



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

**BOARD OF ADJUSTMENT MEETING AGENDA**

**JULY 18, 2023**

**5:30 PM**

**DATE: JULY 18, 2023**

**LOCATION: 301 W. CHESTNUT STREET**

**REGULAR SESSION: 5:30 PM**

**ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86590477145](https://us02web.zoom.us/j/86590477145)**

**AGENDA**

**CALL TO ORDER:**

**ROLL CALL:**

**NEW BUSINESS:**

1. (VAR 23-26) A request by Everett Volkswagen for a variance to exceed both the allowed sign area and the EMC portion of sign at 4510 W. Popular Street in the C-4 (Open Display Commercial) zoning district.

**ACTION ON MINUTES:**

**ADJOURN:**

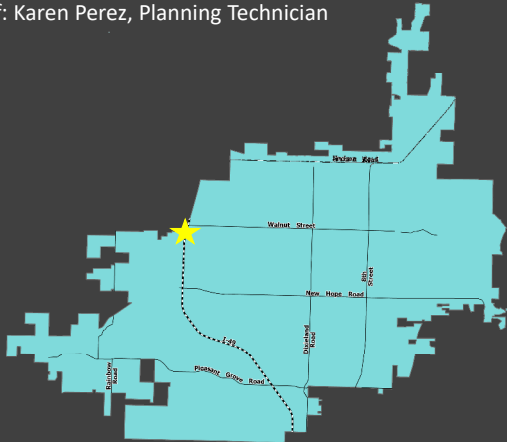


## Variance

**PLANNING**

### Everett Volkswagen

Staff: Karen Perez, Planning Technician



*Vicinity Map*

#### Summary

##### Location

4510 W. Poplar Street

##### Nature of Request

To exceed both the allowed sign area and the EMC portion of sign.

##### Zoning

C-4 (Open Display Commercial), Overlay, and Interstate District

##### Current Use

Vehicle/Equipment Sales a

##### Representative

Jonathan Hope, Hope Consulting

#### **Location:**

4510 W. Poplar Street just off exit 85, over by the Ihop and outback restaurants

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

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



### *(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)*

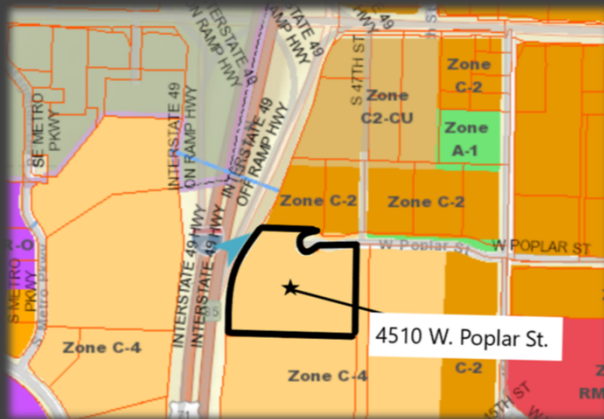
(1) The Board of Adjustment shall hear the following appeals as provided by state law:

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

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Zoning Map

**Stated Hardship**

The applicant states “proposed sign size with digital portion is necessary to ensure effective communication and visibility for car dealership business, where a smaller size creates hardship in conveying important messages.”

**Spirit and Intent**

The applicant expressed the proposed “sign will be served by two adjacent properties, approving the variance strikes a balance between upholding the general intent of the code while addressing the specific needs and challenges of the property owners.”

**Zoning:**

- a) *C-4 (Open Display Commercial):* This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development.
  
- b) *Interstate Sign District:* The interstate sign district is established and shall extend along the entirety of I-49 within the city limits of Rogers, excluding the section of I-49 south of Oak Street and north of Blossom Way Trail, the width of which shall be measured 500 feet to the east and west of the centerline of I-49.



Everett Volkswagen



Findings

- This business was already issued a sign permit for two wall signs at a total 68-sf on September 27.
- The business is in the overlay district; therefore, it would normally not be entitled to a freestanding sign (only monument signs are allowed in the overlay).
- However, they are allowed one additional (freestanding) sign under the interstate sign district rules.
- A freestanding sign at 47-sf and 40 feet tall was permitted on October 25.
- This request for an additional freestanding sign exceeds the entitlement, which is limited to one freestanding sign; plus, the sign itself exceeds both the maximum square feet allowed, and the maximum percentage of the sign face that can be animated.

Approved Signs

**Approved Signs per Sec. 44:**

1. This site has already been approved for two wall signs on September 27.

- Everett Sign: 46.72-sf
- Volkswagen Logo: 21.64-sf

2. Freestanding sign approved on October 25.

- Volkswagen logo at 47-sf and 40 feet tall.

Sec. 44-9 (4) e.2:

Allowed one additional freestanding sign that meets the following requirements

Maximum height of 70 feet and a minimum of 35 feet.

Sign shall be no greater than 200-sf in total sign area.



*Existing Conditions*

**Analysis**

- The applicant states the proposed sign will also serve a future dealership. It is not clear whether an additional sign would be allowed for a second dealership; but should a second dealership be established the applicant can seek a permit at that time.
- Staff recognizes nothing unique about this site.



**Analysis**

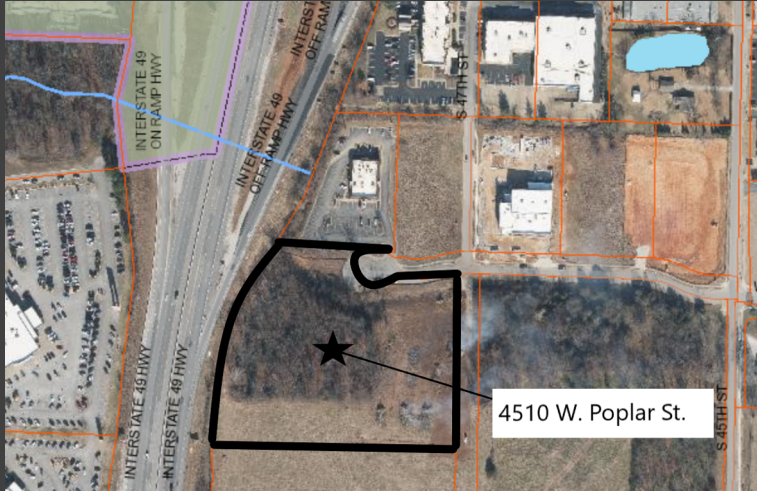
- The applicant states the proposed sign will also serve a future dealership. Staff cannot take future developments into consideration.
- There are no significant or unique physical conditions on the site that do not exist on similar land along the interstate area.



## Variance

### Everett Volkswagen

**PLANNING**



*Aerial Map*

**Staff Recommended Motion:**  
**DENY**

*Staff would note that the existing freestanding sign is below the maximum area limit and could be replaced with a larger face; but a second sign does not appear to be warranted.*

#### **Public Input Received:**

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

#### **Recommendation:**

# HOPE

## CONSULTING

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### ENGINEERS - SURVEYORS

129 N. Main St. Benton, AR 72015 \* 501-315-2626 \* Fax 501-315-0024

June 23, 2023

City of Rogers  
Kyle Belt | Planner  
Dept. of Community Development  
City of Rogers  
301 W Chestnut St, Rogers, AR 72756

Subject: Request for Variance for Sign Size at Everett Volkswagen

Dear Kyle,

I am writing to formally request a variance from the sign size regulations outlined in the City of Rogers codes **Sec.44-9(4) e.2 and Sec.44-6(g)1**.

I represent Everett Volkswagen, a Volkswagen dealership located at 4510 W. Poplar St. Rogers, AR. Our request pertains to the installation of an interstate sign that exceeds the maximum size specified in the code. We firmly believe that granting this variance is justified due to the unique circumstances and hardships associated with our business and property. Allow me to elaborate on the reasons why a variance is necessary and the resulting hardship that our business faces:

Visibility: The proposed sign, with its larger dimensions, will significantly enhance the visibility of our dealership from the interstate highway. As a car dealership, visibility is crucial for attracting potential customers. Given the topography of the area and the distance from the interstate, a larger sign is necessary to ensure our presence is noticeable to passing motorists.

Topography: The specific topography of our property poses challenges in terms of visibility. The land surrounding our dealership is uneven and features natural obstacles that obstruct the view. A larger sign would help overcome these topographical difficulties and ensure that our dealership is prominently visible to drivers traveling on the interstate.

Future Dealership Expansion: In addition to serving the existing dealership, the proposed sign will also serve a future dealership that is scheduled to commence construction later this year. By granting a variance, the City of Rogers would not only benefit the current business but also support the growth and economic development of the community.

We firmly believe that our variance request aligns with the spirit of the code despite exceeding the permitted sign size. While the code stipulates a maximum sign area of 200 square feet, we are proposing a sign size of 345 square feet, with the digital billboard portion occupying 282 square feet. Despite the difference in size, it is crucial to emphasize that our proposal does not compromise the aesthetic or environmental objectives outlined in the code. The sign will be installed in compliance with the specified setbacks and location

requirements, ensuring that it maintains a harmonious appearance within the landscaped area of the rear or side yard.

Considering the aforementioned hardships related to visibility, topography, and the specific nature of our business, we kindly request the City of Rogers to grant us the variance that would permit the installation of the proposed interstate sign with the dimensions detailed above.

We assure you that we will adhere to all other relevant regulations and guidelines pertaining to the installation, maintenance, and operation of the sign. Our commitment to complying with all other aspects of the code remains unwavering.

We sincerely hope that the City of Rogers recognizes the merit of our request and the positive impact this variance would have on our business, the local economy, and the community as a whole. We would be more than willing to provide any additional information or participate in any meetings or public hearings that may be necessary during the review process.

Thank you for considering our variance request. We eagerly await a favorable response from the City of Rogers, which will enable us to continue serving our community effectively.

Sincerely,

Jonathan Hope  
Hope Consulting



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## UNDERSTANDING THE VARIANCE PROCESS

### Sec. 14-724 of Rogers Code of Ordinances

#### Application steps:

1. Discuss variance with Planning staff to verify nature of request.
2. Complete application and provide the following supplements:
  - One-hundred dollar (\$100) filing fee made payable to the City of Rogers.
  - Unabbreviated legal description. Platted lot/block description is sufficient.
  - Reduction survey, site plan, sign proofs, pictures, or any other items necessary to explain request. Setback reduction requests must include the reduction distance in terms of linear feet.
3. Once application and required supplements are submitted, Planning staff will assign the variance request to a public hearing date based on the Public Hearing deadline and meeting schedule.

#### Public hearing details:

- Public hearings for variance requests are held during regularly scheduled Board of Adjustment meetings which take place on the first and third Tuesday of each month. The Board meets at 5:30 pm in the Council Chambers at City Hall.
- A legal notice of public hearing is advertised in the newspaper, and a public hearing notice sign is placed on the subject property 15 days prior to the Board of Adjustment meeting.
- The applicant or representative must be in attendance to represent the request and answer questions from the Board. If the applicant or representative fails to appear on the scheduled meeting date, the item can be postponed only once. If the applicant fails to appear on the second meeting date, the request will be automatically denied.
- The Board may approve a variance request with conditions or limits.

#### If your sign variance is approved:

- Sign variances require that a sign permit be obtained within six (6) months of approval.

#### If your setback reduction is approved:

- Setback reduction variances require provision of an official reduction survey that complies with the city's REDUCTION SURVEY STANDARDS.
- Planning staff will review and confirm that the reduction survey complies with survey standards and the approved variance. Survey revisions may be necessary.
- Once reviewed, surveys may be submitted for signatures on paper not exceeding 18" x 24". If a survey requires City and utility signatures, utility signatures must be gathered first.
- Surveys must be recorded with the Benton County Circuit Clerk, and a pdf must be filed with the Department of Community Development before considered final.



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OFFICE USE ONLY	
Permit Fee: _____ (\$100)	Zoning: _____
App Number: _____	
CityView Application: _____	
Date: _____	

**VARIANCE APPLICATION**

APPLICANT: EVERETT VOLKSWAGEN

ADDRESS: 4510 W. POPLAR ST. ROGERS AR 72758 SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: W.POPLAR ST. ROGERS, AR

PHONE #: 479 487 0920 EMAIL: chendrix@everettdifference.com

PROPERTY OWNER: 4510 W.POPLAR ST. LLC PHONE #: 479 487 0920

REQUEST to ALLOW: 1). Sign to exceed the allowable square footage. Sec. 44-9(4) e.2  
2). Sign to exceed 50% of digital portion of overall sign. Sec.44-6(g)1.

**Sec. 14-729(b) requires variance applicants to respond to these two questions for variance consideration:**

How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?  
The proposed sign size with digital portion is necessary to ensure effective communication and visibility for car dealership business, where a smaller size creates hardship in conveying important messages.

How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?  
As proposed sign will be served by two adjacent property, approving the variance strikes a balance between upholding the general intent of the code while addressing the specific needs and challenges of the property owners.

Kari Blam 06/23/2023  
 Applicant Signature Date

**Attachment Checklist:**

- Legal description of property  If needed, additional sheet for above required responses
- Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: \_\_\_\_\_

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



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## REDUCTION SURVEY STANDARDS

**Surveys must feature the following:**

- Information required per Arkansas Standards of Practice No. 1.
- Graphic depiction (with bearings and distances) of the area to be reduced.
- Textual depiction of the linear distance to be reduced.
- If a reduction only involves specific encroachments, the reduction area must include the specific encroachments.

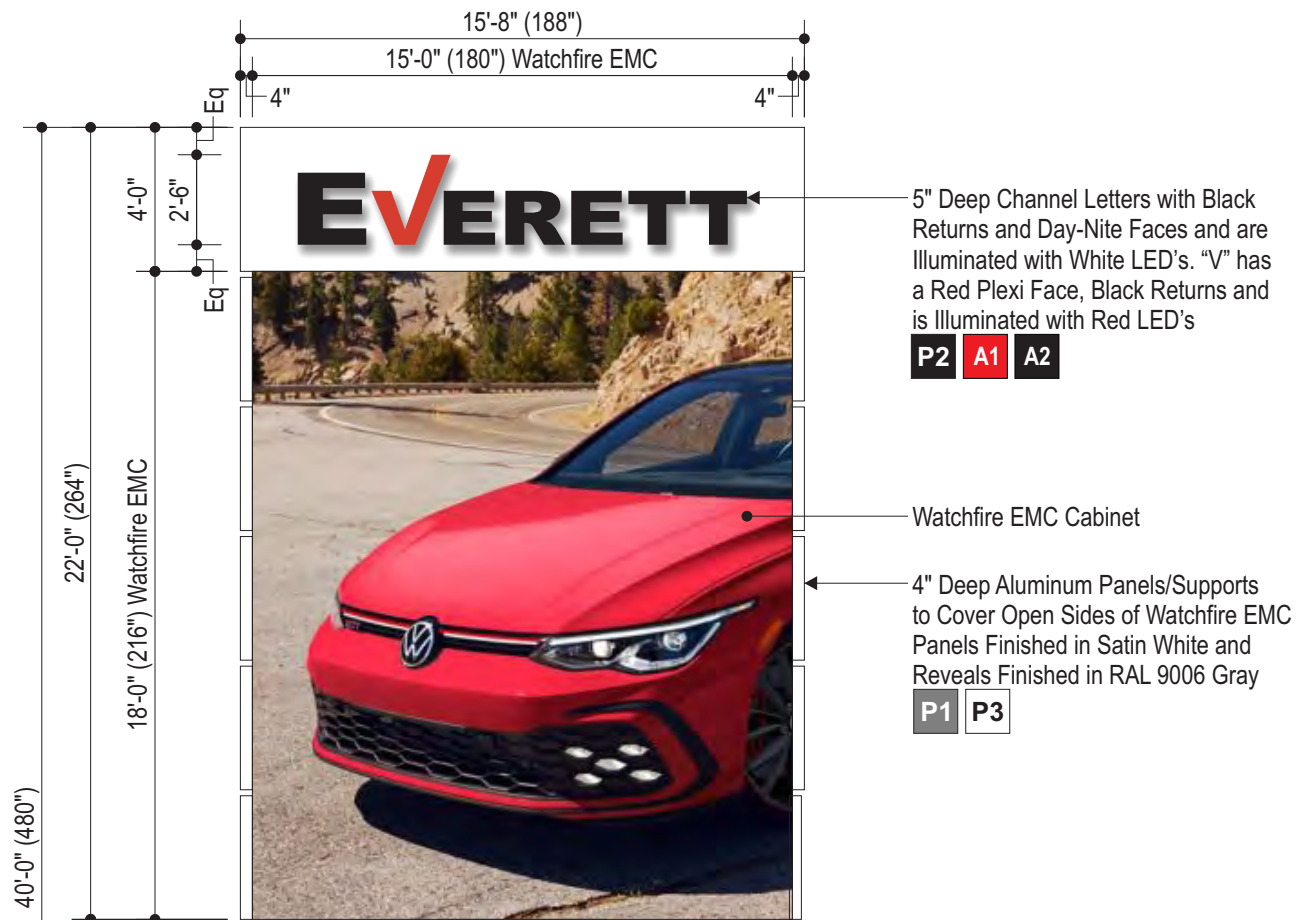
**Required signatures:**

<i>Setback and easement reduction:</i>	<i>Setback reduction only:</i>	<i>*Easement reduction only:</i>
Property owner (with notarization) Secretary, Board of Adjustment Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider	Property owner (with notarization) Secretary, Board of Adjustment Community Development Director	Property owner (with notarization) Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider

\*Easement reductions do not require a variance, but shall be submitted for review by Community Development and RWU, and require approval from all appropriate utilities. Submittals for easement reductions follow the standards and details above.

