Is the proposed use compatible with adjacent property?

Per the Comprehensive Growth Map, the Commerce Corridor is meant for high intensity uses in the Uptown Regional Center along the Interstate 49 corridor. (CGM Page 1).

- Yes, the proposed use is similar to other uses along the I-49 corridor. In this area, there are plans for an additional big box store immediately to the north.
- Walmart, Hank's, and other development within Pleasant Crossing are also big box developments.
- A warehouse structure is planned on the west side of I-49.
- Further to the north are multiple car lots on both sides of the interstate.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency

through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM PAGE 1)

Allowed Zoning Districts:

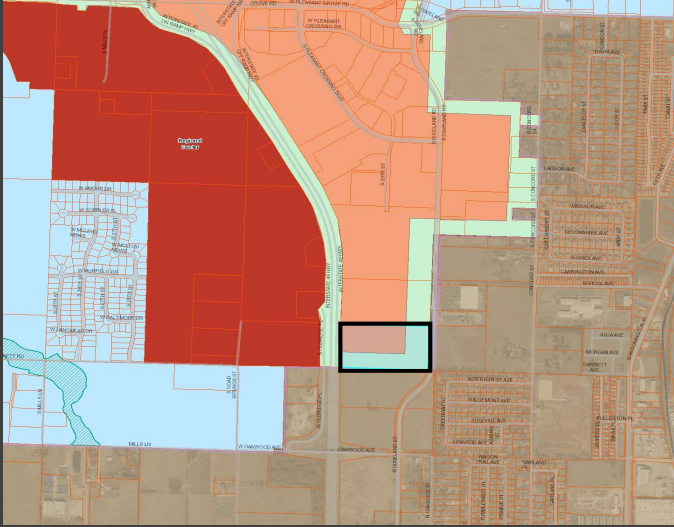
R-MF, U-NBT, R-O, C-2, C-4



CONDITIONAL USE PERMIT

CarMax

PLANNING



CGM Map

CONSIDERATIONS & FINDINGS

Would use set a precedent contrary to city land use plan?

Yes, the proposal does not account for the area designated for U-NBT zoning.

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

Yes, the proposal does not account for the area designated for U-NBT zoning.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM PAGE 1)

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R-MF, U-NBT, R-O, C-2, C-4



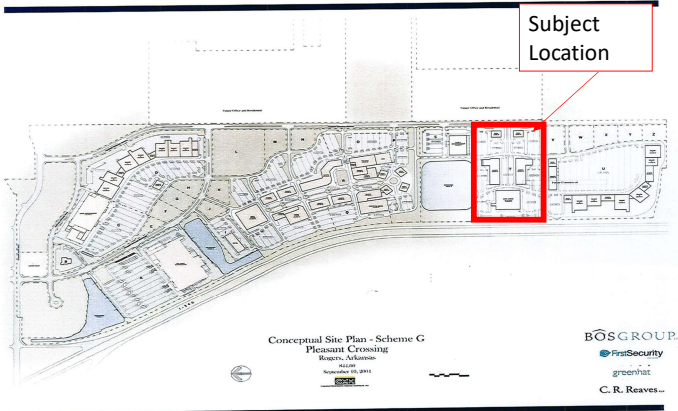
CONDITIONAL USE PERMIT

PLANNING

CarMax

PLEASANT CROSSING

Bringing a Different Type of Excitement to Retail Development



BOSGROUP C. R. Reeves GREENHAT FirstSecurity

CONSIDERATIONS & FINDINGS

Can zoning requirements be met?

Yes and no, the proposal can meet C-2 standards.

However, a PUD approved on 3/12/2002 that is part of the official zoning for this site calls for smaller developments within this area in a clustered format.

Can zoning requirements be met?:

This site plan shows the total area of the development area being proposed. This is for scope of request only and this site plan does not constitute any type of plan approval, nor does the request being presented.



CarMax

CONSIDERATIONS & FINDINGS

Cleared of known traffic hazards?

- Yes



Street View

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

N/A. At this time the site is undeveloped and still subject to all Large-Scale requirements.



CONDITIONAL USE PERMIT

PLANNING

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SUMMARY

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

SUMMARY:

Is the proposed use conditional? Yes.

Is the property zoned correctly per the CGM? Yes and no. Yes and no, the entire parcel is zoned C-2 and most of it is zoned correctly per the CGM. However, portions of the proposed parcel are required to be zoned U-NBT on the east and south sides per the CGM.

Is the proposed use compatible with surroundings? Yes.

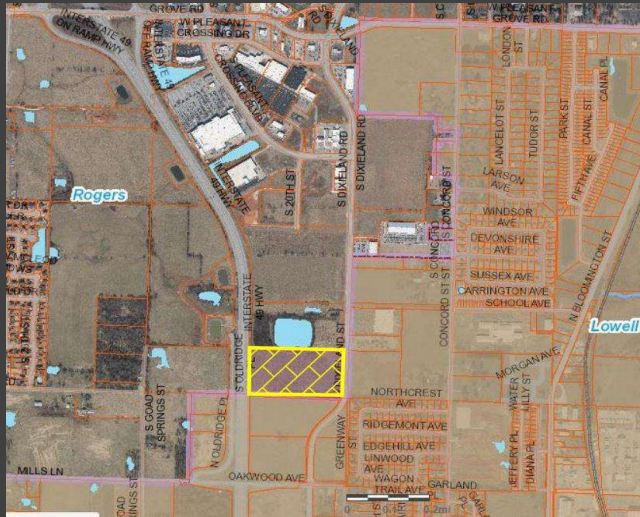
Would the proposed use set a precedent contrary to the City land use plan? Yes, the proposal does not account for the area designated for U-NBT zoning.

Can zoning requirements be met? Yes and no. Yes and no, the proposal can meet C-

2 standards. However, a PUD approved on 3/12/2002 that is part of the official zoning for this site calls for smaller developments within this area in a clustered format.

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

CarMax



Aerial Image

Recommendation
REFER TO COMMITTEE

RECOMMENDATION:
REFER TO COMMITTEE



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C2-CU, PUD, Overlay, Interstate
Permit Number: 23-03
CityView Application: PL202300075
Date: 11/30/2023

CONDITIONAL USE PERMIT

APPLICANT: CarMax Auto Superstores, Inc.
ADDRESS: 12800 Tuckahoe Creek Parkway, Richmond, VA 23238 SUITE #: _____
PHONE #: (443) 614-1207 EMAIL: sdallam@centerpoint-is.com
PROPERTY OWNER: PWX, LLC PHONE #: (479) 268-5706
PRESENT USE: Vacant Land ZONING: C2-CU PUD
PROPOSED CONDITIONAL USE: retail used vehicle sales, servicing/conditioning, and storage
PARKING SPACES AVAILABLE: 1,460 HOURS OF OPERATION: TBD
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

[Signature]
Applicant Signature

04/19/2023
Date

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

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

Attachment Checklist:

- ☒ Letter explaining request
☒ Legal description of property
☐ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 11/30/2023 PUBLIC HEARING DATE: 2/21/2023 CERTIFIED MAIL DATE: 2/16/2023

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

January 24, 2023

City of Rogers, AR – Dept. of Community Development
Planning Division
301 W. Chestnut St.
Rogers, AR 72756

RE: Conditional Use Permit – Statement of Use Letter

Dear Planning Division,

This letter serves as our official request for approval of a Conditional Use Permit (CUP) for the proposed project site located at 6360 S. Dixieland Road, Rogers, Arkansas, 72758. The site is located within the C-2 CU PUD zoning district and this request is to allow for the development's primary use of Vehicle Sales and Servicing.

