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

PLANNING COMMISSION MEETING AGENDA

JULY 18, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: HTTPS://US02WEB.ZOOM.US/J/86590477145
BOARD OF ADJUSTMENT: HTTPS://US02WEB.ZOOM.US/J/86590477145
ZONING REVIEW COMMITTEE: HTTPS://US02WEB.ZOOM.US/J/82369936899

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. June 20, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
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CONSENT AGENDA:

1. **LSDP: First Baptist Church Addition**
   A proposal to construct a 45,739-sf building addition at 3364 W. Pleasant Grove Road in the A-1 (Agricultural) zoning district.

   - *STAFF: Zachery Birdsong*
   - *REPRESENTED BY: Matt Crafton*

2. **SUB: Soaring at Scissortail**
   A proposal to construct a new 18-lot subdivision on 5.05 acres northwest of W. Pleasant Grove Road & Roberts Road in the NR (Neighborhood Residential) zoning district.

   - *STAFF: Christina Moore*
   - *REPRESENTED BY: Chad Caletka*

PUBLIC HEARING:

1. **RZN: Wood Family Living Trust**
   A request by Wood Family Living Trust to rezone 503 S. 5th Street from the NR (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district.

   - *STAFF: Christina Moore*
   - *REPRESENTED BY: Kenna Staats*

2. **RZN: Elsa Properties LLC and Barry & Jill Williams**
   A request by Aaron Smith on behalf of Elsa Properties LLC and Barry & Jill Williams to rezone 509 & 515 N. 3rd Street from the R-DP (Residential Duplex Patio Home) zoning district to the NBT (Neighborhood Transition) zoning district.

   - *STAFF: Christina Moore*
   - *REPRESENTED BY: Aaron Smith*

3. **RZN/DCP: Saddle Ridge Townhomes**
   A request by Saddle Ridge Townhomes to rezone 6553 S. Bellview Road from the RMF-6A (Residential Multifamily, 6 gross units per acre, ownership) zoning district to the RMF-6.5A (Residential Multifamily, 6.5 gross units per acre, ownership) zoning district with a Density Concept Plan.

   - *STAFF: Zachery Birdsong*
   - *REPRESENTED BY: Dan Cole*

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4. **RZN: Crossover Trails**
A request by Crossover Trails to rezone 29.73 acres along E. New Hope Road and north of S. Monte Ne Road, near the northeast corner of E. New Hope Road and S. Cierra Drive, from the A-1 (Agricultural) zoning district to the R-SF (Residential Single Family) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Dustin Higgins*

5. **RZN: Haardt Living**
A request by Joseph Bieker for Haardt Living to rezone 2.2 acres at 1700 S. 26th Street from the A-1 (Agricultural) zoning district to the R-DP (Residential Duplex Patio) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Joseph Bieker*

6. **RZN/DCP: 9th Street Development**
A request by 9th Street Development to rezone 7.98 acres at the intersection of W. Linda Lane & S. 9th Street from the RMF-10B (Residential Multifamily, 10 units per acre, rentals) zoning district to the RMF-9.5B (Residential Multifamily, 9.5 gross units per acre, rentals) zoning district with a Density Concept Plan.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Ashley Williams*

7. **RZN: Pinnacle New Hope #1**
A request by Pinnacle New Hope LLC to rezone 11.55 acres at the southeast corner of W. Green Acres Road & S. 41st Street from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) and U-ENT (Uptown Entertainment) zoning districts.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

8. **RZN: Pinnacle New Hope #2**
A request by Pinnacle New Hope LLC to rezone 5.77 acres at the southwest corner of W. Huntington Drive & S. 41st Street from the C-2 (Highway Commercial) zoning district to the U-COM (Uptown Commercial Mixed Use) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Taylor Lindley*

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CALL FOR RECESS:

1. Zoning Review Committee
   - Any public hearing items referred by Commission
   - RZN/DCP: Saddle Ridge Townhomes
   - RZN: Crossover Trails
   - RZN: Haardt Living
   - RZN/DCP: 9th Street Development
   - RZN: Pinnacle New Hope #1

CALL TO ORDER:

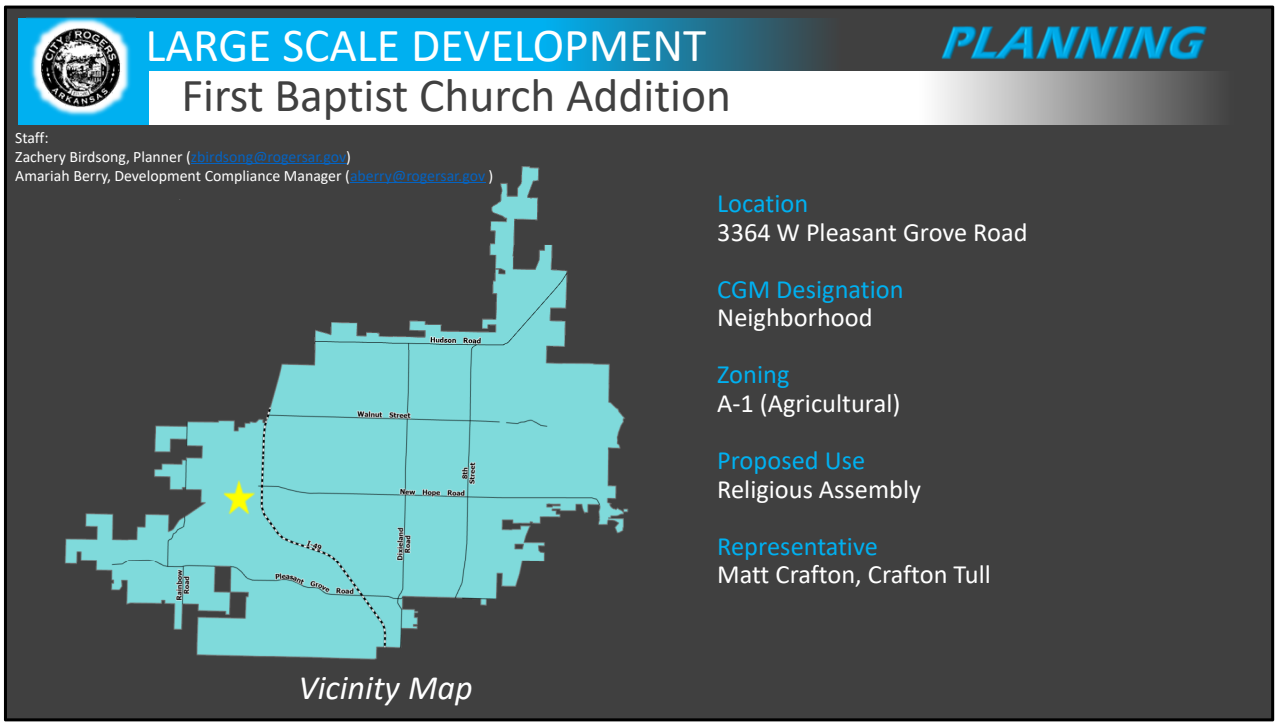
OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:

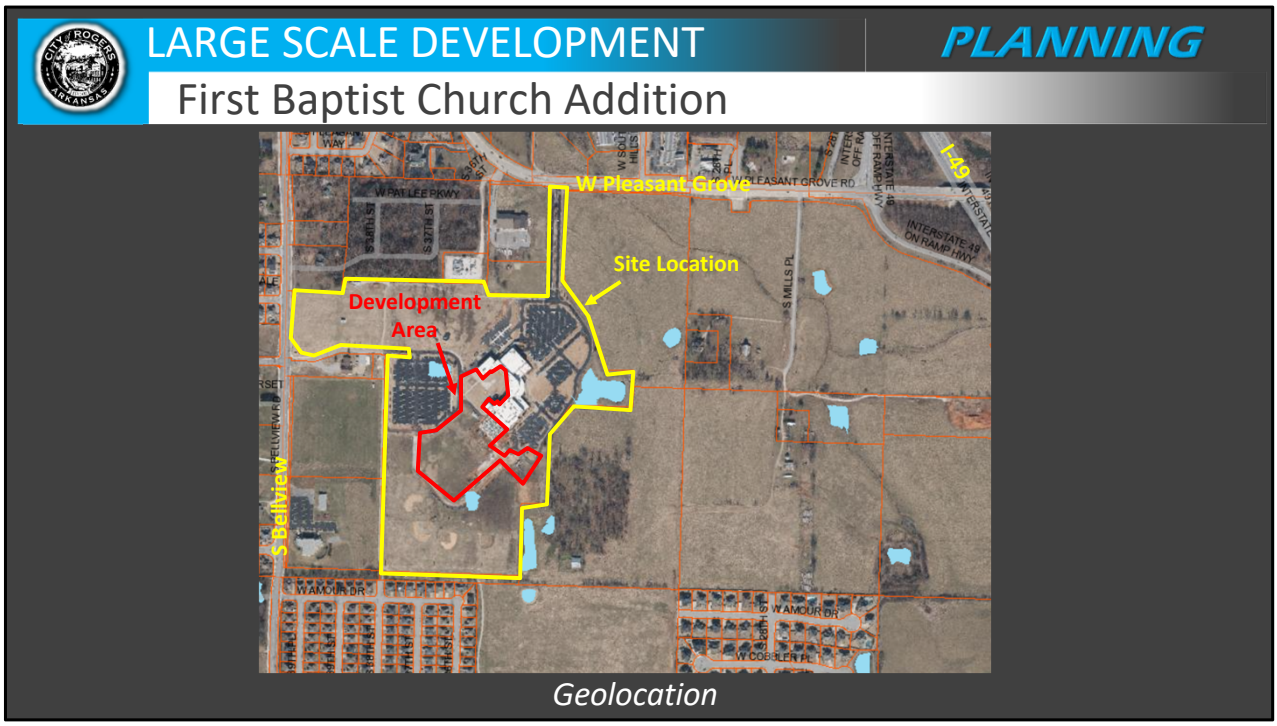


Location:
Located in west Rogers at 3364 W. Pleasant Grove Road.

Proposal:
The proposal is for the construction of a 45,739 building addition and 251 parking spaces.

Planning Review:
COMPREHENSIVE GROWTH MAP:
Growth Designation:
Regional Center
Growth Designation Character:
Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development. *(CGM PAGE 1)*
Allowed Zoning Districts:
R-SF, N-R, R-DP, R-MF
ZONING:
- *A-1 (Agricultural): "This district shall consist of areas for agricultural uses, related uses, and low-density residential uses."* Sec. 14-697(a)

Use Definition:
Religious Assembly is a secondary use classification encompassing facilities for religious worship, incidental religious education, and other religious facility related supportive and social services. Sec. 14-695(b)(2)(s).



ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are not applicable at this site.

STORMWATER MANAGEMENT & WATER QUALITY:

Stormwater management and water quality measures have previously been addressed in the master planning of this site.

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 development.

Connectivity Standards:

Connectivity standards are not applicable to this development.

Streetscape:

Right-of-Way:

There are no streets adjacent to this development.

Sidewalks & Sidepaths:

Public sidewalks are neither proposed nor required.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are not required for this development.

Street Trees:

Street trees are not required for this development.

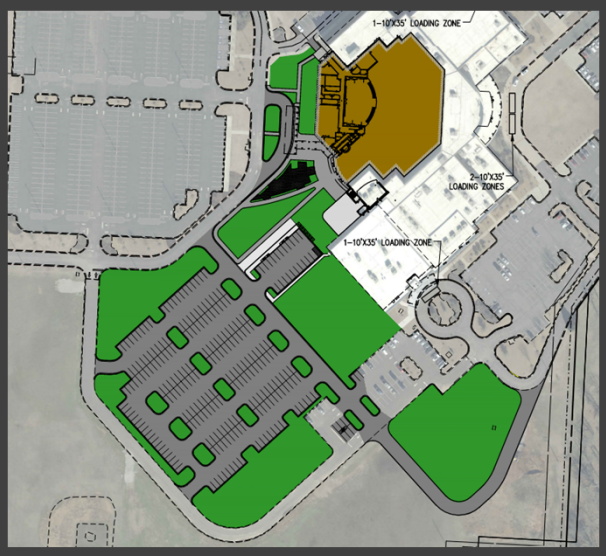
RECOMMENDATIONS:

Approve

LARGE SCALE DEVELOPMENT

PLANNING

First Baptist Church Addition



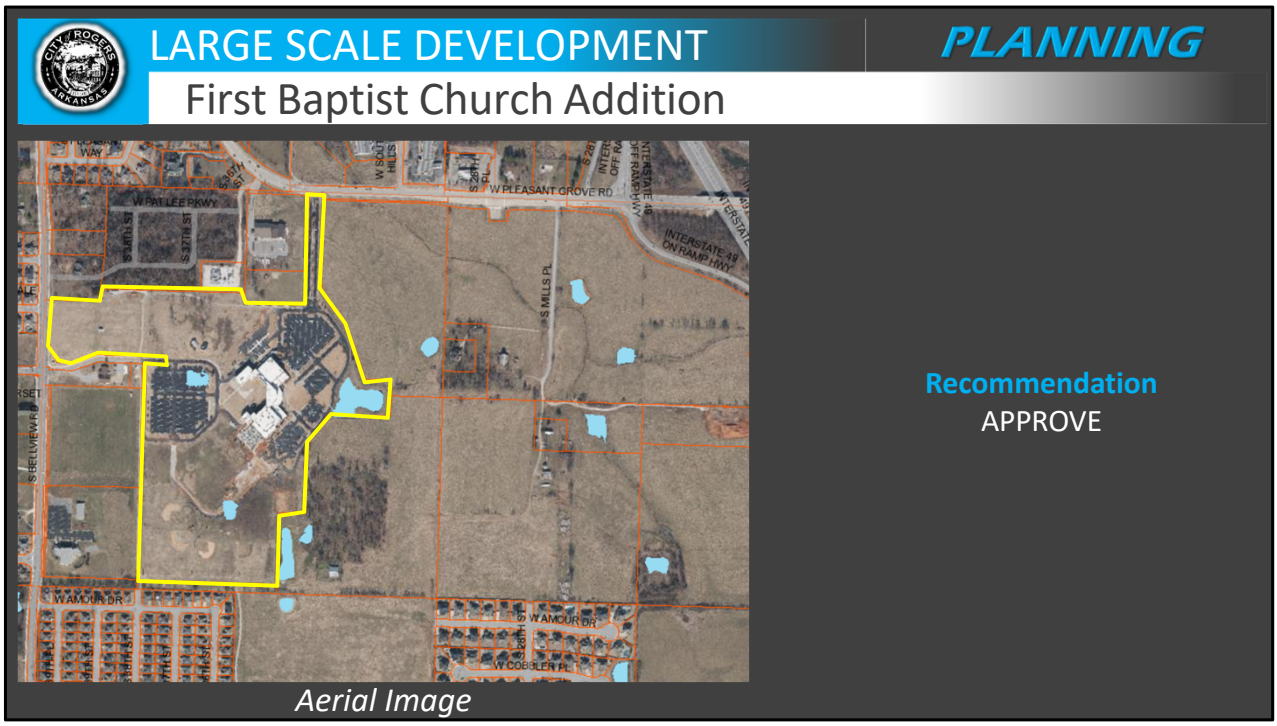
Site Plan

Request

- The proposal is for the construction of a 45,739-sf building addition. An additional 251 parking stalls are being added as well.
- The brown structure denotes the addition to the existing building. The dark gray is the added parking and the green references open space.

Request:

- The proposal is for the construction of a 45,739 building addition and 251 parking spaces with a development area of about 6.5 acres.
- The brown structure denotes the addition to the existing building. The dark gray is the added parking and the green references open space.



Summary

All city comments have been addressed and RWU conditional approval has been provided.

LSDP Staff Recommendation

APPROVE

April 21, 2023

Mrs. Ali Karr, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

RE: Technical Advisory Committee Review and Approval
First Baptist Church, Phase 5

Dear Ms. Karr:

We have reviewed the Large Scale Development Plans for First Baptist Church Ph. 5. We have no comments currently.

Sincerely,

Stephen Ponder, PE

SP:DG

FIRST BAPTIST CHURCH

ROGERS, ARKANSAS

LARGE SCALE DEVELOPMENT PLANS
CITYVIEW #: PL202300390

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- FOUND IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- DOWN GUY
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- SPRINKLER HEAD
- ELECTRIC PEDESTAL
- GRATED INLET
- DROP INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (SPECIFY SIZE & TYPE) (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- UNDERGROUND TELEVISION (UGTV)
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- FIBER OPTIC (FO)
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- STRUCTURE NUMBER (X-X)
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

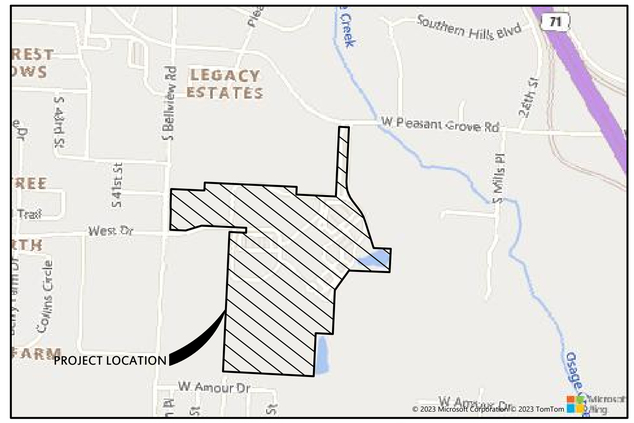
- EASEMENT
- CURB
- INTERMEDIATE CONTOUR (1206)
- INDEX CONTOUR (1205)
- SANITARY SEWER LINE (SS)
- GAS LINE (G)
- WATER LINE (W)
- UNDERGROUND TELEPHONE (UGT)
- UNDERGROUND ELECTRIC (UGE)
- OVERHEAD ELECTRIC (OHE)
- FIBER OPTIC (FO)
- UNDERGROUND TELEVISION
- OVERHEAD TELEVISION (OHTV)
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

SITE STABILIZATION AND CERTIFICATION

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

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL 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. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING $20,000.
11. EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.



VICINITY MAP

NTS

UTILITY CONTACTS

WATER
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479)621-1142

SANITARY SEWER
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
PHONE: (479)621-1142

ELECTRIC
CARROLL ELECTRIC CO-OP
707 S.E. WALTON BLVD.
BENTONVILLE, AR
PHONE: (479)273-2421

TELEPHONE
SOUTHWESTERN BELL
PHONE: (479)549-0000

GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY
LOWELL, AR
72745-2129
(888)890-5554

CABLE TELEVISION
COX COMMUNICATIONS
PHONE: (888) 438-6673

Arkansas One Call 811
Know what's **below**.
Call before you dig.

FLOOD NOTE:

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0270 K, EFFECTIVE DATE JUNE 5TH, 2012

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

PROJECT INFORMATION

ZONING:	A-1/OVERLAY DISTRICT
BUILDING SETBACK:	FRONT 75' SIDE (INT.) 20' SIDE (EXT.) 40' REAR 35'
LANDSCAPE BUFFER:	FRONT (ALONG PRIMARY CORRIDOR) 75' REAR AND SIDES 10'
BUILDING FFE:	SEE GRADING PLAN
EXISTING BUILDING:	77513± SQ. FT.
PROPOSED BUILDING:	45739± SQ. FT.
EXISTING BUILDING HEIGHT:	33'-4"± (2-STORY EXISTING BUILDING)
PROPOSED BUILDING HEIGHT:	33'-4"±
BUILDING CONSTRUCTION TYPE:	TYPE IIB
BUILDING COVERAGE TOTAL:	123,252± SQ. FT. (COMBINED NEW FOOTPRINT) 77,740±/2,580,930 = 4.8% EXISTING)
SITE AREA:	59.25 AC. (2,580,930 SQ. FT.)
DEVELOPMENT AREA:	6.53± AC. (284,573.55± SQ. FT.)
GREENSPACE ENTIRE SITE:	IMPERVIOUS 892,793.35± SQ. FT. IMPERVIOUS = 34.6% GREENSPACE 1,688,136.65± SQ. FT. GREENSPACE = 65.4%
PROPOSED GREENSPACE:	±85,786.39 SQ. FT.
OPEN AREA REQUIRED:	30% (774,428 SQ. FT.)
OPEN AREA PROVIDED:	30% (783,815 SQ. FT.)
PROPERTY USAGE:	CHURCH (RELIGIOUS ASSEMBLY)
OWNER/DEVELOPER:	DR. WES GEORGE SR. PASTOR FIRST BAPTIST CHURCH ROGERS, AR 3364 W. PLEASANT GROVE ROAD ROGERS, AR 72756 479-636-3451 WES.GEORGE@FBCROGERS.ORG
SITE ENGINEER:	CRAFTON TULL MATT CRAFTON, P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-878-2446 MATT.CRAFTON@CRAFTONTULL.COM
REQUIRED PARKING:	MAXIMUM SEATING 1,100 1 SPACE/4 SEATS = 275
EXISTING STANDARD STALLS:	801
EXISTING ADA STALLS:	41
NEW STANDARD ADDED STALLS:	269
DEMOLISHED EXISTING PARKING STALLS:	18
TOTAL NET NEW STANDARD STALLS PROVIDED:	251
TOTAL PARKING PROVIDED:	1,093
REQUIRED BIKE RACKS:	251 NEW STALLS/20 = 13 BIKE SPACES
PROVIDED BIKE RACKS:	14 NEW RACKS
EXISTING BIKE RACKS:	2 NEW RACKS
LOADING ZONES:	4 INCLUDED

PROPERTY DESCRIPTION

PART OF THE NW 1/4 OF SECTION 34 TOWNSHIP 19 NORTH RANGE 30 WEST BENTON COUNTY ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 34 AS SHOWN IN PLAT RECORD BOOK 2003 AT PAGE 293;
THENCE ALONG THE SOUTH LINE THEREOF S87°06'49"E 660.57 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE N02°40'54"E 155.00 FEET TO THE SOUTH LINE A 50 FOOT WIDE STREET RIGHT-OF-WAY AS SHOWN IN PLAT RECORD BOOK P4 AT PAGE 66;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°06'49"E 169.20 FEET;
THENCE N02°53'11"E 50.00 FEET TO THE NORTH LINE OF A 50 FOOT WIDE STREET RIGHT-OF-WAY AS SHOWN IN PLAT RECORD BOOK P4 AT PAGE 66;
THENCE ALONG SAID NORTH RIGHT-OF-WAY THE FOLLOWING THREE COURSES:
THENCE N87°06'49"W 454.27 FEET;
THENCE S72°56'09"W 169.98 FEET;
THENCE N87°06'49"W 169.15 FEET TO THE EAST RIGHT-OF-WAY OF SOUTH BELLVIEW ROAD AS SHOWN IN PLAT RECORD BOOK 2009 AT PAGE 41;
THENCE ALONG SAID EAST RIGHT-OF-WAY N02°10'06"E 414.13 FEET;
THENCE LEAVING SAID EAST RIGHT-OF-WAY S87°20'59"E 319.90 FEET;
THENCE S87°20'55"E 25.45 FEET;
THENCE N02°40'52"E 80.00 FEET;
THENCE S87°20'59"E 932.35 FEET;
THENCE S02°37'40"W 77.31 FEET;
THENCE S87°02'49"E 402.08 FEET;
THENCE N02°37'40"E 708.37 FEET TO THE SOUTH RIGHT-OF-WAY OF PLEASANT GROVE ROAD AS SHOWN IN PLAT RECORD BOOK 2004 AT PAGE 980;
THENCE ALONG SAID SOUTH RIGHT-OF-WAY S87°02'49"E 100.00 FEET;
THENCE LEAVING SAID SOUTH RIGHT-OF-WAY S02°37'40"W 552.54 FEET;
THENCE 212.93 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 300.00 FEET AND A LONG CHORD OF S17°42'21"E 208.49 FEET;
THENCE S38°02'22"E 97.81 FEET;
THENCE 139.39 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 390.00 FEET AND A LONG CHORD OF S27°48'00"E 138.65 FEET;
THENCE S17°33'39"E 288.30 FEET;
THENCE S87°20'59"E 174.06 FEET;
THENCE S02°39'01"W 236.41 FEET;
THENCE N87°56'51"W 413.50 FEET;
THENCE S35°29'53"W 245.13 FEET;
THENCE S02°39'01"W 445.07 FEET;
THENCE N86°59'28"W 173.68 FEET;
THENCE S02°37'42"W 436.31 FEET TO THE NORTH LINE OF A 60 FOOT WIDE STREET RIGHT-OF-WAY AS SHOWN IN PLAT RECORD BOOK 2009 AT PAGE 44;
THENCE ALONG SAID NORTH RIGHT-OF-WAY N86°59'28"W 922.74 FEET;
THENCE LEAVING SAID NORTH RIGHT-OF-WAY N02°39'16"E 1261.39 FEET TO THE POINT OF BEGINNING, CONTAINING 59.25 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN A
C-004	DEMO PLAN B
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN A
C-103	SITE PLAN B
C-104	GRADING PLAN A
C-105	GRADING PLAN B
C-106	UTILITY PLAN A (C)
C-107	UTILITY PLAN B (C)
C-108	PAVING PLAN A (C)
C-109	PAVING PLAN B (C)
C-110	EROSION CONTROL PLAN PH. I
C-111	EROSION CONTROL PLAN PH. II
C-201	STORM SEWER LINE 1 P&P (C)
C-202	STORM SEWER LINE 2 P&P (C)
C-203	WATERLINE 1 P&P 1 OF 2 (C)
C-204	WATERLINE 1 P&P 2 OF 2 (C)
C-501	SITE DETAILS
C-502	DRAINAGE DETAILS
C-503	ROGERS MUNICIPAL DETAILS
C-504	EROSION CONTROL DETAILS 1 OF 2
C-505	EROSION CONTROL DETAILS 2 OF 2
SD-1	RWU DETAILS
WD-1	RWU DETAILS
WD-2	RWU DETAILS
L-101	OVERALL PLANTING PLAN (C)
L-102	PLANTING PLAN A (C)
L-103	PLANTING PLAN B (C)
L-501	LANDSCAPE DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2
A104	BUILDING DIMENSION PLAN
A105	BUILDING DIMENSION PLAN
A106	BUILDING DIMENSION PLAN
A201	BUILDING ELEVATIONS

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Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

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CITY OF ROGERS STAMP

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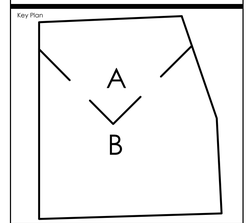
ROGERS, ARKANSAS

Key Plan



No.	Description	Date
1	FIRST SUBMITTAL	04/07/2023
2	SECOND SUBMITTAL	06/09/2023
3	THIRD SUBMITTAL	06/26/2023

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PROJECT NO: 05102412
ISSUE DATE: 06/26/2023
CONTACT: M. CRAFTON
QC by: C. LONG
QC Date: 4/12/2023