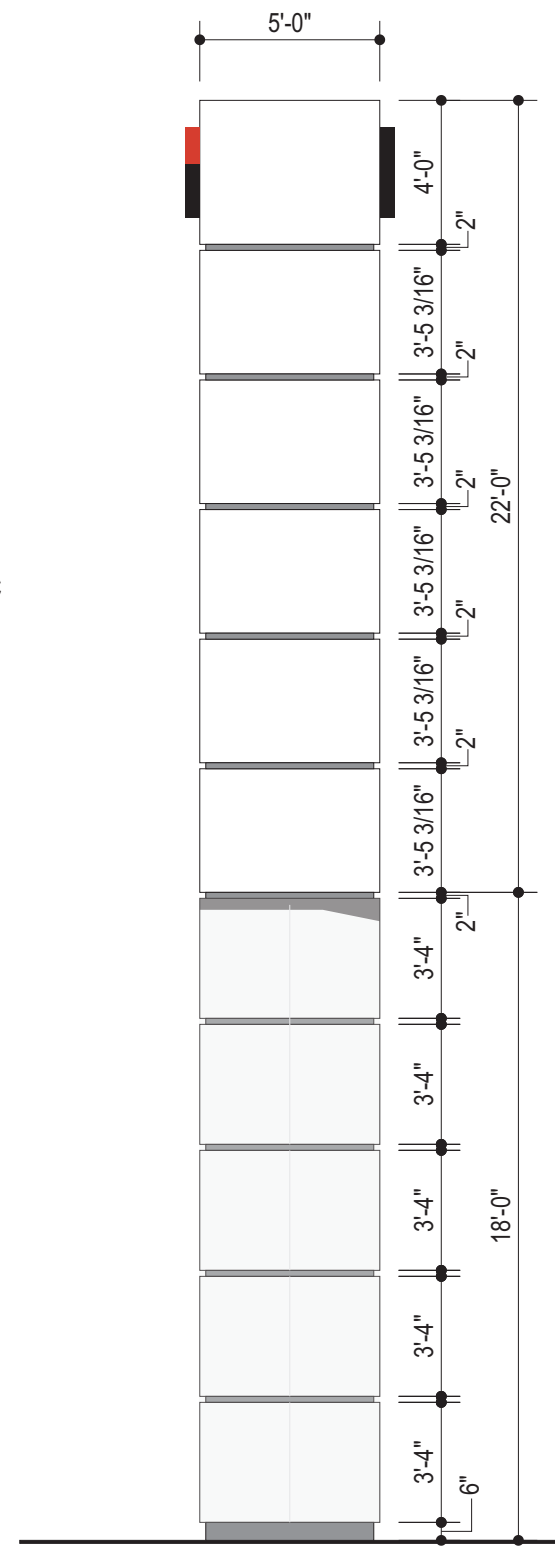
**Utility Contact Information:**

<b>Provider</b>	<b>Contact</b>	<b>Phone #</b>	<b>Email</b>
Rogers Water Utilities	Stephen Ponder	(479) 621-1156	stephenponder@rwu.org
Carroll Electric	Derek Thurman	(479) 273-2421 *2690	dthurman@carrollecc.com
AEP SWEPCO	Chris Andreoli	(479) 986-1015/ (479) 721-8573	clandreoli@aep.com
Black Hills Energy	Brandon Stubbs	(479) 333-7020 / (479) 225-3726	brandon.stubbs@blackhillscorp.com
CATV (Cox)	Jason Combs	(479) 263-7057	jason.combs@cox.com
Phone (AT&T)	Anthony Williams	(479) 442-3173	aw9156@att.com



**Front/Rear Elevation**

Scale: 3/16"=1'-0" @ 11x17



**Side Elevation**

Scale: 3/16"=1'-0" @ 11x17

**WATCHFIRE PYLON SIGN**

216" x 188" = 282 SqFt

**Finish Specifications**

<b>P1</b> RAL 9006 Silver	<b>P2</b> Satin Black	<b>P3</b> Satin White
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**Acrylic Specifications**

<b>A1</b> Red	<b>A2</b> Day/Nite
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CLIENT:	saline signs, LLC
LOCATION:	4510 W Poplar St. Rogers, AR 72758
DATE:	02.27.23
DRAWING #:	Watchfire EMC Concept-1
DRAWN BY:	BZ

THIS DESIGN AND RELATED SPECIFICATIONS ARE SUBMITTED AS PART OF OUR PROPOSAL AND IS TO REMAIN OUR PROPERTY EXCLUSIVELY UNTIL ACCEPTED AND APPROVED FOR PURCHASE

REV#	DESCRIPTION	DATE	BY

**CUSTOMER APPROVAL:**

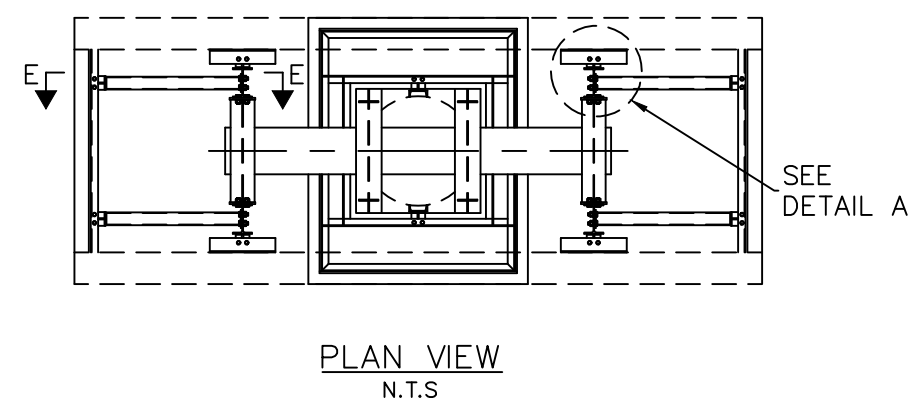
\_\_\_\_\_  
SIGNATURE

DATE: \_\_\_\_\_  
APPROVAL RECEIVED BY B & K Management Group, LLC  
DATE: \_\_\_\_\_