The proposed development consists of a 4,862 SF sales building along with a 1,204 SF presentation lane for used vehicle sales as the site's primary use; a 2,772 SF private auction facility; a 33,135 SF production facility for major and minor vehicle repairs/servicing, and a 936 SF private carwash. The site has 1,443 parking spaces total (261 spaces for the customer-employee parking lot, 876 spaces for the vehicle services/storage area, and 306 spaces dedicated for the vehicle display area).

Project Characteristics	
Site Acreage	17.49 AC
<u>Area</u>	<u>Sq. Ft.</u>
Sales & Presentation	6,066
Production	33,135
Carwash	936
Auction	2,772
Total	42,909 SF
<u>Parking</u>	
Customer-Employee lot	261
Sales Display Area	306
Vehicle Staging/Service Area	876
Total Spaces	1,443

The CarMax Sales, Service and Presentation Lanes are located in the western portion of the site. The Sales Lot is to the west of the Sales and Service buildings fronting Interstate 49/Highway 62. The Customer/Employee Lot is located to the South of the Sales and Presentation lanes. The Customer/Employee Lot is accessed from (1) entry drive off the future road along the southern property line that connects to N Dixieland Road at the southeastern corner of the site between the Sales Staging Lot and the adjacent property. The test drive gate is located in the southeast corner of the Sales Lot and is also accessed from the future road through the Customer Lot. The Sales Staging lot is located to the East Service/FQC buildings.

The hours of operations vary due to site needs and requirements and will be established later as the facility gets closer to opening, but prototypical hours are as follows: for use of the Auction facility, it is open 1 day a week, typically on a weekday; Retail/Sales building is to be determined, but typically open from 9 A.M. to 9 P.M.; Production & Service building is to be determined, but may operate up to 24 hours a day, 7 days a week. A traffic study has not been performed of the subject property as it is not required per City comments from the development's pre-application meeting, however, a ROW dedication and an extension of Garrett Road is to be constructed along the southern property boundary as part of the City Master Street Plan.

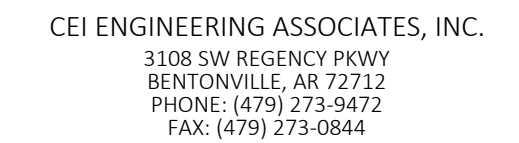
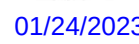
A six-foot high CMU wall is to be installed along the perimeter of the Vehicle Production/Staging Area for security purposes as well as screening from view along the northern and eastern (Dixieland Rd.) property boundaries, and will be accessible from the Customer-Employee lot by (2) secured Delta Gates. A 2.3-foot-tall guardrail will be installed along the perimeter of the Vehicle Display area along the western (I-49/Hwy 62) property boundary to allow for public visibility and will be access from the Customer-Employee lot by (1) secured Delta gate. Site Lighting will be reflected away from any residential areas to meet City of Rogers, AR requirements, and a photometric plan will be included in the Site Plan submittals. A 12,000-gallon below-ground fuel storage tank with a remote dispenser will be constructed and used to for CarMax cars only, no public access.

The exterior materials proposed are prototypical of CarMax's design – earth tone painted smooth and split face block, clear anodized aluminum storefront framing with blue-tinted glazing and blue metal roof with EIFS columns. The total square footage of all the buildings is 42,909 sq ft. The City of Rogers has not requested any enhancements outside of the prototypical building elements.

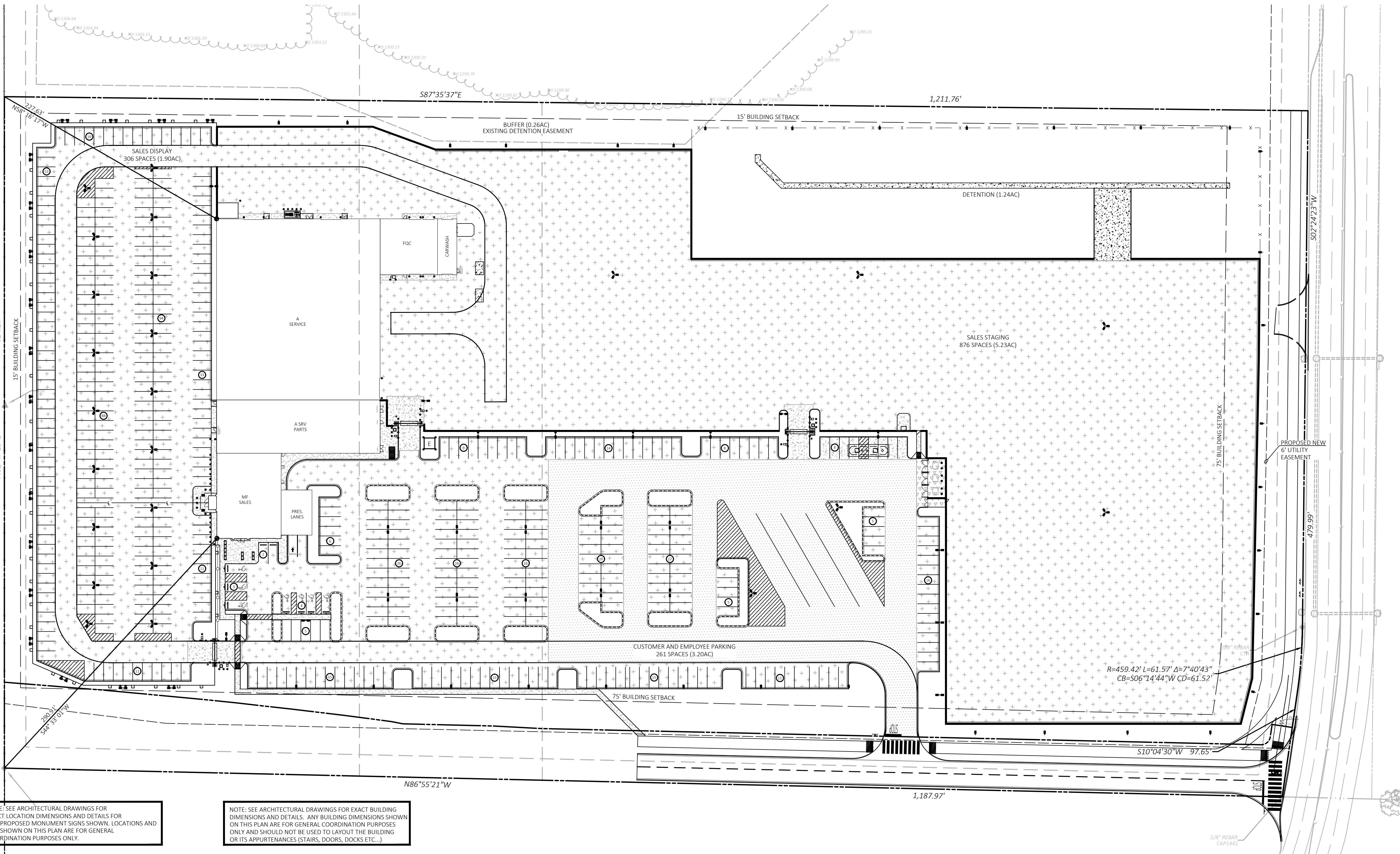
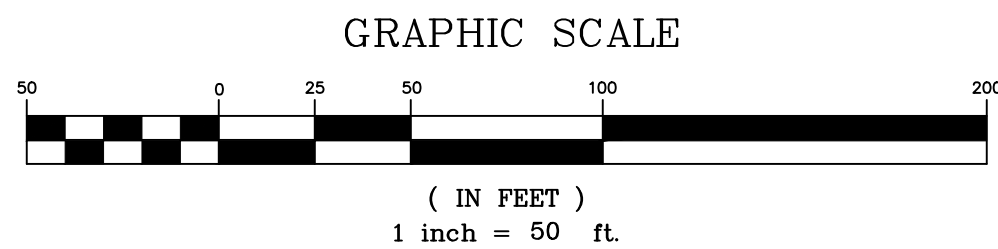
Should you have any additional questions regarding the project, I can be reached by email or phone at sdallam@centerpoint-is.com and (443) 614-1207.