ISSUED FOR REVIEW

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COVER SHEET

C-001

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
LIGHT POLE	CURB
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

LEGEND (EXISTING SYMBOLS)

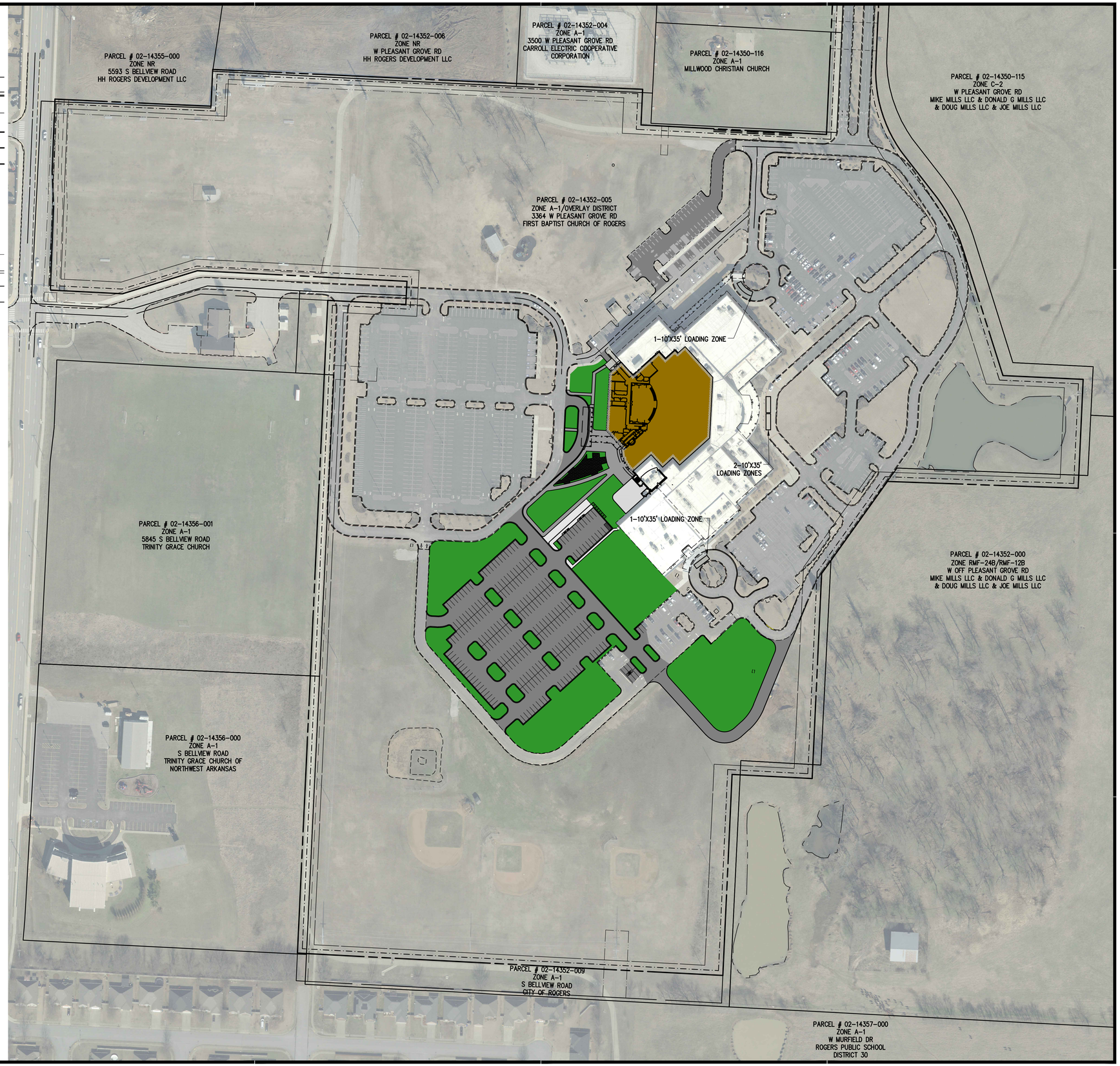
SYMBOLS	LINEWORK
BENCHMARK	EASEMENT
FOUND IRON PIPE/REBAR	CURB
PRIMARY CONTROL/SET MONUMENT	RIGHT OF WAY
FOUND MONUMENT/ROW	ROAD CENTERLINE
TREE	

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

PROJECT INFORMATION

ZONING:	A-1/OVERLAY DISTRICT
BUILDING SETBACK:	FRONT 75' SIDE (INT.) 20' SIDE (EXT.) 40' REAR 35'
LANDSCAPE BUFFER:	FRONT (ALONG PRIMARY CORRIDOR) 75' REAR AND SIDES 10'
EXISTING BUILDING:	77513± SQ. FT.
NEW BUILDING:	45739± SQ. FT.
EXISTING BUILDING HEIGHT:	33'-4"± (2-STORY EXISTING BUILDING)
PROPOSED BUILDING HEIGHT:	33'-4"±
BUILDING CONSTRUCTION TYPE:	TYPE IIB
BUILDING COVERAGE TOTAL:	123,252± SQ. FT. (COMBINED NEW FOOTPRINT) 77,740±/2,580,930 = 4.8% EXISTING)
SITE AREA:	59.25 AC. (2,580,930 SQ. FT.)
DEVELOPMENT AREA:	6.53± AC. (284,573.55± SQ. FT.)
GREENSPACE ENTIRE SITE:	IMPERVIOUS 892,793.35± SQ. FT. IMPERVIOUS = 34.6% GREENSPACE 1,688,136.65± SQ. FT. GREENSPACE = 65.4%
PROPOSED GREENSPACE:	85,786.39± SQ. FT.
OPEN AREA REQUIRED:	30% (774,428 SQ. FT.)
OPEN AREA PROVIDED:	30% (783,815 SQ. FT.)
REQUIRED PARKING:	MAXIMUM SEATING 1,100 1 SPACE/4 SEATS = 275
EXISTING STANDARD STALLS:	801
EXISTING ADA STALLS:	41
NEW STANDARD ADDED STALLS:	269
DEMOLISHED EXISTING PARKING STALLS:	18
TOTAL NET NEW STANDARD STALLS PROVIDED:	251
NEW ADA STALLS:	0
NEW BABIES AND SMALL CHILDREN STALLS:	0
TOTAL PARKING PROVIDED:	1,093
LOADING ZONES:	4 INCLUDED



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GRAPHIC SCALE IN FEET
100' 0 100'

FBC ROGERS - PHASE V

ROGERS, ARKANSAS

Key Plan

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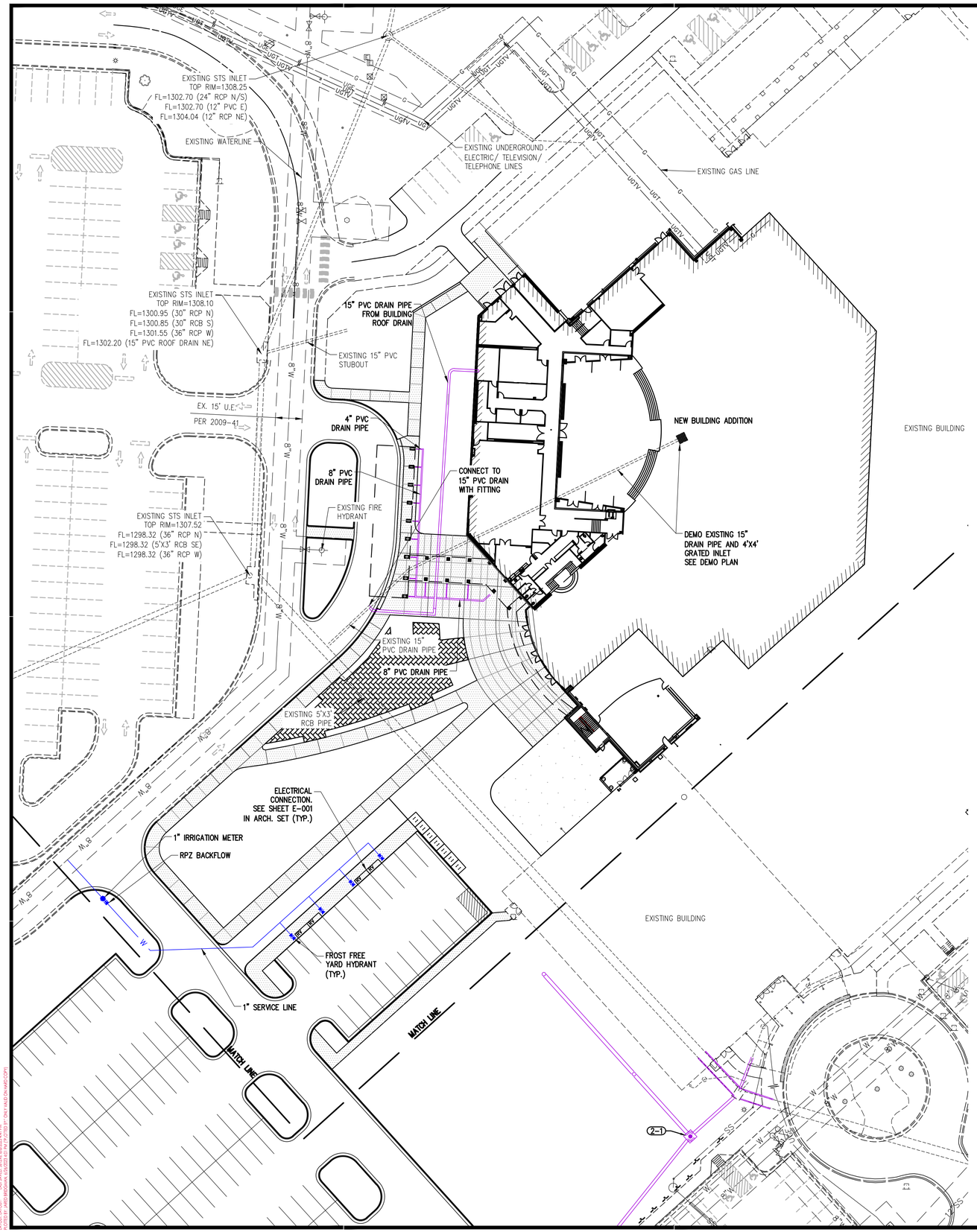
OVERALL SITE PLAN (C)

C-101



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	INTERMEDIATE CONTOUR (1206)
TELEPHONE PEDESTAL	INDEX CONTOUR (1205)
TV PEDESTAL	SANITARY SEWER LINE (SS)
MANHOLE	GAS LINE (G)
SANITARY SEWER CLEANOUT	WATER LINE (SPECIFY SIZE & TYPE) (W)
GAS METER	UNDERGROUND TELEPHONE (UGT)
GAS VALVE	UNDERGROUND ELECTRIC (UGE)
STORM SEWER PIPE	OVERHEAD ELECTRIC (OHE)
DOWN GUY	UNDERGROUND TELEVISION (UGTV)
WATER VALVE	OVERHEAD TELEVISION (OHTV)
FIRE HYDRANT ASSEMBLY	CHAIN LINK FENCE
AIR RELEASE VALVE	WOOD FENCE
FIRE DEPARTMENT CONNECTION	BARBED WIRE FENCE
WATER METER	FIBER OPTIC (FO)
SPRINKLER HEAD	RIGHT OF WAY
ELECTRIC PEDESTAL	ROAD CENTERLINE
GRATED INLET	
DROP INLET	
TREE	
TREE TO BE REMOVED	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
STORM SEWER PIPE	EASEMENT
WATER METER	CURB
BACK FLOW PREVENTER	BUILDING SET BACK
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	WATERLINE (W)
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
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10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
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20. <u>ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES:</u> ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
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CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

FBC ROGERS - PHASE V

ROGERS, ARKANSAS

Key Plan

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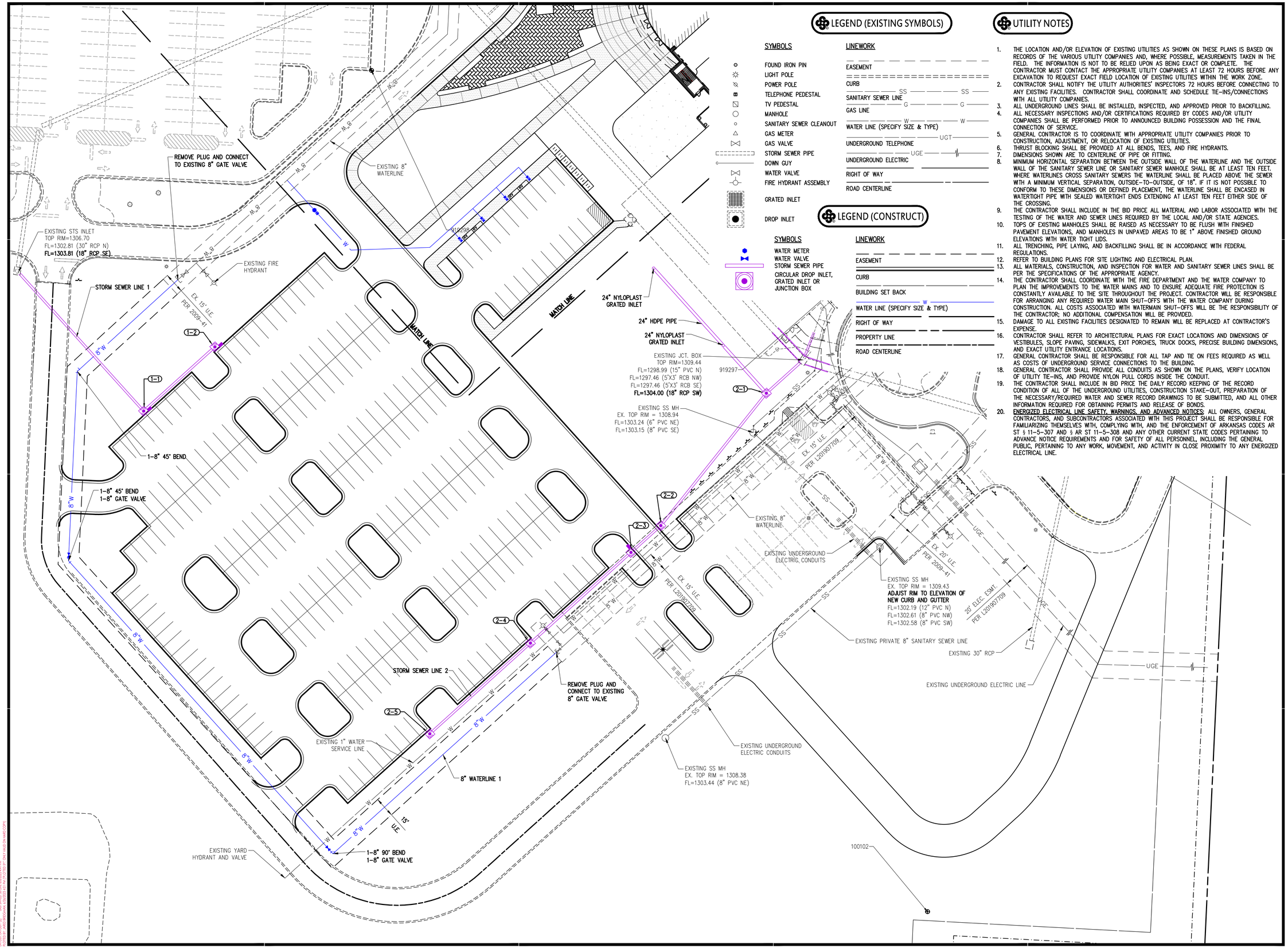
UTILITY PLAN A (C)

C-106



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	EASEMENT
LIGHT POLE	CURB
POWER POLE	SANITARY SEWER LINE
TELEPHONE PEDESTAL	GAS LINE
TV PEDESTAL	WATER LINE (SPECIFY SIZE & TYPE)
MANHOLE	UNDERGROUND TELEPHONE
SANITARY SEWER CLEANOUT	UNDERGROUND ELECTRIC
GAS METER	RIGHT OF WAY
GAS VALVE	ROAD CENTERLINE
STORM SEWER PIPE	
DOWN GUY	
WATER VALVE	
FIRE HYDRANT ASSEMBLY	
GRATED INLET	
DROP INLET	

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
WATER METER	EASEMENT
WATER VALVE	CURB
STORM SEWER PIPE	BUILDING SET BACK
CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX	WATER LINE (SPECIFY SIZE & TYPE)
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

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30' 0 30'

FBC ROGERS - PHASE V

ROGERS, ARKANSAS

Key Plan

A
B

No.	Description	Date

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UTILITY PLAN B (C)

C-107

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE

LINEWORK

- EASEMENT
- CURB
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE
- PHASE LINE
- PARKING ISLANDS

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- TREE

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

Arkansas One Call

811

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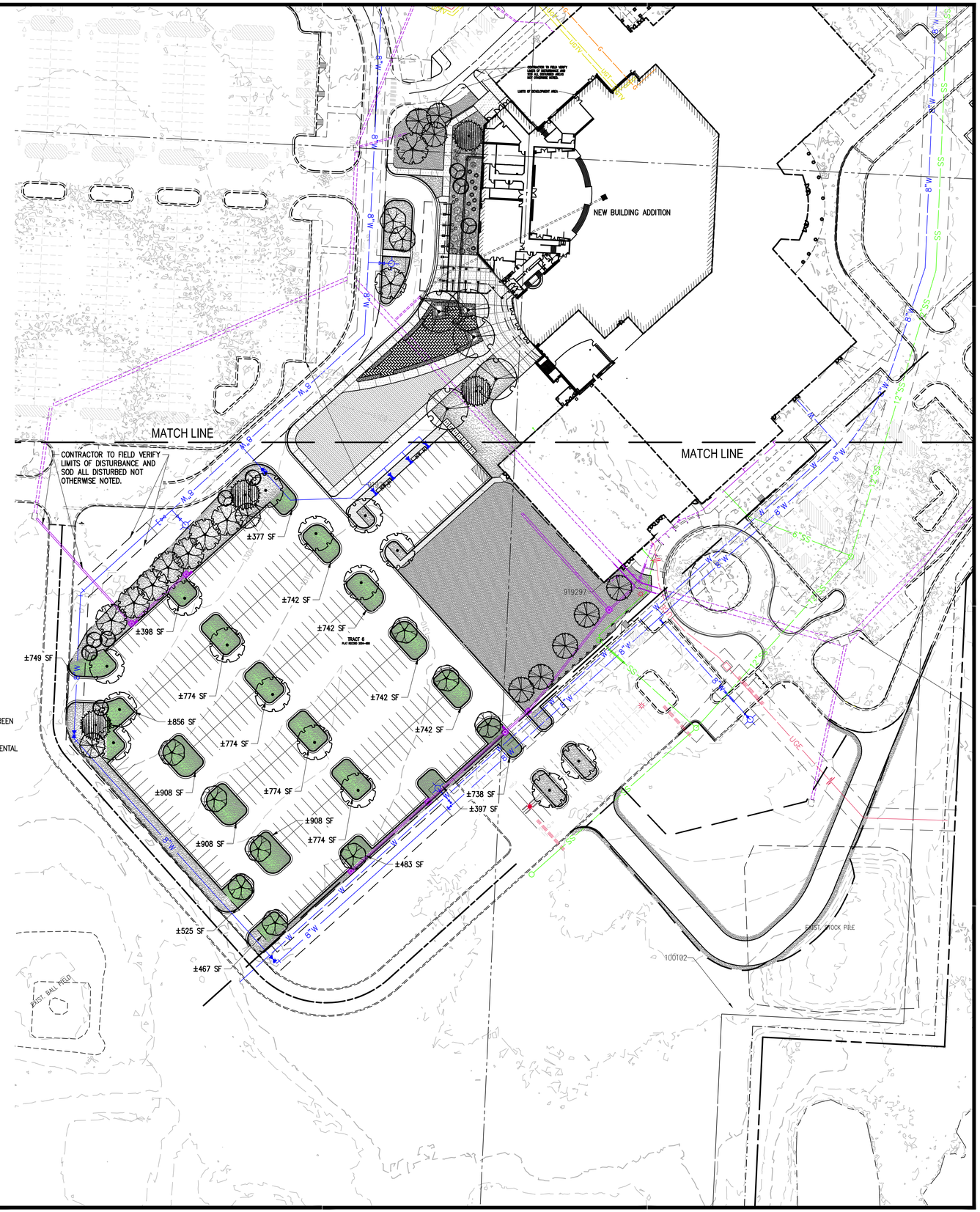
PLANT SCHEDULE

PARKING LOT TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	15	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	11	QUERCUS NUTTALLII / NUTTALL OAK	B & B	2.5"CAL	10' HT. MIN.	SHADE

SITE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
	4	CEDRUS ATLANTICA / ATLAS CEDAR	B & B	2"CAL	8' HT. MIN.	EVERGREEN
	9	CERCIS CANADENSIS 'HEARTS OF GOLD' / FOREST PANSY REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	10	GINKGO BILOBA / GINKGO INSTALL MALE ONLY	B & B	2.5"CAL	10' HT. MIN.	SHADE
	9	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5"CAL	10' HT. MIN.	SHADE
	5	TULIP POPLAR / LIRIODENDRON TULIPIFERA	B & B	2.5"CAL	10' HT. MIN.	SHADE

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
	3	BUDDLEJA DAVIDII 'BLACK KNIGHT' / BLACK KNIGHT BUTTERFLY BUSH	7 GAL	30" HT. MIN.	24" SPREAD MIN.
	6	BUXUS MICROPHYLLA 'WINTERGREEN' / BOXWOOD	5 GAL	12" HT. MIN.	24" SPREAD MIN.
	3	DISTYLIUM X 'PIIDIST-II' TM / B.C. DISTYLIUM	5 GAL	24" HT. MIN.	18" SPREAD MIN.
	8	HYDRANGEA QUERCIFOLIA 'ALICE' / ALICE OAKLEAF HYDRANGEA	7 GAL	30" HT. MIN.	24" SPREAD MIN.
	3	JUNIPERUS HORIZONTALIS 'WILTONII' / BLUE RUG JUNIPER	5 GAL	2"	12" SPREAD MIN.
	9	MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS	5 GAL		
	5	ROSA X 'DOUBLE KNOCKOUT' / KNOCKOUT ROSE	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	79	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	7 GAL	30" HT. MIN.	18" SPREAD MIN.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT
	3,842 SF	1" TO 2" BROWN WASHED RIVER ROCK / INSTALLED MIN 4" DEPTH OVER WEED BARRIER CONTRACTOR TO MATCH EXISTING STONE MULCH ON SITE.	STONE MULCH
	66,595 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOLID SOD
	10,376 SF	PLAYGROUND GRASS ACADEMY / ACADEMY PLAYGROUND GRASS FOREVERLAWN	SYN TURF



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

Crafton Tull
architecture | engineering | surveying

479.636.4838 t 479.631.6224 f
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
50' 0 50'

FBC ROGERS - PHASE V

ROGERS, ARKANSAS

Key Plan

A
B

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 05102412
ISSUE DATE: 06/26/2023
CONTACT: M. CRAFTON
QC by: G. LONG
QC Date: 4/12/2023

ISSUED FOR REVIEW

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

NOT FOR CONSTRUCTION · REVIEW SET

© 2023 Crafton, Tull & Associates, Inc.

OVERALL PLANTING PLAN (C)

L-101

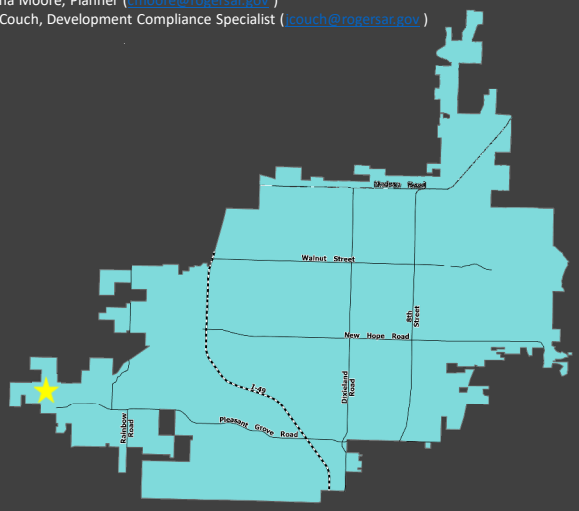
DRAWING: G:\05102412_BENTONVILLE\PROJECTS\PHASE V\CIVIL\CONSTR\PLANTING PLAN.DWG
LAYOUT: L-101 OVERALL PLANTING PLAN (C) XREFS: XREF-BASE, XREF-TOPO, XREF-PROPOSED
PLOTTED BY: MARK MUNOZ 7/12/2023 7:15 AM PLOTTED BY ONLY THIS PAGE ON MARS COPY

Preliminary Plat

PLANNING

Soaring at Scissortail

Staff:
Christina Moore, Planner (cmoore@rogersar.gov)
Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location
Far west Rogers

CGM Designation
Neighborhood

Zoning
N-R (Neighborhood Residential)

Proposed Use
Single-Family Residential

Representative
Chad Caletka, CEI Engineering

Location:
Located in far west Rogers. North of Evening Star Elementary School

Proposal:
The proposed use is for single-family residential.