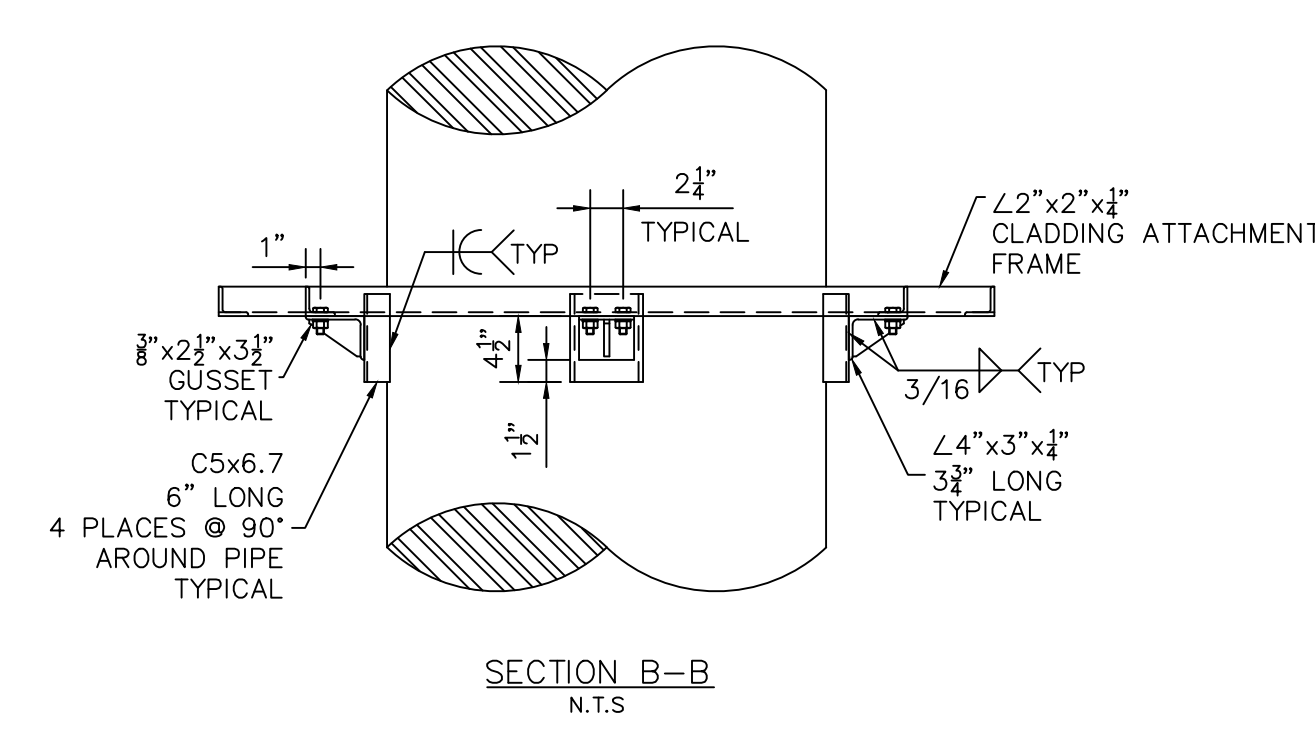
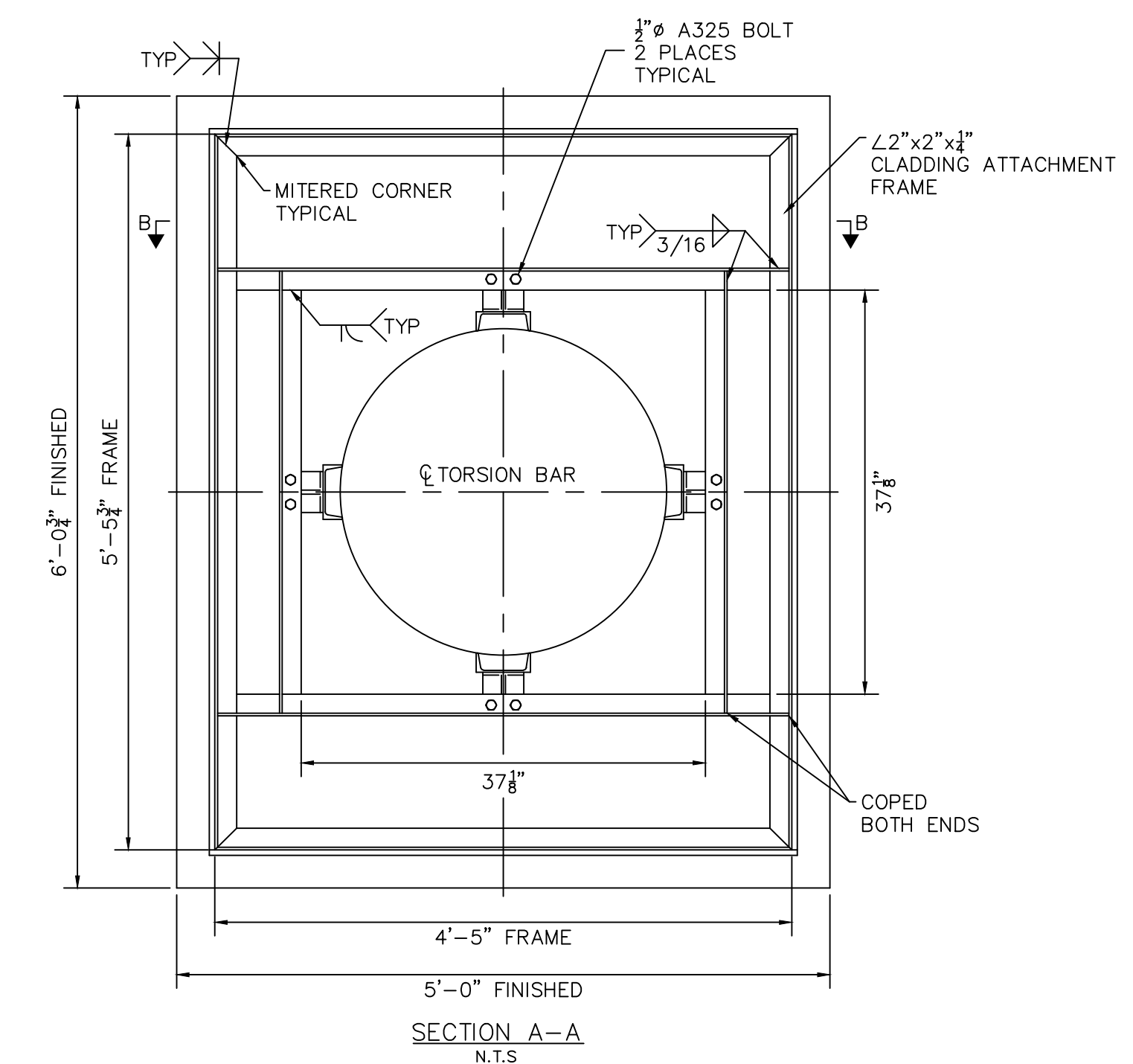
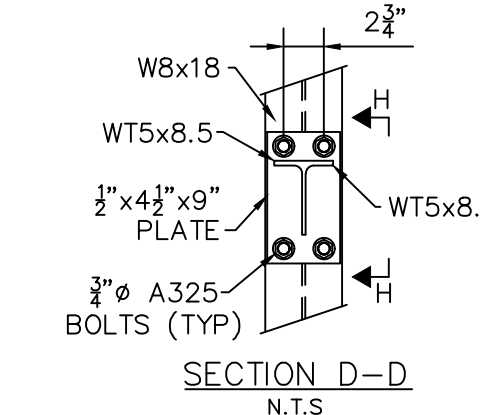
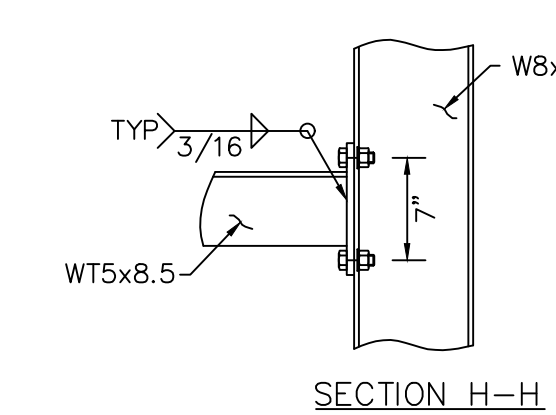
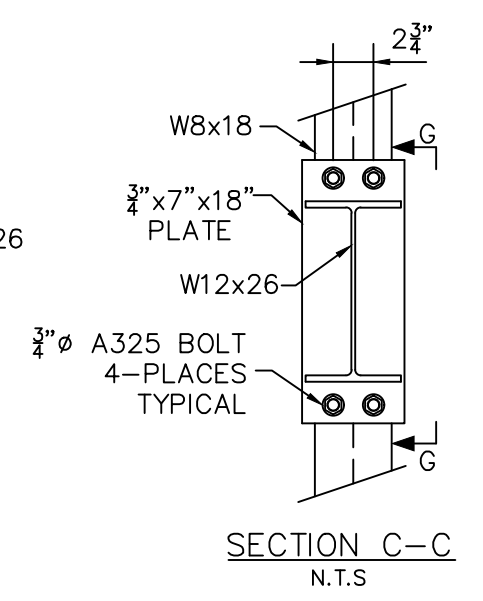
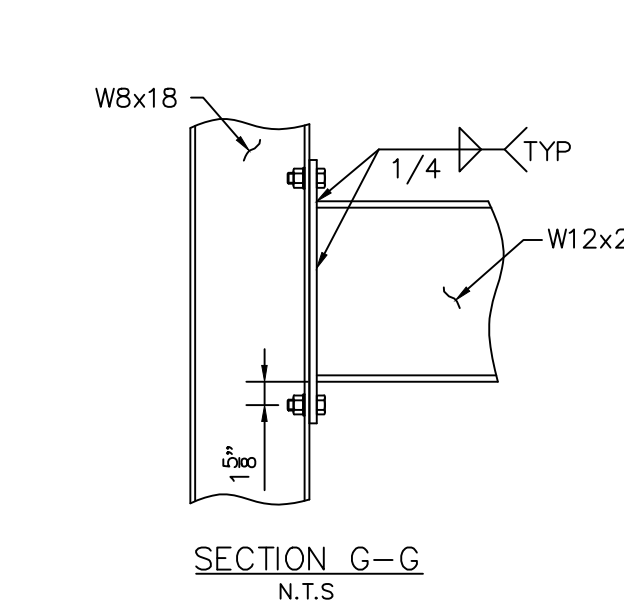
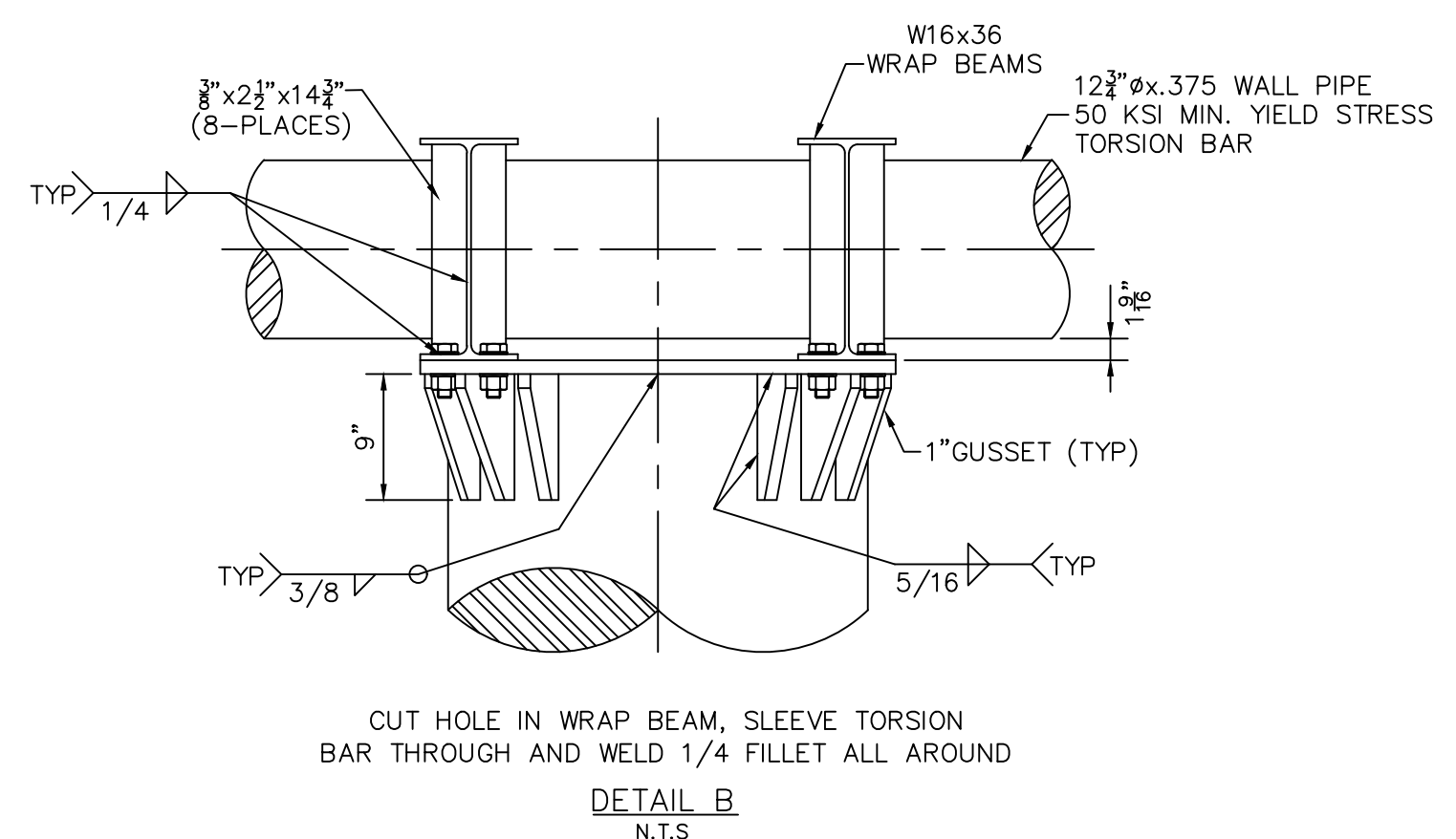
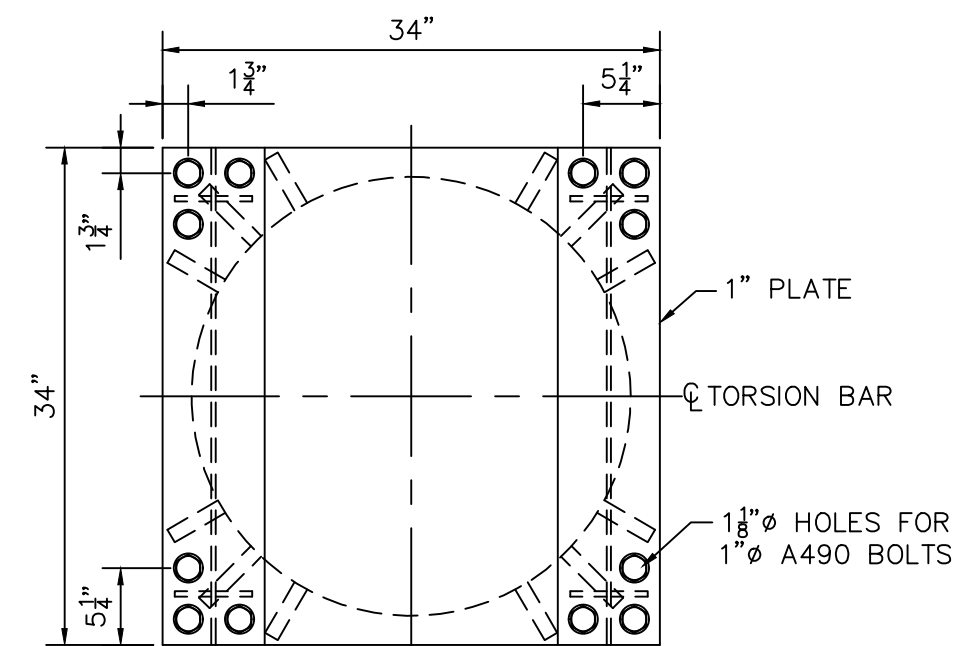
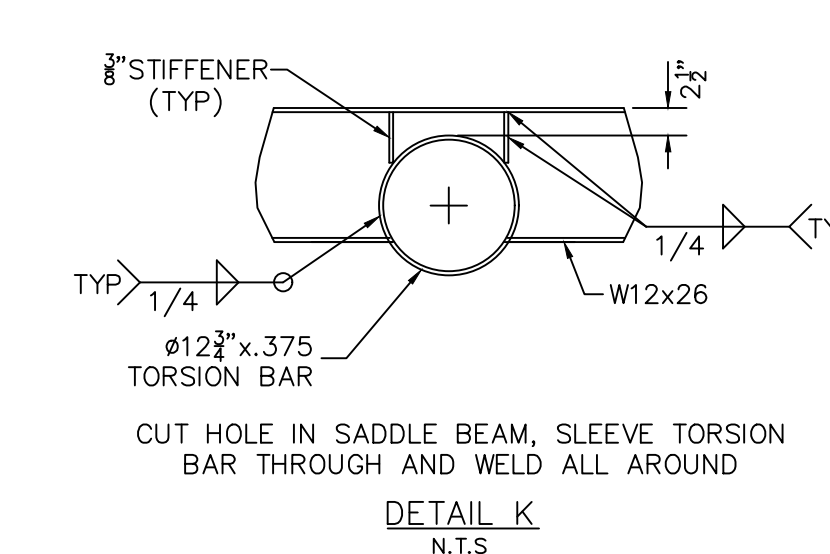
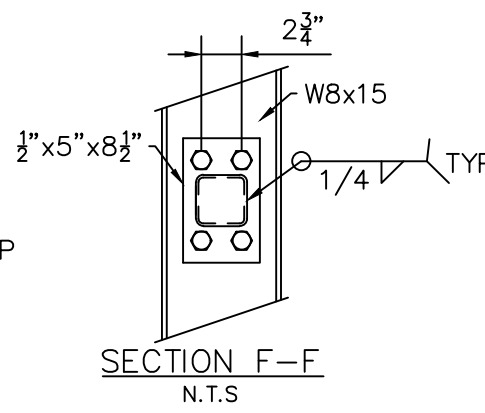
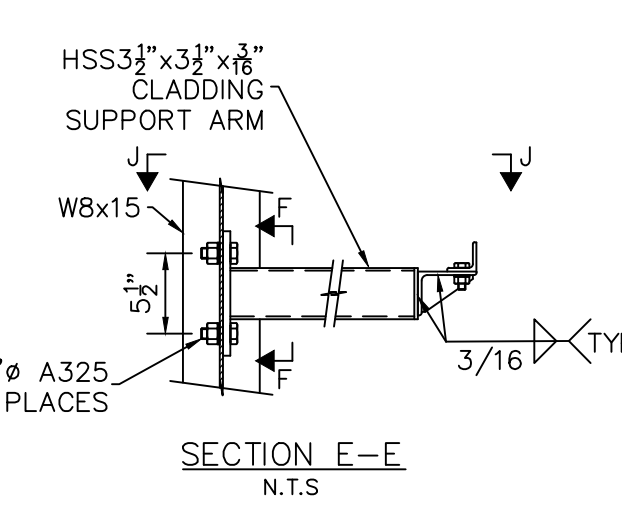
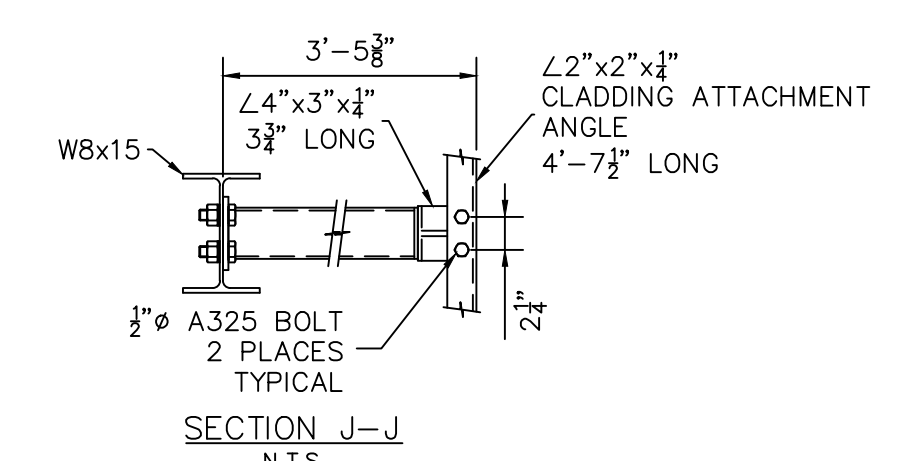
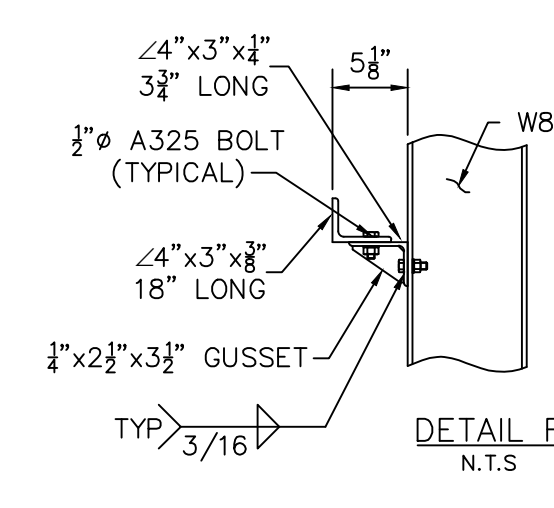
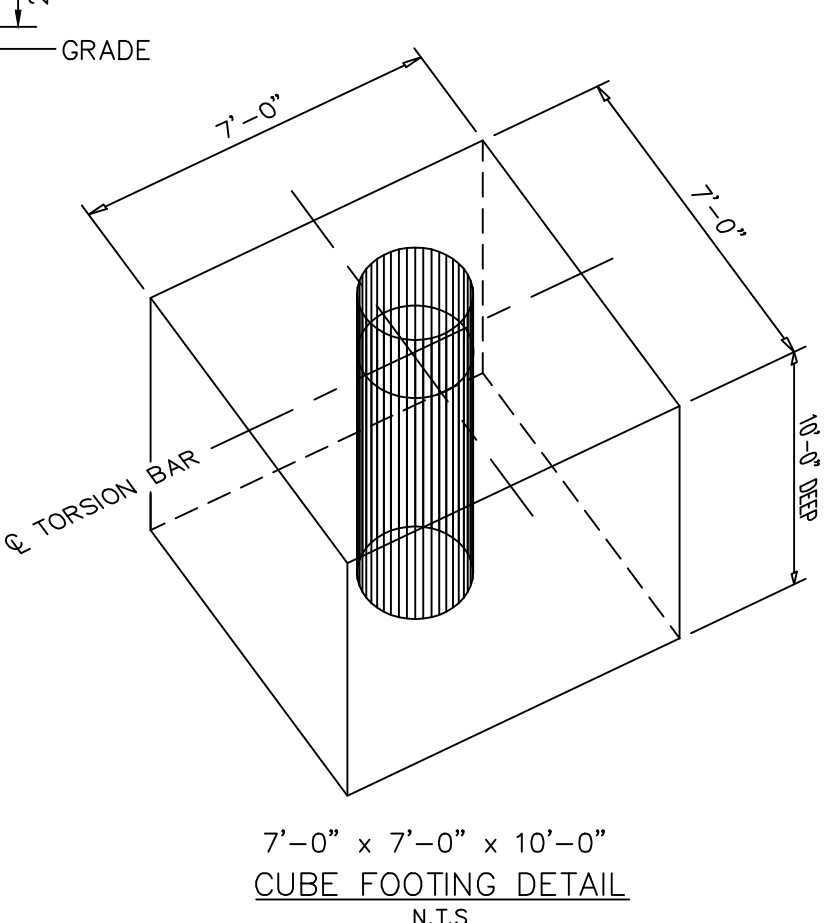
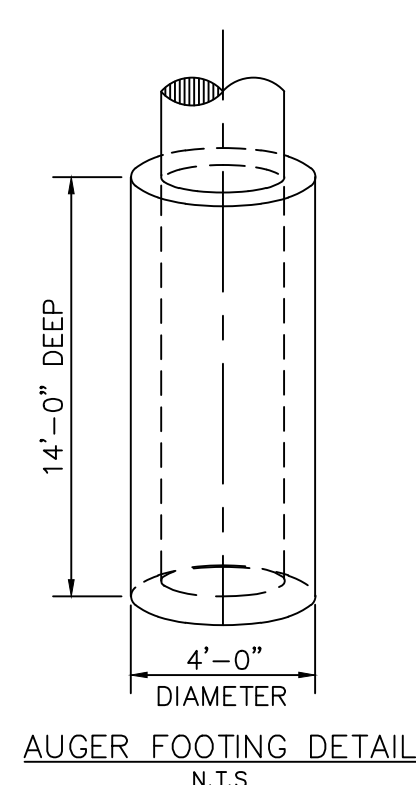
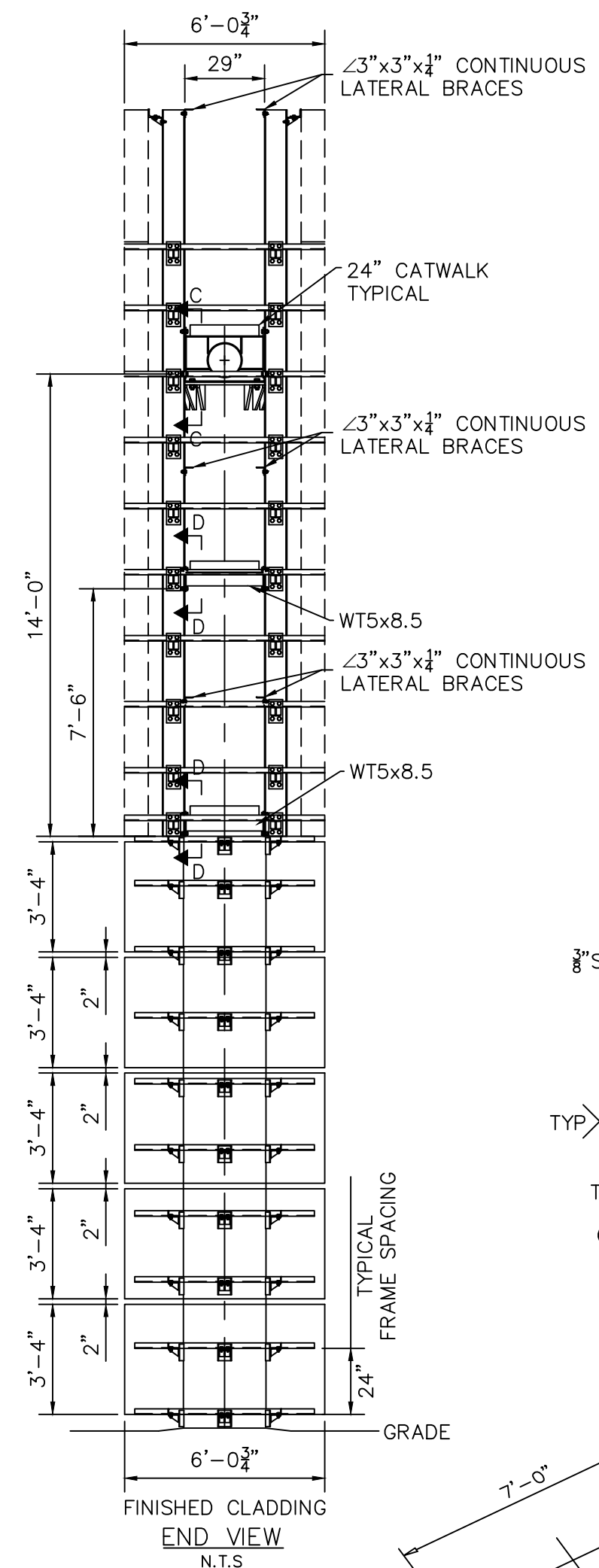
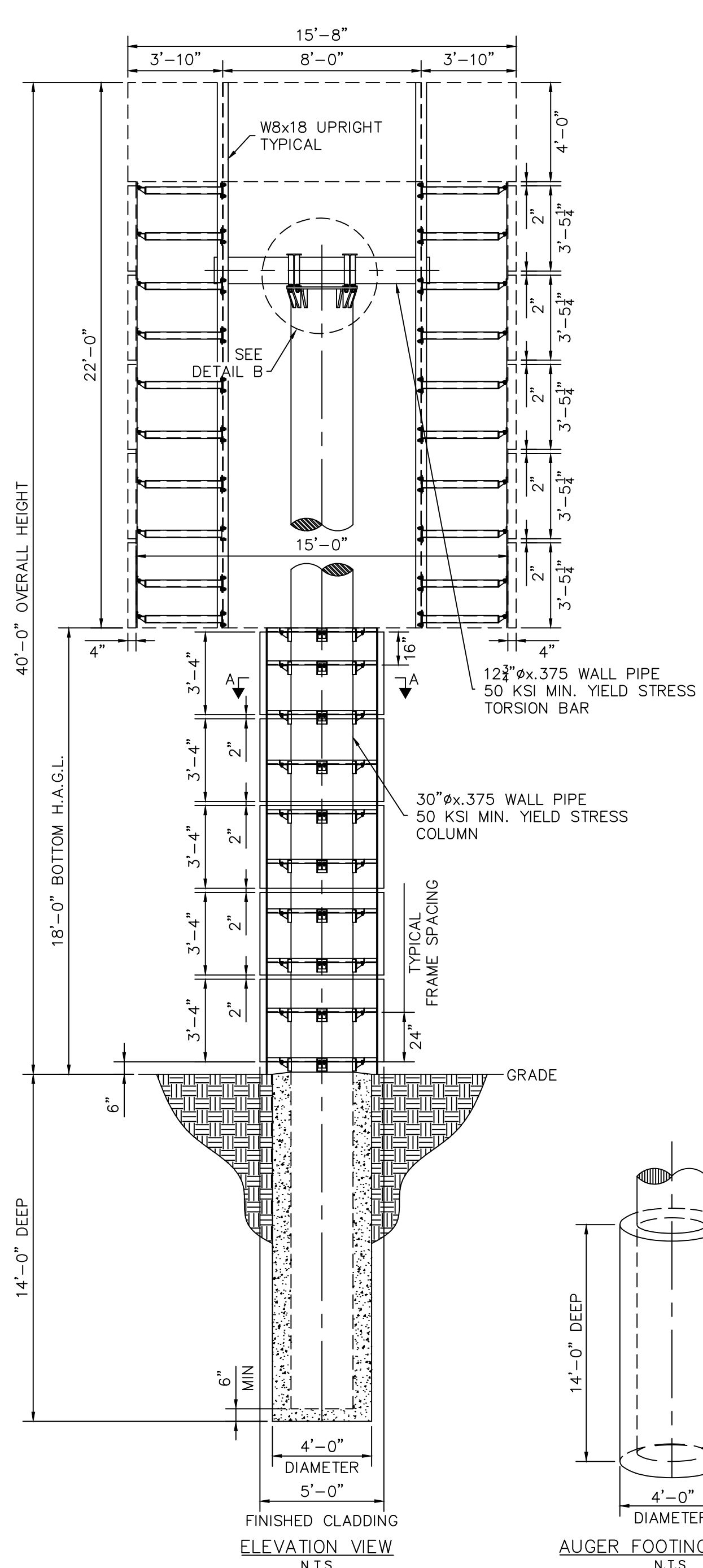
**B&K Management Group, LLC**

Ben Zaccagnino, President  
Email: bkmg.florida@gmail.com  
Mobile: +1-727-439-5487  
24347 Landing Drive Lutz, FL 33559

NOTE: 24" UPPER, MIDDLE & LOWER INSIDE CATWALKS NOT SHOWN FOR CLARITY



THE STRUCTURE SHOWN, AS DESIGNED, IS CAPABLE OF SUPPORTING UP TO TWO (2) DIGITALS WEIGHING UP TO APPROXIMATELY 4,300# EACH.