Thank you and I look forward to hearing from you,

Scott Dallam
Development Associate

[illegible]

C3.0



LEGEND	
PROPOSED FEATURES	_____
PROPOSED CONCRETE VERTICAL CURB	=====
PROPOSED CONCRETE ROLL OVER CURB	=====
PROPOSED BUILDING	
DD" - MM" - SD"	DEGREES/MINUTES/SECONDS
EXISTING FEATURES	=====
PROPOSED SITE LIGHTING	⬆ ⬆ ⬆ ⬆
PROPERTY LINES	-----
PROPOSED SITE POST BOLLARD	⊙
PROPOSED 6" HIGH CMU WALL	=====
PROPOSED SITE RETAINING WALL	=====
PROPOSED ROLLED PIPE GUARDRAIL	-----
ORNAMENTAL FENCE	○ ○
GUARD RAIL	□ □ □ □ □ □
CHAINLINK FENCE	-----
LOCAL MUNICIPALITY / DOT ASPHALT PAVING	
STANDARD DUTY ASPHALT PAVING	
HEAVY DUTY ASPHALT PAVING	
CONCRETE SIDEWALK	
STANDARD DUTY CONCRETE PAVEMENT	
HEAVY DUTY CONCRETE PAVEMENT	

CARMAX SITE NOTES

- A. LIGHTPOLES SHALL NOT BE LOCATED AT THE DRIVE AISLE SIDE OF THE LAST PARKING STALL.
- B. PROVIDE STORM WATER MANAGEMENT AREAS PER LOCAL GOVERNING AUTHORITY IF REQUIRED. FENCING SHALL BE AS REQUIRED BY LOCAL GOVERNING AUTHORITY OR CARMAX SITE SPECIFICATIONS AND DETAILS.
- C. ALL DETENTION PONDS WITH SLOPES GREATER THAN 4:1 SHALL HAVE FENCING. MATERIAL TO BE 4" HIGH CHAINLINK WITH NO PRIVACY SLATS UNLESS OTHERWISE REQUIRED BY LOCAL GOVERNING AUTHORITY.
- D. ALL INTERIOR ISLANDS IN CUSTOMER EMPLOYEE LOT TO BE ROLL-OVER CURB UNLESS NOT ALLOWED BY JURISDICTION OR WILL NOT ACCOMMODATE DRAINAGE PLAN.
- E. BOLLARDS SHALL BE PROVIDED AROUND ANY EXTERIOR MOUNTED/WALL MOUNTED TRANSFORMERS, CT CABINETS, ETC. COORDINATE REQUIREMENTS WITH LOCAL MUNICIPALITY.

GENERAL SITE NOTES

- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. CURB RETURN RADIUS SHALL BE 3', 5" AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED AND REQUIRED FOR APPROACHES, FIRE ROUTE REQUIREMENTS, OR CAR CARRIER PATHS.
- C. ALL DRIVE AISLE WIDTHS SHALL BE 24', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED. ALL UNDEVELOPED ISLANDS SHALL BE 9', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 708B. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 708B AND CONSTRUCTED WITHOUT GUTTER. ALL INTERIOR ISLANDS IN CUSTOMER EMPLOYEE LOT SHALL BE MOUNTABLE CURB PER DETAIL 70A.A. PERIMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 70A, 70C, 70D, 70D.1, AND 70E. OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL: 70G.G.
- E. ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

SITE DATA	
SITE AREA	17.486 ACRES (761,714.59 ± SF)
DEVELOPMENT AREA	16.00 ACRES (697,030.15 ± SF)
BUILDING AREA	"MFS/A" SALES - 4,862 SF PRESENTATION - 1204 SF RETAIL SERVICE - 0 PRODUCTION - 33,135 SF CARWASH - 936 SF FQC - 2,772 SF <u>OTHER - 0</u> TOTAL - 42,909 SF
ZONING	C2-CU (HIGHWAY COMMERCIAL)
BUILDING SETBACKS	FRONT: 75' REAR: 15'
BUILDING HEIGHT	21'
LOT COVERAGE	42,909 SF
GREENSPACE RATIO	126,950 SF (18%)

PARKING DATA	
PARKING REQUIRED	5 SPACES PLUS 1 SPACE PER 200 SF OF NET FLOOR AREA = 220 SPACES
PARKING PROVIDED	261 SPACES
ACCESSIBLE REQUIRED	7 SPACES (INCLUDING 2 VAN ACCESSIBLE)
ACCESSIBLE PROVIDED	7 SPACES (INCLUDING 2 VAN ACCESSIBLE)

ADJACENT PROPERTY ZONING	
NORTH	UNDEVELOPED PROPERTY (C-2)
SOUTH	UNDEVELOPED PROPERTY (C-2)
EAST	UNDEVELOPED PROPERTY (C-2)
WEST	I-49 (EG)

Benchmark Information

Benchmark #1: Aluminum monument found being approximately 163' south of the southwest property corner of Lot 5C of the Pleasant Crossing Phase II 163 and lying approximately 1195' southerly from a fire hydrant on the west side of Dixieland Rd. at the southeast property corner of said subdivision. N=711228.2; E=679862.19
Elevation=1309.07'

Benchmark #2: A 5/8" rebar set with CEI plastic cap being approximately 328' south of a fire hydrant located at the northeast corner of said property and lying approximately 101' northwest of a gate inlet along Dixieland Rd. N=711228.68; E=679826.17
Elevation=1303.53'

LEGAL DESCRIPTION: LOT 5C (PART OF LOT 5A: PARCEL NO. 02-18156-000):
PART OF LOT 5A OF THE REPLAT OF LOTS 1,3,4 AND 5, PLEASANT CROSSING, PHASE II, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILE 007-230 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5A, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG SAID WEST LINE OF SAID LOT 5A N01°47'18"E A DISTANCE OF 624.27 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°35'37"E A DISTANCE OF 1211.76 FEET TO THE EAST LINE OF SAID LOT 5A, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID EAST LINE, S02°24'23"W A DISTANCE OF 479.99 FEET TO A FOUND IRON PIN WITH CAP "CRAFTON/TULL"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 459.42 FEET, AN ARC LENGTH OF 61.57 FEET, AND A CHORD BEARING AND DISTANCE OF S06°14'27"W - 61.52 FEET; THENCE S10°04'30"W A DISTANCE OF 97.65 FEET TO THE SOUTH LINE OF SAID LOT 5A, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG SAID SOUTH LINE, S86°55'21"E A DISTANCE OF 1187.97 FEET TO THE POINT OF BEGINNING, CONTAINING 17.49 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

PROPERTY OWNER PERMISSION

I, PWX, LLC, hereby permit the use of used retail vehicle sales, servicing and storage
(name) (use)
on my property at Lot 5C Pleasant Crossing Phase II Rogers, Arkansas.
(address)

Dated this the 23rd day of January, 2023.

Seaborn J. Bell Manager
Signed

Seaborn J. Bell
Name Printed

STATE OF ARKANSAS

COUNTY OF Pulaski

Subscribed and sworn before me this the 23rd day of January, 2023.