Planning Review:
COMPREHENSIVE GROWTH MAP:
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 limiting its proliferation in areas proposed for higher-intensity development. (CGM PAGE 1)
Allowed Zoning Districts:
R-SF, N-R, R-DP, R-MF

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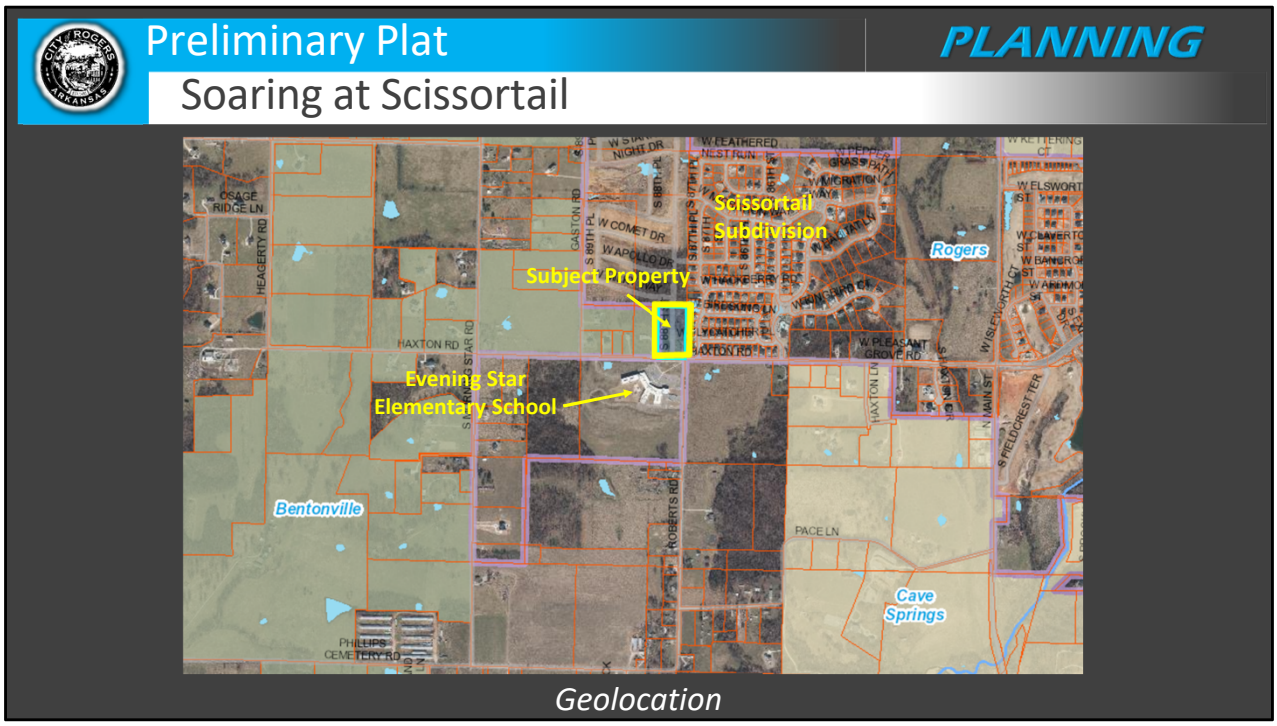
N-R (Neighborhood Residential):
The neighborhood residential district is created to, "encourage the continuation and revitalization of low to medium density housing throughout the City." Sec.14-702(a)



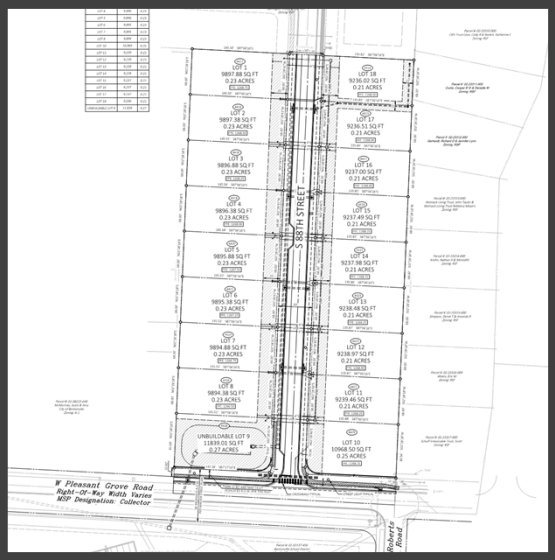
Geolocation

Located in far west Rogers. North of Evening Star Elementary School. West of the Scissortail Subdivision

Preliminary Plat

Soaring at Scissortail

PLANNING



Site Plan

Request
- A new 18-lot subdivision on 5.05 acres of land.

Analysis
- 17 lots will be buildable. 1 lot is unbuildable and will be the detention pond
- The density is 3.37 units/acre
- The development has passed all reviews.

Request:
The applicant is requesting an 18-lot subdivision on 5.05 acres.

Analysis:
The development has passed all reviews.

ENGINEERING REVIEW
ACCESS MANAGEMENT:
The applicant's proposal meets access management standards.

STORMWATER MANAGEMENT:
The applicant proposes a detention pond on the north side of the property, which meets Stormwater management requirements.

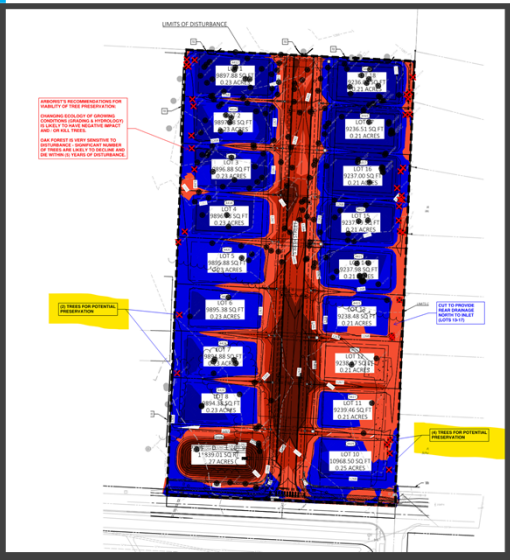
WATER QUALITY:
The applicant proposes storm snouts in all inlets and junction boxes to address water quality requirements.

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

Preliminary Plat

PLANNING

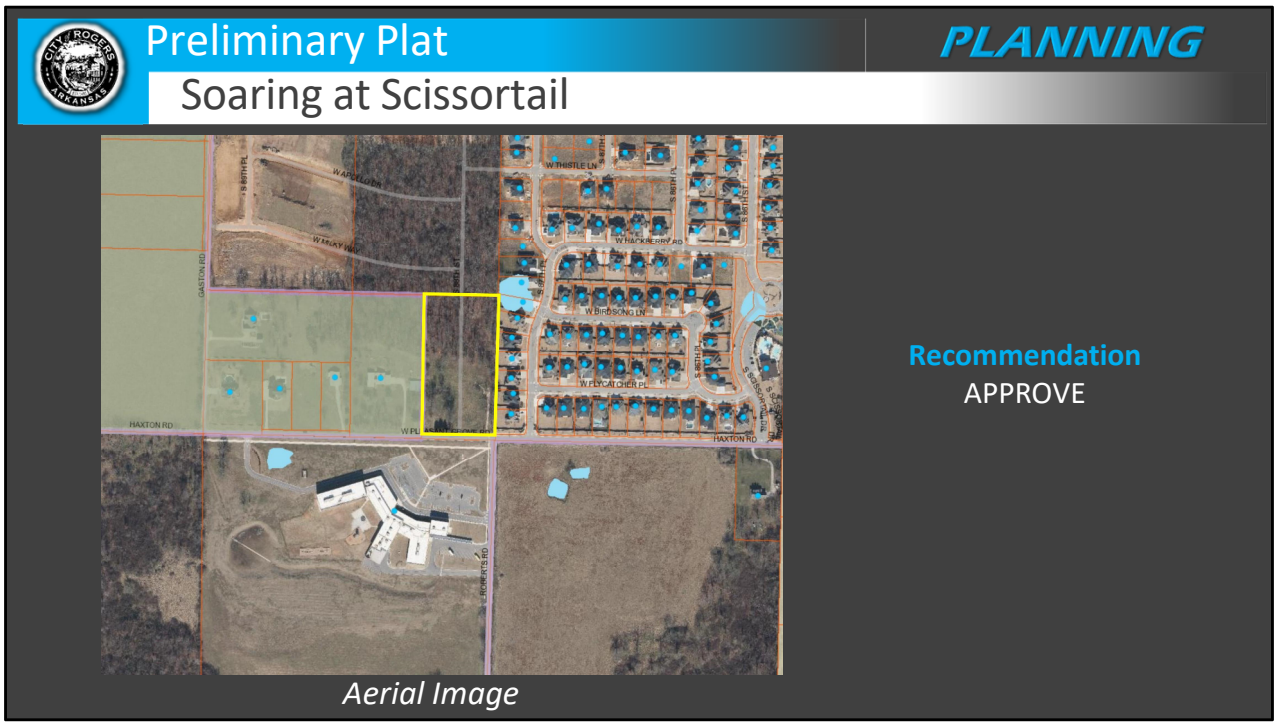
Soaring at Scissortail



Tree Preservation Plan

Analysis

- The developer has agreed to revise the tree mitigation plan to save more trees



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MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Pleasant Grove Road is not in substandard condition.

Connectivity Standards:

The applicant proposes a new public street, S 88th Street, to be dedicated with 50'

of right-of-way.

Streetscape:

Right-of-Way:

The applicant is proposing to dedicate 12.82’ for a total of 33.5’ dedicated right-of-way along W Pleasant Grove Road.

Sidewalks & Sidepaths:

The applicant proposes to construct a 5’ sidewalk which will connect to an existing sidewalk along W Pleasant Grove Road. Public sidewalks will be built with the construction of the homes along both sides of the internal street.

Trails:

Trails are neither proposed nor required.

Streetlights:

Proposed streetlights meet the requirements.

Street Trees:

The applicant proposes the required street tree requirements.

RECOMMENDATIONS:

Approve

Preliminary Plat

PLANNING

Soaring at Scissortail

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Christina Moore, Planner (cmoore@rogersar.gov)
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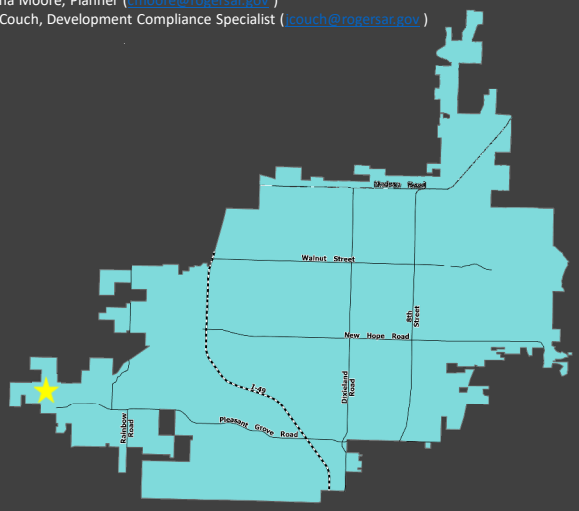

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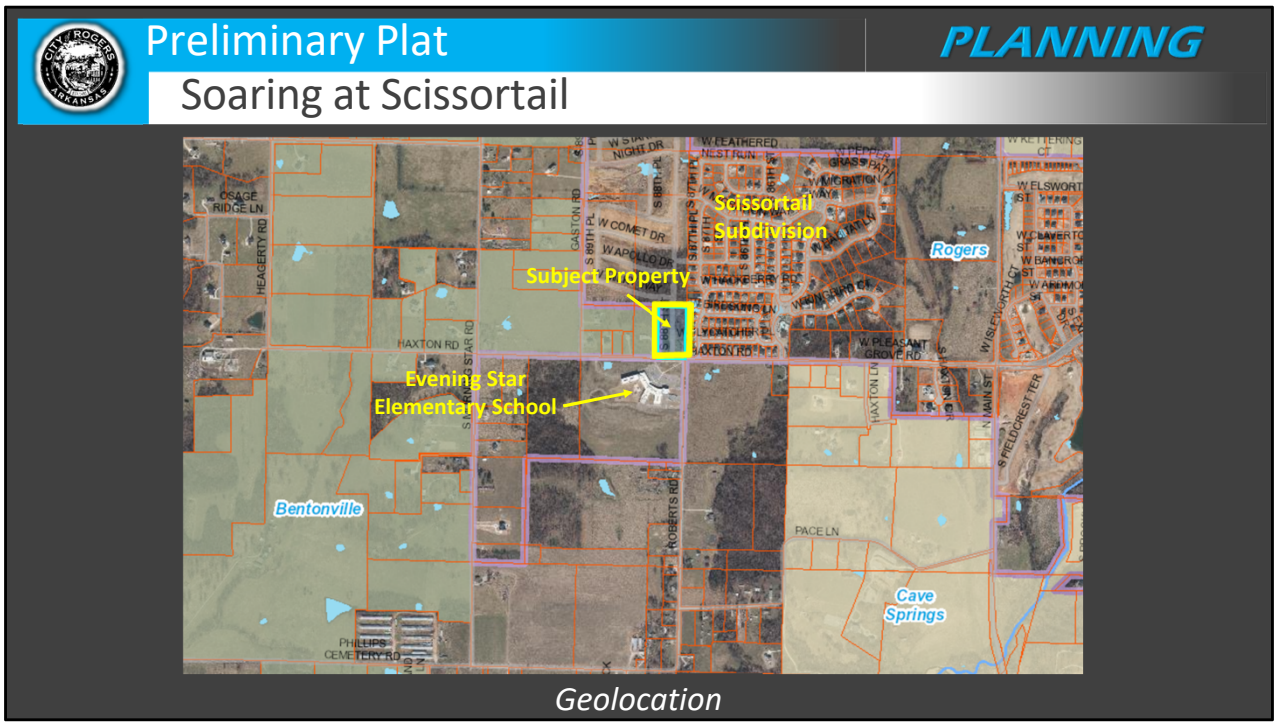

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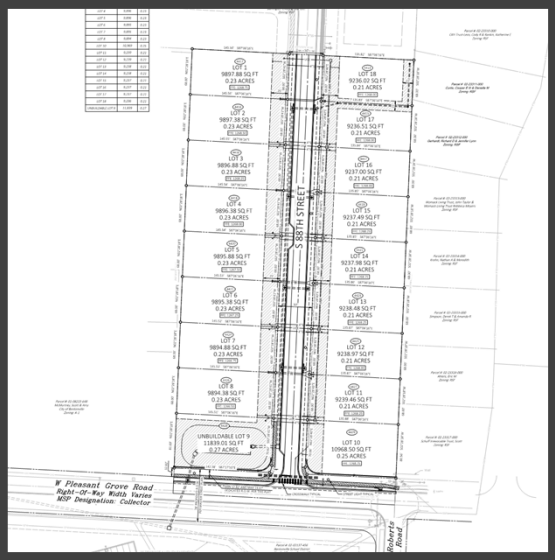
PLANNING



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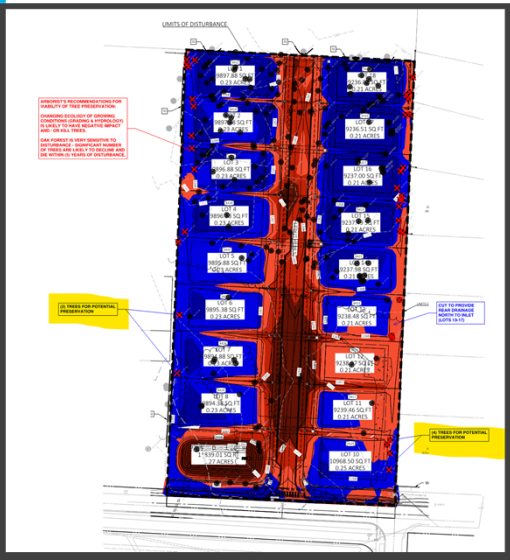

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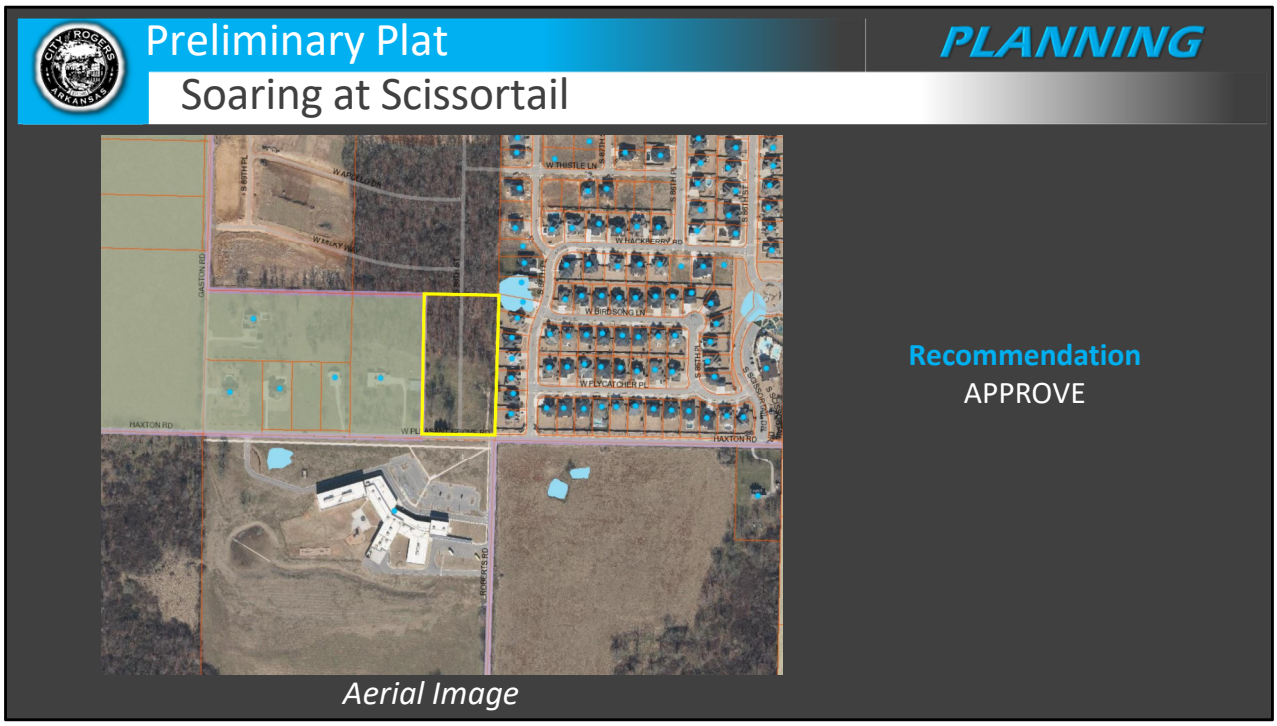

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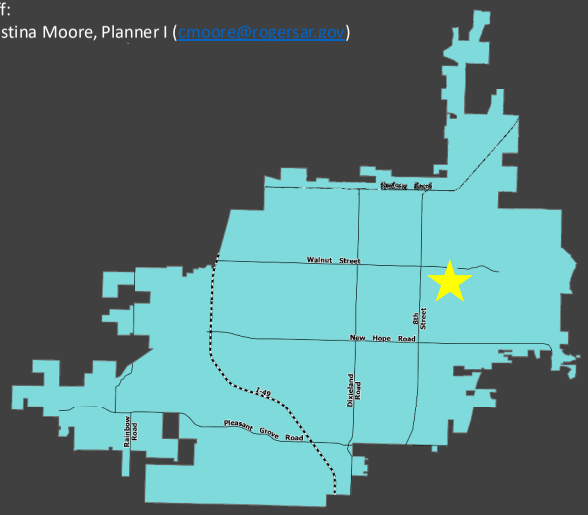
RECOMMENDATIONS:

Approve

Rezone
Wood

PLANNING

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



Vicinity Map

Location
503 S 5th Street

Current Zoning
N-R (Neighborhood Residential)

Requested Zoning
NBT (Neighborhood Transition Unit)

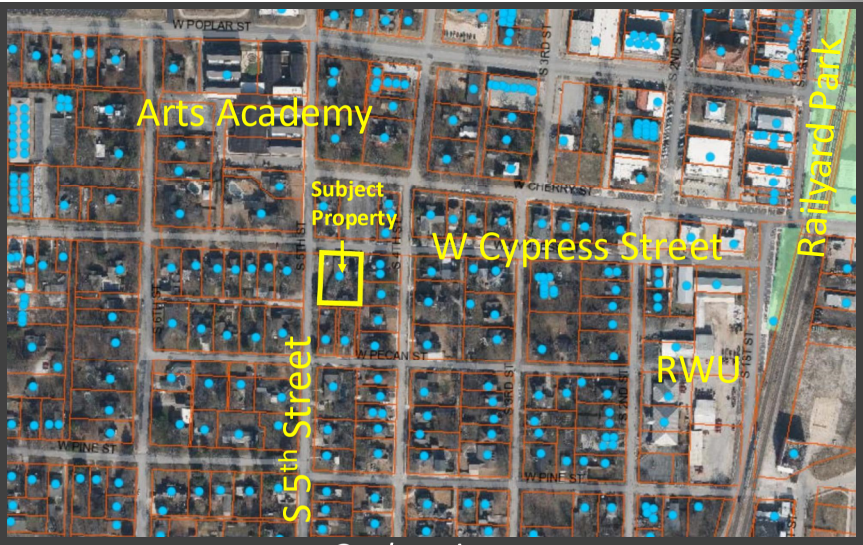
Growth Designation
Downtown Regional Center

Representative
Kenna Staats

<u>SUMMARY:</u>
Request to rezone subject location from N-R to NBT

Rezone
Wood

PLANNING



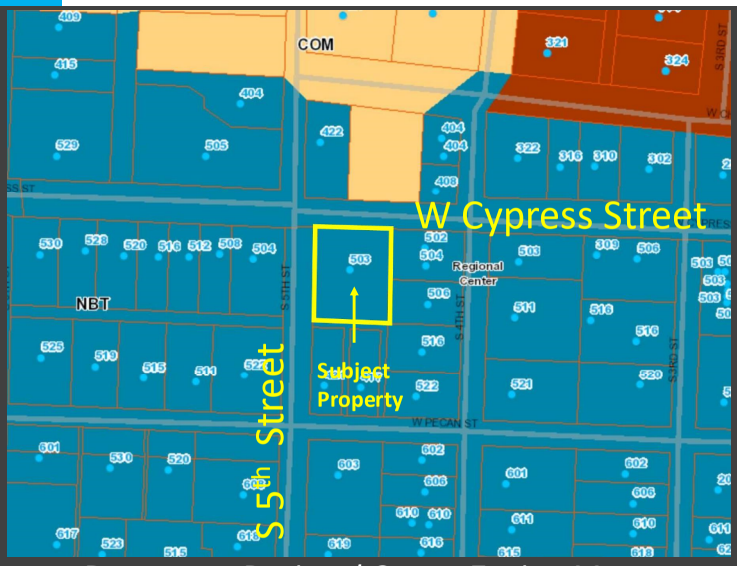
Geolocation

GEOLOCATION:

The property is located south of the Arkansas Arts Academy and is near the southeast corner of S. 5th Street and W Cypress Street.

Rezone
Wood

PLANNING



Downtown Regional Center Zoning Map

FINDINGS:

- Applicant seeks a rezone from N-R to NBT
- The CGM designates this parcel to be NBT

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).
- This property is designated to be NBT per the Downtown Regional Center Zoning Map.

Current Zoning:

- *N-R (Neighborhood Residential):* This 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 with 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. Sec. 14-715(1.1)(a)(iv)

Growth Designation:

Downtown Regional Center.

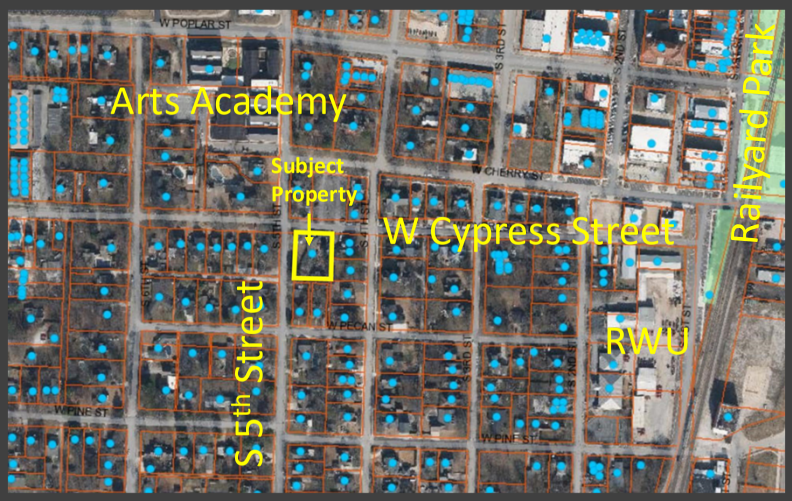
Growth Designation Purpose:

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:

Rezone
Wood

PLANNING



Aerial Map

FINDINGS CONTINUED:

- Current Use under NBT Zoning
  - The current use of single-family residential is permitted.
  - Other potential uses: galleries, finance, insurance, and real estate office, professional office, mixed-use with commercial and residential on top floor, and townhomes.

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).
- This property is designated to be NBT per the Downtown Regional Center Zoning Map.

Rezone
Wood

PLANNING

Aerial Map

Recommendation

RECOMMEND TO CITY COUNCIL FOR APPROVAL

Public Input Received:

- No input has been received from the public.

Recommendation:

Recommend to City Council for Approval

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: 23-15
CityView Application: PL202300625
Date: 6/20/2023

REZONE APPLICATION

APPLICANT: Wood Family Living Trust - Gilbert R & Kathry Wood, Co-Trustees

ADDRESS: 12406 Overbrook Rd, Leawood, Ks 66209 SUITE #:

GENERAL LOCATION OF PROPERTY: 503 S. 5th Street, Rogers

PARCEL NUMBER: 02-05184-000

PHONE #: 816/510-5039 EMAIL: Gib.Wood@Scenic-Dev.com

PROPERTY OWNER: Applicant PHONE #: Same

PRESENT USE: SF Residential ZONING: NR

PROPOSED USE: SF Residential ZONING: NBT

Applicant Signature 6/6/2023 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: 6/20/2023 PUBLIC HEARING DATE: 7/18/2023 CERTIFIED MAIL DATE: 7/3/2023

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that the Wood Family Living Trust is applying to the Rogers Planning Commission to rezone certain real property at 503 S. 5th Street, Rogers, Arkansas. The property is more particularly described as follows:

LEGAL DESCRIPTION: The West 120 feet of Lot 1, Block 4, J. Wade Sikes Park Addition, to the City of Rogers, Benton County, Arkansas, as shown on plat records "A" at page 116 and "B" at page 20.

LAYMAN'S DESCRIPTION: 503 S. 5th Street, Rogers, Arkansas.

PRESENT ZONING: NR

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on _____, 20___ (**Date assigned by Planning Staff**) at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____
Gilbert R. Wood, Trustee

PROPERTY OWNER AFFIDAVIT

The petitioner, Gilbert R. Wood, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: 503 S. 5th Street.