GENERAL NOTES:

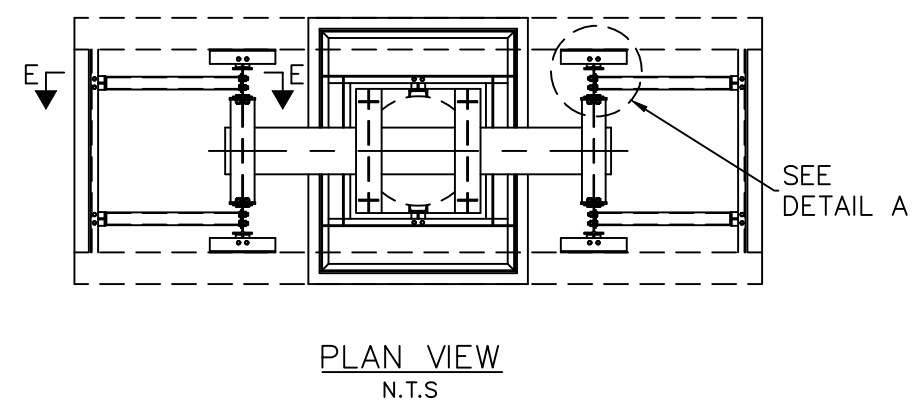
- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
  - The International Building Code (2021 Edition) Risk category II/Exposure C.
  - American Society of Testing and Materials (ASTM) specifications.
  - Building Code Requirements for Reinforced Concrete (ACI 318-(Current Edition))
  - Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition).
  - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by The American Institute of Steel Construction (AISC) (Current Edition)
- Concrete shall be  $f'_c=2500$  P.S.I. @ 28 days Compressive Strength, Standard Weight (150 P.C.F.)
- Reinforcing Steel (**if required**) shall be ASTM A-615 Grade 60.
  - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce or destroy bond.
  - All reinforcing bars shall lap 30 diameters minimum, except as noted.
  - Minimum concrete cover on ties, stirrups and main bars shall be 3/4 inch for slab, wall and surfaces not exposed to weather or in contact with ground; 3 inches for unformed surfaces deposited against the ground except as noted.
- Structural Material Specifications
  - Structural Steel and Plates shall be A-36
  - W-Shape beams shall be ( $F_y=50$  ksi) Minimum
  - Structural tubing shall be ASTM A-500, Grade B, ( $F_y=46$  ksi)
  - Structural piping shall be ASTM A-53, Grade B, Type E or S, ( $F_y=35$  ksi), ASTM A572 Grade 42 ( $F_y=42$  ksi) or ASTM A572 Grade 50 ( $F_y=50$  ksi), unless otherwise noted. (see drawing for individual member specifications).
- Anchor Bolts (**if required**) shall be ASTM F-1554 Grade 36, unless otherwise noted.
- High strength bolts for connections shall be ASTM A-325, unless otherwise noted.
- Welding electrodes shall comply with AWS D1.1-(Current Edition), E70xx.
- Design Wind Speed= 110 MPH (I.B.C.)  
Equivalent Wind Load= 29.76 PSF @ 40'-0" above the ground. (3 Sec Wind Gusts.)  
Exposure "C"  $I_p=1.0$   $G=0.85$
- Soil Bearing Capacity Requirements:
  - Spread Footings shall be --- P.S.F.
  - Cube or Auger Footing: Minimum Lateral Soil Bearing Capacity shall be  $(200 \frac{PF}{ft} * 2)=400$  P.S.F. per foot of depth. (1/3 increase per IBC 2009 Section 1806.1 & times two increase per Section 1806.1.4)
- Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.
- Splicing of pipes having an equal diameter, wall and yield is permitted. A full penetration weld all around (per AWS D1.1) shall be used and must be performed by a certified welder. Splices shall not be: within one half of the foundation depth below grade, within 10' above grade or within 10' above telescoping splices. Unless noted otherwise.
- The structure shown, as designed, is capable of supporting up to two (2) digital units weighing up to approximately 4,300# each.