Terri Stebbins
Notary Signature

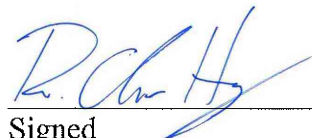
Terri Stebbins
Notary Name Printed



CERTIFICATION

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

Dated this the 6 day of February, 20 23.



Signed

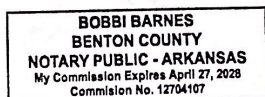
Robert C Harty

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 6 day of February, 20 23.





Notary Signature

Bobbi Barnes
Notary Name Printed

April 27, 2028
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **February 21, 2023** at **5:30 p.m.** on the application by **CarMax** for a **Conditional Use Permit** to allow the uses **“Vehicle/Equipment Sales & Rentals”** at **6360 S. Dixieland Rd.** in the **C2-CU, PUD** (Highway Commercial, Condominium Use, Planned Use Development) zoning district and in the city’s Overlay and Interlay district at the following described location:

PROPERTY DESCRIPTION:

6360 S. Dixieland Rd.

Parcel Numbers: 02-18156-000

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday February 5, 2023**
BILL THE CITY OF ROGERS

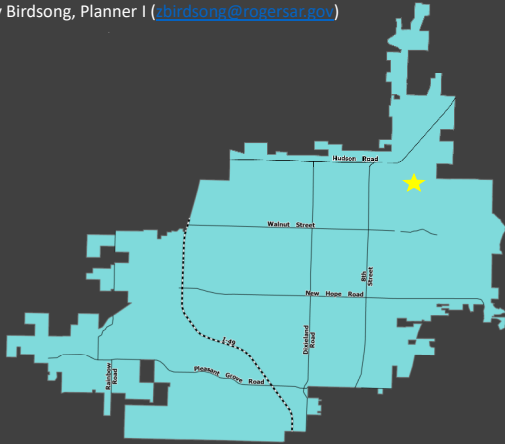




Rezone/DCP SPAM-AR St

PLANNING

Staff:
Zachery Birdsong, Planner I (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood

Zoning

R-O (Residential Office)

Proposed Zoning

RMF-12B (Residential Multi-Family, 12 units per acre, rent) with a Density Concept Plan

Location

1639 N Arkansas Street

Representative

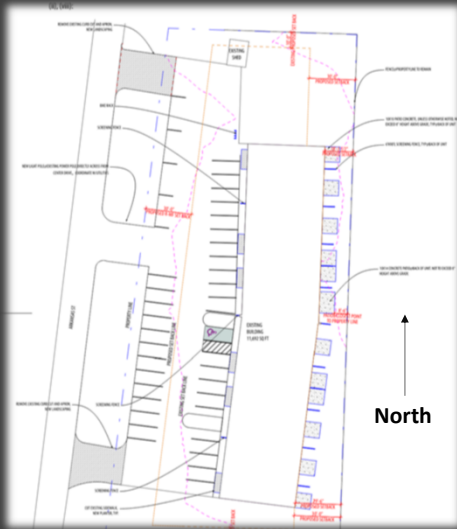
John Starnes, John Starnes Construction

Location:

This is located in northeast Rogers, slightly north of the North Arkansas Street and East Easy Street intersection.

Proposal Overview:

The applicant is proposing a rezone and density concept plan to renovate an existing building for multi-family residential use.



Site Plan

Density Concept Plan Request

A proposal to renovate an existing building to provide 12 dwelling units on about 1 acre.

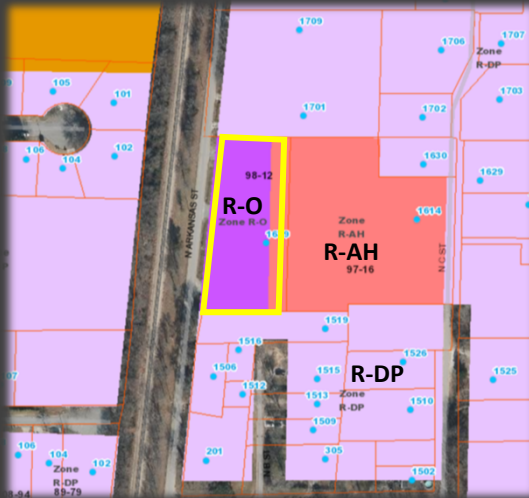
Density Concept Plan Request:

The renovation will provide 12 dwelling units on about 1 acre at 12 units per acre. Removal of two out of the three existing curb cuts are required by code. The applicant is showing the middle curb cut to remain with the removal of the north and south curb cuts.



Rezone/DCP SPAM-AR St

PLANNING



Zoning

Rezone Request

R-O to RMF-12B with a Density Concept Plan.

Rezone Request:

The applicant is also requesting to rezone the subject property from R-O (Residential Office) to RMF-12B (Residential Multi-Family, 12 units/acre, rent). This request is consistent with the Comprehensive Growth Map.

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).



Rezone/DCP SPAM-AR St

PLANNING



Comprehensive Growth Map

COMPREHENSIVE GROWTH MAP:

The development is located in a neighborhood growth designation.

Growth Designation:

Neighborhood.

Growth Designation Character:

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

Base Density:

6 units/acre.

Max Density:

12 units/acre.



Rezone/DCP SPAM-AR St

PLANNING



Existing Conditions

Existing Conditions:

This picture shows the existing conditions of the site and building.



Rezone/DCP SPAM-AR St

PLANNING



FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BACK ELEVATION
SCALE: 1/8" = 1'-0"

Elevations

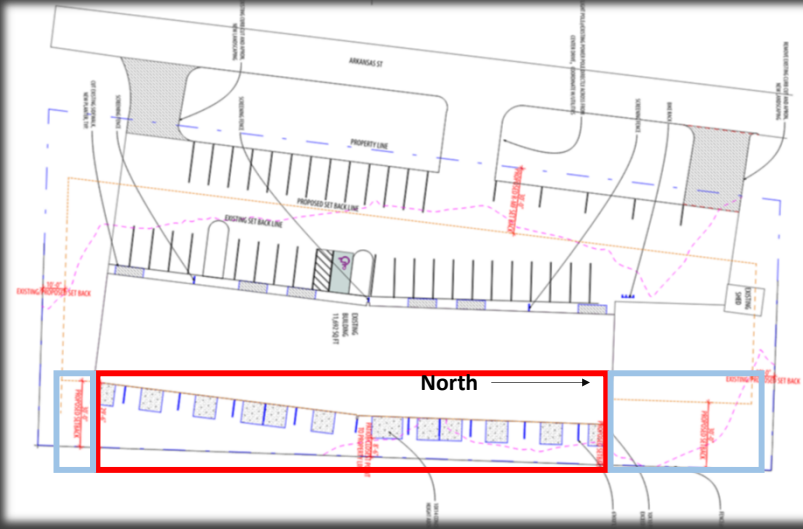
Rendering:

These elevations show the plans for the front and back of the building. The applicant does not plan on expanding the building footprint. Impervious area will be added in the form of concrete patios for each unit in the rear. A screening fence will be added between each patio.



Rezone/DCP SPAM-AR St

PLANNING



Required Setback:

- Rear Setback: 30 feet

Requested Setback:

- For the rear setback to follow along the existing building. The building at its closest is approximately 18 feet from the rear property line.

Required Setback:

The required rear setback for R-MF is 30 feet.