PRESENT ZONING: NR

ZONING REQUEST: NBT

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ~~ARKANSAS~~ Kansas
COUNTY OF Johnson

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

Rachel L. Backes
Notary Signature

Rachel L. Backes
Notary Name Printed

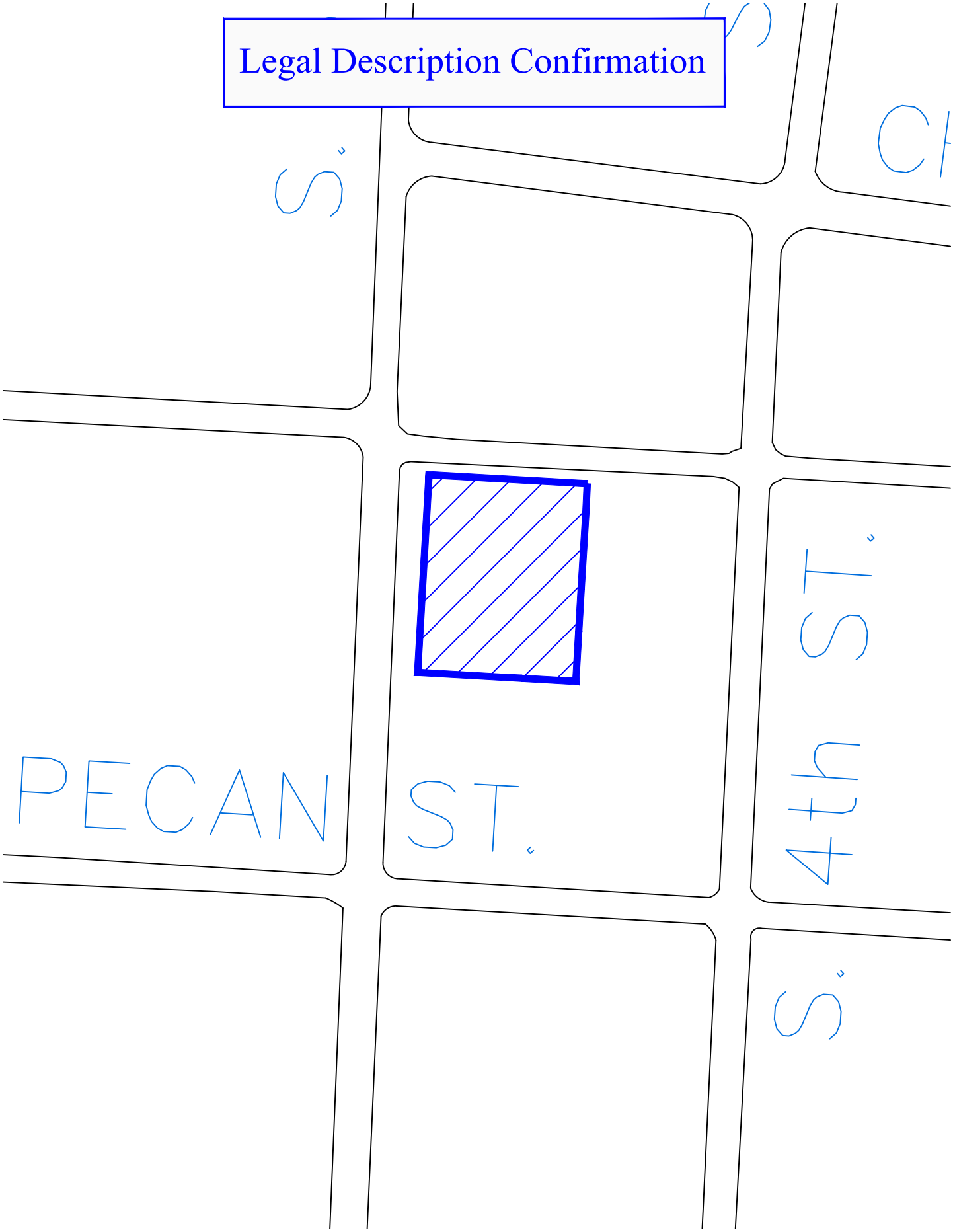
04/29/2024
Commission Expires

RACHEL L. BACKES
Notary Public, State of Kansas
My Appointment Expires
04/29/2024

Parcel: 02-05184-000

The West 120 feet of Lot 1, Block 4, J. Wade Sikes Park Addition, to the City of Rogers, Benton County, Arkansas, as shown on plat records “A” at page 116 and “B” at page 20.

Legal Description Confirmation



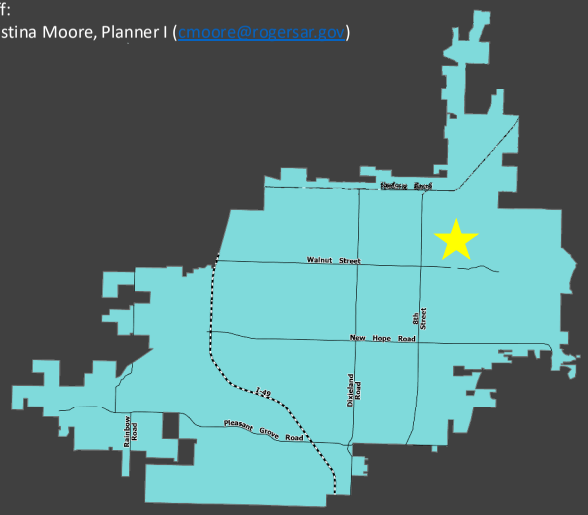
Ground
EFFECTS
LANDSCAPING
479-855-5819
WWW.NWAGEFFECTS.COM
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE
DESCRIPTION: To rezone 503 S. 5th Street from the NR (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district
APPLICANT: Wood Family Living Trust
BOARD/COMMISSION: Planning Commission
MEETING DATE/TIME: July 18, 2023 at 5:30 PM
MEETING LOCATION: Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS: planningcommission@rogersar.gov
www.rogersar.gov/1181/Public-Hearing-Signs
CITY of ROGERS ARKANSAS
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov

Rezone

PLANNING

Elsa & Williams

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



Vicinity Map

Location
509 & 515 N 3rd Street

Current Zoning
R-DP (Residential Duplex & Patio Home)

Requested Zoning
NBT (Neighborhood Transition Unit)

Growth Designation
Downtown Regional Center

Representative
Aaron Smith

<u>SUMMARY:</u>
Request to rezone subject location from R-DP to NBT

Rezone

PLANNING

Elsa & Williams

Geolocation

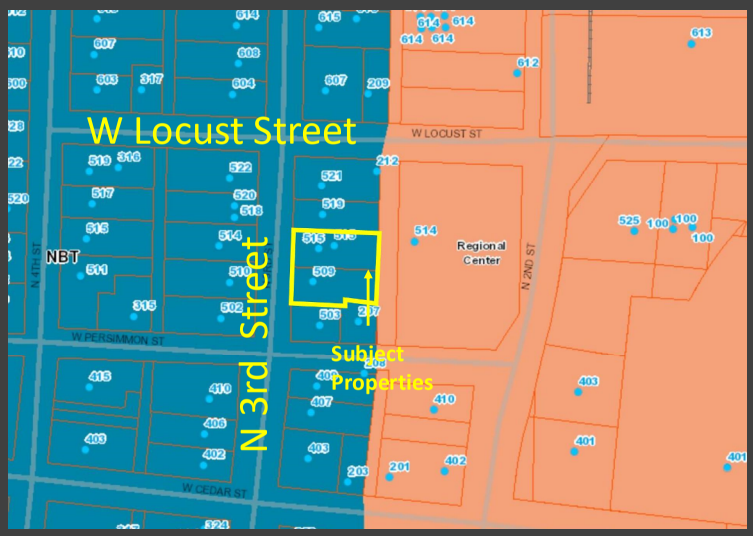
GEOLOCATION:

The properties are located west of Casey's and are on N 3rd Street in between W Persimmon St and Locust St

Rezone

Elsa & Williams

PLANNING



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FINDINGS:

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General Findings:

- The subject properties are currently zoned R-DP, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of NBT is an allowed zoning district within the Regional Center (CGM Page 1).
- This property is designated to be NBT per the Downtown Regional Center Zoning Map.

Current Zoning:

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

Requested Zoning:

- *NBT (Neighborhood Transition):* The purpose of the Neighborhood Transition Zone is to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Sec. 14-715(1.1)(a)(iv)

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:

NBT

Rezone

Elsa & Williams

PLANNING

Aerial Map

FINDINGS CONTINUED:

- Current Use under NBT Zoning
  - The current use of single-family residential is permitted.
  - Other potential uses: galleries, finance, insurance, and real estate office, professional office, mixed-use with commercial and residential on top floor, and townhomes.

General Findings:

- The subject properties are currently zoned R-DP, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of NBT is an allowed zoning district within the Regional Center (CGM Page 1).
- This property is designated to be NBT per the Downtown Regional Center Zoning Map.

Rezone

Elsa & Williams

PLANNING

Aerial Map

Recommendation

RECOMMEND TO CITY COUNCIL FOR APPROVAL

Public Input Received:

- No input has been received from the public.

Recommendation:

Recommend to City Council for Approval

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

OFFICE USE ONLY

Permit Fee: $200 ($200)
Zoning: R-DP to NBT
Permit Number: 23-16
CityView Application: PL202300627
Date: 6/20/2023

REZONE APPLICATION

APPLICANT: Aaron Smith on behalf of Elsa Properties, LLC and Barry & Jill Williams

ADDRESS: 825 N Lakeview Dr. Rogers, AR 72756 SUITE #:

GENERAL LOCATION OF PROPERTY: 509 & 515 N 3rd Street, Rogers, AR 72756

PARCEL NUMBER: 02-02743-000 (Elsa Properties, LLC) & 02-02742-000 (Barry and Jill Williams)

PHONE #: 479-236-3678 EMAIL: elsaproperties22@gmail.com

PROPERTY OWNER: 509: Elsa Properties, LLC (Aaron and Brook Smith, Owners)
515: Barry and Jill Williams PHONE #: 479-236-3678

PRESENT USE: Residential Single Family ZONING: R-DP

PROPOSED USE: Residential Single Family ZONING: NBT

Applicant Signature 6/16/23 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: 6/20/2023 PUBLIC HEARING DATE: 7/18/2023 CERTIFIED MAIL DATE: 7/3/2023

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

PROPERTY OWNER AFFIDAVIT

The petitioner, Aaron Smith, Owner of Elsa Properties, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LOT 7, EXCEPT 10 FEET NORTH AND SOUTH, 50 FEET EAST AND WEST, BLOCK 4 OF BARNETT'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "J", PAGE 421 OF THE BENTON COUNTY RECORDS

LAYMAN'S DESCRIPTION:

509 N. 3rd Street, Rogers, AR 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 16th day of June, 2023.

BETSY VAN DUSEN
Notary Public - Arkansas
Benton County
Commission # 12719328
My Commission Expires May 13, 2032

Betsy Van Dusen
Notary Signature

Betsy Van Dusen
Notary Name Printed

May 13, 2032
Commission Expires

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that **Aaron Smith on behalf of Elsa Properties, LLC and Barry & Jill Williams** is applying to the Rogers Planning Commission to rezone certain real property at **509 and 515 N. 3rd Street, Rogers, AR 72756**. The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER:

Parcel 1: 509 N. 3rd Street, Rogers, AR 72756

Legal: **LOT 7, EXCEPT 10 FEET NORTH AND SOUTH, 50 FEET EAST AND WEST, BLOCK 4 OF BARNETT'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "J", PAGE 421 OF THE BENTON COUNTY RECORDS.**

Parcel Number: **02-02743-000**

Parcel 2: 515 N. 3rd Street, Rogers, AR 72756

Legal: **LOT 6, BLOCK 4 OF BARNETT'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "J", PAGE 421 OF THE BENTON COUNTY RECORDS.**

Parcel Number: **02-02742-000**

PRESENT ZONING (each parcel): **R-DP**

ZONING REQUEST (each parcel): **NBT**

A public hearing by the Rogers Planning Commission will be held on _____, 20___ at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:
LOT 6, BLOCK 4 OF BARNETT'S ADDITION, CITY OF BENTONVILLE, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK "J", PAGE 421 OF THE BENTON COUNTY RECORDS

LAYMAN'S DESCRIPTION:
515 N. 3rd Street, Rogers, AR 72756

PRESENT ZONING: R-DP

ZONING REQUEST: NBT

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 14th day of June, 2023.

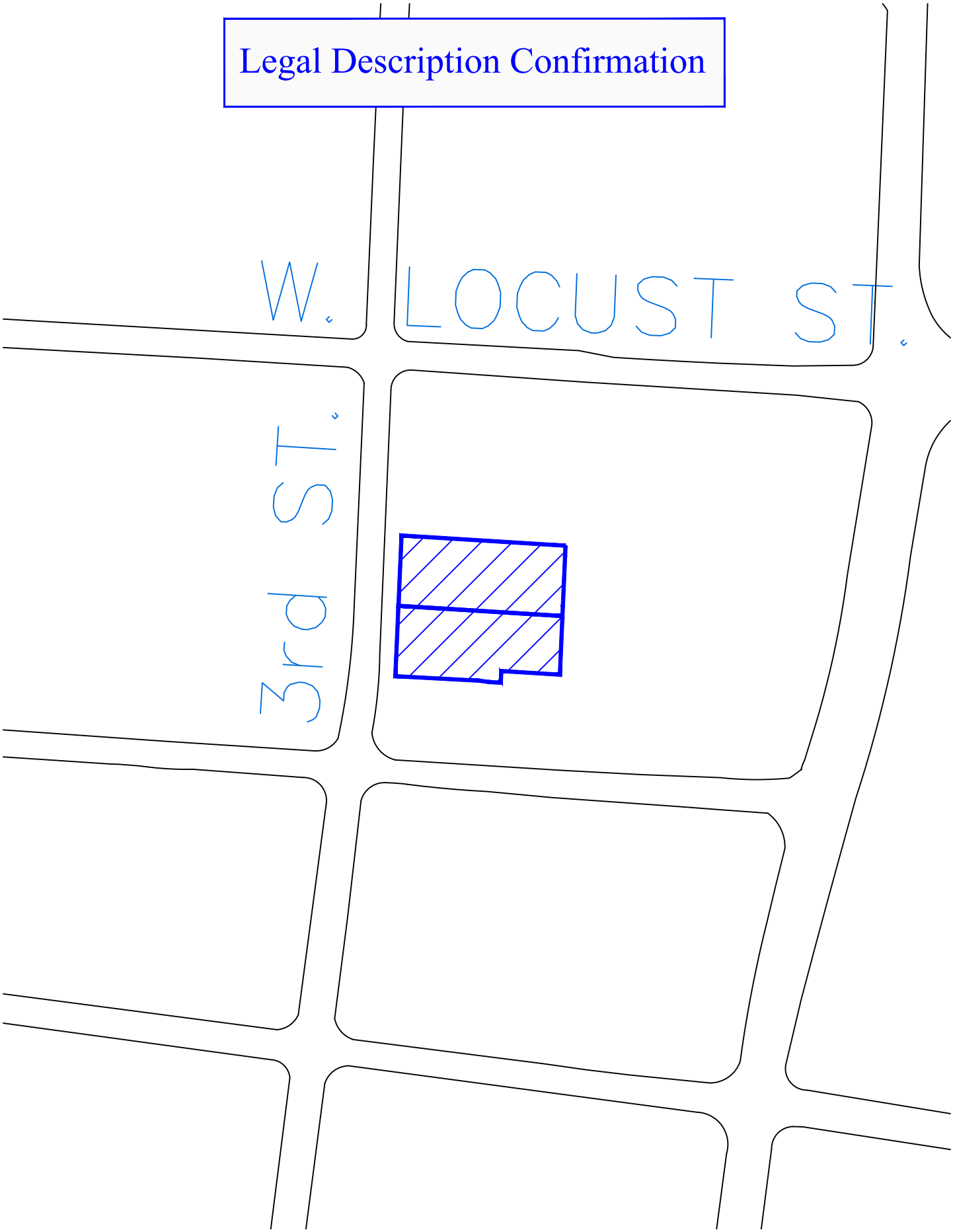
BETSY VAN DUSEN
Notary Public - Arkansas
Benton County
Commission # 12719328
My Commission Expires May 13, 2032

Betsy Van Dusen
Notary Signature

Betsy van Dusen
Notary Name Printed

May 13, 2032
Commission Expires

Legal Description Confirmation



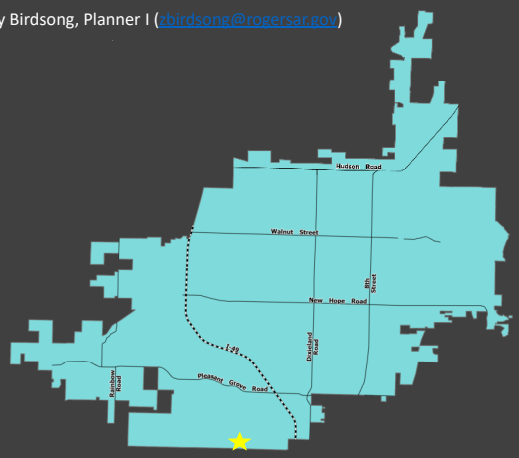
509
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE
COMMUNITY DEVELOPMENT
PLANNING DIVISION

Rezone/DCP

PLANNING

Saddle Ridge Townhomes

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



Vicinity Map

CGM Designation
Neighborhood

Zoning
RMF-6 (Residential Multi-Family, 6 units per acre)

Proposed Zoning
RMF-6.5 (Residential Multi-Family, 6.5 units per acre gross density) with a Density Concept Plan

Location
6553 South Bellview Road

Representative
Dan Cole, Sand Creek Engineering

Location:

The applicant is proposing a rezone and density concept plan located in south Rogers at 6553 South Bellview Road.

Rezone

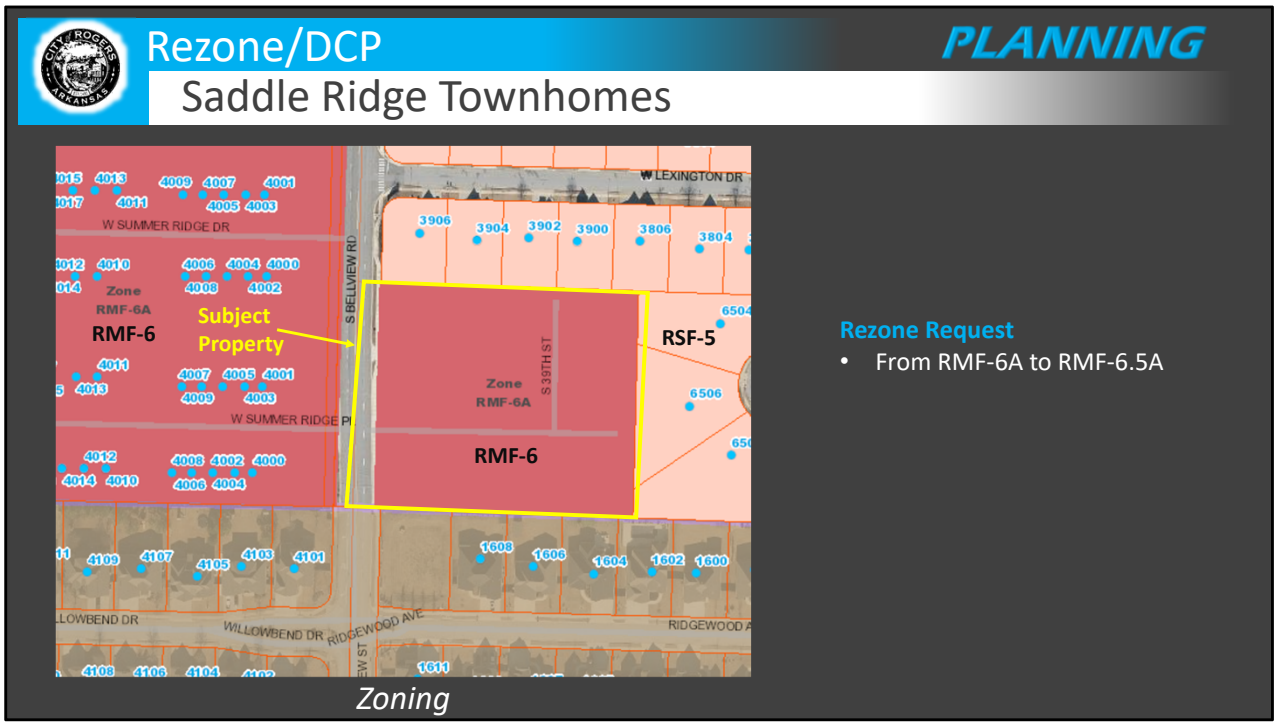
PLANNING

Saddle Ridge Townhomes

Geolocation

GEOLOCATION

It is near the southeast corner of South Bellview Road and West Lexington Drive, just north of Lowell City Limits.



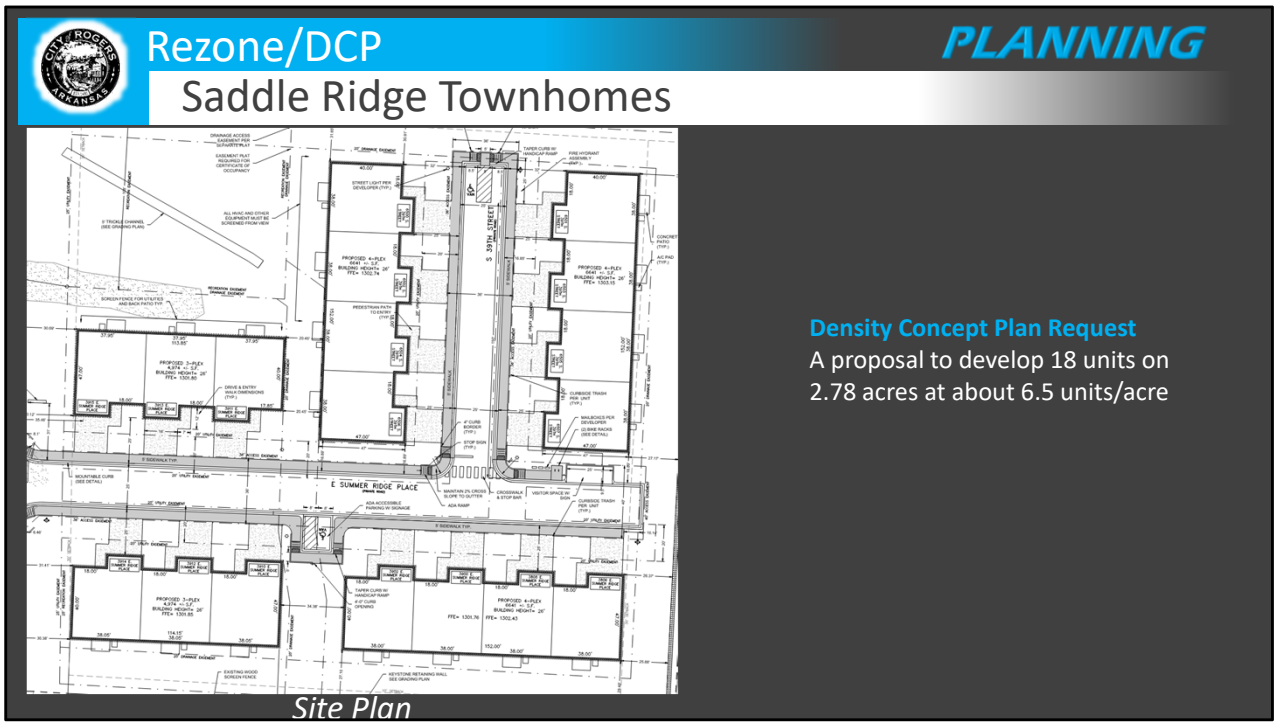
Rezone Request:

The applicant is requesting to rezone the subject property from RMF-6A (Residential Multi-Family, 6 units/acre, to own) to RMF-6.5A (Residential Multi-Family, 6.5 units/acre, to own). There exists RMF-6 zoning to the west and RSF-5 zoning to the north east.

ZONING:

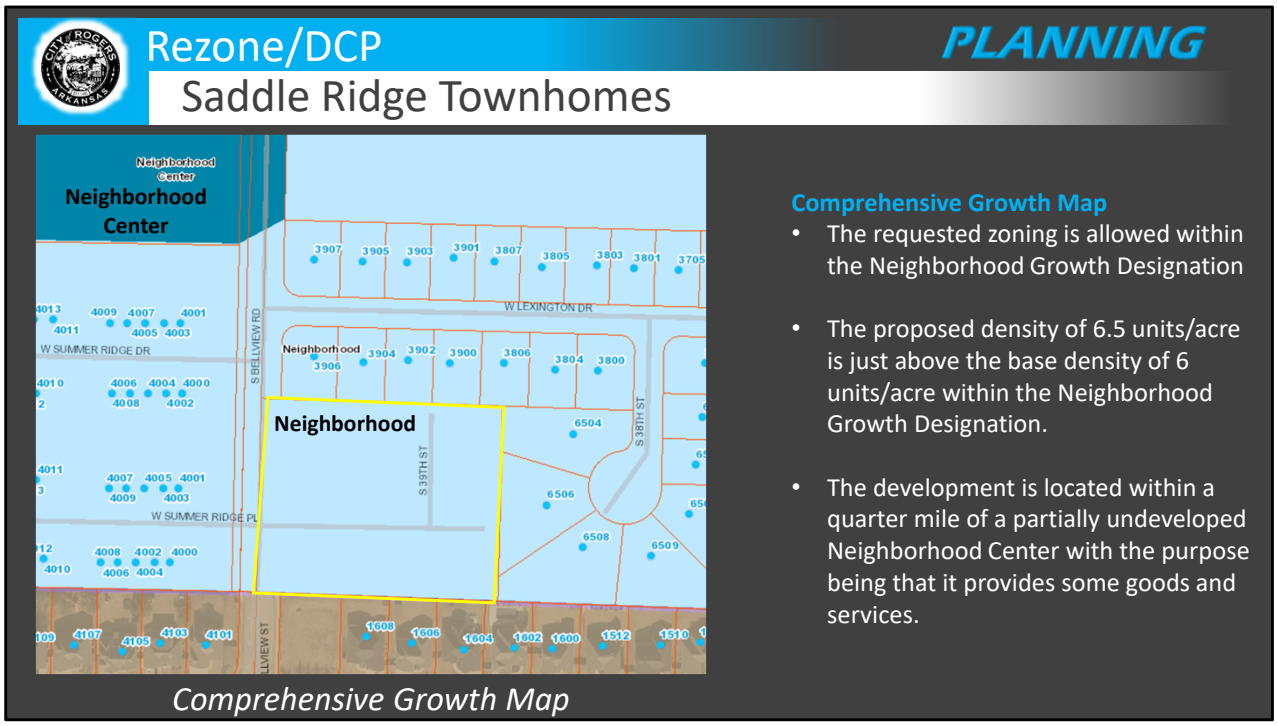
RMF with DCP:

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).



Density Concept Plan Request:

The applicant is proposing an 18 unit townhome development on 2.78 acres at about 6.5 units/acre.



COMPREHENSIVE GROWTH MAP:

This site is located within a Neighborhood Growth Designation. The requested zoning of RMF-6.5A is permitted within this area. The proposed density is just above the base density of 6 units/acre per the Neighborhood Growth Designation. The development is located a quarter mile south of a partially undeveloped Neighborhood Center which is planned to provide some goods and services.

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 limiting its proliferation in areas proposed for higher-intensity development. (CGM Page 1).