Selective Structures, LLC  
811 East Avenue  
Athens, TN 37303

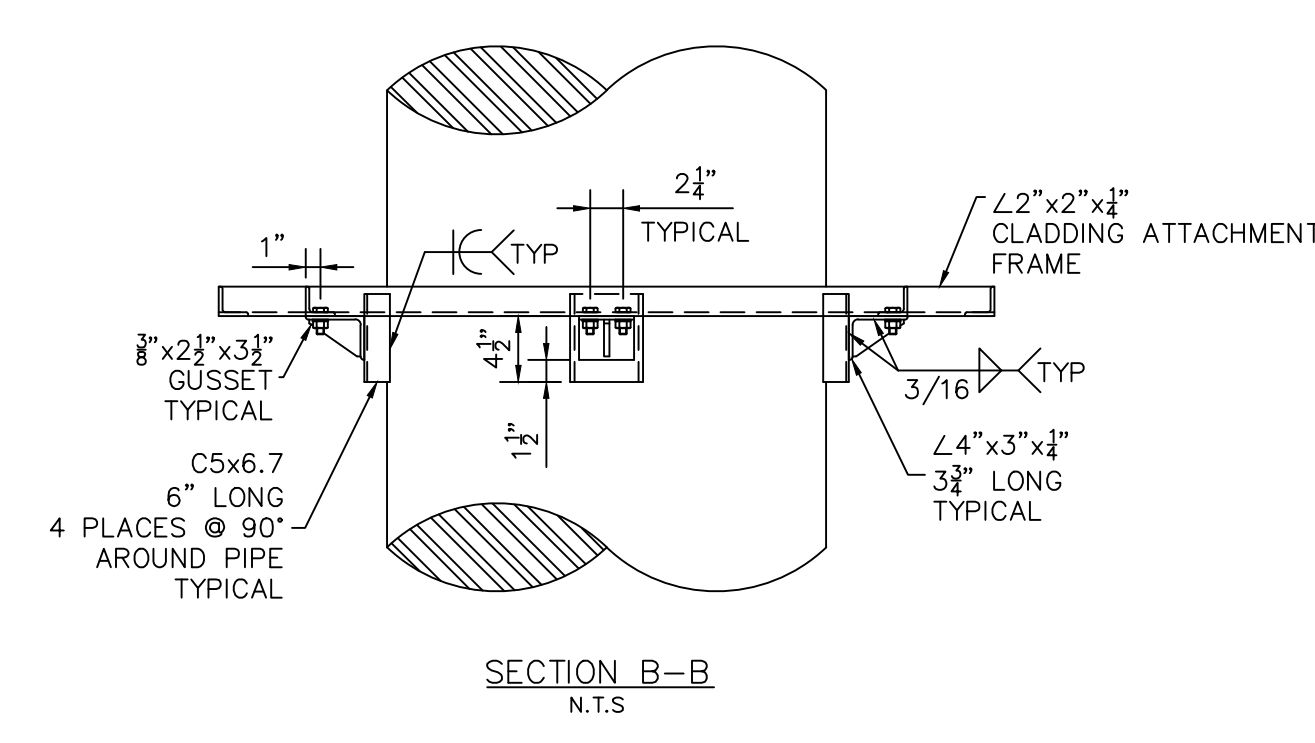
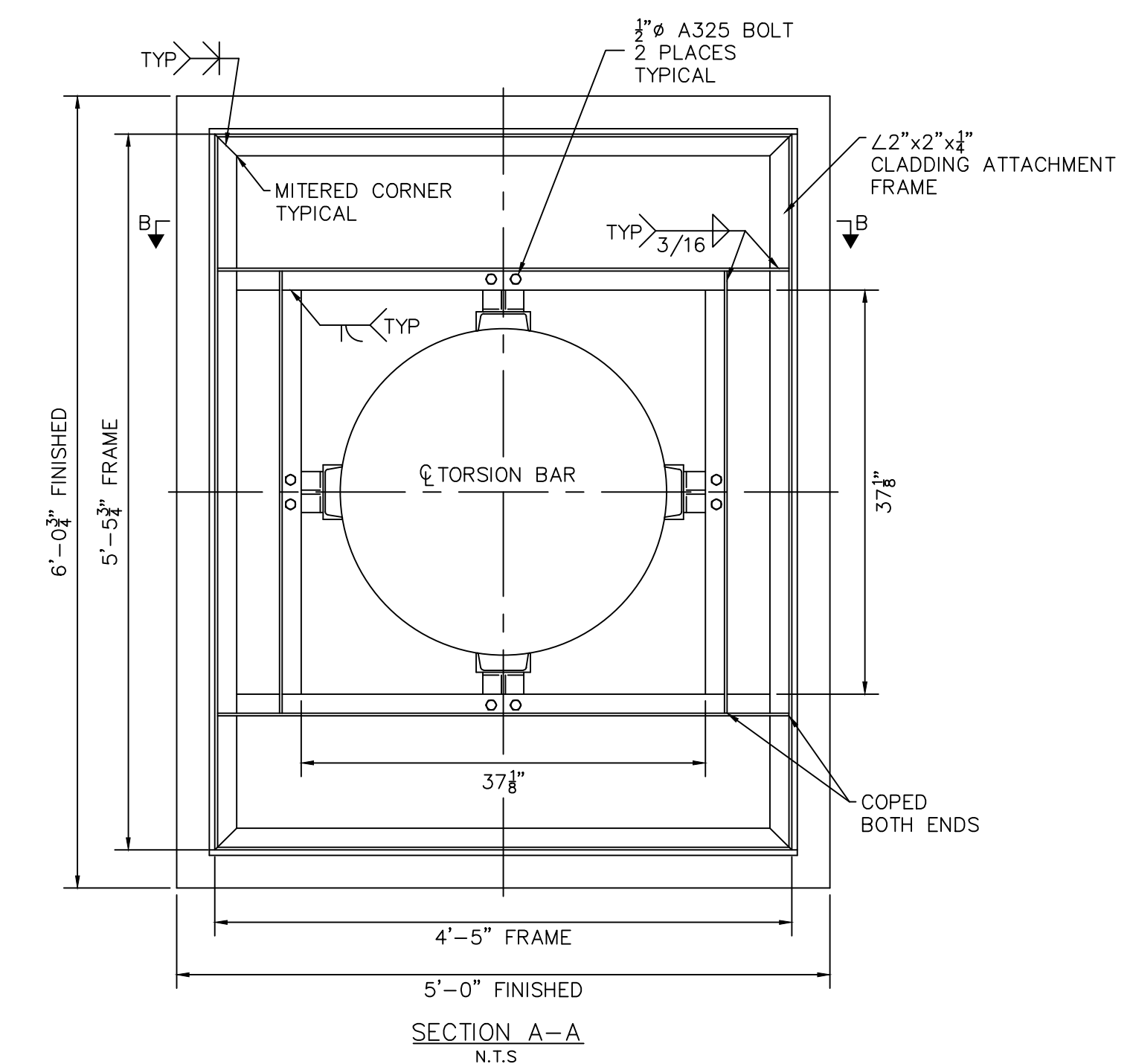
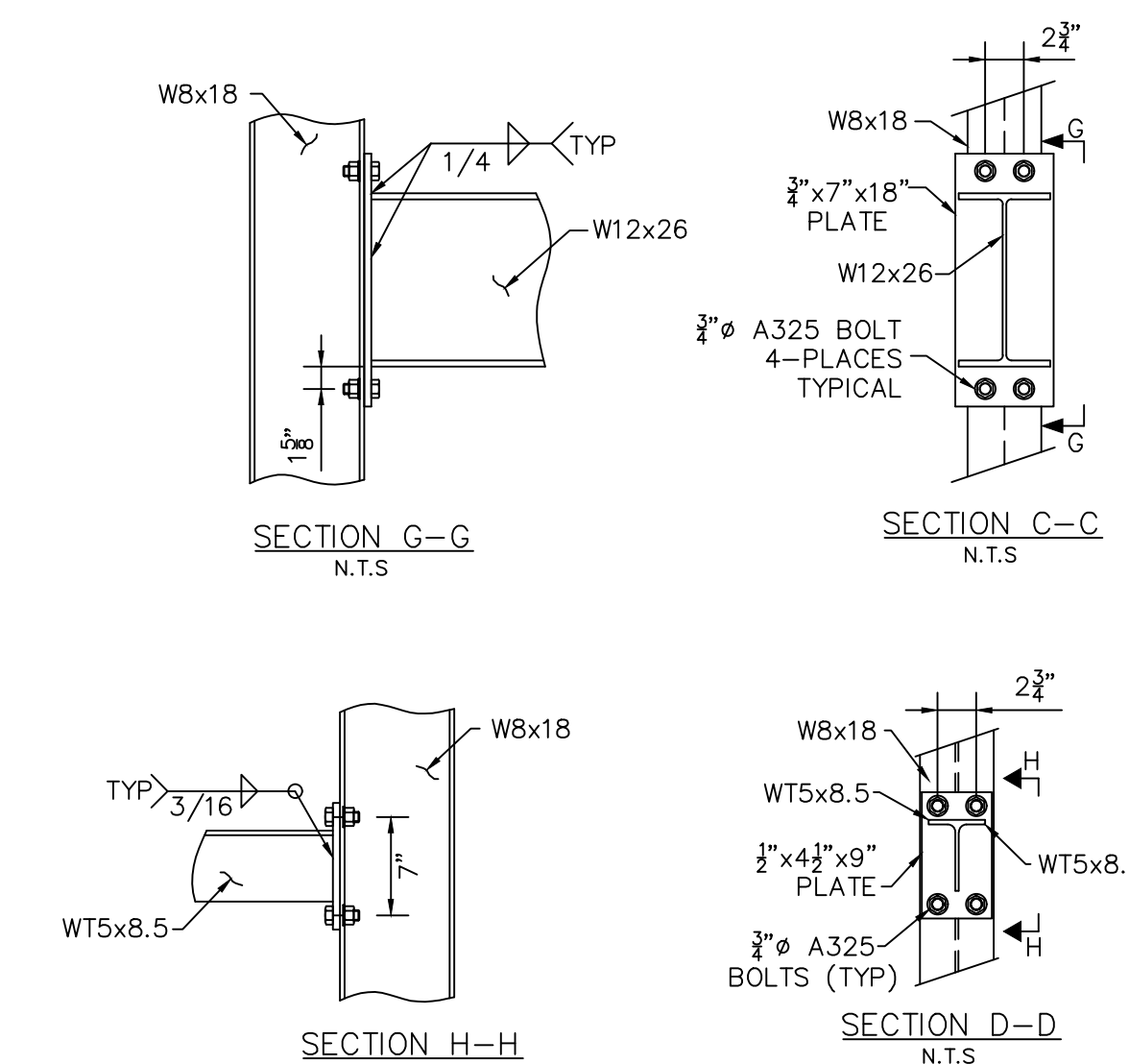
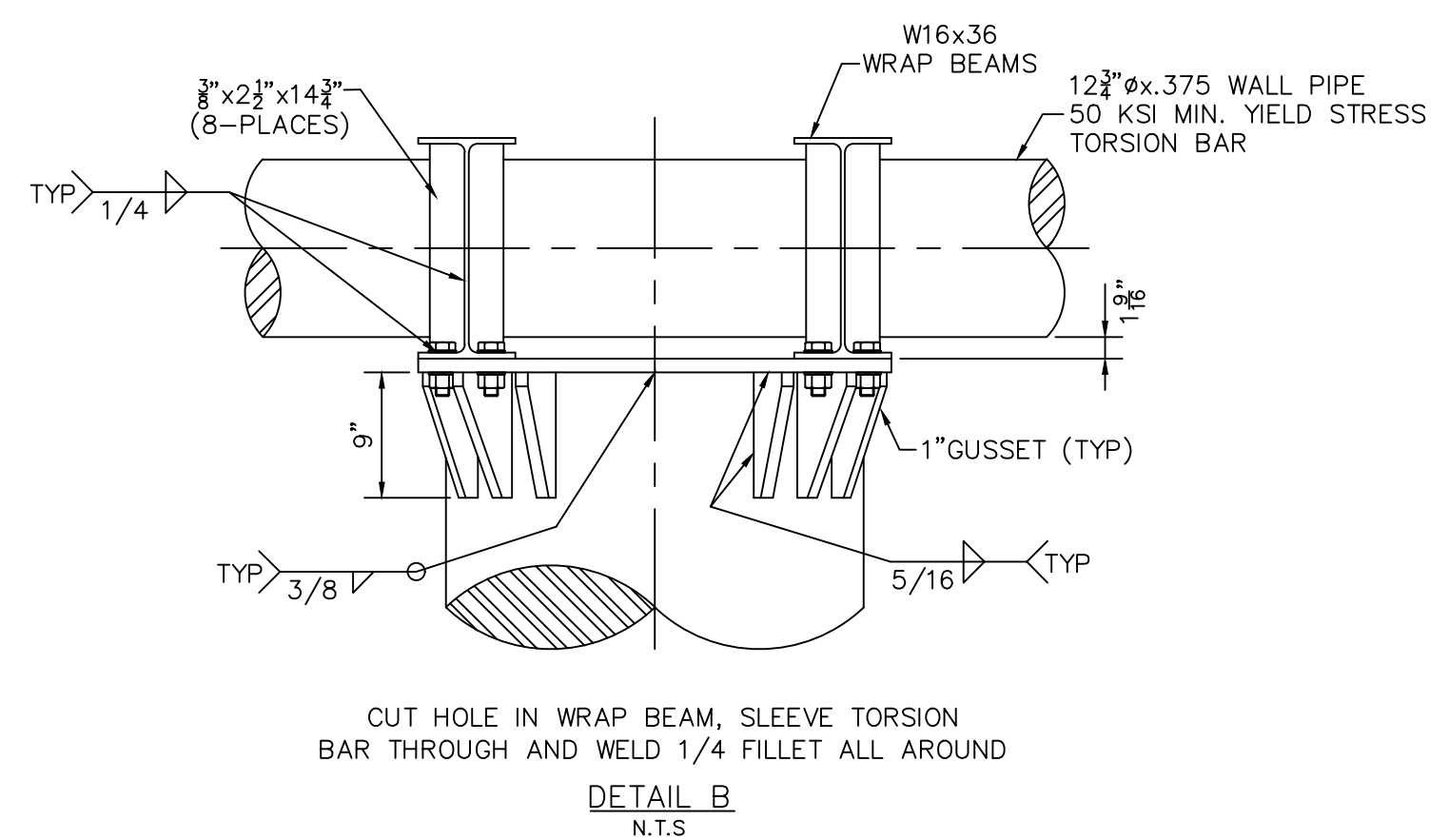
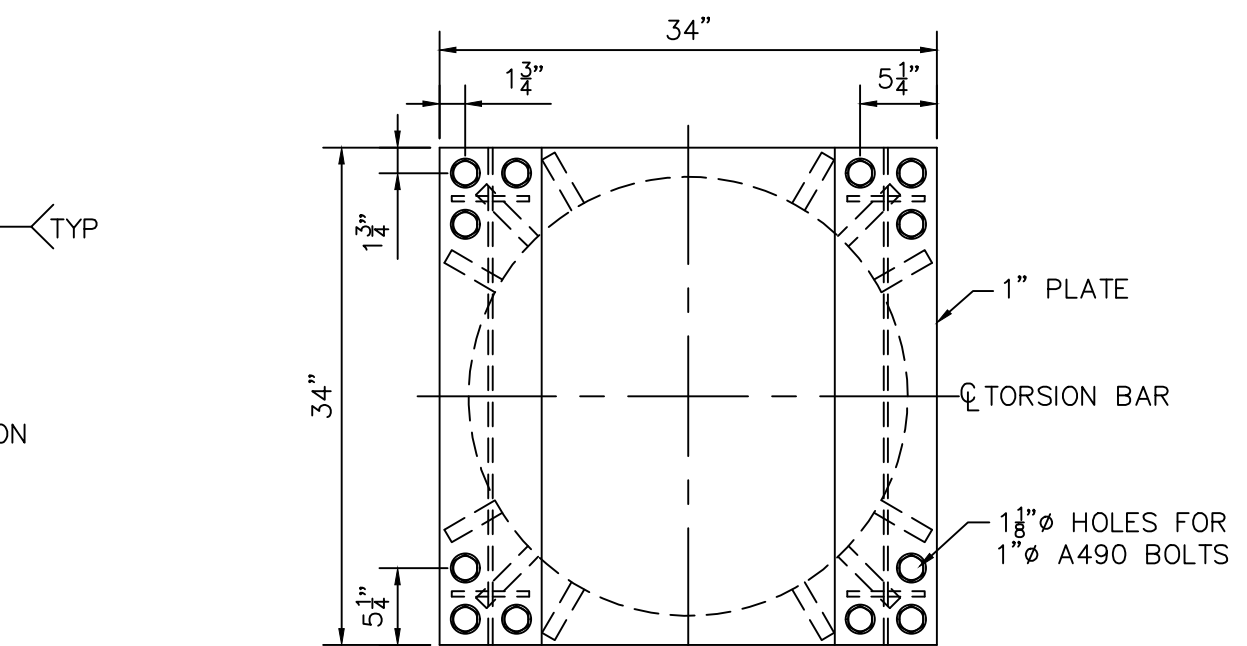
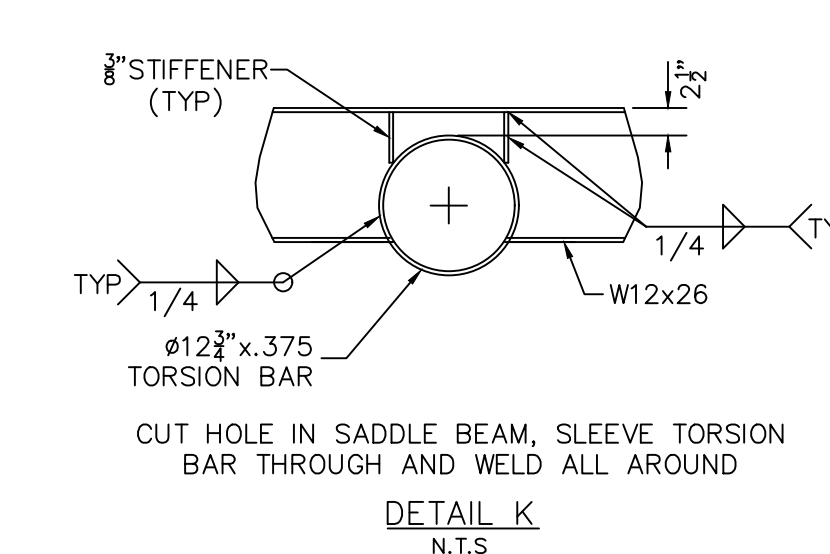
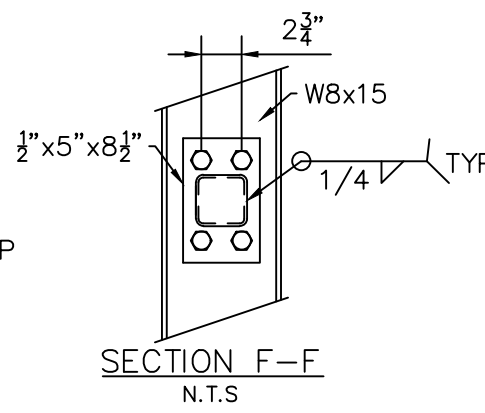
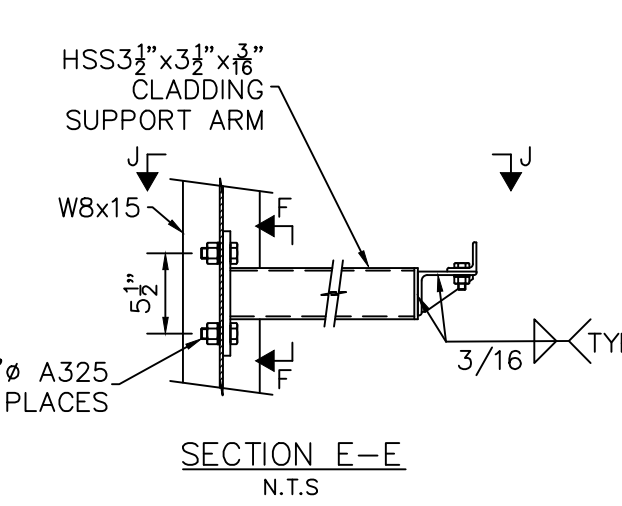
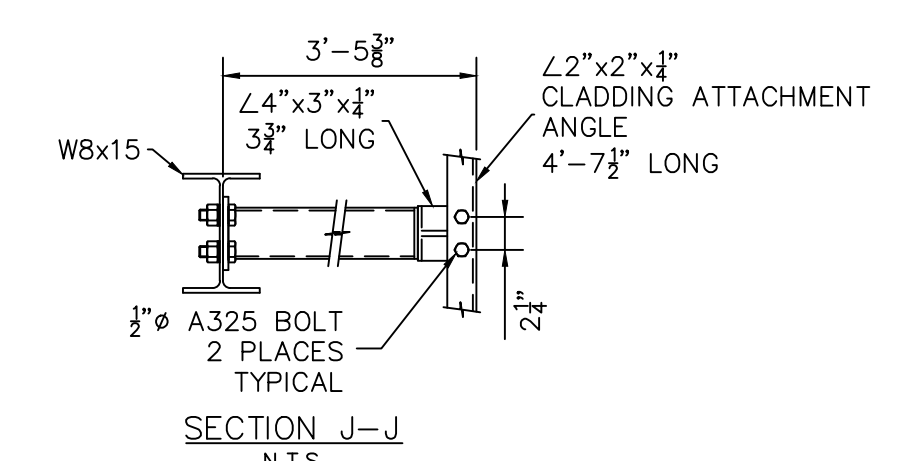
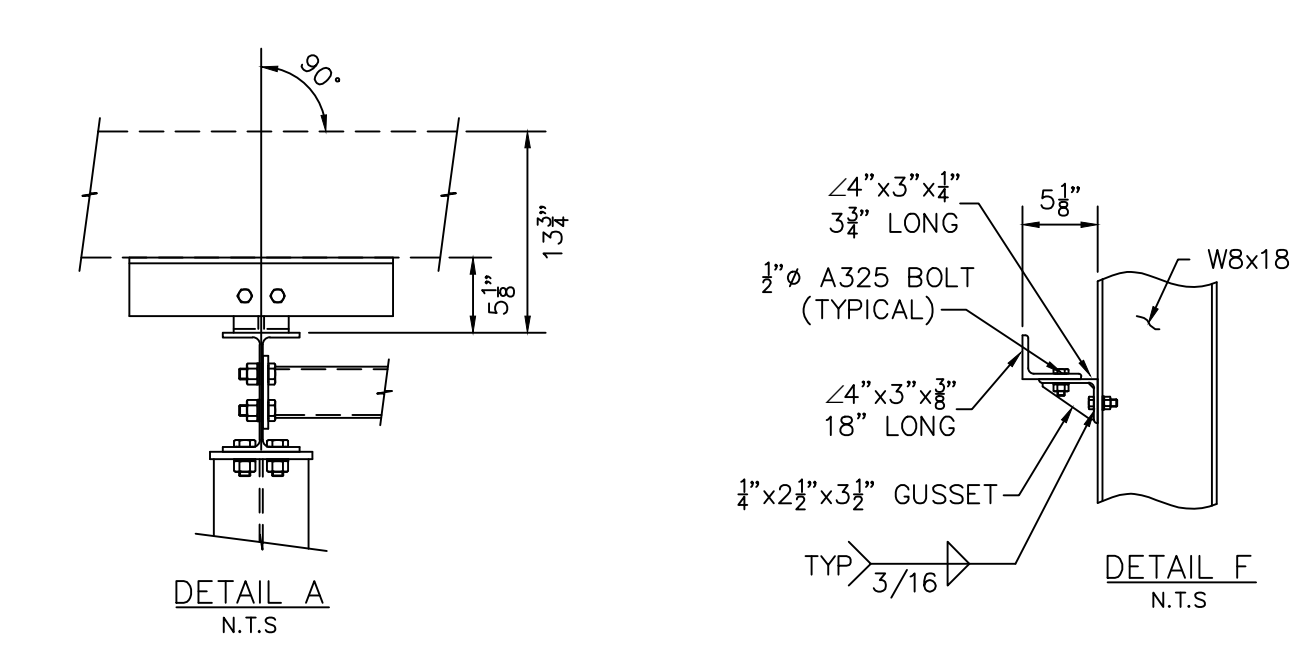
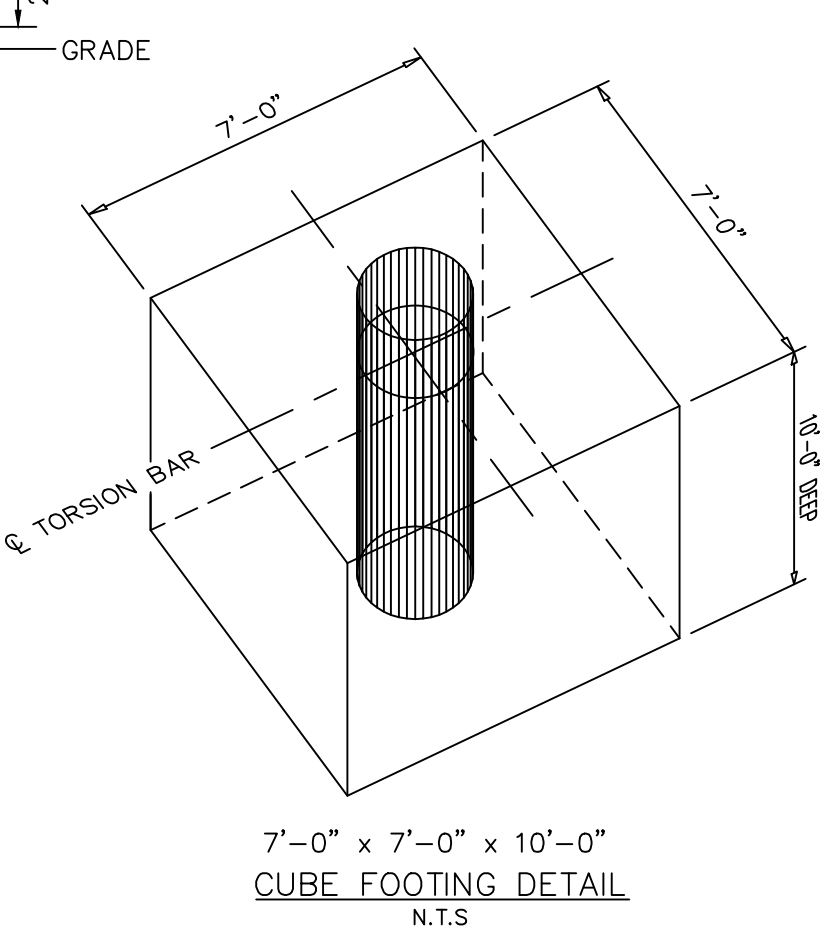
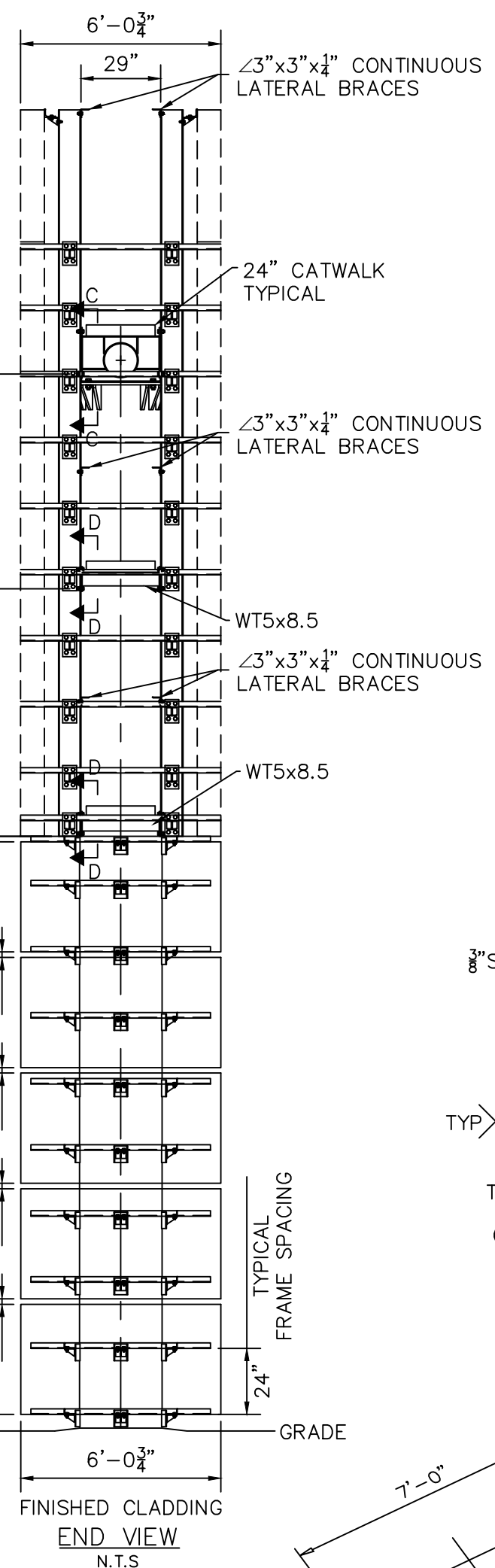
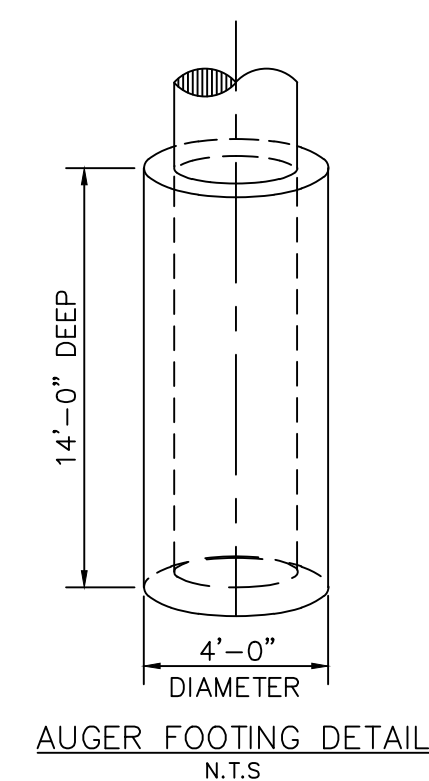
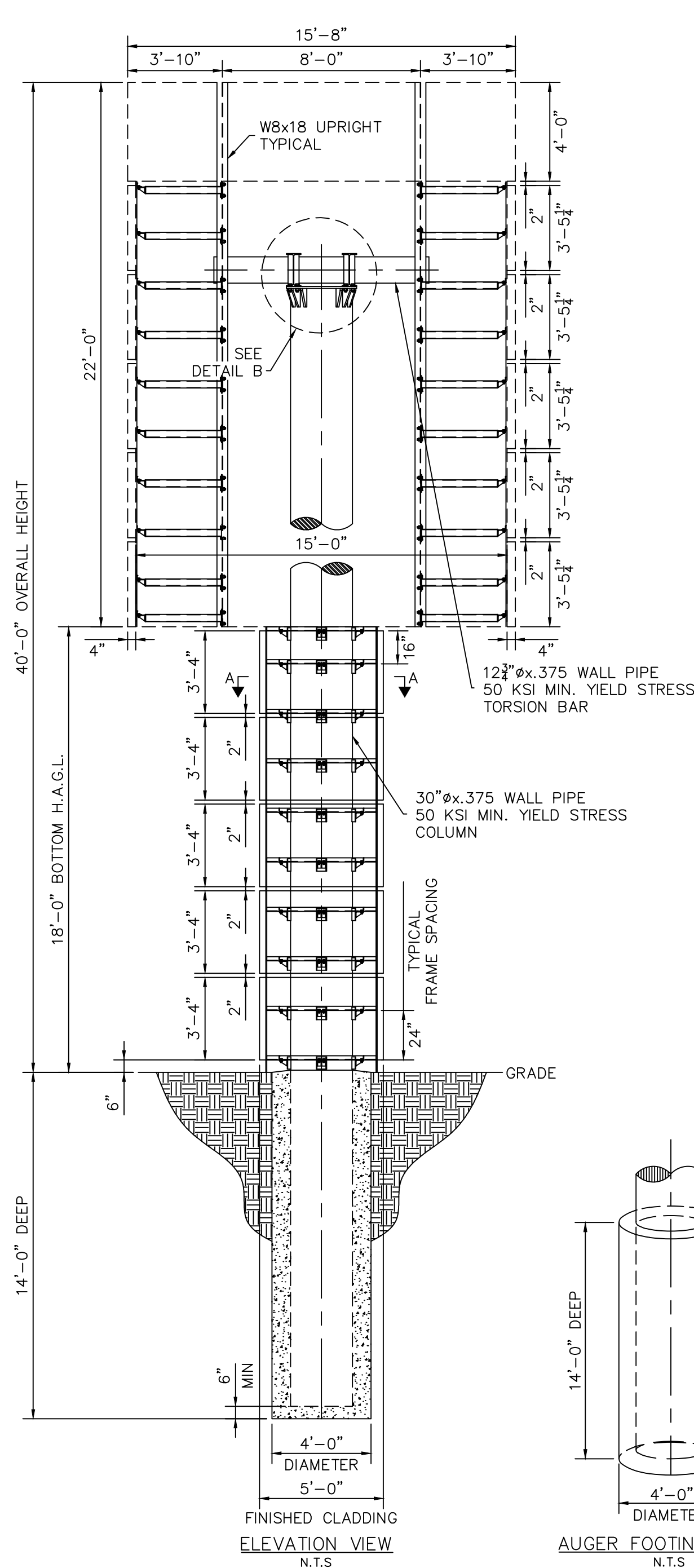
DESCRIPTION:  
22'-0"x15'-8", CM, BB @ 40'-0" O.A.H.  
w/Up to Two (2) 4,300# Digital Units