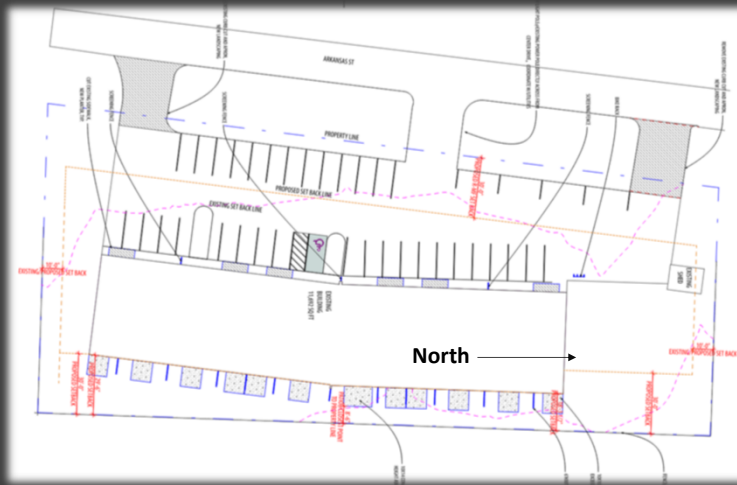
Requested Setback:

The applicant is requesting that the rear setback follow along the existing building. The building at its closest to the rear property line is approximately 18 feet away and at its furthest is about 29 feet away. The open space along the north and south side of the rear property will abide by the required 30-foot setback.



Rezone/DCP SPAM-AR St

PLANNING



Site Plan

Staff Analysis:

- This site is located about half a mile south of a neighborhood center and about a mile north of the Downtown Regional Center.
- The area lacks sidewalk connections and walkability.
- Though, while the proposed density is at the max for this Comprehensive Growth Map designation at 12 units/acre, there are only 12 total units with this plan.
- Staff finds this to be an appropriate proposal for the surrounding context.

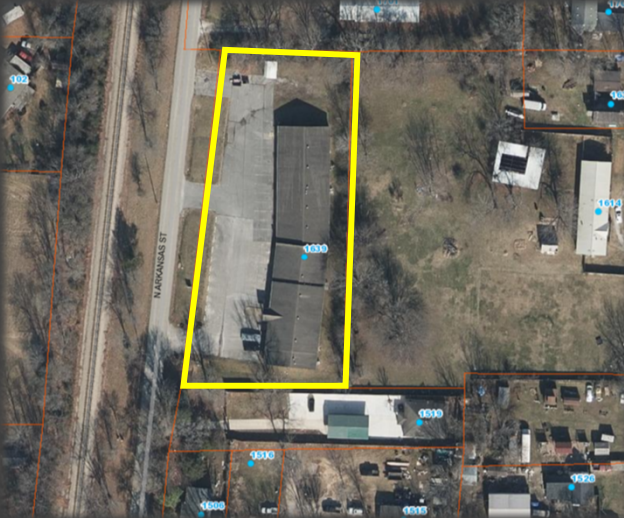
Staff Analysis

This site is located half a mile south of a neighborhood center and about a mile north of the Downtown Regional Center. The area does lack sidewalk connections and walkability, however, while this plan is proposing the max density allowed of 12 units/acre, only 12 total units are being provided. Staff finds that this proposal is appropriate within the surrounding context.



Rezone/DCP SPAM-AR St

PLANNING



Aerial Map

Recommendation:
Refer to Committee.

RECOMMENDATIONS:

Refer to Committee.

If approved, a setback reduction survey will be required.

Public Input Received:

No input has been received from the public.



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 (S200)
Zoning: R-O to RMF-12B
Permit Number: 23-05
CityView Application: PL202300100
Date: 1/30/2023

REZONE APPLICATION

APPLICANT: SPAM INVESTMENTS LLC SPAM AR ST.

ADDRESS: 14325 OLD PRAIRIE CREEK RD, ROGERS AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 1639 N Arkansas St Rogers, Ar 72756

PARCEL NUMBER: 02-00071-000

PHONE #: (479) 381-1870 EMAIL: paulo@psact3.com

PROPERTY OWNER: SPAM INVESTMENTS, LLC PHONE #: (479) 381-1870

PRESENT USE: Residential, Office ZONING: RO

PROPOSED USE: Residential, Multi family ZONING: RMF-12B

Paul S. [Signature] 1/27/23
Applicant Signature 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: 1/30/2023 PUBLIC HEARING DATE: 2/21/2023 CERTIFIED MAIL DATE: 2/5/2023

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____



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:	SPAM-Arkansas St
ADDRESS/LOCATION:	1639 N Arkansas St, Rogers Ar
PROPOSED ZONING:	RMF-12B
PROPOSED DENSITY:	12UNITS/ACRE
GROSS SITE AREA:	47044 SQ FT
DWELLING UNITS:	12
BUILDING TYPE:	EXISTING

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	JSA	PHONE:	(479) 466-3874
		EMAIL:	john@jstames.com
PROJECT OWNER/DEVELOPER:	SPAM, LLC	PHONE:	(479) 381-1870
		EMAIL:	paulo@psact3.com
PROPERTY OWNER:	SPAM, LLC	PHONE:	(479) 381-1870
		EMAIL:	paulo@psact3.com
REQUEST:	Rezone existing property from R-0 to R-MF12B, allow for maximum of 12 units		