Base Density:

6 units/acre

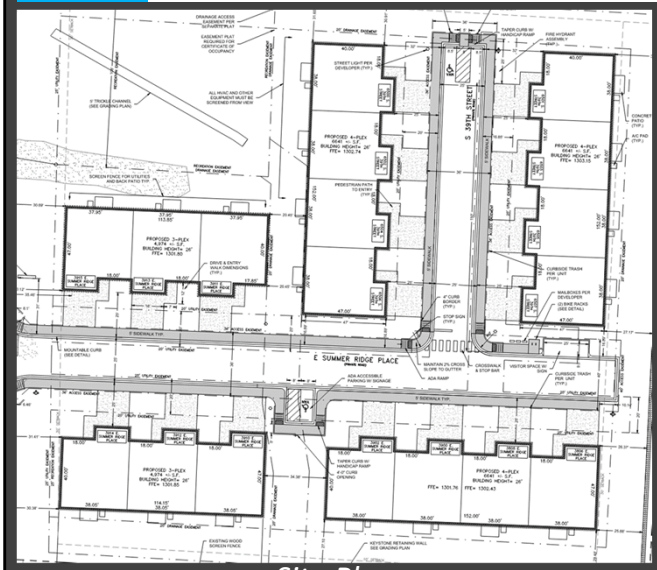
Max Density:

12 units/acre

Rezone/DCP

PLANNING

Saddle Ridge Townhomes



Site Plan

Staff Analysis:

- The proposed use is allowed within the requested zoning designation.
- Setbacks are being met.

Staff Analysis:

- Residential multi-family use is allowed within the requested rezone.
- Setback requirements are being met.

Rezone/DCP

PLANNING

Saddle Ridge Townhomes

Elevation

Staff Analysis:

- The proposed building height is about 26'. This is below the maximum height of 35' per R-MF zoning.

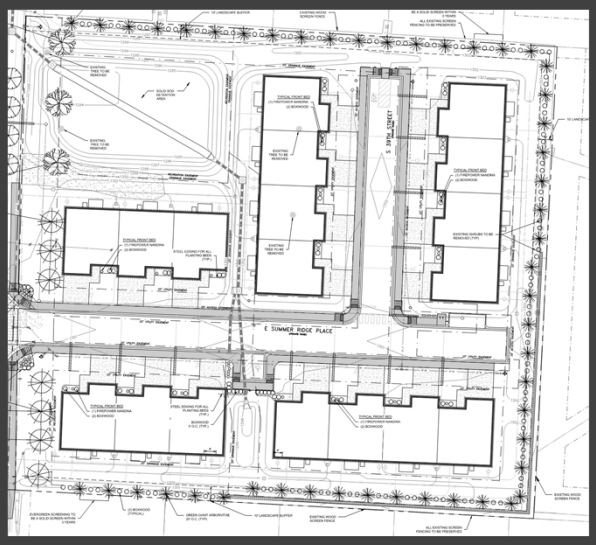
<u>Staff Analysis:</u>

The maximum height allowed for R-MF is 35'. The applicant is proposing a height of about 26'.

Rezone/DCP

PLANNING

Saddle Ridge Townhomes



Landscape Plan

Staff Analysis:

- Screening and bufferyard is required where the development abuts other zoning designations.
- The applicant is showing a mix of evergreen trees and shrubs to act as screening.

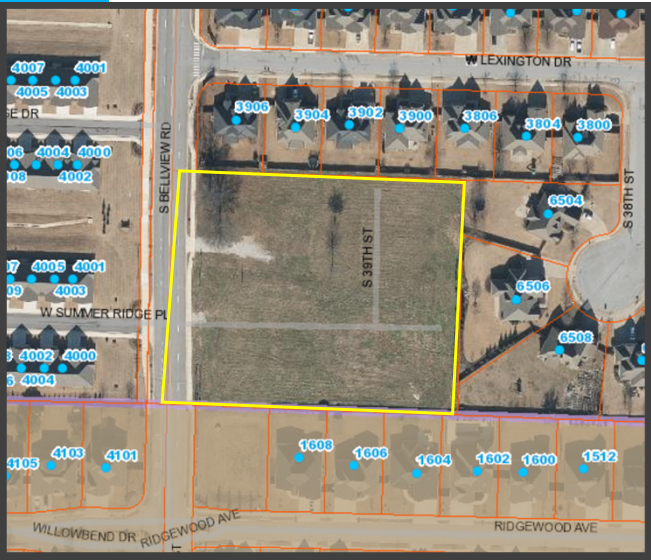
<u>Staff Analysis:</u>

Screening and bufferyard is required during the Large-Scale process where the development abuts single-family residential zoning to the north, east, and south. A mix of evergreen trees and shrubs are being provided to meet this requirement.

Rezone/DCP

PLANNING

Saddle Ridge Townhomes



Aerial Map

Recommendation:
Refer to Committee

Drainage and other engineering items will be reviewed with the submission of the Large-Scale Plans.

Public Comment Received:
No comments from the public have been received.

Drainage:
Drainage and other engineering items will be reviewed with the submission of the Large-Scale Plans.

RECOMMENDATIONS:
Refer to Committee.

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:	SADDLE RIDGE TOWNHOMES
ADDRESS/LOCATION:	6553 S. BELLVIEW RD., ROGERS, AR 72758
PROPOSED ZONING:	RMF - 6.5A
PROPOSED DENSITY:	6.47
GROSS SITE AREA:	2.78
DWELLING UNITS:	18
BUILDING TYPE:	TYPE V - WOOD FRAME

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	DAN COLE - SAND CREEK ENG.	PHONE:	479-464-9282
		EMAIL:	dcolesandcreek.us
PROJECT OWNER/DEVELOPER:	TOMMY MARDIS	PHONE:	479-619-5430
		EMAIL:	tmardis@cox.net
PROPERTY OWNER:	LAWSON - MARDIS INVESTMENTS	PHONE:	479-619-5430
		EMAIL:	tmardis@cox.net
REQUEST:	APPROVAL OF PROPOSED SITE LAYOUT & DENSITY		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	NEIGHBORHOOD
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	- TO PROTECT & MAINTAIN EXISTING RESIDENTIAL AREAS - LOW INTENSITY AREAS CONNECTED BY COLLECTOR & LOCAL STREETS
BASE DENSITY:	6 UNITS/ ACRE
MAX DENSITY:	12 UNITS/ ACRE
CURRENT ZONING:	RMF - 6A

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 6-27-2023

Saddle Ridge Townhomes - Exhibit A

Site Area:	2.78 acres	
Building Setbacks:		
Front	30'	
Interior Side Yard	10'	
Exterior Side Yard	30'	
Side	30'	
Rear	30'	
Building Height:	26'	
(as measured to peak of roof)		
Building Height:	9'-1"	
(as measured to top plate)		
Building Elevation Drawings:	See Exhibit B	
Building Materials Breakdown:		
Exterior Siding	100%	Brick
Gable Ends	100%	Composite Cedar Shake

Open Space / Greenspace Calc.	
Total Site Area	121,246 sqft
Required 20% Open Space	24,249
Greenspace Provided	63,741
* Detention Pond Solid Sod	
Impervious Area	57356 / 47%
Pervious Area	63890 / 53%
Physical Constraints	Existing Drainage Path
Easements	See Exhibit C, Survey
Encumbrances	See Exhibit C, Survey
Current Zoning	RMF-6A
Proposed Zoning	RMF-6.5A
Dwelling Unit Counts	18 Units, 108 Rooms
Gross Density Calculations	6.47 Units Per Acre
Gross Building Area	29,871 sqft
Building Coverage	25%

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: RMF-6A to RMF-6.5A
Permit Number: 23-17
CityView Application: PL202300586
Date: 6/22/2023

REZONE APPLICATION

APPLICANT: SAND CREEK ENGINEERING - DAN COLE Saddle Ridge Townhomes

ADDRESS: 1610 NW 12TH ST, BENTONVILLE, AR 72712 SUITE #:

GENERAL LOCATION OF PROPERTY: 6553 S. BELLVIEW RD, ROGERS, AR 72758

PARCEL NUMBER: 02-14839-000

PHONE #: 479.464-9282 EMAIL: dcole@sandcreek.us

PROPERTY OWNER: LAWSON-MARDIS INVESTMENTS, INC. PHONE #: 479-619-5430

PRESENT USE: RESIDENTIAL ZONING: RMF-6A

PROPOSED USE: RESIDENTIAL ZONING: RMF-6.5A

Applicant Signature Date 6.7.23

Attachment Checklist:

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

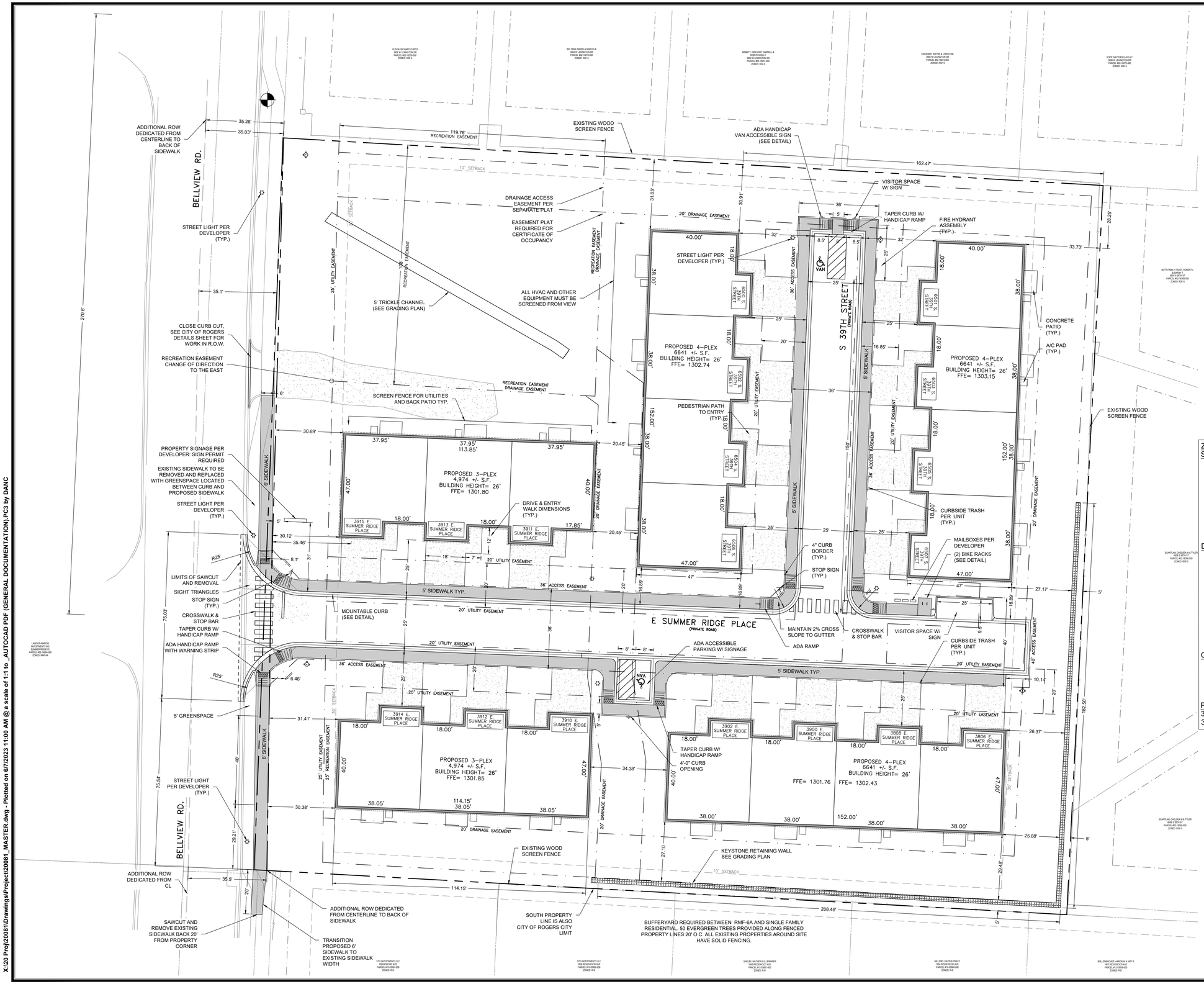
PLANNING STAFF PROVIDES:

DATE FILED: 6/22/2023 PUBLIC HEARING DATE: 7/18/2023 CERTIFIED MAIL DATE: 7/3/2023

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:



N

20' 0 20'

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- SETBACK
- EXISTING SEWER LINE
- EXISTING WOODEN FENCE
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- EXISTING STORM SEWER INLET
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING CENTERLINE
- EXISTING STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED WATER FITTING
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- ADA PARKING SYMBOL
- CONCRETE PAVING
- EXISTING GRAVEL
- CONCRETE SIDEWALKS
- HANDICAP RAMP W/ WARNING STRIP

SITE DATA

ZONING - RMF-6A

SETBACKS:
- FRONT-30'
- INTERIOR SIDE YARD -10'*
- EXTERIOR SIDE YARD -30'
- SIDE-30'
- REAR-30'
- * INTERIOR SIDE SETBACK ALONG ONE SIDE MAY BE ZERO PROVIDED THERE IS A MNIMUM OF 20' SEPARATION ALONG THE OTHER INTERIOR SIDE LOT LINE

DEVELOPMENT AREA
- 121,246 S.F. OR 2.78 ACRES
- 18 UNITS, 108 ROOMS
- 2 BATHROOMS PER UNIT = 36 BATHROOMS
- 2 BEDROOMS PER UNIT = 36 BEDROOMS
- DENSITY = 6.47 UNITS/AC
- GROSS BUILDING AREA =29,871 SF
- 29,871 SF/121,246 SF = 25% BUILDING COVERAGE
- BUILDING HEIGHT - 26'
- IMPERVIOUS AREA = 57,356 SF = 47% OF DEVELOPED AREA PERVIOUS AREA = 63,890 SF = 53% OF DEVELOPED AREA

OPEN SPACE/GREENSPACE CALCULATIONS
- TOTAL SITE AREA 121,246 SF
- REQUIRED 20% OF OPEN SPACE = 24,249 SF
- DETENTION POND SOLID SOD
- GREEN SPACE = 63,741 SF = 53%

PARKING
3 PER 2 DWELLING UNITS / 27 MIN. SPACES REQUIRED
3 PER 1 DWELLING UNITS / 54 SPACES PROVIDED

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #: PL202300044

CAUTION - NOTICE TO CONTRACTOR:

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN BY THESE PLANS.

DEVELOPER:
LAWSON-MARDIS INVESTMENTS, INC.
TOMMY MARDIS
24 WEST PINNACLE DR.
ROGERS, AR 72758
tmardis11@cox.net

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcole@sandcreek.us

SHEET: SITE PLAN

PROJECT: SADDLE RIDGE TOWNHOMES
LARGE SCALE DEVELOPMENT
ROGERS, AR

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

SAND CREEK
ENGINEERING & SURVEYING
Bentonville, Arkansas (479) 464-9282

MANAGER:	DLC
DESIGNED BY:	DLC
DRAWN BY:	DLC
CHECKED BY:	TRS
SCE PROJECT #:	20081
CURRENT REVISION:	3
DATE:	06/06/2023
SHEET:	3 of 19

SADDLE RIDGE TOWNHOMES - 20081

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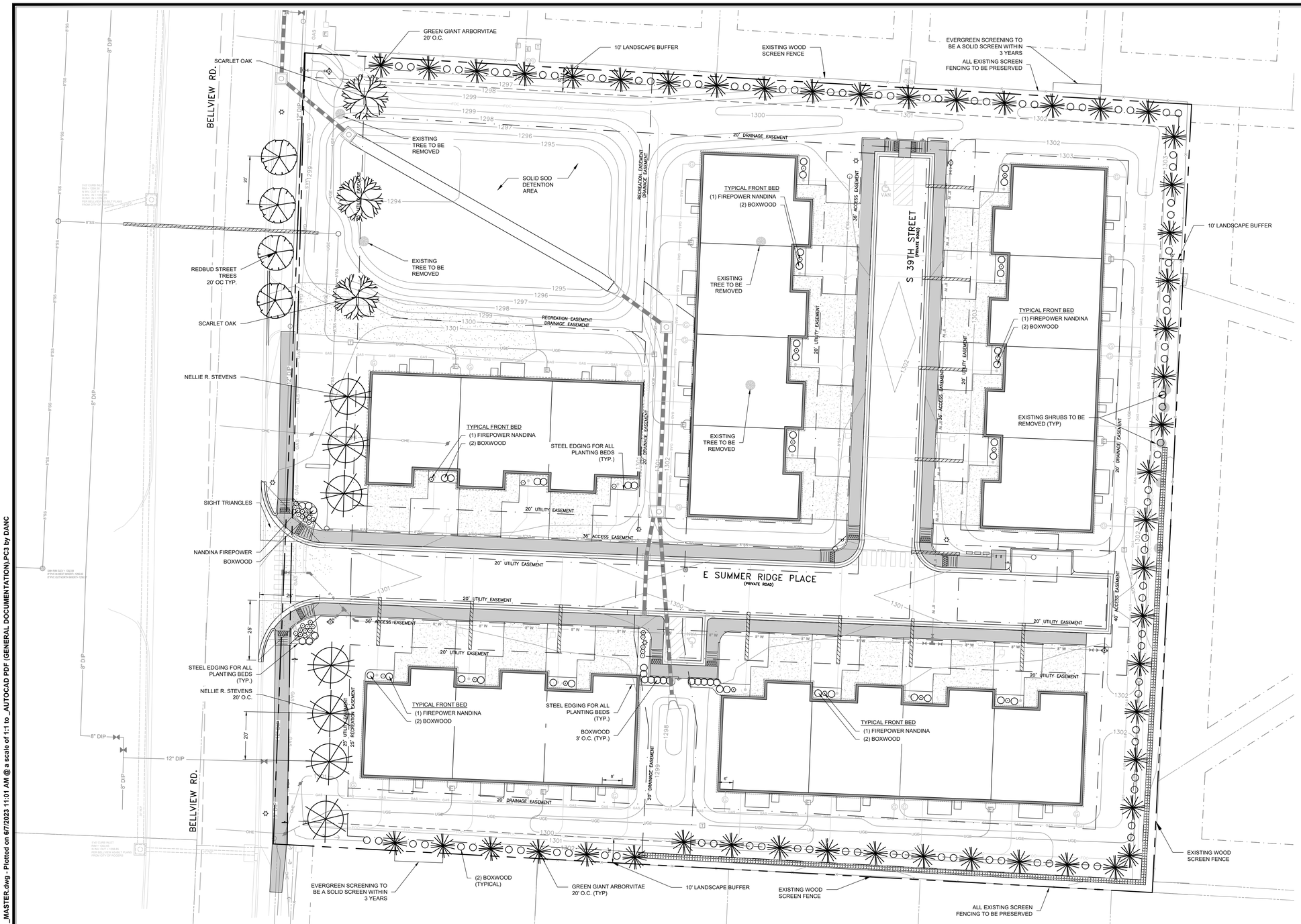

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20' 0 20'

SCALE: 1" = 20'

LEGEND

- PROPERTY LINE
- EASEMENT
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- EXISTING SEWER LINE
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- EXISTING CURB AND GUTTER
- EXISTING STORM SEWER INLET
- EXISTING GAS LINE
- EXISTING ELECTRIC
- EXISTING CENTERLINE
- EXISTING ELECTRIC PAD
- EXISTING GAS METER
- EXISTING CABLE PEDESTAL
- PROPOSED EASEMENT
- PROPOSED WATER LINE
- PROPOSED GAS LINE
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED CONTOUR
- PROPOSED STORM SEWER
- PROPOSED RETAINING WALL
- PROPOSED WATER METER
- PROPOSED SEWER SERVICE
- PROPOSED WATER FITTING
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- PROPOSED ELECTRICAL METER
- PROPOSED GAS METER
- ADA PARKING SYMBOL
- CONCRETE PAVING
- EXISTING GRAVEL
- CONCRETE SIDEWALKS
- HANDICAP RAMP W/ WARNING STRIP

LANDSCAPE DATA

OPEN SPACE/GREENSPACE CALCULATIONS
- TOTAL SITE AREA 121,246 SF
- REQUIRED 20% OF OPEN SPACE = 24,249 SF MIN.
- DETENTION POND SOLID SOD
- GREEN SPACE PROVIDED = 63,741 SF = 53%

SITE ACREAGE/DEVELOPED AREA =	121,246 SF
IMPERVIOUS AREA =	57,356 SF
DETENTION AREA TO BE SOLID SOD =	11,401 SF
GREEN SPACE =	63,741 SF
GREEN SPACE % =	53%
121,246 / 2,000 =	61 TREES/SHRUBS REQUIRED
61 X .25 =	15 TREES REQUIRED
61 X .75 =	46 SHRUBS REQUIRED

MIN. 10% TREES TO BE EVERGREEN
10% X 15 = 2 EVERGREEN TREES MIN.

MAX. 25% TREES TO BE ORNAMENTAL
25% X 15 = 4 ORNAMENTAL TREES MAX.

STREET TREES PROVIDED =	14
SCREENING TREES PROVIDED =	48
TOTAL TREES PROVIDED =	62
TOTAL SHRUBS PROVIDED =	193
TOTAL TREES PROVIDED =	59
TOTAL TREES/SHRUBS PROVIDED =	300

BENCHMARK:

Top nut on fire hydrant at entry drive at SE corner.
Elev: 1243.36

CITY OF ROGERS
STAMP/SIGNATURE OF APPROVAL

CITY VIEW PROJECT #:
PL202300044

STREET TREE – PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
4		Redbud	Cercis canadensis	6'-8'	3'-4'	2"-Cal	Small Deciduous Tree - Ornamental
3		Scarlet Oak	Quercus coccinea	6'-8'	3'-4'	2.5"-Cal	Large Deciduous Tree - Shade Tree
7		Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	Min. 8'	3'-4'	B&B	Small Evergreen Tree - Ornamental

SITE LANDSCAPING – PLANT MATERIAL SCHEDULE

Quantity	Symbol	Common Name	Scientific Name	Height	Width	Size	Comments
148		Boxwood	Buxus japonica	24"	24"	5-Gal	Evergreen Shrub
45		Dwarf Nandina	Nandina domestica 'Firepower'	12"	24"	5-Gal	Evergreen Shrub
48		Green Giant Arborvitae	Thuja plicata x standishii 'Green Giant'	Min. 8'	2'-4'	2 1/2"-Cal.	Evergreen Screening Tree - B&B

PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION
ALL PLANT MATERIALS SHALL MEET THE REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK.
LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL INSTALLED PLANT MATERIAL UNTIL ACCEPTANCE.
OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

DEVELOPER:
SUPERIOR STORAGE
Steve Juiris
24 WEST PINNACLE DR.
ROGERS, AR 72758
tmardis11@cox.net

Engineer and Land Surveyor:
Sand Creek Engineering
1610 NW 12th Street
Bentonville, AR 72712
(479) 464-9282
dcole@sandcreek.us

SHEET: LANDSCAPE PLAN

PROJECT: SADDLE RIDGE TOWNHOMES
2836 S. 8TH ST.
ROGERS, AR

NOT FOR CONSTRUCTION
PRELIMINARY
NOT FOR CONSTRUCTION

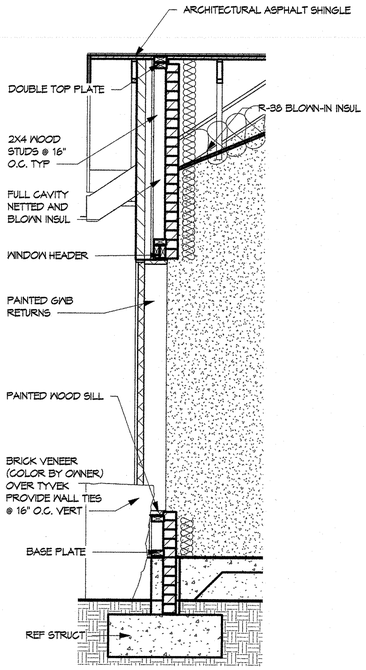
SAND CREEK
ENGINEERING & LAND SURVEYING
Bentonville, Arkansas (479) 464-9282

MANAGER: DLC
DESIGNED BY: DLC
DRAWN BY: DLC
CHECKED BY: TRS
SCE PROJECT #: 20081
CURRENT REVISION: 3
DATE: 06/06/2023
SHEET: 7 of 19

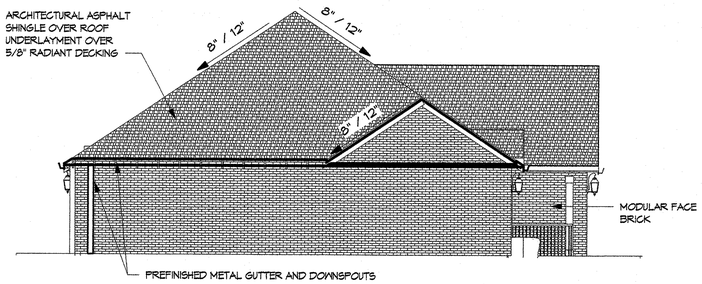
SADDLE RIDGE TOWNHOMES 20081

X:\20 Proj\20081\Drawings\Project20081_MASTER.dwg - Plotted on 6/7/2023 11:01 AM @ a scale of 1:1 to _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 by DANC

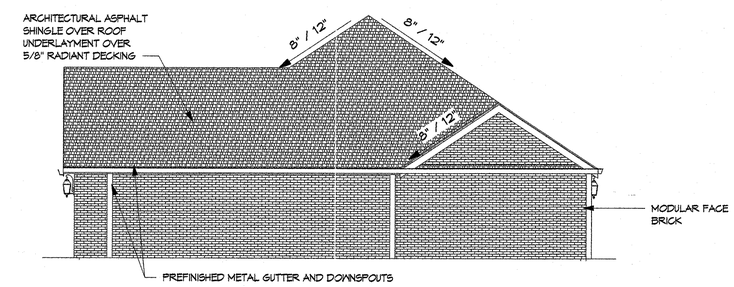
Exhibit B



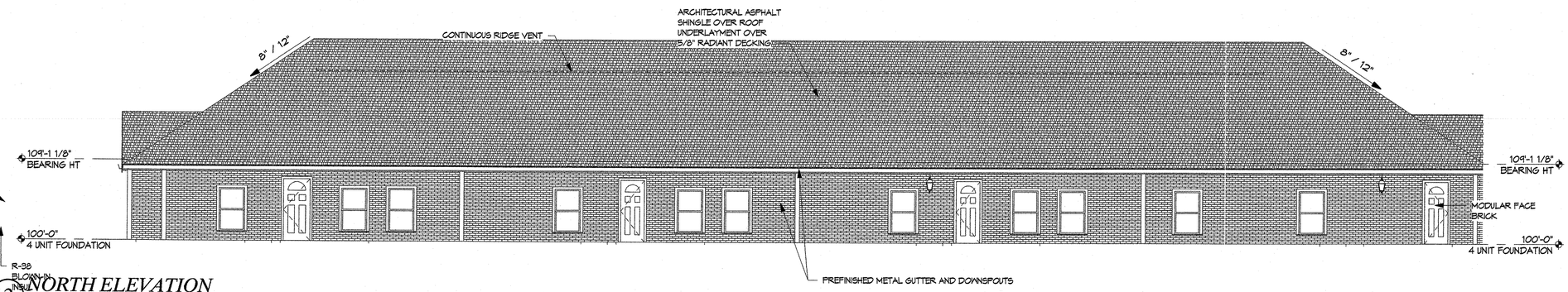
7 *Section 3*
1/2" = 1'-0"



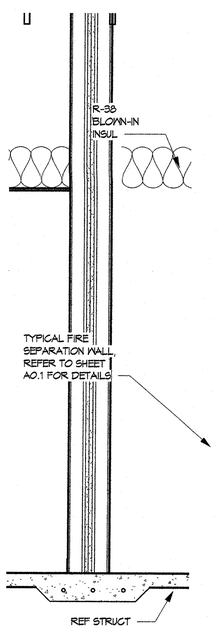
4 *WEST ELEVATION*
1/8" = 1'-0"



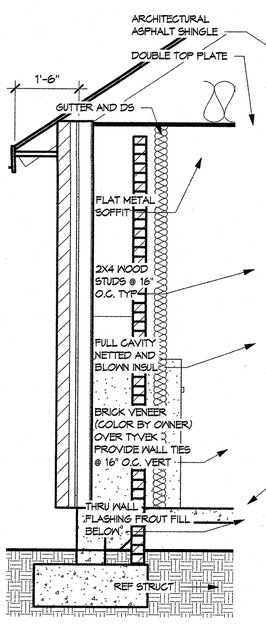
3 *EAST ELEVATION*
1/8" = 1'-0"



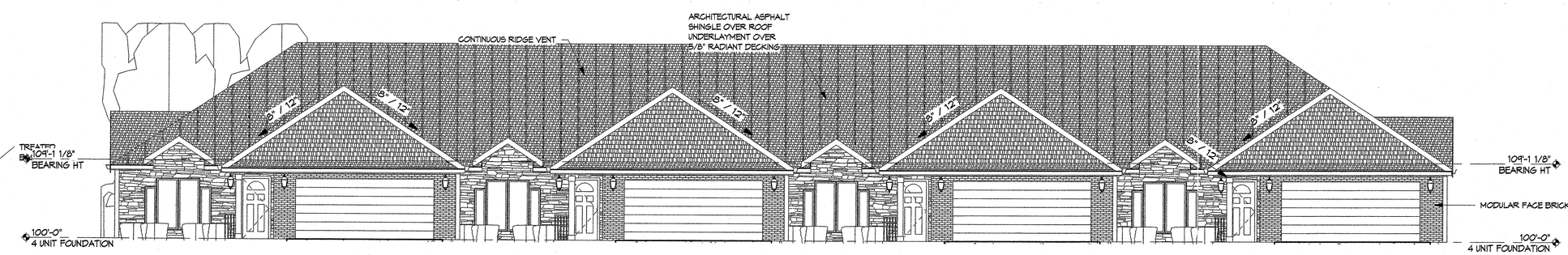
2 *NORTH ELEVATION*
1/8" = 1'-0"



6 *Section 2*
1/2" = 1'-0"



5 *Section 1*
1/2" = 1'-0"



1 *SOUTH ELEVATION*
1/8" = 1'-0"

PROPERTY OWNER AFFIDAVIT

The petitioner, LAWSON-MARDIS INVESTMENTS, INC., petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:
SEE ATTACHED EXHIBIT

LAYMAN'S DESCRIPTION:
PROPERTY LOCATED AT 6553 S. BELLVIEW RD., ROGERS, AR 72758

PRESENT ZONING: RMF-6A

ZONING REQUEST: RMF-6.5A

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 8 day of June, 2023.