REVISIONS:	
R1-	
DRAWN BY:	TGS
DATE:	03/14/23
SELECTIVE#	Permitting
SCALE:	1/4"=1'-0"
PROJ.#	#####
DWG.#	SS_Prjm1
SHEET#	1 of 34

NOTE: 24" UPPER, MIDDLE & LOWER INSIDE CATWALKS NOT SHOWN FOR CLARITY



THE STRUCTURE SHOWN, AS DESIGNED, IS CAPABLE OF SUPPORTING UP TO TWO (2) DIGITALS WEIGHING UP TO APPROXIMATELY 4,300# EACH.



GENERAL NOTES:

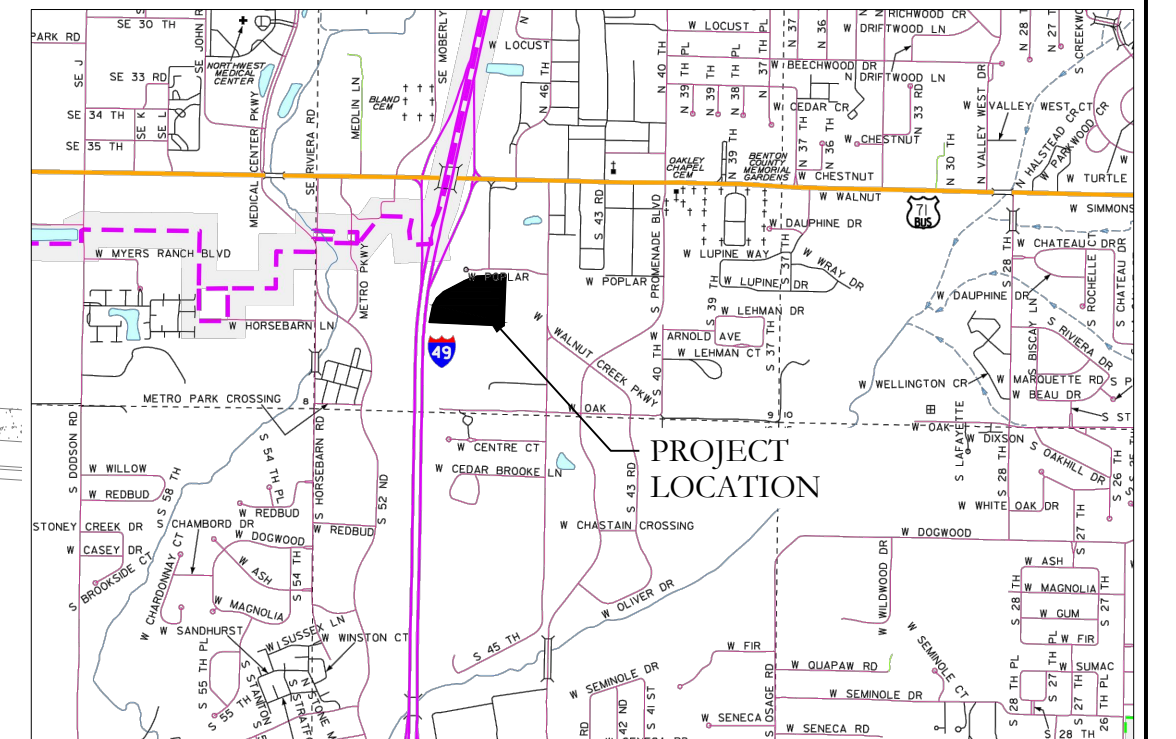
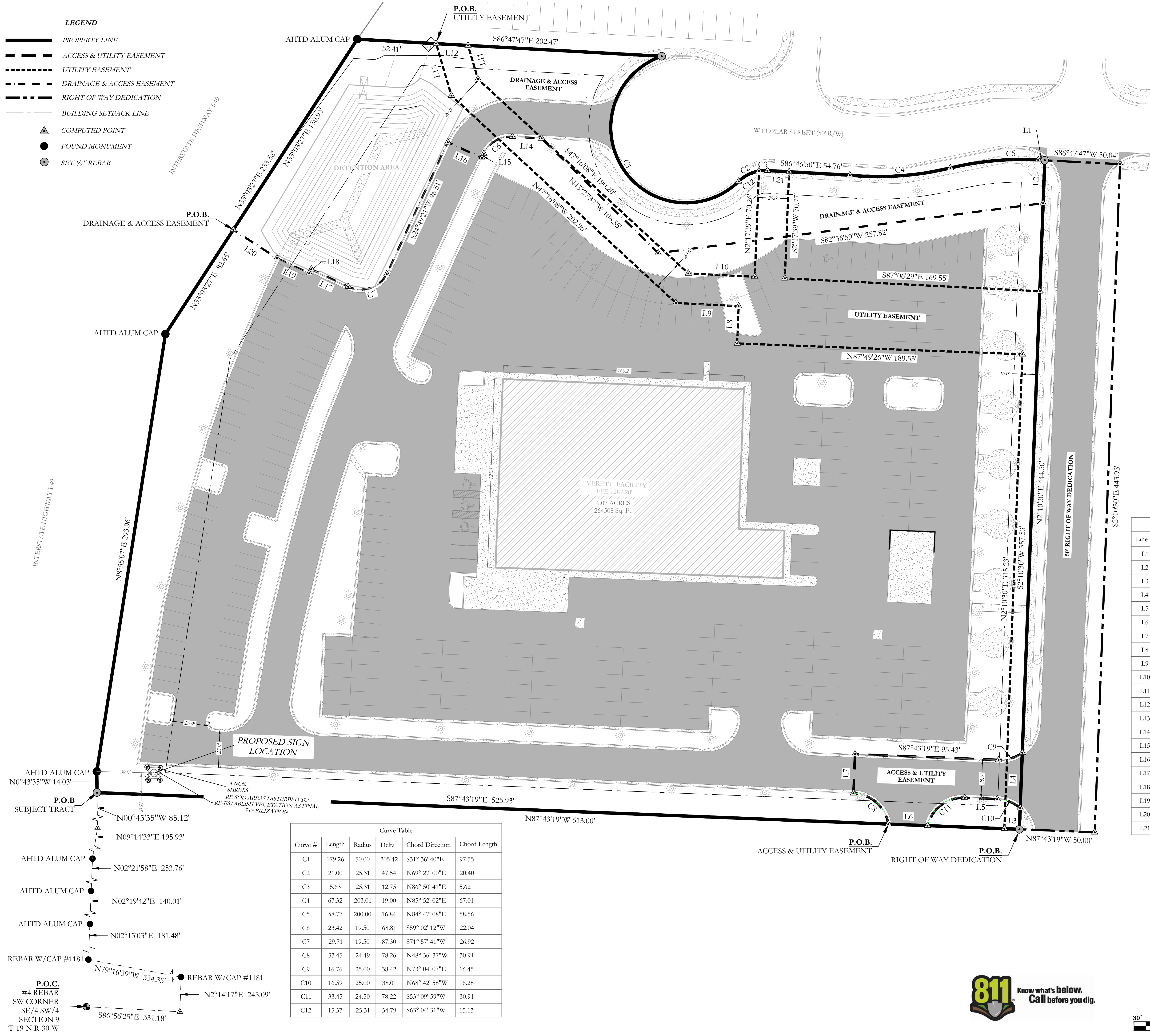
- All design, detailing, fabricating and construction shall conform to the following codes and specifications:
  - The International Building Code (2021 Edition) Risk category II/Exposure C.
  - American Society of Testing and Materials (ASTM) specifications.
  - Building Code Requirements for Reinforced Concrete (ACI 318-(Current Edition))
  - Code for Welding in Building Construction of the American Welding Society (AWS) (Current Edition).
  - Specification for the Design, Fabrication and Erection of Structural Steel for Buildings by The American Institute of Steel Construction (AISC) (Current Edition)
- Concrete shall be  $f'_c=2500$  P.S.I. @ 28 days Compressive Strength, Standard Weight (150 P.C.F.)
- Reinforcing Steel (**if required**) shall be ASTM A-615 Grade 60.
  - All reinforcing steel shall be free from mud, oil, rust or coatings that would reduce or destroy bond.
  - All reinforcing bars shall lap 30 diameters minimum, except as noted.
  - Minimum concrete cover on ties, stirrups and main bars shall be 3/4 inch for slab, wall and surfaces not exposed to weather or in contact with ground; 3 inches for unformed surfaces deposited against the ground except as noted.
- Structural Material Specifications
  - Structural Steel and Plates shall be A-36
  - W-Shape beams shall be ( $F_y=50$  ksi) Minimum
  - Structural tubing shall be ASTM A-500, Grade B, ( $F_y=46$  ksi)
  - Structural piping shall be ASTM A-53, Grade B, Type E or S, ( $F_y=35$  ksi), ASTM A572 Grade 42 ( $F_y=42$  ksi) or ASTM A572 Grade 50 ( $F_y=50$  ksi), unless otherwise noted. (see drawing for individual member specifications).
- Anchor Bolts (**if required**) shall be ASTM F-1554 Grade 36, unless otherwise noted.
- High strength bolts for connections shall be ASTM A-325, unless otherwise noted.
- Welding electrodes shall comply with AWS D1.1-(Current Edition), E70xx.
- Design Wind Speed= 110 MPH (I.B.C.)  
Equivalent Wind Load= 29.76 PSF @ 40'-0" above the ground. (3 Sec Wind Gusts.)  
Exposure "C"  $I_p=1.0$   $G=0.85$
- Soil Bearing Capacity Requirements:
  - Spread Footings shall be --- P.S.F.
  - Cube or Auger Footing: Minimum Lateral Soil Bearing Capacity shall be  $(200 \frac{PF}{ft} * 2)=400$  P.S.F. per foot of depth. (1/3 increase per IBC 2009 Section 1806.1 & times two increase per Section 1806.1.4)
- Contractor shall verify all dimensions and conditions in the field before erection and notify the Engineer of any discrepancies.
- Splicing of pipes having an equal diameter, wall and yield is permitted. A full penetration weld all around (per AWS D1.1) shall be used and must be performed by a certified welder. Splices shall not be: within one half of the foundation depth below grade, within 10' above grade or within 10' above telescoping splices. Unless noted otherwise.
- The structure shown, as designed, is capable of supporting up to two (2) digital units weighing up to approximately 4,300# each.

Selective Structures, LLC  
811 East Avenue  
Athens, TN 37303

DESCRIPTION:  
22'-0"x15'-8", CM, BB @ 40'-0" O.A.H.  
w/Up to Two (2) 4,300# Digital Units

REVISIONS:	
R1-	
DRAWN BY:	TGS
DATE:	03/14/23
SELECTIVE#	Permitting
SCALE:	1/4"=1'-0"
PROJ.#	#####
DWG.#	SS_Prjm1
SHEET#	1 of 34

- LEGEND**
- PROPERTY LINE
  - - - ACCESS & UTILITY EASEMENT
  - - - UTILITY EASEMENT
  - - - DRAINAGE & ACCESS EASEMENT
  - - - RIGHT OF WAY DEDICATION
  - - - BUILDING SETBACK LINE
  - ▲ COMPUTED POINT
  - FOUND MONUMENT
  - SET 1/2" REBAR



**OWNER:**  
 Name: 4510 WEST POPLAR STREET, LLC  
 Address: 21115 I-30  
 BRYANT, ARKANSAS 72022

**DEVELOPER:**  
 Name: 4510 WEST POPLAR STREET, LLC  
 Address: 21115 I-30  
 BRYANT, ARKANSAS 72022

**LEGAL DESCRIPTION**

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 86°56'25" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 331.18 FEET; THENCE NORTH 02°14'14" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 245.09 FEET; THENCE NORTH 79°16'39" WEST A DISTANCE OF 334.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 540; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 02°13'03" EAST A DISTANCE OF 181.48 FEET; THENCE NORTH 02°19'42" EAST A DISTANCE OF 140.01 FEET; THENCE NORTH 02°21'58" EAST A DISTANCE OF 253.72 FEET; THENCE NORTH 09°14'33" EAST A DISTANCE OF 195.93 FEET; THENCE NORTH 00°43'35" WEST A DISTANCE OF 85.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 00°43'35" WEST A DISTANCE OF 14.03 FEET; THENCE NORTH 08°55'07" EAST A DISTANCE OF 293.96 FEET; THENCE NORTH 33°03'27" EAST A DISTANCE OF 233.58 FEET; THENCE SOUTH 86°47'47" EAST LEAVING SAID EAST RIGHT OF WAY LINE A DISTANCE OF 202.47 FEET TO A POINT ON THE RIGHT OF WAY LINE OF POPLAR STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE SOUTHEASTERLY, ALONG A CURVE 179.26 FEET, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 31°36'40" EAST AND A CHORD LENGTH OF 97.55 FEET; THENCE EASTERLY, ALONG A CURVE 21.00 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.31 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 69°27'00" EAST AND A CHORD LENGTH OF 20.40 FEET; THENCE SOUTH 86°56'50" EAST A DISTANCE OF 54.76 FEET; THENCE EASTERLY, ALONG A CURVE 67.33 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 203.01 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 85°52'02" EAST AND A CHORD LENGTH OF 67.01 FEET; THENCE EASTERLY, ALONG A CURVE 58.77 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 84°47'08" EAST AND A CHORD LENGTH OF 58.56 FEET; THENCE SOUTH 86°47'47" EAST A DISTANCE OF 4.37 FEET; THENCE SOUTH 02°10'30" WEST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 444.50 FEET; THENCE NORTH 87°43'19" WEST A DISTANCE OF 613.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.07 ACRES, MORE OR LESS.