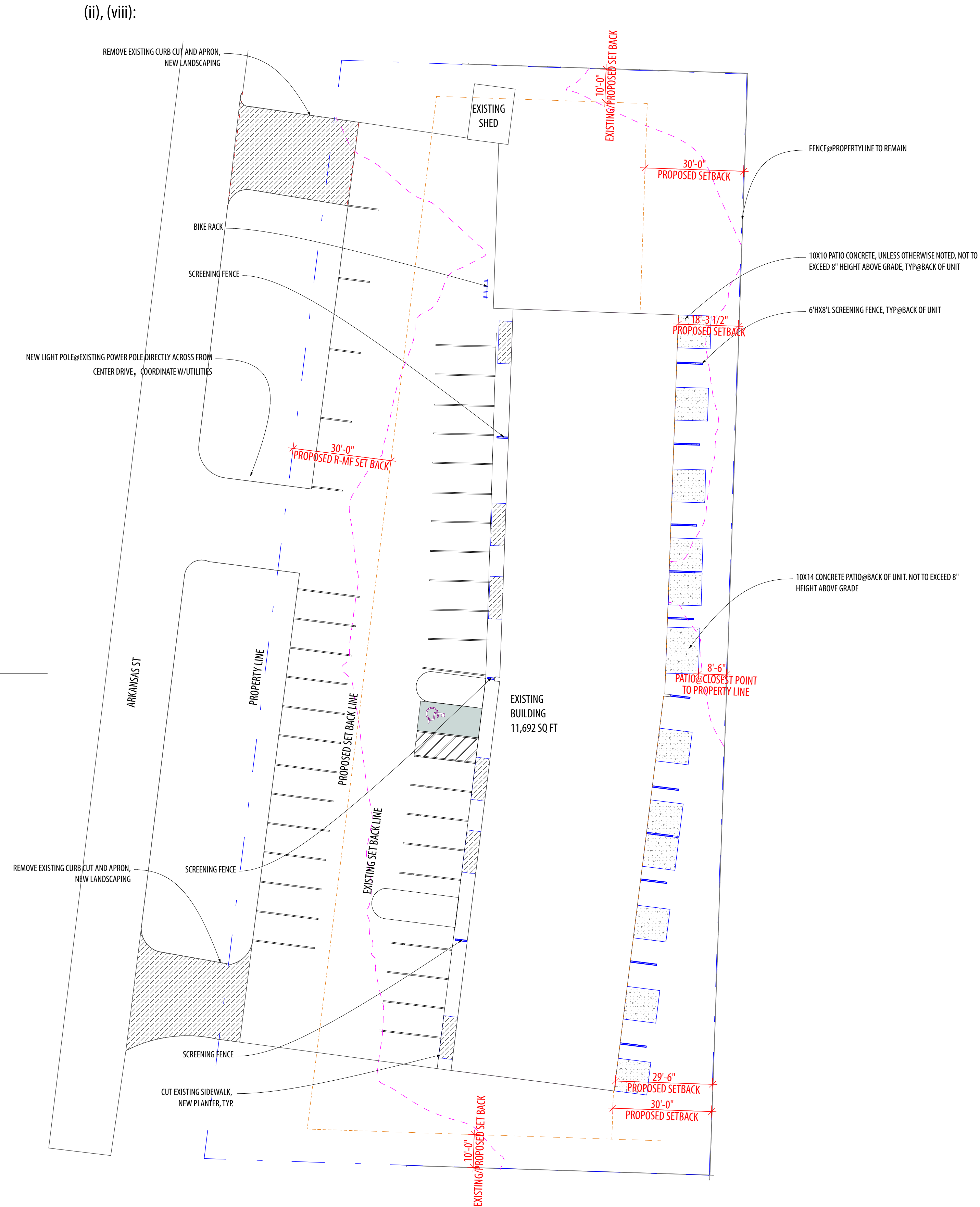
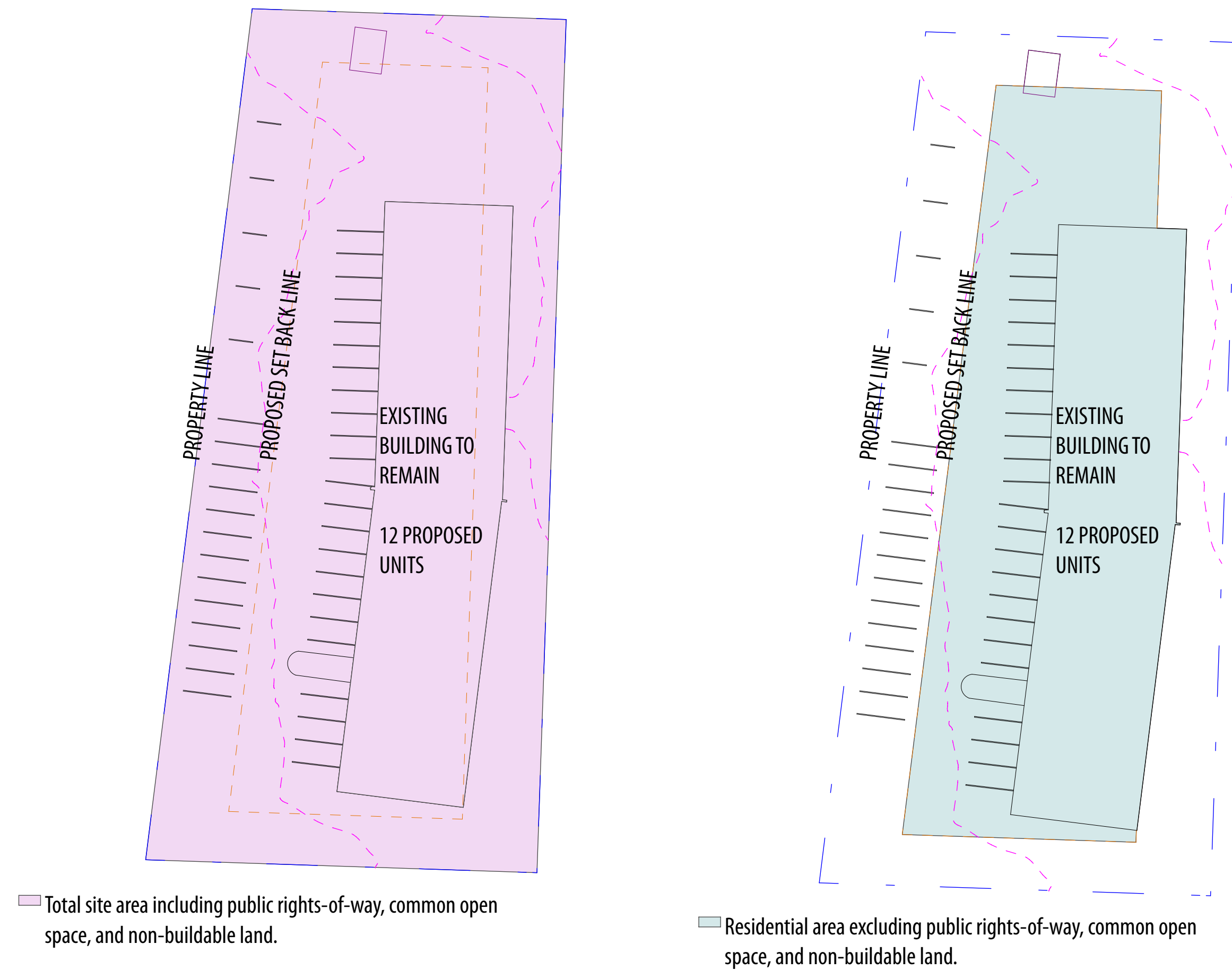
CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To protect and maintain existing residential areas in between notes of other Growth Designations while encouragint low-density infill. Low-intensity, low-density areas connected by collector and local streets. May feature light mix of non-residential acti activites such as schools, places of worship, and other low-impact community-oriented uses. Compatibility with adjacent areas acheived with transitions; medium-density residential generally appropriate transition type.
BASE DENSITY:	6
MAX DENSITY:	12
CURRENT ZONING:	R-0

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 01/30/23

EXHIBIT A



(i) SITE AREA
46,467 SQFT-TOTAL LOT SIZE

(iii) BUILDING HEIGHT
TO REMAIN AS EXISTING: 19'0"

(vi) LOT COVERAGE AND OPEN SPACE:

BUILDING:	11,692 SQFT
STORAGE:	211 SQFT

TOTAL BUILDING
LOT COVERAGE: 11,903 SQFT

OPEN SPACE: 16,219 SQ FT
26% BUILDING USE
35% OPEN SPACE

(vii) IMPERVIOUS AREA

ASPHALT:	15,883 SQFT
CONCRETE:	2,239 SQFT
BUILDING:	11,903 SQFT
TOTAL:	30,025 SQFT

65% IMPERVIOUS

(ix) CURRENT ZONING
RESIDENTIAL OFFICE(R-O)

PROPOSED ZONING
RESIDENTIAL MULTI-FAMILY(R-MF)

(x) DWELLING UNIT COUNTS
12 UNITS

(xi)GROSS DENSITY CALCULATIONS
46,467:12
12 UNITS/ACRE

NET DENSITY
25,191:12
20 UNITS/ACRE

NOTES
REAR SETBACK FOR R-MF IS 30'.
REQUESTING SETBACK FOLLOW BUILDING
EXTERIOR W/30' SETBACK IN OPEN SPACE.

BUILDING FOOTPRINT TO REMAIN, NO ADDITION
TO SQ FOOTAGE OF BUILDING.

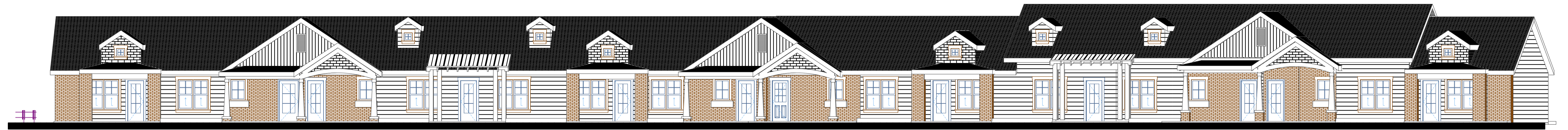
DELETE OUTER CURB CUTS, CENTER TO REMAIN
PER RISK REDUCTION. WAIVE FIRETRUCK TURN
AROUND REQUIREMENT W/BUILDING
SPRINKLER SYSTEM.