LESLIE JACKSON
Notary Public-Arkansas
Benton County
My Commission Expires 01-01-2026
Commission # 12696446

Leslie Jackson
Notary Signature

Leslie Jackson
Notary Name Printed

01-01-2026
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 6th day of July, 2023.

Signed

Daniel Cole
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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

LISA MORRIS
MY COMMISSION # 12402769
EXPIRES: March 3, 2025
Benton County

Lisa Morris
Notary Signature

Lisa Morris
Notary Name Printed

March 3, 2025
Commission Expires

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

NOTICE OF PUBLIC HEARING

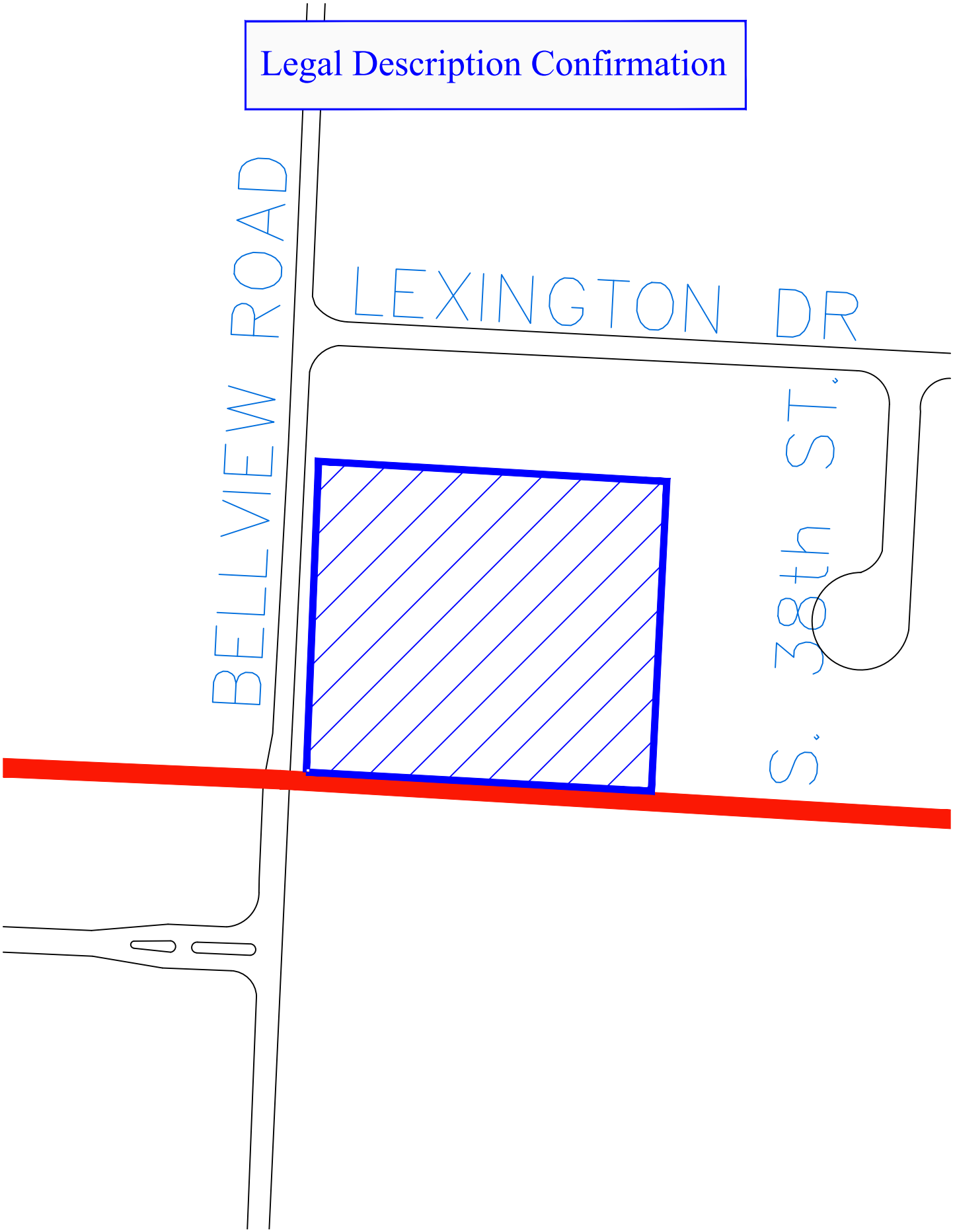
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 18, 2023** at **5:30 p.m.** on the application by **Saddle Ridge Townhomes** to rezone **6553 S. Bellview Road** from the **RMF-6A** (Residential Multifamily, 6 units per acre, ownership) zoning district to the **RMF-6.5A** (Residential Multifamily, 6.5 gross units per acre, ownership) zoning district with a Density Concept plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
6553 S. Bellview Road
Parcel Numbers: 02-14839-000

Jorge Andrade, Secretary
Planning Commission

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

Legal Description Confirmation



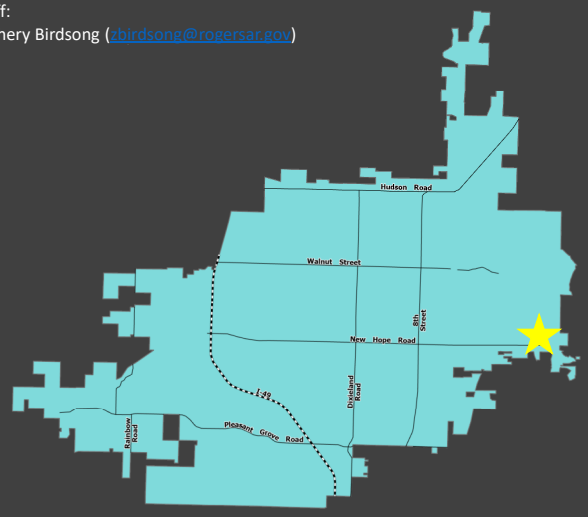
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE & DENSITY CONCEPT PLAN
DESCRIPTION
To rezone 5553 S. Bellview Road from the RMF-6A (Residential Multifamily, 6 units per acre, ownership) zoning district to the RMF-8 SA (Residential Multifamily, 8.5 gross units per acre, ownership) zoning district with a Density Concept plan
APPLICANT
Saddle Ridge Townhomes
BOARD/COMMISSION
Planning Commission
MEETING DATE/TIME
July 18, 2023 at 5:30 PM
MEETING LOCATION
Rogers City Council Chambers
301 W. Chestnut St.
PUBLIC COMMENTS
planningcommission@rogersar.gov
www.rogersar.gov/1181/Public-Hearing-Signs
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov
ROGERS

Rezone

PLANNING

Crossover Trails

Staff:
Zachery Birdsong (zbirdsong@rogersar.gov)



Vicinity Map

Location
Near the northeast corner of E New Hope Road and S Cierra Drive

Current Zoning
A-1 (Agricultural)

Requested Zoning
R-SF (Residential Single-Family

Growth Designation
Neighborhood

Representative
Dustin Higgins, Halff Associates

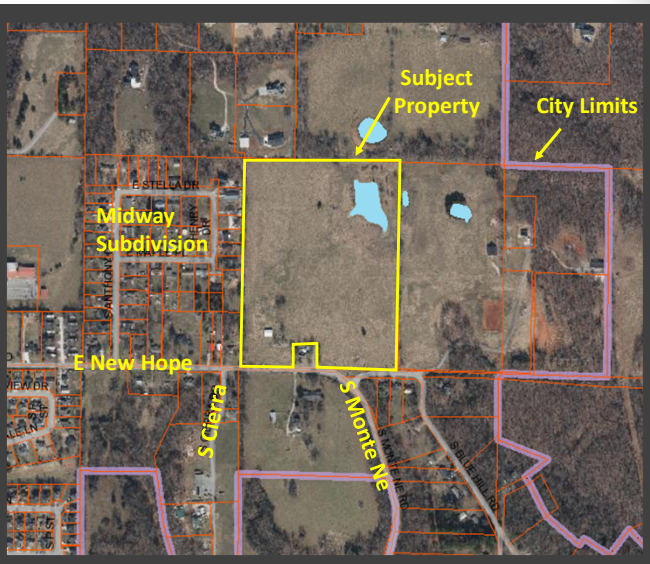
<u>SUMMARY:</u>
The subject property is in east Rogers, near the northeast corner of East New Hope Road and South Cierra Drive.

Parcel: 02-00404-000

Rezone

PLANNING

Crossover Trails



Geolocation

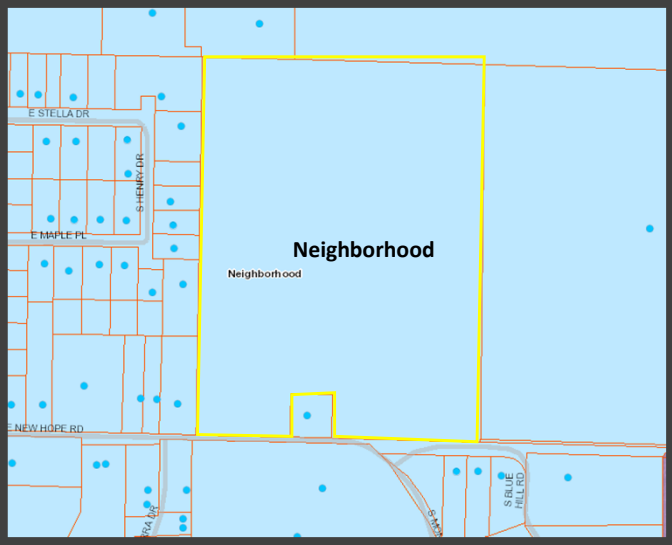
GEOLOCATION:

It is located east of the Midway Subdivision and is slightly west of city limits.

Rezone

PLANNING

Crossover Trails



Comprehensive Growth Map

FINDINGS:

- The requested rezone, R-SF, is permitted within the Neighborhood Growth Designation

General Findings:

- The applicant is requesting a rezone to Residential Single Family.
- This request is permitted within the Neighborhood Growth Designation.

Growth Designation:

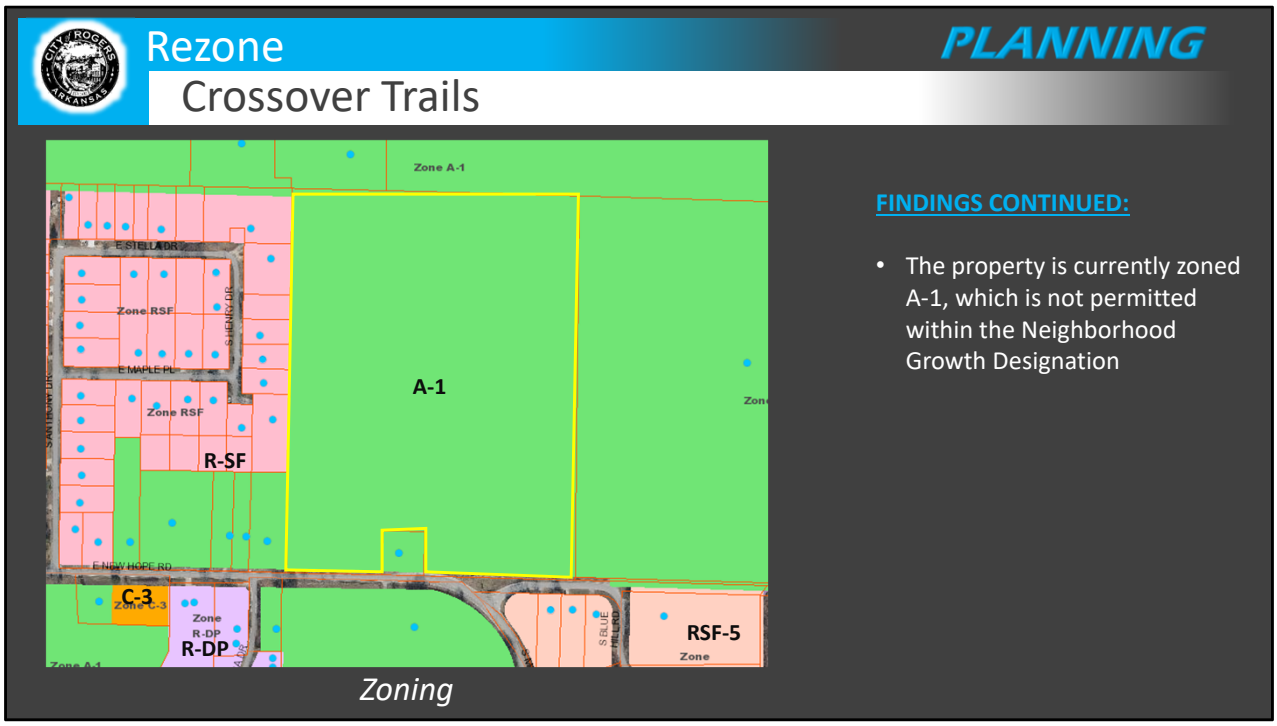
Neighborhood

Growth Designation Purpose:

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

Allowed Zoning Districts:

R-SF, N-R, R-DP, R-MF



General Findings:

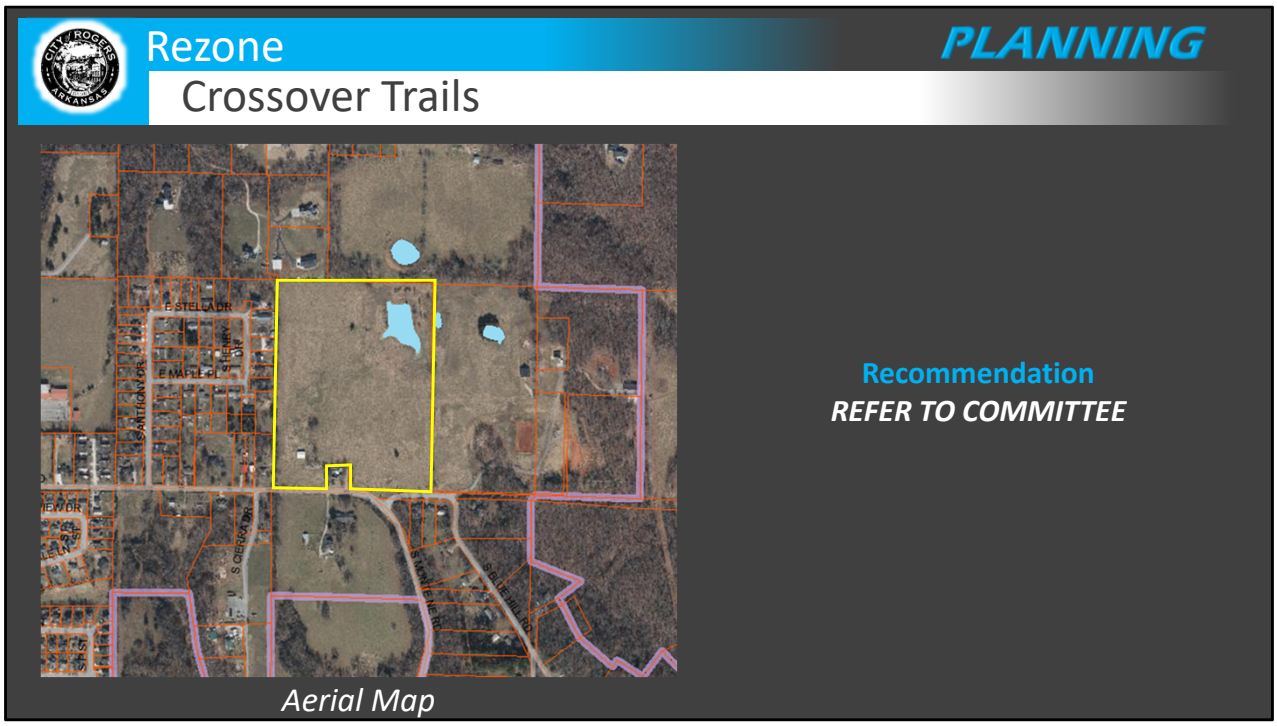
- The subject property is currently zoned Agricultural
- This is not a permitted zoning within the Neighborhood Growth Designation.
- Residential Single Family zoning exists immediately to the west as well as to the southeast.

Current Zoning:

- *A-1 (Agricultural): "This district shall consist of areas for agricultural uses, related uses, and low-density residential uses."* Sec. 14-697(a)

Requested Zoning:

- *R-SF (Residential Single Family): "This district is intended primarily for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district." Sec. 14-699(a)*



Public Comment Received:
No input has been received from the public.

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: $200 ($200)
Zoning: A-1 to R-SF
Permit Number: 23-18
CityView Application: PL2023000623
Date: 6/27/2023

REZONE APPLICATION

APPLICANT: Halff Associates, Inc. Crossover Trails

ADDRESS: 2407 SE Cottonwood Street SUITE #: 1

GENERAL LOCATION OF PROPERTY: North side of E New Hope Rd. between S Cierra Dr. and S Blue Hill Rd.

PARCEL NUMBER: 02-00404-000

PHONE #: (479) 579-3963 EMAIL: dhiggins@halff.com

PROPERTY OWNER: Crossoak Farms LLC PHONE #: (479) 364-8116

PRESENT USE: Agricultural ZONING: A-1

PROPOSED USE: Residential - Single Family ZONING: R-SF

Dustin Higgins June 16, 2023

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: 6/27/2023 PUBLIC HEARING DATE: 7/18/2023 CERTIFIED MAIL DATE: 7/3/2023

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Halff Associates, Inc., petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: Attached as Exhibit A.

LAYMAN'S DESCRIPTION: 29.7 acres on the north side of E. New Hope Road between S. Cierra Drive and S. Blue Hill Road.

PRESENT ZONING: A-1

ZONING REQUEST: R-SF

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 22 day of June, 2023.

TAMMIE LUNSFORD
NOTARY PUBLIC
ARKANSAS
BENTON COUNTY
12694577 EXPIRES 7-19-2025

Tammie Lunsford
Notary Signature

Tammie Lunsford
Notary Name Printed

7-19-25
Commission Expires

Exhibit A – Legal Descriptions

Parcel – 02-00404-000

THE W1/2 OF THE SW1/4 OF THE SE1/4 AND THE E1/2 OF THE E1/2 OF THE SE1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 19 NORTH OF RANGE 29 WEST, BENTON COUNTY, ARKANSAS

LESS AND EXCEPT: PART OF THE W1/2 OF THE SW1/4 OF THE SE1/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT SOUTH 02°01'15" WEST 1166.67 FEET TO THE NORTHWEST CORNER OF SAID W1/2 SW1/4 SE1/4, THENCE SOUTH 88°18'15" EAST 144.70 FEET, THENCE SOUTH 02°01'15" WEST 150.52 FEET TO THE CENTERLINE OF EAST NEW HOPE ROAD, THENCE WITH SAID CENTERLINE NORTH 88°18'15" WEST 144.70 FEET, THENCE LEAVING SAID CENTERLINE NORTH02°01'15" EAST 150.52 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE RIGHT-OF-WAY OF EAST NEW HOPE AND EXISTING UTILITIES.

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 11th day of July, 2023.

D Eric Covington
Signed

D. Eric Covington
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 11th day of July, 2023.

TAMARA LOSH
NOTARY PUBLIC
ARKANSAS
BENTON COUNTY
12719909 EXPIRES 7-9-2032

Tamara Losh
Notary Signature

Tamara Losh
Notary Name Printed

7.9.32
Commission Expires

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

NOTICE OF PUBLIC HEARING

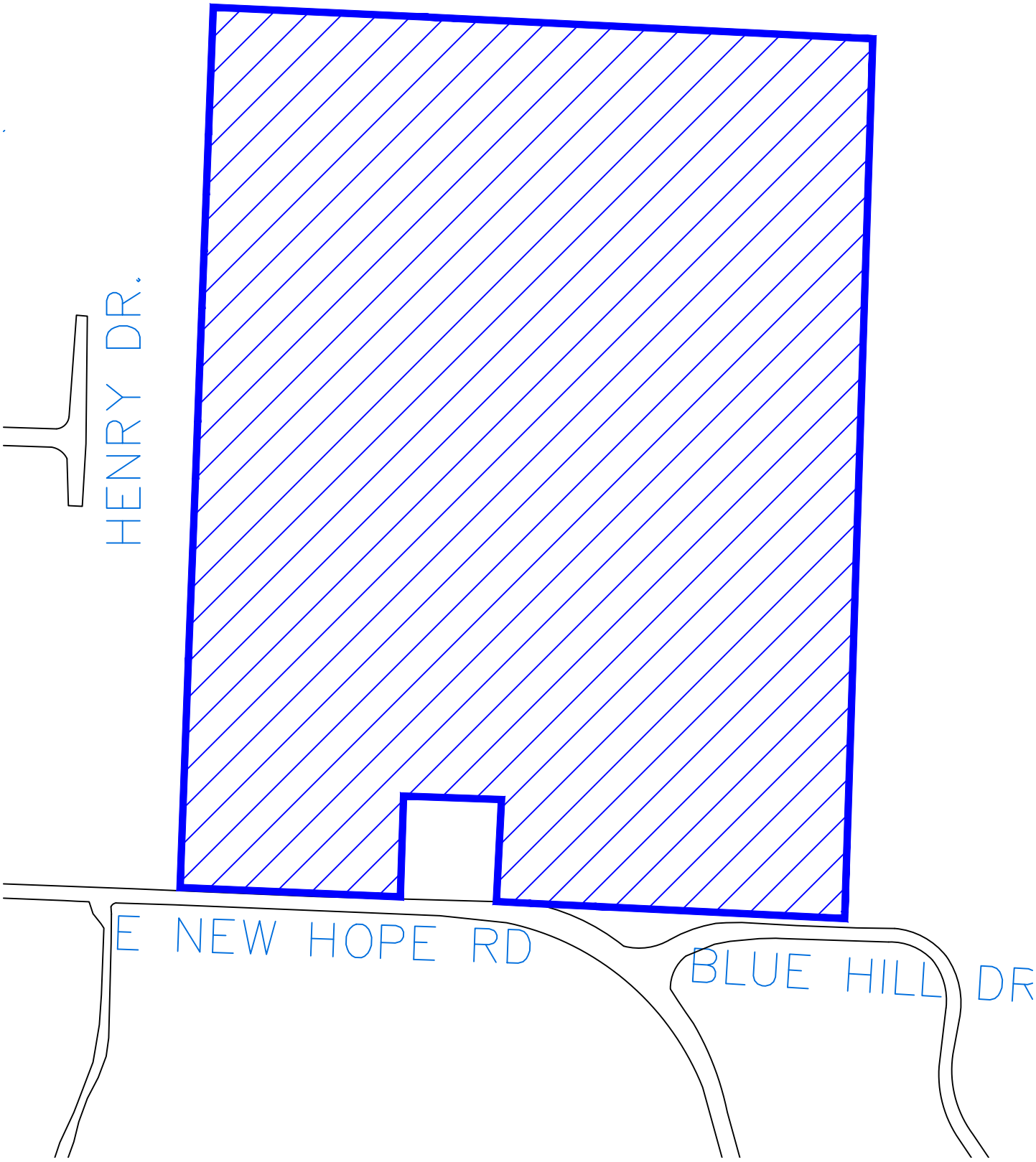
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 18, 2023** at **5:30 p.m.** on the application by **Crossover Trails** to rezone **29.73 acres along E. New Hope Road and north of S. Monte Ne Road** from the **A-1** (Agricultural) zoning district to the **R-SF** (Residential Single Family) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
29.73 acres along E. New Hope Road and north S. Monte Ne Road
Parcel Number: 02-00404-000