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

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Line Table

Line #	Length	Direction
L1	4.37	S86°47'47"E
L2	28.50	S2°10'30"W
L3	10.00	N87°43'19"W
L4	36.72	S2°16'59"W
L5	21.57	N87°43'19"W
L6	26.03	N87°43'19"W
L7	26.00	N2°16'41"E
L8	24.77	N2°17'39"E
L9	41.72	N87°06'29"W
L10	44.17	S87°06'29"E
L11	23.28	S16°26'15"E
L12	21.26	S86°24'17"E
L13	36.08	N16°23'26"W
L14	19.50	N86°33'22"W
L15	3.04	S24°57'47"W
L16	25.00	N65°22'13"W
L17	27.07	N64°43'43"W
L18	2.96	S28°34'02"W
L19	23.61	N65°00'53"W
L20	34.61	N56°56'33"W
L21	14.41	S86°46'50"W

Curve Table

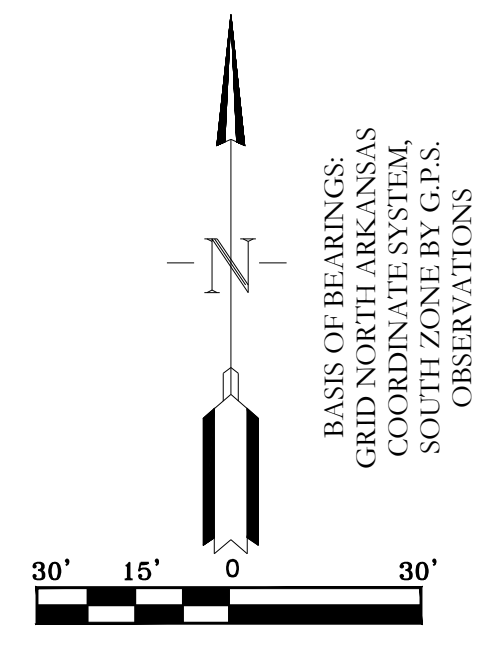
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	179.26	50.00	205.42	S31°36'40"E	97.55
C2	21.00	25.31	47.54	N69°27'00"E	20.40
C3	5.63	25.31	12.75	N86°50'41"E	5.62
C4	67.32	203.01	19.00	N85°52'02"E	67.01
C5	58.77	200.00	16.84	N84°47'08"E	58.56
C6	23.42	19.50	68.81	S59°02'12"W	22.04
C7	29.71	19.50	87.30	S71°57'41"W	26.92
C8	33.45	24.49	78.26	N48°36'37"W	30.91
C9	16.76	25.00	38.42	N73°04'07"E	16.45
C10	16.59	25.00	38.01	N68°42'58"W	16.28
C11	33.45	24.50	78.22	S53°09'59"W	30.91
C12	15.37	25.31	34.79	S63°04'31"W	15.13

**HOPE CONSULTING ENGINEERS - SURVEYORS**  
 117 S. Market Street, Benton, Arkansas 72015  
 PH. (501)315-2626 FAX (501) 315-0024  
 www.hopeconsulting.com

FOR USE AND BENEFIT OF:  
**SALINE HOLDINGS, LLC.**

SIGN PERMIT PLAN  
 EVERETT FACILITY  
 4510 W. POPLAR ST. ROGERS, ARKANSAS

DATE: 05-12-2023 C.A.D. BY: DRAWING NUMBER:  
 REVISIONS: CHECKED BY: 21-0005  
 SHEET: 1 of 2 SCALE: 500 19N 30W 0 09 300 04 1762

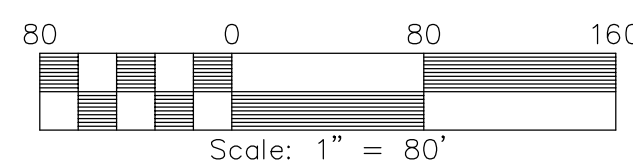


LOT SPLIT FOR  
SPARK ROSE INVESTMENTS, LLC  
POPLAR STREET/INTERSTATE HIGHWAY 540  
TO THE CITY ROGERS,  
BENTON COUNTY, ARKANSAS



PROPERTY SPECIFICATIONS  
CITY VIEW PROJECT NUMBER -  
OWNER: SPARK ROSE INVESTMENTS, LLC  
3 SAMOSET COURT  
ROGERS, AR 72758  
DEVELOPER/SUBDIVIDER: SPARK ROSE INVESTMENTS, LLC  
3 SAMOSET COURT  
ROGERS, AR 72758  
SURVEYOR: RASBURY SURVEYING, LLC  
308 W. SOUTH STREET  
BENTON, AR 72015  
NAME OF SUBDIVISION: SPARK ROSE INVESTMENTS, LLC  
TOTAL NO. OF LOTS = 2 LOTS

- LEGEND
- FOUND MONUMENT
  - SET #6 REBAR/CAP #1506
  - △ COMPUTED POINT
  - ⬤ CONTROLLING CORNER
  - FENCE
  - GAS METER
  - TELEPHONE PEDESTAL
  - POWER POLE
  - STORM MANHOLE
  - WATER VALVE
  - CENTERLINE
  - OVERHEAD POWER LINES



THE BEARING SYSTEM IS BASED ON  
GRID NORTH PER GPS OBSERVATION

PARCEL NUMBER 02-00861-084  
NEW PRIVATE RESTAURANT PROPERTIES LLC  
ZONED C-2

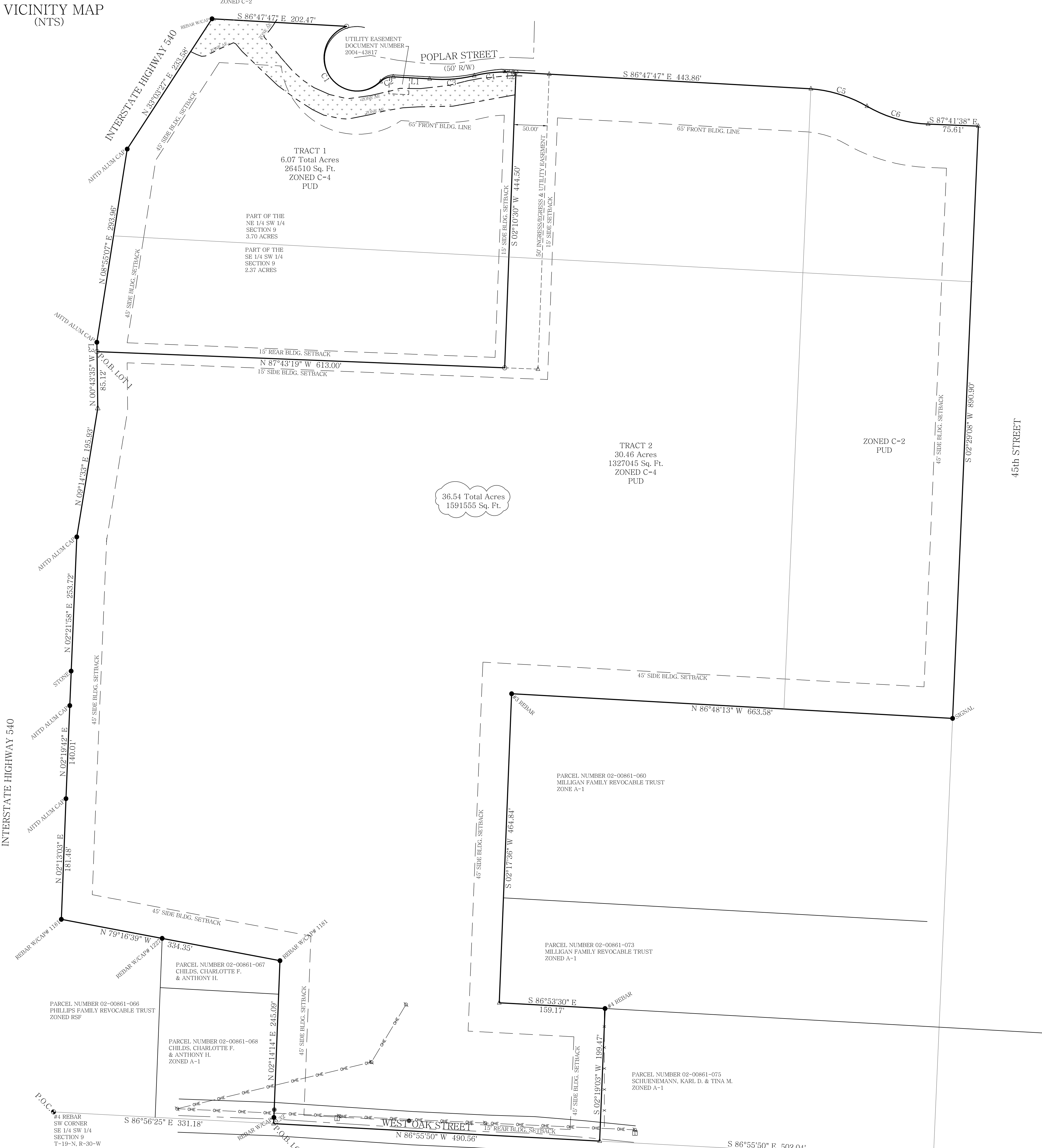
VICINITY MAP  
(NTS)

CURVE TABLE CHART

CURVE	CHORD BEARING	CHORD LENGTH	RADIUS	ARC LENGTH
C1	S 31°56'40" E	87.55	150.00	179.29
C2	N 69°27'00" E	20.40	25.31	21.00
C3	N 85°52'02" E	67.01	203.01	67.32
C4	N 84°47'08" E	58.56	200.00	58.77
C5	S 72°41'43" E	88.32	200.00	89.05
C6	S 73°40'52" E	95.56	201.14	96.48

LINE TABLE CHART

LINE	BEARING	DISTANCE
L1	S 86°46'50" E	54.76
L2	S 86°47'47" E	4.37
L3	N 00°43'35" W	14.03
L4	S 86°47'47" E	50.01
L5	N 87°43'19" W	50.00



TRACT 1 PROPERTY DESCRIPTION AS SURVEYED  
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 86°56'25" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 331.18 FEET; THENCE NORTH 02°14'14" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 243.09 FEET; THENCE NORTH 79°16'39" WEST A DISTANCE OF 334.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 540; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 02°13'03" EAST A DISTANCE OF 181.48 FEET; THENCE NORTH 02°19'42" EAST A DISTANCE OF 140.01 FEET; THENCE NORTH 02°21'58" EAST A DISTANCE OF 253.72 FEET; THENCE NORTH 09°14'33" EAST A DISTANCE OF 195.93 FEET; THENCE NORTH 00°43'35" WEST A DISTANCE OF 85.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 00°43'35" WEST A DISTANCE OF 14.03 FEET; THENCE NORTH 08°55'07" EAST A DISTANCE OF 293.96 FEET; THENCE NORTH 33°03'27" EAST A DISTANCE OF 233.58 FEET; THENCE SOUTH 86°47'47" EAST LEAVING SAID EAST RIGHT OF WAY LINE A DISTANCE OF 202.47 FEET TO A POINT ON THE RIGHT OF WAY LINE OF POPLAR STREET; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE SOUTHEASTERLY, ALONG A CURVE 179.26 FEET, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 31°56'40" EAST AND A CHORD LENGTH OF 97.55 FEET; THENCE EASTERLY, ALONG A CURVE 21.00 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.31 FEET SAID CURVE HAVING A CHORD DIRECTION OF SOUTH 69°27'00" EAST AND A CHORD LENGTH OF 20.40 FEET; THENCE SOUTH 86°46'50" EAST A DISTANCE OF 54.76 FEET; THENCE EASTERLY, ALONG A CURVE 67.32 FEET, CONCAVE NORTHERLY, HAVING A RADIUS OF 203.01 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 85°52'02" EAST AND A CHORD LENGTH OF 67.01 FEET; THENCE EASTERLY, ALONG A CURVE 58.77 FEET, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET SAID CURVE HAVING A CHORD DIRECTION OF NORTH 84°47'08" EAST AND A CHORD LENGTH OF 58.56 FEET; THENCE SOUTH 86°47'47" EAST A DISTANCE OF 4.37 FEET; THENCE SOUTH 02°10'30" WEST LEAVING SAID RIGHT OF WAY LINE A DISTANCE OF 444.50 FEET; THENCE NORTH 87°43'19" WEST A DISTANCE OF 613.00 FEET TO THE POINT OF BEGINNING, CONTAINING 6.07 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR USE AS INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:  
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
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TRACT 2 PROPERTY DESCRIPTION AS SURVEYED  
THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
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SUBJECT TO THE RIGHT OF WAY OF WEST OAK STREET  
SUBJECT TO AN EASEMENT FOR USE AS INGRESS/EGRESS AND UTILITIES DESCRIBED AS FOLLOWS:  
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 86°56'25" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 331.18 FEET; THENCE NORTH 02°14'14" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 243.09 FEET; THENCE NORTH 79°16'39" WEST A DISTANCE OF 334.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 540; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 02°13'03" EAST A DISTANCE OF 181.48 FEET; THENCE NORTH 02°19'42" EAST A DISTANCE OF 140.01 FEET; THENCE NORTH 02°21'58" EAST A DISTANCE OF 253.72 FEET; THENCE NORTH 09°14'33" EAST A DISTANCE OF 195.93 FEET; THENCE NORTH 00°43'35" WEST A DISTANCE OF 85.12 FEET; THENCE SOUTH 87°43'19" EAST LEAVING SAID EAST RIGHT OF WAY LINE A DISTANCE OF 613.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02°10'30" EAST A DISTANCE OF 444.50 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF POPLAR STREET; THENCE SOUTH 86°47'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 50.01 FEET; THENCE SOUTH 02°10'30" WEST LEAVING SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 443.69 FEET; THENCE NORTH 87°43'19" WEST A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.51 ACRES, MORE OR LESS.

CERTIFICATION OF SURVEY ACCURACY  
I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS PER THE STATE OF ARKANSAS.

JAMES AARON RASBURY, PLS NO. 1506 ARKANSAS DATE

CERTIFICATION OF OWNER  
I (WE) THE UNDERSIGNED AM (ARE) THE SOLE OWNER(S) OF THE HEREBY DESCRIBED PROPERTY, AND DO HEREBY CAUSE THE PROPERTY TO BE SPLIT, SUBDIVIDED AND PLATTED ACCORDING TO THE RULES AND REGULATIONS OF THE CITY OF ROGERS, ARKANSAS. I (WE) DO HEREBY DEDICATE ALL RIGHTS-OF-WAY, AND EASEMENTS, IF ANY FOR THE GENERAL USE OF THE PUBLIC.

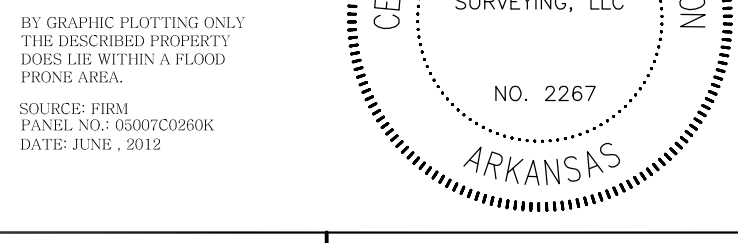
OWNER DATE

CERTIFICATION OF APPROVAL  
APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING COMMISSION OF ROGERS, ARKANSAS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

CHAIRMAN DATE

ZONING C-4 OPEN DISPLAY COMMERCIAL DISTRICT  
MAXIMUM STRUCTURE HEIGHT - 85 FEET  
MINIMUM YARD SETBACKS  
FRONT - 65 FEET  
INTERIOR SIDE - 15 FEET  
EXTERIOR SIDE - 45 FEET  
REAR - 15 FEET  
MAXIMUM BUILDING COVERAGE 40%

ZONING C-2 HIGHWAY COMMERCIAL DISTRICT  
MAXIMUM STRUCTURE HEIGHT - 150 FEET  
MINIMUM YARD SETBACKS  
FRONT - 65 FEET  
INTERIOR SIDE - 15 FEET  
EXTERIOR SIDE - 45 FEET  
REAR - 15 FEET  
MAXIMUM BUILDING COVERAGE 60%



 308 W. South Street Benton, AR 72015 Office/Fax: (501) 960-6893 E-Mail: saaron@rasburysurvey.com	I hereby certify that the above plat represents a survey made by me or under my supervision on this day. No independent search for easements, covenants, encumbrances, or any other facts which an accurate title search may disclose was performed.	FOR USE AND BENEFIT OF: SALINE HOLDINGS, LLC
		PROPERTY ADDRESS: POPLAR STREET ROGERS, ARKANSAS
FILE: DRAWINGS\19N-30W\19S\SALINE HOLDINGS	FIELDWORK DATE: 12-16-20 PLAT DATE: 1-15-21	DRAWN BY: DCR CHECKED BY: JAR
STATE CODE: 500-19N-30W-0-19-XXX-04-1506	JOB#: 20-383	



This letter serves as written consent for an on-premise sign to be constructed on the property of Everett Volkswagen of Rogers. Property located at 4510 West Poplar Street, Rogers, AR 72758.

A handwritten signature in black ink, appearing to read "Chad Hendrix".

Chad Hendrix  
Managing Partner  
Everett Auto Group



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

OFFICE USE ONLY

Permit Fee: \$ 10<sup>00</sup> (\$10 per sign)  
 Zoning: C-4, Interstate, overlay  
 Permit Number: 22-137  
 CityView Application: PL202201048  
 Date: 10/25/22

**SIGN PERMIT APPLICATION**

BUSINESS/TENANT NAME: Everett Volkswagen  
 ADDRESS OF SIGN: 4510 W Poplar St SUITE #: \_\_\_\_\_  
 PHONE #: 479-271-9722 EMAIL: lee@arkansassign.net  
 SIGN CONTRACTOR: Arkansas Sign + Banner CONT. LIC. #: 0366530522  
 ADDRESS/ZIP CODE: 1914 S Walton Blvd PHONE #: 479-271-9722  
 PROPERTY OWNER: Dwight Everett

**SIGN DETAILS:**

Sign Type*	Dimensions	Sign Area (sq. ft.)	Height	Valuation (include sign cost/labor)
pylon	7'6 <sup>9</sup> / <sub>16</sub> " x 6'2'13 <sup>1</sup> / <sub>16</sub> "	47 sqft	40'	20,000

\*wall, monument, pole/freestanding, awning, canopy, projecting, suspended, LED

**TYPE OF WORK:** New Sign X Alteration \_\_\_\_\_ Repair \_\_\_\_\_

**FEATURES:** Illuminated X Non-Illuminated \_\_\_\_\_ Animated \_\_\_\_\_

**DOES ANY PART PROJECT OVER OR LOCATE IN RIGHT-OF-WAY?** N/A  
(Signs must be 5 feet from right-of-way. Projecting signs and A-frame signs are allowed in certain zones.)

**MULTITENANT BUILDINGS:** Letter from property owner is required to authorize sign placement and dimensions. Must ensure that the building's total allowable sign area is not exceeded and that each tenant receives equitable signage.

Number of businesses in building: 1 Number of street frontages: \_\_\_\_\_

Street names: Doplar / 59

Width of building/business frontage: 123'

Width of building/business frontage: 123'

**ARE THERE EXISTING SIGNS ON PREMISE?** YES \_\_\_\_\_ NO X

If yes, please describe: Type \_\_\_\_\_ Dimensions \_\_\_\_\_ Area \_\_\_\_\_

Type \_\_\_\_\_ Dimensions \_\_\_\_\_ Area \_\_\_\_\_

Type \_\_\_\_\_ Dimensions \_\_\_\_\_ Area \_\_\_\_\_

Type \_\_\_\_\_ Dimensions \_\_\_\_\_ Area \_\_\_\_\_

Type \_\_\_\_\_ Dimensions \_\_\_\_\_ Area \_\_\_\_\_

Type \_\_\_\_\_ Dimensions \_\_\_\_\_ Area \_\_\_\_\_

Is new sign being attached to existing sign frame? NO

If this is an alteration or repair, please describe: \_\_\_\_\_

**ELECTRICAL CONTRACTOR:** Kevin Yarbrough SS-32

(Electrical permits required by a *licensed contractor* if sign involves illumination or wiring.)