 NEW CONCRETE

 NEW LANDSCAPING

EXHIBIT B

(iv) BUILDING ELEVATIONS
(v) MATERIAL COUNTS
BRICK 1142 SQ FT
SIDING 3880 SQ FT
CEDAR SHAKE 301 SQ FT



2 FRONT ELEVATION
A0.2 SCALE: 1/8" = 1'-0"



1
A0.2

BACK ELEVATION
SCALE: 1/8" = 1'-0"

REVISIONS

100 N. Dixieland Road, Suite D2, PMB 172
Rogers, AR 72756
479.466.3874
info@jstarnes.com

ARKANSAS STREET MFU
1639 N. ARKANSAS ST
ROGERS AR 72756

PRELIMINARY

NOT FOR CONSTRUCTION

DCP ELEVATIONS

9/29/22

A0.2

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

A PART OF THE FRACTIONAL WEST 1/2 OF THE FRACTIONAL NW 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 10, OF S.H. COLE ADDITION, AND RUNNING THENCE S88°00'46"E 40.00'; THENCE N01°59'46"E 352.14'; THENCE N88°00'46"W 203.75'; THENCE S01°59'24"W 15.00'; THENCE N88°00'46"W 128.25' TO THE TRUE POINT OF BEGINNING, THENCE N88°00'46"W 155.76' TO A FOUND IRON PIN, THENCE N07°15'32"E 337.58' TO A FOUND IRON PIN, THENCE S88°05'25"E 124.30' TO FOUND IRON PIN, THENCE S01°54'45"W 336.32' TO THE POINT OF BEGINNING, CONTAINING 1.08 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS- OF-WAY OF RECORD, IF ANY.

LAYMAN'S DESCRIPTION: 1639 N ARKANSAS ST
ROGERS, AR

PRESENT ZONING: R-0

ZONING REQUEST: RMF-12B

Respectfully Submitted,

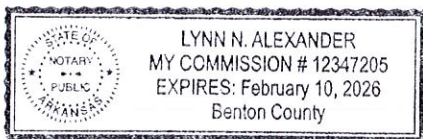
By:

Paul S. [Signature]
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this 2nd day of January, 2023.



[Signature]
Notary Signature

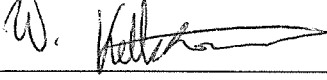
Lynn N Alexander
Notary Name Printed

2-10-2026
Commission Expires

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 10th day of February, 2023.

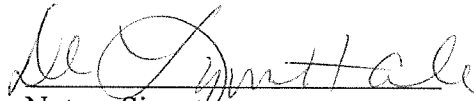


WILL A. KELLSTROM
on behalf of
SPAM INVESTMENTS, LLC

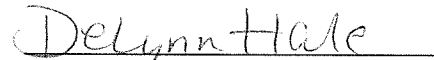
STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 10th day of February, 2023.



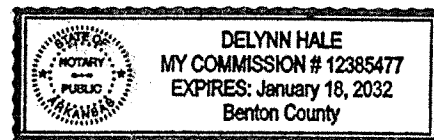
Notary Signature



Notary Name Printed



Commission Expires





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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **February 21, 2023** at **5:30 p.m.** on the application by **SPAM AR Street** to rezone **1639 N. Arkansas St.** from the **R-O** (Residential Office) zoning district to the **RMF-12B** (Residential Multifamily, 12 units per acre, rentals) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

1639 N. Arkansas St.

Parcel Number: 02-00071-000

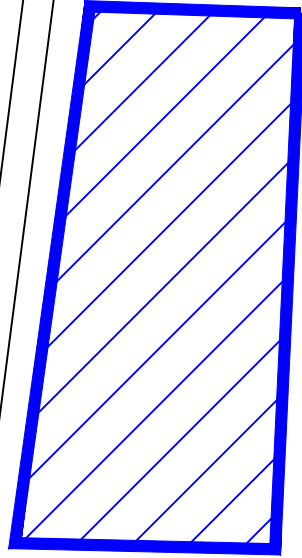
Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday February 5, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation



ARKANSAS STREET



"B" ST.

NORTH "C" STREET



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE & DENSITY CONCEPT PLAN

DESCRIPTION: To rezone 102.00 Acres (St. Louis R-1) to the R-1-CB (Residential Medium Density) 1/2 acre lots, to allow zoning district with a Density Concept Plan.

APPLICANT: Planning Commission

BOARD/COMMISSION: February 21, 2023 at 5:30 PM

MEETING DATE/TIME: Rogers City Council Chambers

MEETING LOCATION: 301 W. Chestnut St.

PUBLIC COMMENTS: planningcommission@rogersar.gov

FOR MORE INFORMATION: 102.00 Acres (St. Louis R-1)



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

ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM R-O TO RMF-12B, ACCEPTING THE DENSITY CONCEPT PLAN, PROVIDING
FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, pursuant to the provisions of Rogers Code Section 14-725, et seq, and upon the consideration of the report and recommendations of the Planning Commission of the City of Rogers, Benton County, Arkansas, on February 21, 2023, the City Council has found that certain lands hereinafter described are better suited for RMF-12B 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-12B (Residential Multi-Family, 12 units/acre, for rent) and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

A PART OF THE FRACTIONAL WEST 1/2 OF THE FRACTIONAL NW 1/4 OF SECTION 6, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO- WIT: COMMENCING AT THE SOUTHEAST CORNER OF BLOCK 10, OF S.H. COLE ADDITION, AND RUNNING THENCE S88°00'46"E 40.00', THENCE N01°59'46"E 352.14', THENCE N88°00'46"W 203.75, THENCE S01°59'24"W 15.00', THENCE N88°00'46"W 128.25' TO THE TRUE POINT OF BEGINNING, THENCE N88°00'46"W 155.76' TO A FOUND IRON PIN, THENCE N07°15'32"E 337.58' TO A FOUND IRON PIN, THENCE S88°05'25"E 124.30' TO FOUND IRON PIN, THENCE S01°54'45"W 336.32' TO THE POINT OF BEGINNING, CONTAINING 1.08 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

LAYMAN'S DESCRIPTION:

1639 North Arkansas Street / Parcel Number 02-00071-000

SECTION 3: Zoning. That the above described lands are better suited for RMF-12B than R-O zoning and same should be and are hereby zoned RMF-12B.

SECTION 4: Density Concept Plan. That the Density Concept Plan entered into by and between SPAM INVESTMENTS, LLC and the City of Rogers, as approved by the Rogers Planning Commission on February 21, 2023 is hereby approved and made binding upon future development of the property described above, unless otherwise modified or amended by this Council, and the Mayor of the City of Rogers is authorized and directed to execute same.

SECTION 5: Emergency Clause. That because the City is herein zoning property which is subject to a present use and said use should be brought into conformity with the zoning laws of the City of Rogers, Arkansas, an emergency is declared to exist and in order to protect the public peace, health, safety and welfare, this ordinance shall be in full force and effect from the date of its passage and approval.

SECTION 6: Severability Provision. In the event that any section, paragraph, subdivision, clause, phrase, or other provision or portion of this Ordinance shall be adjudged invalid or unconstitutional, the same shall not affect the validity of this Ordinance as a whole, or any part or provision, other than the part so decided to be invalid or unconstitutional, and the remaining provisions of this Ordinance shall be construed as if such invalid, unenforceable or unconstitutional provision or provisions had never been contained herein.

SECTION 7: Repeal of Conflicting Ordinances and Resolutions. All ordinances, resolutions or orders of the City Council, or parts of ordinances, resolutions or orders of the City Council in conflict herewith are hereby repealed to the extent of such conflict.