Jorge Andrade, Secretary
Planning Commission

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

Legal Description Confirmation



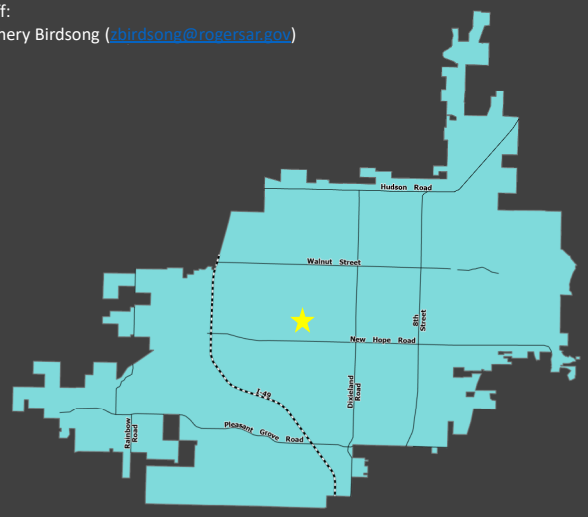
NOTICE OF PUBLIC HEARING

Rezone

PLANNING

Haardt Living

Staff:
Zachery Birdsong (zbirdsong@rogersar.gov)



Vicinity Map

Location
1700 S 26th Street

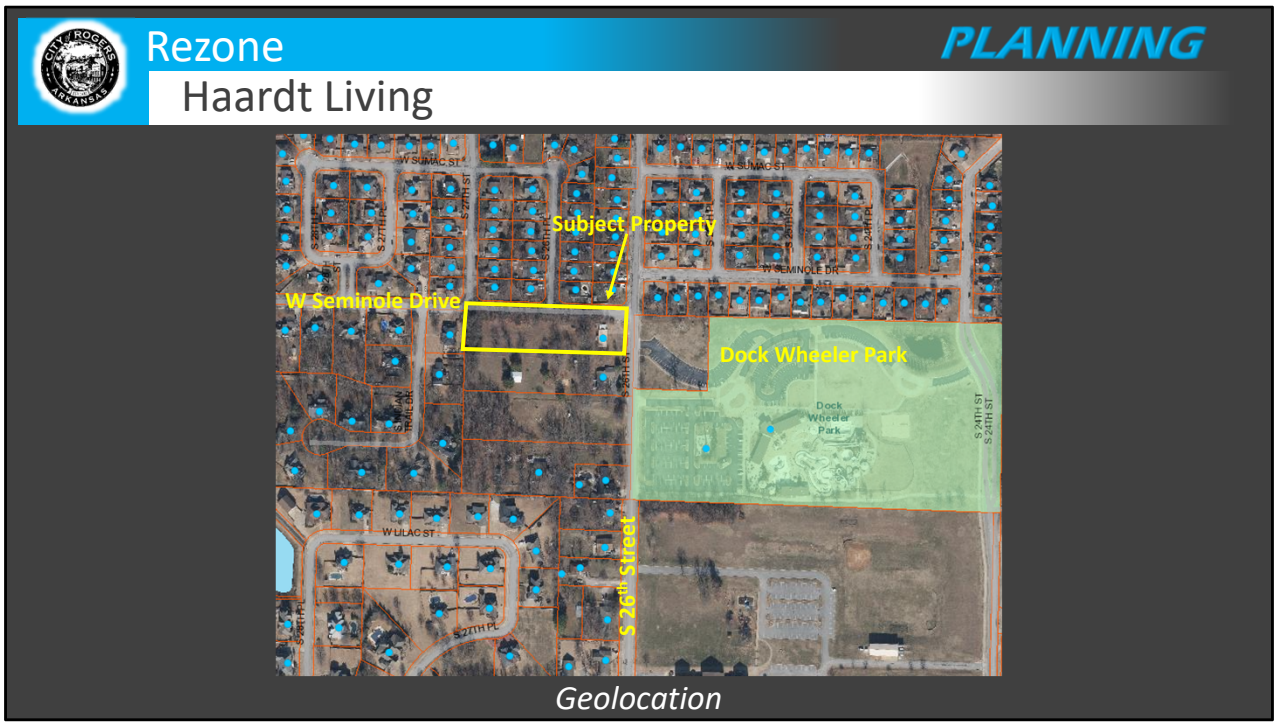
Current Zoning
A-1 (Agricultural)

Requested Zoning
R-DP (Residential Duplex and Patio)

Growth Designation
Neighborhood

Representative
Joseph Bieker

<u>SUMMARY:</u>
The subject property is located in central Rogers at 1700 South 26th Street.



GEOLOCATION:

It is at the southwest corner of West Seminole Drive and South 26th Street across the street from Dock Wheeler Park.

Rezone

PLANNING

Haardt Living

Comprehensive Growth Map

FINDINGS:

- The requested rezone, R-DP, is permitted within the Neighborhood Growth Designation

General Findings:

- The applicant is requesting a rezone to Residential Duplex and Patio.
- This zone is permitted within the Neighborhood Growth Designation.

Growth Designation:

Neighborhood

Growth Designation Purpose:

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

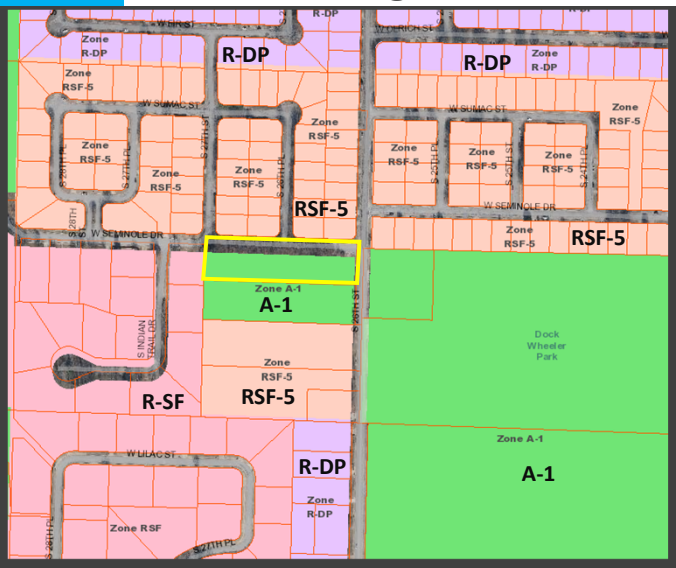
Allowed Zoning Districts:

R-SF, N-R, R-DP, R-MF

Rezone

Haardt Living

PLANNING



Zoning Map

FINDINGS CONTINUED:

- The property is currently zoned A-1, which is not permitted within the Neighborhood Growth Designation

General Findings:

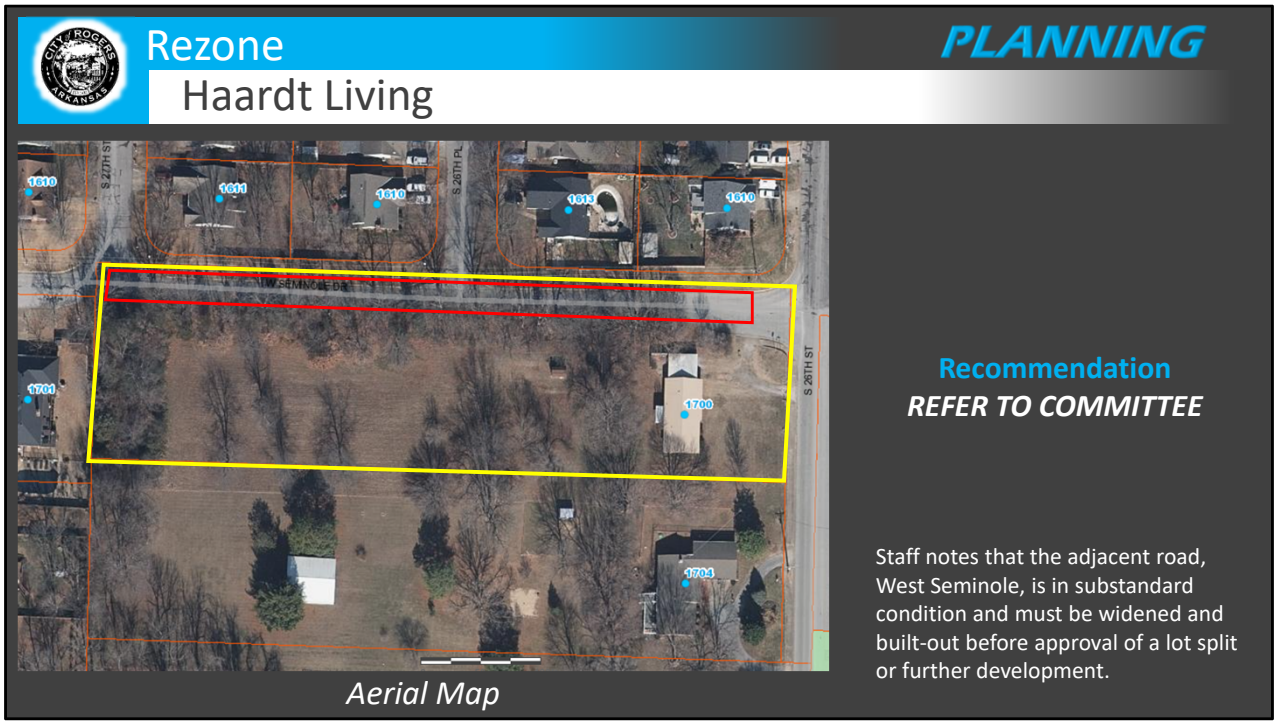
- The subject property is currently zoned Agricultural.
- This zone is not permitted per the Neighborhood Growth Designation.
- There are existing Residential Duplex and Patio zonings in the surrounding area to the north, south, and northeast.

Current Zoning:

- *A-1 (Agricultural): This district shall consist of areas for agricultural uses, related uses, and low-density residential uses.* Sec. 14-697(a)

Requested Zoning:

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



Staff Comments:
Staff notes that the adjacent road along the northern border of this property, West Seminole, is in substandard condition and must be widened and built-out before approval of a lot split or further development. See area within the red rectangle.

Public Comments Received:
Public input has been received from a nearby resident voicing concerns over the possible addition of duplexes and rental properties and its effect on their property value.

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: $200.00 ($200)
Zoning: A-1 to R-DP
Permit Number: 23-19
CityView Application: PL202300040
Date: 6/27/23

REZONE APPLICATION

APPLICANT: Joseph Bieker

ADDRESS: 8 Castleford Dr. Bella Vista AR 72714 SUITE #:

GENERAL LOCATION OF PROPERTY: 1700 South 26th St., Rogers, AR Running Along So. Seminole.

PARCEL NUMBER: 02-01662-000

PHONE #: 720-878-6408 EMAIL: HealthHaus@hotmail.com

PROPERTY OWNER: Joseph Bieker PHONE #: 720-878-6408

PRESENT USE: Vacant Weedy Lot ZONING: A-1

PROPOSED USE: Single Family or Duplex Home ZONING: R-DP

Joseph Bieker 6-22-23
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: 6/27/23 PUBLIC HEARING DATE: 7/18/23 CERTIFIED MAIL DATE: 7/2/23

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

PROPERTY OWNER AFFIDAVIT

The petitioner, JOSEPH BIEKER, 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 S1/2 OF THE NW1/4 OF THE SE1/4 OF SECTION 15, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS DEED: L2202141143

LAYMAN'S DESCRIPTION: ABOUT 2.20 ACRES OF LAND INCLUDING HOME AT 1700 SO. 26th ST, ROGERS, AR 72758

PRESENT ZONING: A-1

ZONING REQUEST: R-DP

Respectfully Submitted,

By: Joseph Bieker
(Property Owner Signature)

STATE OF ~~ARKANSAS~~ MINNESOTA
COUNTY OF HENNEPIN

Subscribed and sworn before me this the 22nd day of June, 2023.

Notary Signature

ZESHAN D KHAN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2027

Zeshan Khan
Notary Name Printed

01/31/2027
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 10 day of July, 2023.

Joseph Bieker
Signed

JOSEPH BIEKER
Name Printed

STATE OF ~~ARKANSAS~~ COLORADO

COUNTY OF Boulder

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

COURTNEY LEE HAMEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224009945
MY COMMISSION EXPIRES 03/10/2026

Courtney Lee Hamel
Notary Signature

Courtney Lee Hamel
Notary Name Printed

3/10/2026
Commission Expires

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

NOTICE OF PUBLIC HEARING

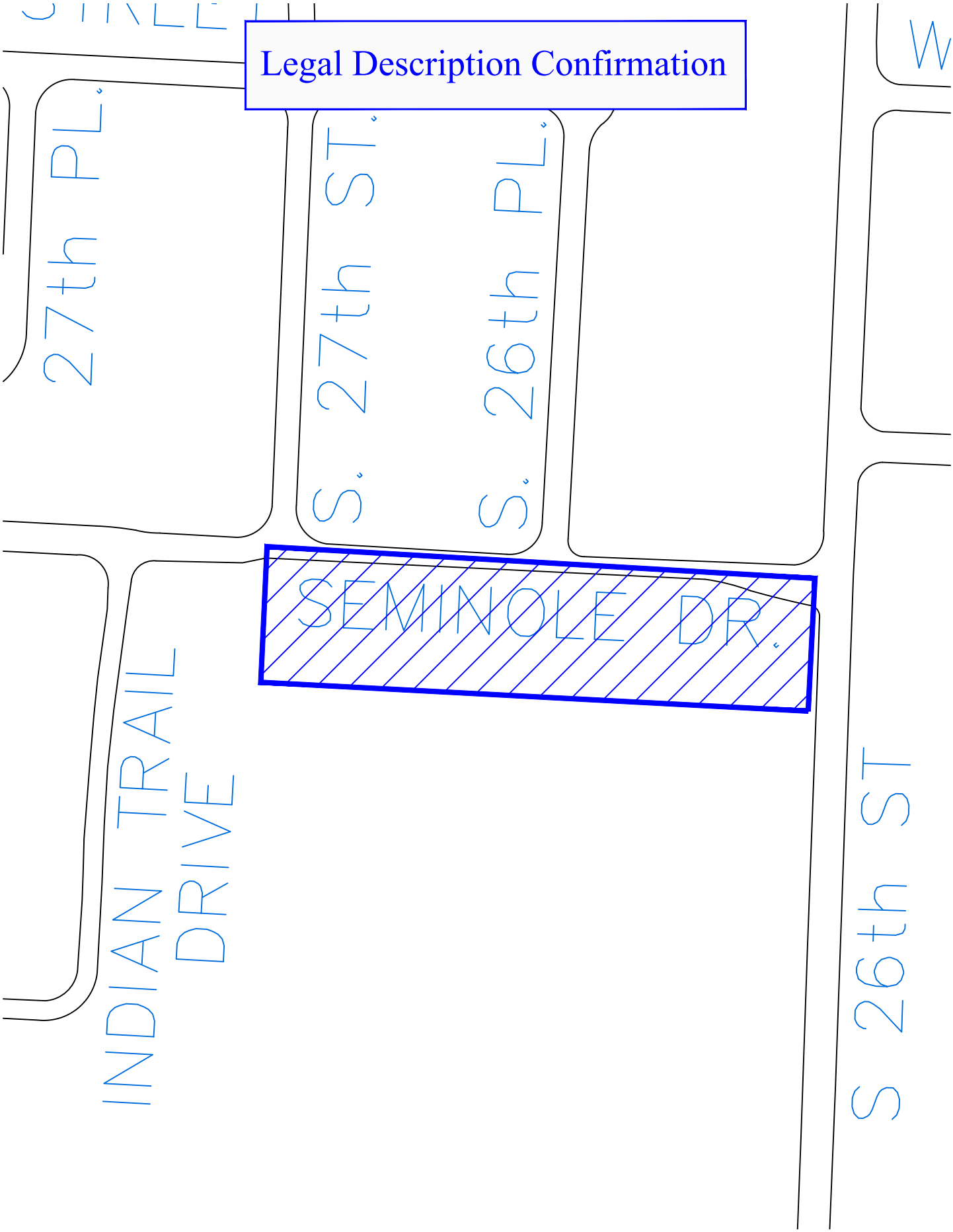
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 18, 2023** at **5:30 p.m.** on the application by **Joseph Bieker for Haardt Living** to rezone **2.2 acres at 1700 S. 26th Street** from the **A-1** (Agricultural) zoning district to the **R-DP** (Residential Duplex Patio) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
1700 S. 26th Street
Parcel Number: 02-01662-000

Jorge Andrade, Secretary
Planning Commission

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

Legal Description Confirmation



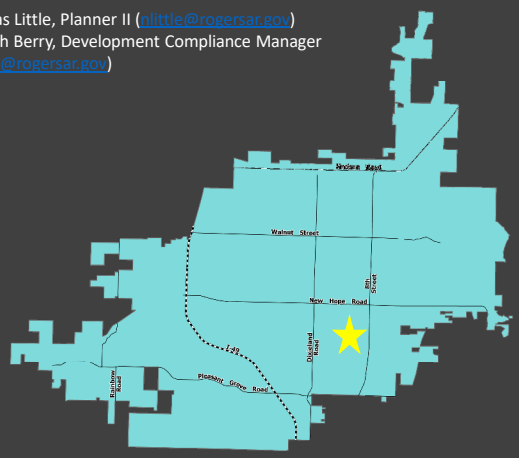
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE
DESCRIPTION:
To rezone 0.2 acres at 1700 S. 28th Street from the A-1 (Agricultural) zoning district to the R-DP (Residential Duplex Dwelling) zoning district.
APPLICANT:
Jesus Suner for Haven Living
BOARD/COMMISSION:
Planning Commission
MEETING DATE/TIME:
July 18, 2023, at 5:30 PM
MEETING LOCATION:
Rogers City Council Chambers
PUBLIC COMMENTS:
501 W. Cleveland St.
www.rogersar.com/1501-city-meeting-dates
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621-1169
planning@rogersar.gov

Rezone/DCP

PLANNING

D.R. Horton 9th Street Development

Staff:
Nicholas Little, Planner II (nlittle@rogersar.gov)
Amariah Berry, Development Compliance Manager
(aberry@rogersar.gov)



Vicinity Map

CGM Designation
Neighborhood

Zoning
RMF-10B

Proposed Zoning
RMF-9.5B (Residential Multi-Family, 9.5 units per acre gross density) with a Density Concept Plan

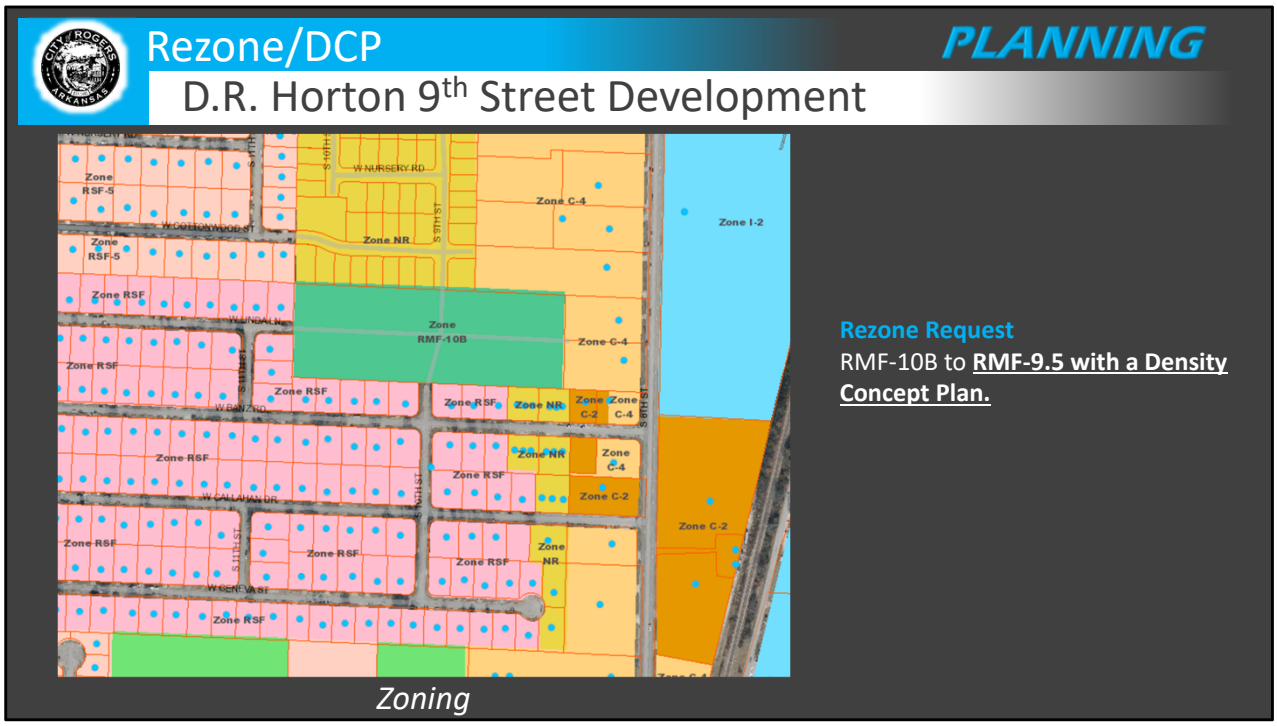
Location
Intersection of S 9th Street and W Linda Lane, just west of S 8th Street

Representative
Ashley Williams, Strand Engineering

Location:
This Is located in southeast Rogers, just west of S 8th Street.

GEOLOCATION

Located west of S 8th Street, in a heavily residential area. The subject property sits about 0.3 miles north of Price Lane, and roughly 0.75 miles east of Rogers High School.



Rezone Request:

The applicant is requesting to rezone the subject property from RMF-10B (Residential MultiFamily, 10 units per acre) to RMF-9.5B (Residential MultiFamily, 9.5 units per acre)along with the attached Density Concept Plan.

ZONING:

R-MF:

This district is intended 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. This zoning district replaces the former R-3 and all former RMF zoning districts.

Sec. 14-703(a).

Rezone/DCP

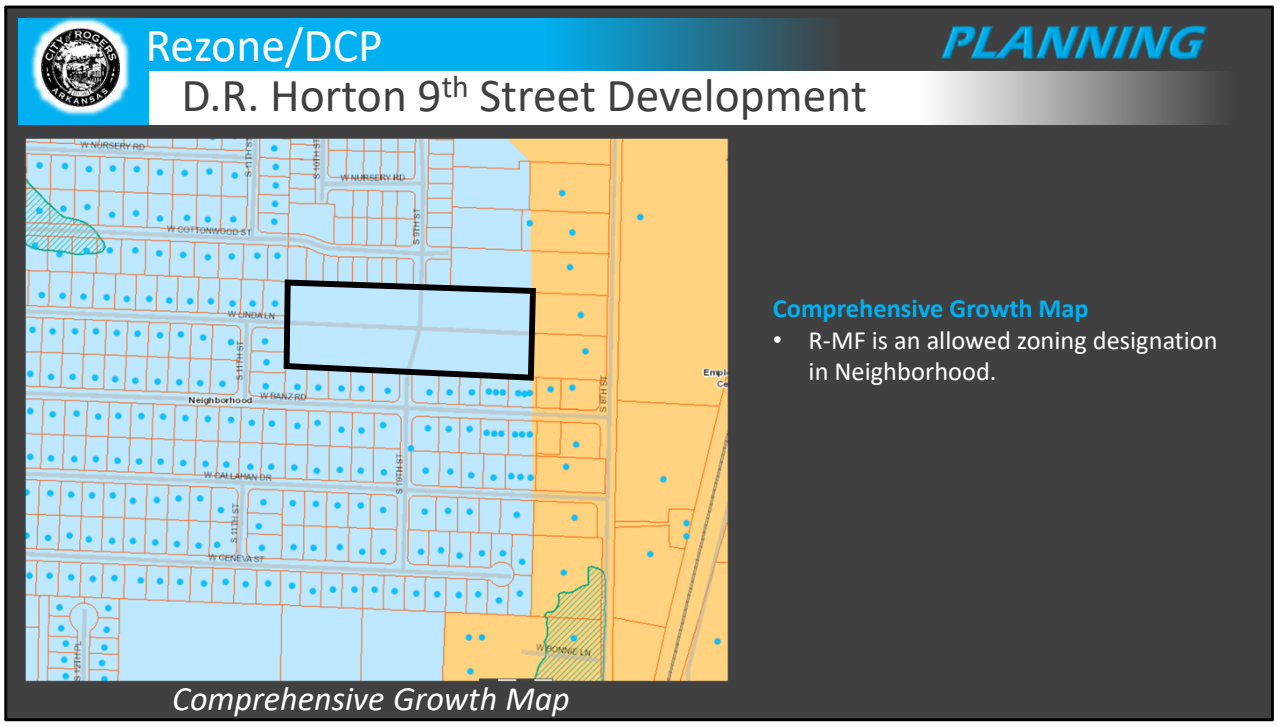
PLANNING

D.R. Horton 9th Street Development

Site Plan

Density Concept Plan Request
A proposal to develop 72 units on 7.98 acres at a gross density of 9.02 units per acre.

Density Concept Plan Request:
A proposal to develop 72 units on 7.98 acres at a gross density of 9.02 units per acre. The request includes attached townhome forms, that feature both 3- and 4-bedroom models.



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 limiting its proliferation in areas proposed for higher-intensity development. (CGM Page 1).

Base Density:

6 Units per Acre

Max Density:
12 Units per Acre

Allowed Zones:

R-SF, N-R, R-DP, **R-MF**

Required Setback (per R-MF):

- Front: **30 feet**
- Exterior Side: **30 feet**
- Interior Side: **10 feet**
- Rear: **30 feet**

Requested Setback:

Applicant is proposing a 5' front and side setback along all internal streets. They are also proposing a 15' setback along the perimeter of the property, so no structures will be any closer than 15' to any property line.

Along public right-of-way, the closest building to the roadway is 15' 3". The building nearest the exterior lot line, in any location on site, is no less than 20' away.

Rezone/DCP
PLANNING
D.R. Horton 9th Street Development
4 BEDROOM DUPLEX FRONT

ELEVATIONS

Rezone/DCP

Engineering Analysis

ENGINEERING

Engineering Comments

- The applicant shall provide a pedestrian connection stub-out to the east.
- All other Engineering comments are reserved for the LSDP review process.

ENGINEERING

Applicant shall provide a pedestrian connection stub out to the east, that will eventually connect to S 8th Street R.O.W.

Rezone/DCP

PLANNING

D.R. Horton 9th Street Development

Site Plan

Staff Analysis:

- The property is designated for Neighborhood growth, which allows R-MF zoning. Any proposed density greater than 6 units per acre within the Neighborhood Growth Designation requires a Density Concept Plan.
- The proposed density here is less than what the previous zoning allowed for.