**DRAWING AND SITE PLAN REQUIREMENTS:**

1. PLOT/SITE PLAN REQUIRED, DRAWN TO SCALE, FOR DETACHED FREESTANDING AND MONUMENT SIGNS

- a. Legal description of property.
- b. Dimensions of property.
- c. Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- d. Sign location and dimensions in relation to all buildings, property lines, driveways, parking spaces, and internal circulation drive aisles, streets and electric lines.
- e. Any easements, storm detention, or drainage areas.
- f. Width of driveways and width of right-of-way.
- g. Sight vision triangle measurements for driveways and intersection corners.
- h. Streets adjacent to sign.
- i. Locations of and distance from other detached signs on same parcel and/or premise.
- j. Distance to closet residential zoning district.
- k. New freestanding signs require a 50 square foot landscape plan.

2. ELEVATION DRAWINGS REQUIRED, DRAWN TO SCALE, FOR WALL, PROJECTING, MARQUEE, AND DETACHED SIGNS:

- a. All dimensions of sign to include structure, lighting, and all extremities.
- b. Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- c. Dimension and height from grade to bottom surface of sign area.
- d. Dimension and height from grade to uppermost portion of sign.
- e. Dimension from building wall to outer most extremity of wall sign.
- f. Linear footage of each building wall having frontage on a street.

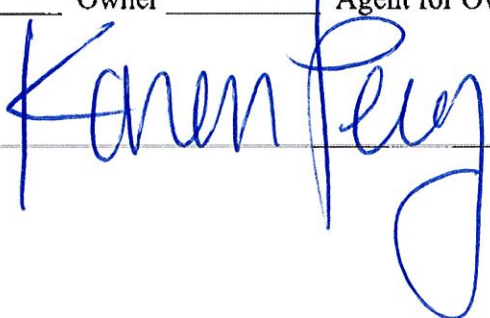
**NOTES:**

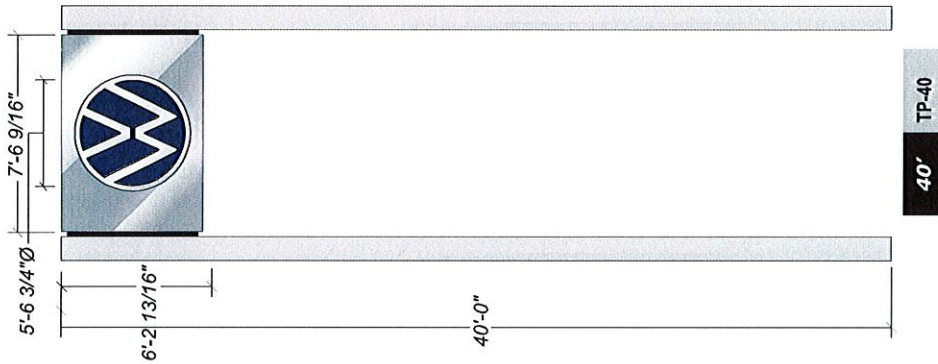
- All detached signs require a footing inspection prior to concrete being poured. Inspection must be requested by 8:30am to receive a same-day inspection.
- Overlay District prohibits pole signs and limits monument signs to 6' height (10' if multitenant).
- Details related to zoning and permitted signage can be found in Chapter 44 of the Municipal Code.
- Contact (479) 621-1186 if you have any questions.

I hereby certify the owner of record authorizes the proposed sign, and I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

 \_\_\_\_\_  
Signature 10/19/22  
Date

Title: Contractor \_\_\_\_\_ Owner \_\_\_\_\_ Agent for Owner \_\_\_\_\_

Planning Staff Approval:  \_\_\_\_\_



**VW PYLON - TWIN POLE - TP-40 - SIZE 40'**  
 Scale: 1/4" = 1' - 0"

**NOTE: MANUFACTURED & INSTALLED BY AGI**

**Size 40'**  
**Twin Pole**



**AGI**

<b>Date:</b> 08/31/22	<b>Project Name:</b> Everett Volkswagen of Rogers	<b>Designer:</b>	<b>Date:</b>	<b>Revision Notes:</b>	<b>DESIGN DRAWING</b> Architectural Graphics, Inc. 2655 International Parkway Virginia Beach, VA 23452 Office: 757.427.1900
<b>Scale:</b> as noted	<b>Address:</b> 4510 W. Poplar St.	<b>No.:</b> 1			
<b>Drawn:</b> CA	<b>City/State/Zip:</b> Rogers, AR	<b>No.:</b> 2			
<b>Project Manager:</b> J.Kranickowski	<b>Client Approval:</b>	<b>No.:</b> 3			
		<b>No.:</b> 4			
		<b>No.:</b> 5			
		<b>No.:</b> 6			
		<b>No.:</b> 7			
		<b>No.:</b> 8			





TO BE COMPLETED BY LANDLORD/PROPERTY OWNER

To Whom It May Concern:

I, Dwight Everett, Landlord/Property Owner of the property located at

Everette Volkswagen of Rogers  
4510 West Poplar Street  
Rogers, AR

do hereby give authorization to Architectural Graphics Inc. and their installer Arkansas Sign and Banner to pull permits on my behalf and to erect a sign(s) as shown in the attached sign permit drawings at the above named location. All work done by said contractors will meet or exceed Code requirements and meet NEC Standards.

By: [Signature]  
Landlord/Property Owner Signature

Print Name Here: Dwight Everett

Owner/Landlord Contact Information:

Address: P.O. Box 898, Bryant AR 72089

Phone: 501-317-0388

Email: sloff@everettbgmc.com

4510 W. Poplar St. | Rogers, AR 72756

[everettvolkswagenrogers.com](http://everettvolkswagenrogers.com)



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

OFFICE USE ONLY

Permit Fee: \$ 20.00 (\$10 per sign)  
 Zoning: C-4, Interstate, 1/3 Overlay  
 Permit Number: 22-123  
 CityView Application: PL202200955  
 Date: 9/27/22

**SIGN PERMIT APPLICATION**

BUSINESS/TENANT NAME: Everett Volkswagen of Rogers  
 ADDRESS OF SIGN: 4510 W Poplar St SUITE #: \_\_\_\_\_  
 PHONE #: 479-271-9722 EMAIL: lee@arkansassign.net  
 SIGN CONTRACTOR: Arkansas Sign & Banner LIC. #: 0366530522  
 ADDRESS/ZIP CODE: 1914 S Walton Blvd PHONE #: 479-271-9722  
 PROPERTY OWNER: Dwight Everett

**SIGN DETAILS:**

Sign Type*	Dimensions	Sign Area (sq. ft.)	Height	Valuation (include sign cost/labor)
Wall	55.83 x 55.83'	2164	162.5"	6.000
Wall	170.31 x 39.5'	4692	167.31"	2.000
		68.36		

\*wall, monument, pole/freestanding, awning, canopy, projecting, suspended, LED

**TYPE OF WORK:** New Sign  Alteration \_\_\_\_\_ Repair \_\_\_\_\_

**FEATURES:** Illuminated  Non-Illuminated \_\_\_\_\_ Animated \_\_\_\_\_

**DOES ANY PART PROJECT OVER OR LOCATE IN RIGHT-OF-WAY?** NO  
(Signs must be 5 feet from right-of-way. Projecting signs and A-frame signs are allowed in certain zones.)

**MULTITENANT BUILDINGS:** Letter from property owner is required to authorize sign placement and dimensions. Must ensure that the building's total allowable sign area is not exceeded and that each tenant receives equitable signage.

Number of businesses in building: 1 Number of street frontages: \_\_\_\_\_

Street names: Poplar & HWY 49

Width of building/business frontage: 123'

Width of building/business frontage: \_\_\_\_\_

**ARE THERE EXISTING SIGNS ON PREMISE?** YES \_\_\_\_\_ NO

If yes, please describe:

Type	Dimensions	Area
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Is new sign being attached to existing sign frame? NO

If this is an alteration or repair, please describe: \_\_\_\_\_

**ELECTRICAL CONTRACTOR:** Kenn Yarborough SS-32  
(Electrical permits required by a *licensed contractor* if sign involves illumination or wiring.)

**DRAWING AND SITE PLAN REQUIREMENTS:**

**1. PLOT/SITE PLAN REQUIRED, DRAWN TO SCALE, FOR DETACHED FREESTANDING AND MONUMENT SIGNS**

- a. Legal description of property.
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- i. Locations of and distance from other detached signs on same parcel and/or premise.
- j. Distance to closet residential zoning district.
- k. New freestanding signs require a 50 square foot landscape plan.

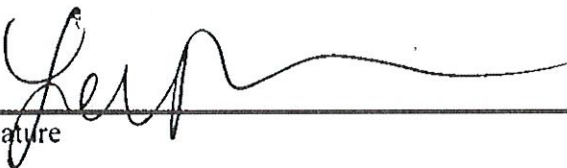
**2. ELEVATION DRAWINGS REQUIRED, DRAWN TO SCALE, FOR WALL, PROJECTING, MARQUEE, AND DETACHED SIGNS:**

- a. All dimensions of sign to include structure, lighting, and all extremities.
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- c. Dimension and height from grade to bottom surface of sign area.
- d. Dimension and height from grade to uppermost portion of sign.
- e. Dimension from building wall to outer most extremity of wall sign.
- f. Linear footage of each building wall having frontage on a street.


**NOTES:**

- All detached signs require a footing inspection prior to concrete being poured. Inspection must be requested by 8:30am to receive a same-day inspection.
- Overlay District prohibits pole signs and limits monument signs to 6' height (10' if multitenant).
- Details related to zoning and permitted signage can be found in Chapter 44 of the Municipal Code.
- Contact (479) 621-1186 if you have any questions.

I hereby certify the owner of record authorizes the proposed sign, and I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Signature  Date 9/23/22

Title: Contractor \_\_\_\_\_ Owner \_\_\_\_\_ Agent for Owner \_\_\_\_\_

Planning Staff Approval: 



# EVERETT

Volkswagen of Rogers

TO BE COMPLETED BY LANDLORD/PROPERTY OWNER

To Whom It May Concern:

I, Dwight Everett, Landlord/Property Owner of the property located at

Everette Volkswagen of Rogers  
4510 West Poplar Street  
Rogers, AR

do hereby give authorization to Architectural Graphics Inc. and their installer Arkansas Sign and Banner to pull permits on my behalf and to erect a sign(s) as shown in the attached sign permit drawings at the above named location. All work done by said contractors will meet or exceed Code requirements and meet NEC Standards.

By: [Signature]  
Landlord/Property Owner Signature

Print Name Here: Dwight Everett

Owner/Landlord Contact Information:

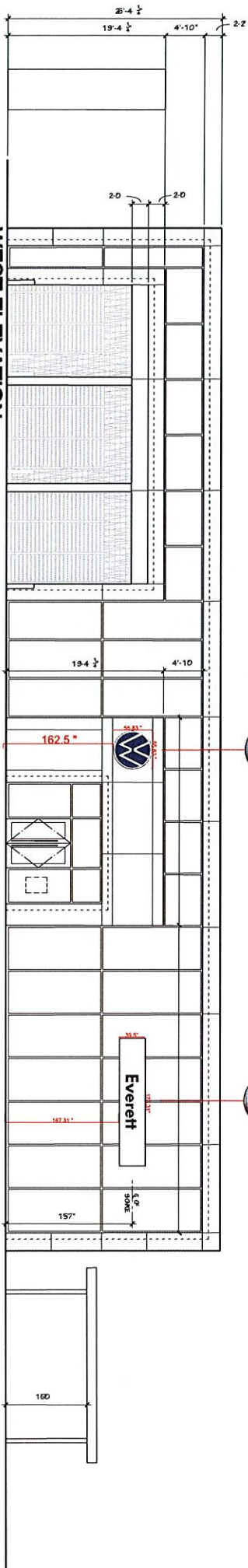
Address: P.O. Box 898, Bryant AR 72089

Phone: 501-317-0388

Email: seoff@everettbgmc.com

4510 W. Poplar St. | Rogers, AR 72756

[everettvolkswagenrogers.com](http://everettvolkswagenrogers.com)

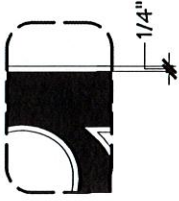
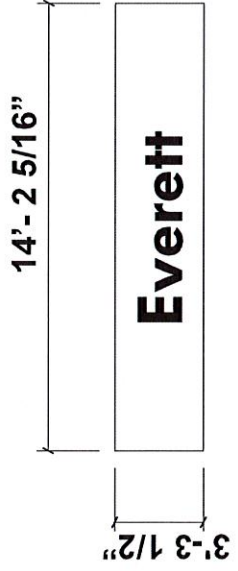


**WEST ELEVATION**  
Scale 1/16"=1'

<b>Date:</b> 06/21/22	<b>Project Name:</b> Everett Volkswagen of Rogers	<p>This is an original unprinted drawing created by Architectural Graphics, Inc. It is submitted for your personal use in conjunction with a project being planned by you. It is not to be reproduced, copied, or used in any form or for any purpose without our written permission.</p>	<b>No.</b>	<b>Designer</b>	<b>Date</b>	<p><b>REVISION NOTES</b></p>	<p><b>DESIGN DRAWING</b> Architectural Graphics, Inc. 2655 International Parkway Virginia Beach, VA 23452 Office: 757-427-1900</p>
<b>Scale:</b> as noted	<b>Address:</b> 4510 W. Poplar St.		1				
<b>Drawn:</b> CA	<b>City/State/Zip:</b> Rogers, AR		2				
<b>Project Manager:</b> J. Kretlow	<b>Client Approval:</b>		3				
	<b>Date:</b>		4				
			5				
		6					

**COLOR LEGEND**

- DAS WHITE
- 3M 3630-22 BLACK w/ WHITE OUTLINE



**VW Fascia - Dealer Name Element - Size 3a**

Material  
 ACM  
 Das White  
 Graphics  
 Incised and inlaid white acrylic  
 Black vinyl with white keyline



**VW FASCIA - DEALER NAME ELEMENT - SIZE 3a**

Scale: 1/4" = 1' - 0"

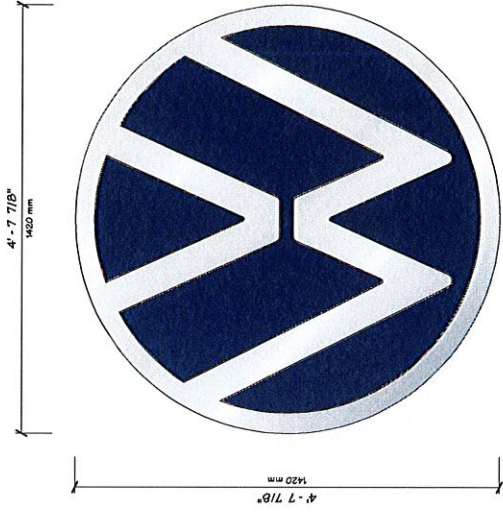
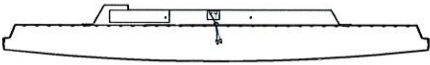
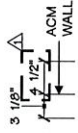
**NOTE: MANUFACTURED & INSTALLED BY AGI**

Size  
**3a**  
 DN-3A

Date: 08/31/22 Scale: as noted Drawn: C.A. Project Manager: J. Kwiatkowski	Project Name: Everett Volkswagen of Rogers Address: 4510 W. Poplar St. City / State / Zip: Rogers, AR	Client Approval: _____ Date: _____	This is an original unregistered drawing created by Architectural Graphics, Inc. It is submitted for your personal use in conjunction with a project being planned for your personal use. This drawing shall not be reproduced, used by or disclosed to any firm or corporation for any purpose whatsoever without written permission.	No. 1 2 3 4 5 6	Designer _____ Date _____	Revision Notes	<b>DESIGN DRAWING</b> Architectural Graphics, Inc. 2655 International Parkway Virginia Beach, VA 23452 Office: 757.427.1900



**AGI**



LOGO SIZE: 3, E, OR 1,420  
 OPENING SIZE: 1382mm/54.41"Ø

# VW Clip 3

Entry Frame - Exterior  
 Illumination - LED

Size **3**  
**CLIP-3**

**VW LOGO CLIP - ILLUMINATED - SIZE 3**

Scale: 1" = 1' - 0"

**NOTE: PROVIDED & INSTALLED BY AGI**



Date: 08/31/22  
 Scale: as noted  
 Drawn: CA  
 Project Manager: J. Kwiatkowski

Project Name: Everett Volkswagen of Rogers  
 Address: 4510 W. Poplar St.  
 City/State/Zip: Rogers, AR  
 Client Approval: \_\_\_\_\_ Date: \_\_\_\_\_

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No.	Designer	Date	Revision Notes
1			
2			
3			
4			
5			
6			

**DESIGN DRAWING**  
 Architectural Graphics, Inc.  
 2655 International Parkway  
 Virginia Beach, VA 23452  
 Office: 757.427.1900



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

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **July 18, 2023 at 5:30 p.m.** at Rogers City Hall regarding an application by **Everett Volkswagen** under the provisions of the City of Rogers Code of Ordinances, for a variance **to exceed both the allowed sign area and the EMC portion of sign at 4510 W. Poplar Street** in the C-4 (Open Display Commercial) zoning district more particularly described as follows:

**PARCEL NUMBER:**

02-00861-142

**LOCATION:**

**4510 W. Poplar Street**

Ed McClure, Secretary  
Board of Adjustment

**PUBLISH ONE TIME ONLY: **Sunday July 2, 2023****  
**BILL THE CITY OF ROGERS**

# NOTICE OF PUBLIC HEARING

## NOTICE OF PUBLIC HEARING VARIANCE

A variance is needed both the allowed sign area and the EAC portion of sign at 4330 W Poplar Street in the C-4 (Open Display Commercial) zoning district.

DESCRIPTION	A variance is needed both the allowed sign area and the EAC portion of sign at 4330 W Poplar Street in the C-4 (Open Display Commercial) zoning district.
APPLICANT	Everett Volkswagen
BOARD/COMMISSION	Board of Adjustment
MEETING DATE/TIME	July 18, 2023 at 5:30 PM
MEETING LOCATION	Rogers City Hall 301 W. Chestnut Street
PUBLIC COMMENTS	<a href="mailto:issuerequests@rogersar.gov">issuerequests@rogersar.gov</a> <a href="http://www.rogersar.gov/11812PUBLICHEARINGS">www.rogersar.gov/11812PUBLICHEARINGS</a>



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
(479) 621-1546  
[planning@rogersar.gov](mailto:planning@rogersar.gov)