PASSED THIS _____ DAY OF _____, 2022.

ROGERS, ARKANSAS

ATTEST:

APPROVED:

JESSICA RUSH, CLERK

C. GREG HINES, MAYOR

Requested by: John McCurdy, Director Community Development

Reviewed by: John M. Pesek, Senior Staff Attorney

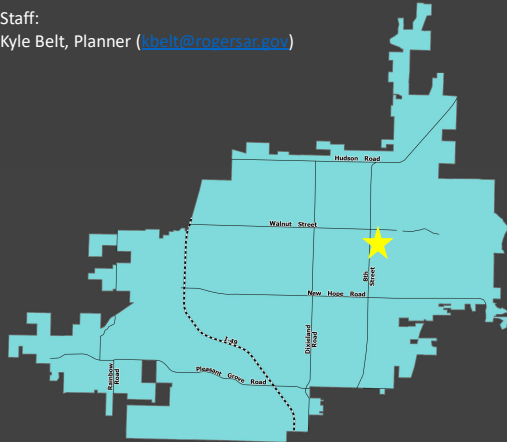
Prepared by: Zachery Birdsong, Planner I



Rezone Harr

PLANNING

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



Vicinity Map

Location

NE of intersection of Pine and S. 7th streets, just east of Arby's and KFC on 8th Street

Requested Zoning

NBT

Growth Designation

Downtown Regional Center

Representative

Jacob Harr, Property Owner

02-04005-000; 02-04006-000

SUMMARY:

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



PLANNING



COMPREHENSIVE GROWTH

MAP:

Growth Designation:
Downtown Regional Center.

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

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

Current Zoning:

- *N-R (Neighborhood Residential):* The N-R neighborhood residential district is created to encourage the continuation and revitalization of low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable housing opportunities within the City, minimize traffic congestion by reducing commuting distances, and relieve some of the pressure from suburban sprawl by promoting new development in more established areas. Sec. 14-702(a)

Requested Zoning:

- *NBT (Neighborhood Transition):* The purpose of the Neighborhood Transition Zone is to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Development Standards within this DRDC zone specifically address the unique aspects of redevelopment in this area by retaining the existing development pattern while allowing higher density, pedestrian-oriented development to occur. In

addition, the standards allow phasing of redevelopment and encourage the use of existing buildings and parking lots to the extent possible. Sec. 14-715(4.5)(a)



Rezone Harr

PLANNING



Current Zoning Map

Findings:

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

General Findings:

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



Rezone Harr

PLANNING



Aerial Map

Recommendation:
Approve

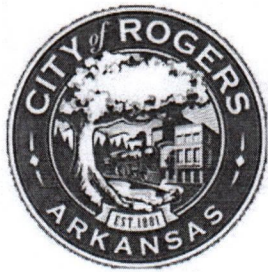
Public Input Received:

- No input has been received from the public.

Recommendation:

Approve

CH 1092



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: NR to NBT
Permit Number: 23-06
CityView Application: PL202300110
Date: 11/30/2023

REZONE APPLICATION

APPLICANT: Jacob Haer
ADDRESS: Haslemere Ln. Bella Vista, AR 72714 SUITE #: N/A
GENERAL LOCATION OF PROPERTY: 507, 509, & 613 S 7th ST.
PARCEL NUMBER: 02-04005-000 AND 02-04006-000
PHONE #: 479-531-0143 EMAIL: Jhaer822@gmail.com
PROPERTY OWNER: Jacob Haer PHONE #: 479-531-0143
PRESENT USE: RESIDENTIAL RENTAL ZONING: Res
PROPOSED USE: SAME, JUST WANT MORE OPTIONS FOR FUTURE ZONING: NBT

Applicant Signature

11/24/23
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: 11/30/2023 PUBLIC HEARING DATE: 2/21/2023 CERTIFIED MAIL DATE: 2/16/2023
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: LOTS 16, 17, 18, AND 19, BLOCK 1, DUCKWORTH'S ADDITION
BENTON CO. PARCEL ID'S 02-04005-000 AND 02-04006-000

LAYMAN'S DESCRIPTION: 507, 509, & 613 S. 7TH ST. ROGERS, AR 72756

PRESENT ZONING: RESIDENTIAL

ZONING REQUEST: NBT

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this 27 day of JANUARY, 2023



[Signature]
Notary Signature

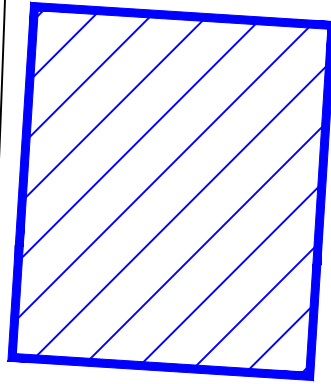
GUSTAVO GAETA
Notary Name Printed

02/13/2023
Commission Expires

Legal Description Confirmation

CYPRESS ST

S 7th ST



PE

PINE ST.

S 8th ST.

S 9th ST.



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 21, 2023** at **5:30 p.m.** on the application by **Jacob Harr** to rezone **507, 509, 613 S. 7th St.** from the **N-R** (Neighborhood Residential) zoning district to the **NBT** (Neighborhood Transition) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

507, 509, 613 S. 7th St.

Parcel Number: 02-04006-000, 02-04005-000

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday February 5, 2023**
BILL THE CITY OF ROGERS

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 6th day of FEBRUARY, 2023.

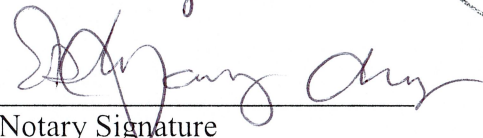

Signed

Jacob Huer
Name Printed

STATE OF ARKANSAS

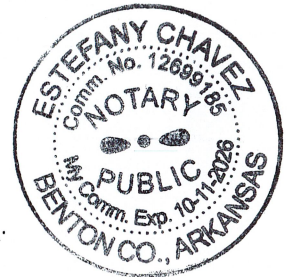
COUNTY OF Benton

Subscribed and sworn before me this the 6th day of February, 2023.


Notary Signature

Estefany Chavez
Notary Name Printed

10/11/2026
Commission Expires



ORDINANCE NO. _____
CITY OF ROGERS, ARKANSAS

AN ORDINANCE AMENDING ROGERS CODE SECTION 14-675 BY RE-ZONING
CERTAIN LANDS FROM N-R TO NBT, 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 21, 2023, the City Council has found that certain lands hereinafter described are better suited for NBT 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 NBT and that said lands being in Benton County, Arkansas, are described as:

PROPERTY DESCRIPTION:

Lots 16, 17, 18 and 19, Block 1, Duckworth's Addition to Rogers, Benton County, Arkansas.

LAYMAN'S DESCRIPTION:

507, 509, and 613 S.7th St.

SECTION 3: Zoning. That the above described lands are better suited for NBT than N-R zoning and same should be and are hereby zoned NBT.

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: Kyle Belt, Planner I



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
REZONE

RECAP: To rezone 101-106 413 S. 7th St. from
1st Neighborhood Residential to 1st
Neighborhood Residential Transition Zoning

Public Hearing: Tuesday, February 21, 2023 at 5:30 PM
Planning Commission
101 W. Chestnut St.
101 W. Chestnut St.
Chester, MO 63017
Planning Commission
101 W. Chestnut St.
Chester, MO 63017
Planning Commission
101 W. Chestnut St.
Chester, MO 63017

COMMUNITY DEVELOPMENT
PLANNING DIVISION
401-21-1166
planning@rogersar.gov