Staff Analysis

- The property is designated for Neighborhood growth, which allows R-MF zoning. Any proposed density greater than 6 units per acre within the Neighborhood Growth Designation requires a Density Concept Plan.
- The proposed density here is less than what the previous zoning allowed for. Previous density was RMF-10.

Rezone/DCP

PLANNING

D.R. Horton 9th Street Development

Site Plan

Staff Analysis:

- The proposed layout was designed in order to create more of a community feel, as well as to create larger swaths of greenspace behind and in between dwelling units.

Staff Analysis

- The proposed setbacks were requested in order to create more of a community feel, as well as to create larger swaths of greenspace behind and in between dwelling units. This form speaks to more of a neighborhood than the standard R-MF developments that we see.

Rezone/DCP

PLANNING

D.R. Horton 9th Street Development

Aerial Map

Recommendation:
Refer to Committee

Public Input Received:
1 inquiry received on 7/11/23; seemingly in favor of the development.

RECOMMENDATIONS:
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: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Strand Engineering Systems / Ashley Williams, P.E

ADDRESS: 10003 Technology Boulevard West, Dallas, Texas 75220 SUITE #: N/A

GENERAL LOCATION OF PROPERTY: Intersection of W. Linda Lane and 9th Street

PARCEL NUMBER: 02-01987-001

PHONE #: 972-620-8204 EMAIL: AWilliams@StrandAE.com

PROPERTY OWNER: DR Horton - NW Arkansas, LLC PHONE #: 918-906-2448

PRESENT USE: Residential Multi-Family ZONING: RMF-10B

PROPOSED USE: Residential Multi-Family ZONING: RMF-9.5B

Ashley Williams 6/21/2023

Applicant Signature Date

Attachment Checklist:

- ☑ Legal description of property
- ☑ Parcel Number for property
- ☐ Applicant Certification
- ☐ Property Owner Affidavit
- ☑ Site plan as needed – PROVIDED w/ DENSITY CONCEPT PLAN.

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, D.R Horton NW - Arkansas, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 24, THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°29'17"E A DISTANCE OF 315.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, N86°13'25"W A DISTANCE OF 317.91 FEET TO A SET IRON PIN WITH CAP "PLS 1156" AND THE POINT OF BEGINNING; THENCE CONTINUING N86°13'25"W A DISTANCE OF 1008.46 FEET TO A FOUND 5/8" REBAR ON THE WEST LINE OF THE NE 1/4 OF THE SW 1/4; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°36'28"E A DISTANCE OF 345.25 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID WEST LINE, S86°12'58"E A DISTANCE OF 1007.08 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE S02°22'44"W A DISTANCE OF 345.15 FEET TO A SET IRON PIN WITH CAP, "PLS 1156" AND THE POINT OF BEGINNING, CONTAINING 7.98 ACRES (347,795 SQUARE FEET), MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT

LAYMAN'S DESCRIPTION:

PRESENT ZONING: RMF-10B

ZONING REQUEST: RMF-9.5B

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

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

ANGELA MOSLEY
Commission No. 12695978
Notary Public
Comm. Exp. 10/27/2025
Washington County, Arkansas

Angela Mosley
Notary Signature

Angela Mosley
Notary Name Printed

10/27/25
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 July, 2023.

Gisela Talbert
Signed

GISELA TALBERT
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

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

Lesa Renee O'Kelley
Notary Signature

Lesa Renee O'Kelley
Notary Name Printed

Commission Expires

OFFICIAL SEAL
LESA RENEE' O'KELLEY
Notary Public Arkansas
Washington County
Commission# 12700085
Commission Exp. 01/27/2027

LEGAL DESCRIPTION

PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 24, THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°29'17"E A DISTANCE OF 315.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, N86°13'25"W A DISTANCE OF 317.91 FEET TO A SET IRON PIN WITH CAP "PLS 1156" AND THE POINT OF BEGINNING; THENCE CONTINUING N86°13'25"W A DISTANCE OF 1008.46 FEET TO A FOUND 5/8" REBAR ON THE WEST LINE OF THE NE 1/4 OF THE SW 1/4; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°36'28"E A DISTANCE OF 345.25 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID WEST LINE, S86°12'58"E A DISTANCE OF 1007.08 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE S02°22'44"W A DISTANCE OF 345.15 FEET TO A SET IRON PIN WITH CAP, "PLS 1156" AND THE POINT OF BEGINNING, CONTAINING 7.98 ACRES (347,795 SQUARE FEET), MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT

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:	9th Street Development
ADDRESS/LOCATION:	Intersection of W. Linda Lane and 9th Street
PROPOSED ZONING:	RMF-9.5B
PROPOSED DENSITY:	9.02 Units/Acre
GROSS SITE AREA:	7.98 Acres
DWELLING UNITS:	72 Units
BUILDING TYPE:	Townhome / Zero Lot Line

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Ashley Williams, P.E	PHONE:	972-620-8204
		EMAIL:	AWilliams@StrandAE.com
PROJECT OWNER/DEVELOPER:	D.R Horton - NW Arkansas, LLC	PHONE:	918-906-2448
		EMAIL:	BDoyle@DRHorton.com
PROPERTY OWNER:	D.R Horton - NW Arkansas, LLC	PHONE:	918-906-2448
		EMAIL:	BDoyle@DRHorton.com
REQUEST:	Re-Zone current RMF-10B to RMF-9.5B		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	**Purpose:** To protect and maintain existing residential area in between nodes of other growth designations while encouraging low-density infill. **Characteristics:** Low-intensity, low-density areas connected by collector and local streets. May feature light mix of non-residential activities such as schools, places of worship, and other low-impact community-oriented uses. Compatibility with adjacent areas achieved with transitions; medium-density residential generally appropriate transition type.
BASE DENSITY:	10 Units / Acre (Existing Zoning)
MAX DENSITY:	10 Units / Acre (Existing Zoning)
CURRENT ZONING:	RMF-10B

APPLICANT SIGNATURE: Ashley Williams

SUBMITTAL DATE: JUNE 23RD, 2023

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

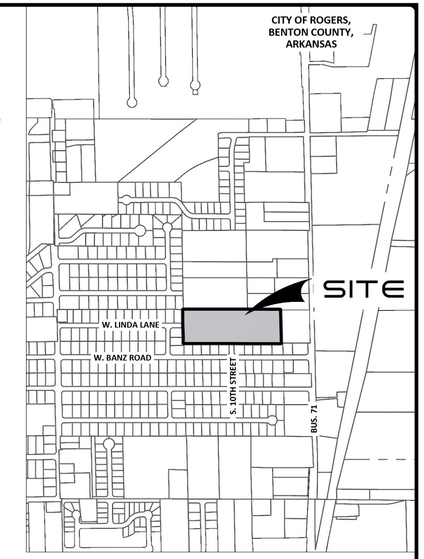
MINIMUM REQUIRED INFORMATION:

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

ADDITIONAL INFORMATION:

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

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



LOCATION MAP

NOT-TO-SCALE

LEGEND

- PROPERTY BOUNDARY
- BUILDING SETBACK LINE
- EASEMENT
- RIGHT OF WAY

OPEN SPACE CALCULATIONS:	3.4 ACRES/7.98 ACRES=42.6%
IMPERVIOUS AREA CALCULATIONS:	ROADWAY – 1.49AC (18.7%) SIDEWALK – 0.28AC (3.5%) BUILDING FOOTPRINT – 2.13AC (26.7%) TOTAL – 3.9AC (48.8%)
CURRENT ZONING:	RMF–10B
PROPOSED ZONING:	RMF–9.5B
NUMBER OF DWELLING UNITS:	72
GROSS DENSITY CALCULATIONS:	72 UNITS /7.98 ACRES=9.02
NET DENSITY CALCULATIONS:	72 UNITS /3.17 ACRES=22.7 (EXCLUDES ROW & OPEN SPACE)
BUILDING SETBACK LINE:	FRONT (ALL INSTANCES): 5' SIDE (ALL INSTANCES): 5'
PERIMETER BUILDING SETBACK:	15' FROM PROPERTY BOUNDARY
ADDITIONAL PARKING:	36 OFF STREET PARKING SPOTS
BUILDING HEIGHT:	MAX 35' TO PEAK OF ROOF

NINTH STREET DEVELOPMENT

DENSITY CONCEPT PLAN

7.98 ACRES
ROGERS, ARKANSAS

NOTES
1. BUILDING SETBACKS VARY FROM CITY STANDARD TO CREATE LARGER OPEN SPACES BETWEEN UNITS.
2. MINIMUM MASONRY FOR THE EXTERIOR OF EACH HOME LOT SHALL BE TWENTY–FIVE PERCENT (25%). MASONRY, AS USED HERIN, CONSISTS OF BRICK, STONE, CULTURED STONE, INTEGRAL COLOR STUCCO, AND CONCRETE SIDING.

DEVELOPER / OWNER:
SCOTT PARTLOW
D.R. HORTON–NW ARKANSAS
1204 E. JOYCE BLVD. SUITE 102
FAYETTEVILLE, ARKANSAS 72703

ENGINEER:
ASHLEY WILLIAMS, P.E.
STRAND SYSTEMS ENGINEERING
10003 TECHNOLOGY BLVD, WEST
DALLAS, TEXAS 75380

STRAND
10003 TECHNOLOGY BLVD. WEST
DALLAS, TX 75220
972-620-8204
REGISTRATION NO: F-1629

DATE: 6/19/2023

3 - BEDROOM FRONT

4 - BEDROOM FRONT

PERSPECTIVE

3 BEDROOM - 1287 SQ FT, 4 BEDROOM - 1917 SQ FT

STRAND

DR HORTON

SCHEMATIC ELEVATIONS

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04.17.2023

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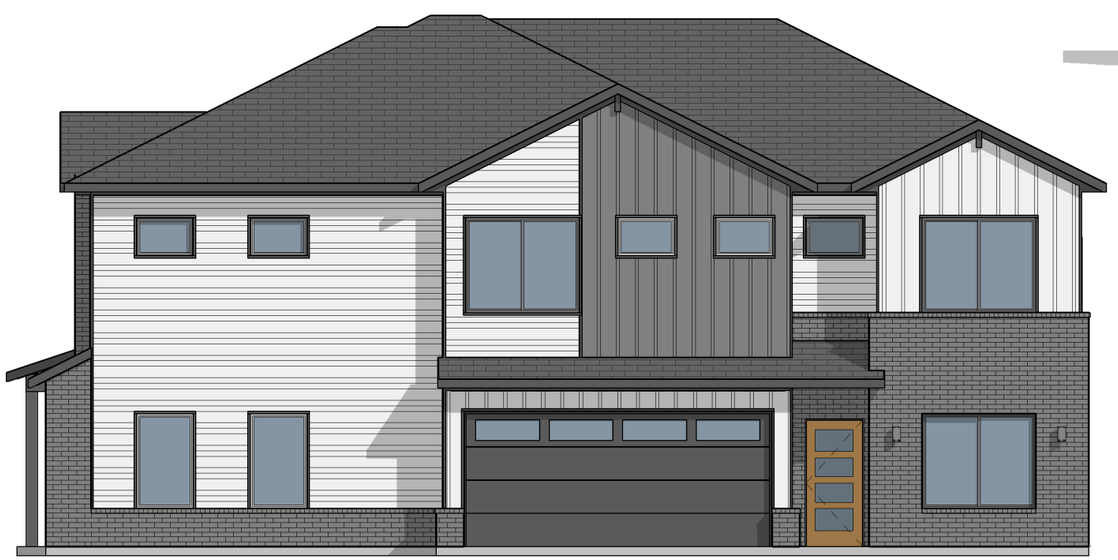
STRAND 2313878

3 - BEDROOM FRONT

PERSPECTIVE



4 - BEDROOM FRONT

3 BEDROOM - 1287 SQ FT, 4 BEDROOM - 1917 SQ FT

STRAND

DR HORTON

SCHEMATIC ELEVATIONS

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04.17.2023

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STRAND 2313878

4 BEDROOM DUPLEX FRONT

PERSPECTIVE

4 BEDROOM - 1905 SQFT

STRAND

DR HORTON

SCHEMATIC ELEVATIONS

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STRAND 2313878

4 - BEDROOM DUPLEX FRONT

PERSPECTIVE

4 BEDROOM - 1881 SQFT

STRAND

DR HORTON

SCHEMATIC ELEVATIONS

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04.20.2023

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STRAND 2313878

4 - BEDROOM FRONT

PERSPECTIVE

4 BEDROOM - 1917 SQ FT

STRAND

DR HORTON

SCHEMATIC ELEVATIONS

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04.17.2023

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STRAND 2313878

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that **D.R. HORTON- NW ARKANSAS** is applying to the Rogers Planning Commission to rezone certain real property at the Intersection of **W LINDA LANE and 9th STREET in ROGERS, AR**. The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER:

PARCEL NUMBER 02-01987-001; PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 24, THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°29'17"E A DISTANCE OF 315.00 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, N86°13'25"W A DISTANCE OF 317.91 FEET TO A SET IRON PIN WITH CAP "PLS 1156" AND THE POINT OF BEGINNING; THENCE CONTINUING N86°13'25"W A DISTANCE OF 1008.46 FEET TO A FOUND 5/8" REBAR ON THE WEST LINE OF THE NE 1/4 OF THE SW 1/4; THENCE ALONG THE WEST LINE OF SAID NE 1/4 OF THE SW 1/4, N02°36'28"E A DISTANCE OF 345.25 FEET TO A FOUND IRON PIN WITH CAP, "PLS 1156"; THENCE LEAVING SAID WEST LINE, S86°12'58"E A DISTANCE OF 1007.08 FEET TO A SET IRON PIN WITH CAP, "PLS 1156"; THENCE S02°22'44"W A DISTANCE OF 345.15 FEET TO A SET IRON PIN WITH CAP, "PLS 1156" AND THE POINT OF BEGINNING, CONTAINING 7.98 ACRES (347,795 SQUARE FEET), MORE OR LESS. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT

LAYMAN'S DESCRIPTION: W LINDA LANE ROGERS, AR 72758

PRESENT ZONING: RMF-10B

ZONING REQUEST: RMF-9.5B

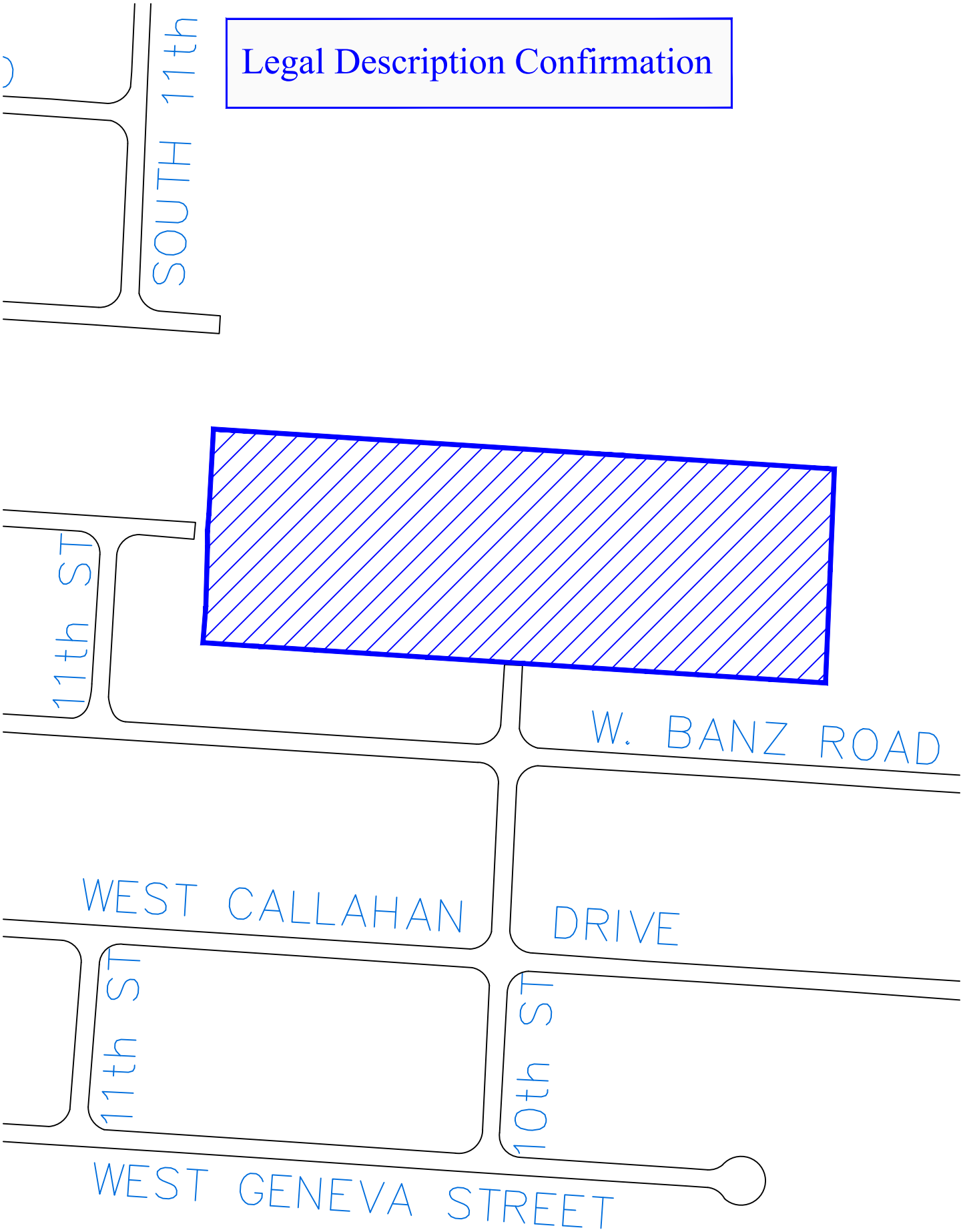
A public hearing by the Rogers Planning Commission will be held on July 18, 2023 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____

(Applicant's Signature)

Legal Description Confirmation



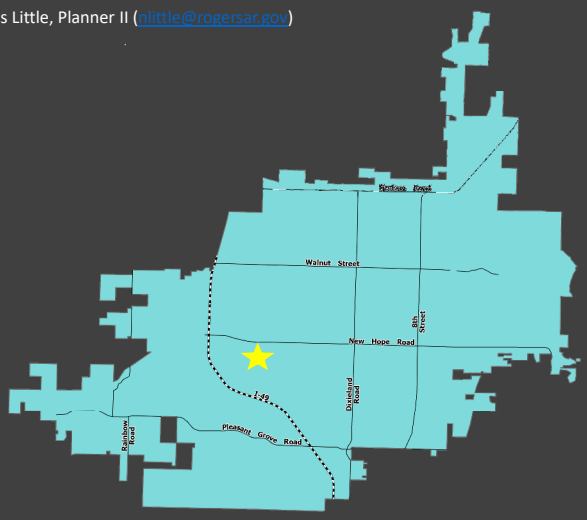
NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
REZONE & DENSITY CONCEPT PLAN
DESCRIPTION:
To rezone 7.58 acres at the intersection of W. Linda Lane & S. 9th Street from the RMF-10B (Residential Multifamily, 10 units per acre, rentals) zoning district to the RMF-18 (Residential Multifamily, 18 units per acre, rentals) zoning district with a Density Concept plan.
APPLICANT: DR Horton for 9th Street Development
BOARD/COMMISSION: Planning Commission
MEETING DATE/TIME: July 18, 2023 at 5:30 PM
MEETING LOCATION: Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS: planningcommission@rogersar.gov
www.rogersar.gov/1181/Public-Hearing-Signs
COMMUNITY DEVELOPMEN
PLANNING DIVISION
621.1186
ning@rogersar.gov

Rezone

PLANNING

Pinnacle New Hope, LLC #1

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



Vicinity Map

CGM Designation
Uptown Regional Center

Zoning
C-2 (Highway Commercial)

Proposed Zoning
U-ENT (Uptown – Entertainment)
U-COM (Uptown – Commercial Mixed Use)

Location
SW Corner of S Bellview Road and W Lazy L Street

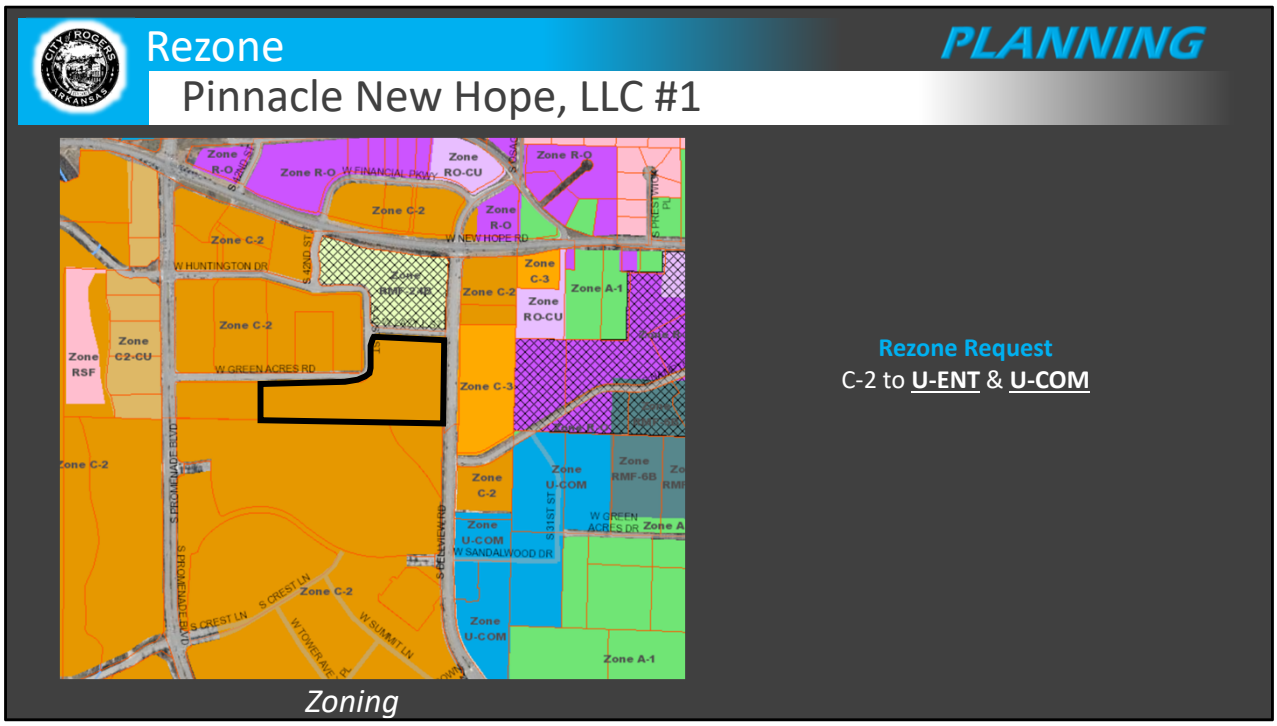
Representative
Taylor Lindley, Crafton Tull

Location:

This is located in Central Rogers, on the west side of S. Bellview Road, just north of the Promenade mall.

GEOLOCATION

The subject property is generally located on the west side of S Bellview Road, directly adjacent to the north end of the Promenade mall. The subject property is only about 600' south of the intersection of W New Hope Road and S Bellview Road. The subject property is within 0.75 miles of both the New Hope and W Pauline Whitaker exits along I-49.



Rezone Request:
The applicant is requesting to rezone the subject property from C-2 (Highway Commercial) to U-ENT and U-COM.

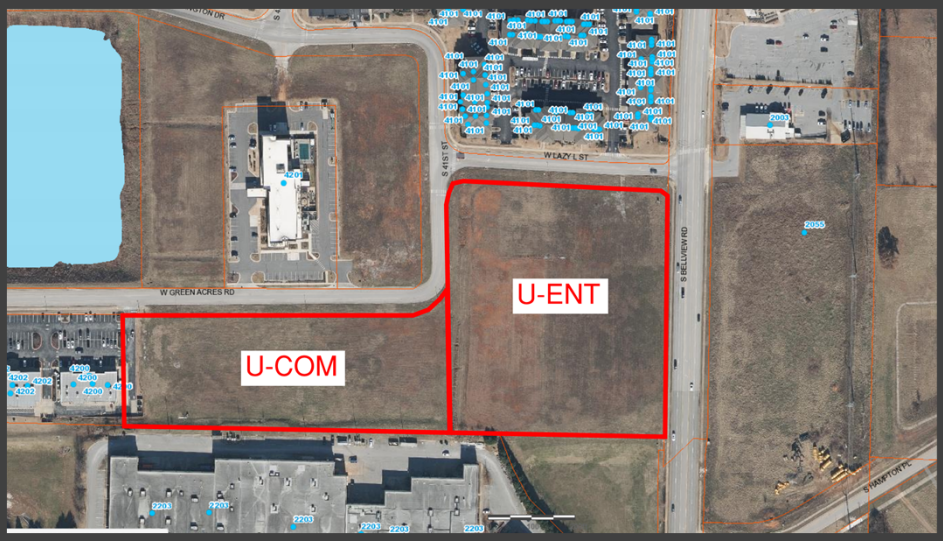
ZONING:
U-ENT (UPTOWN ENTERTAINMENT):
The purpose of the Uptown Entertainment zone is to allow the development of large entertainment venues such as concert pavilions and sports facilities within the Uptown area and compatible ancillary uses for such venues. The intent is for these venues to retain pedestrian connectivity to the rest of the Uptown regional center, maximize the use of on-street and other off-site parking, provide for a variety of uses, and present a high level of architectural excellence that enhances the overall character of the URDC area.
Sec. 14-732(1.1)(iii).

U-COM (UPTOWN COMMERCIAL MIXED USE):
The purpose of the Uptown Commercial Mixed Use zone is to allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces.
Sec. 14-732(1.1)(ii).

Rezone

PLANNING

Pinnacle New Hope, LLC #1



Applicant's Rezone Exhibit

Rezone Request:

The applicant is seeking U-ENT zoning on the eastern portion of the property that fronts S Bellview. The western portion of the parcel will be designated as U-COM, which is what the underlying Uptown Zoning Plan calls for at this location.

ZONING:

U-ENT (UPTOWN ENTERTAINMENT):

The purpose of the Uptown Entertainment zone is to allow the development of large entertainment venues such as concert pavilions and sports facilities within the Uptown area and compatible ancillary uses for such venues. The intent is for these venues to retain pedestrian connectivity to the rest of the Uptown regional center, maximize the use of on-street and other off-site parking, provide for a variety of uses, and present a high level of architectural excellence that enhances the overall character of the URDC area.

Sec. 14-732(1.1)(iii).

U-COM (UPTOWN COMMERCIAL MIXED USE):

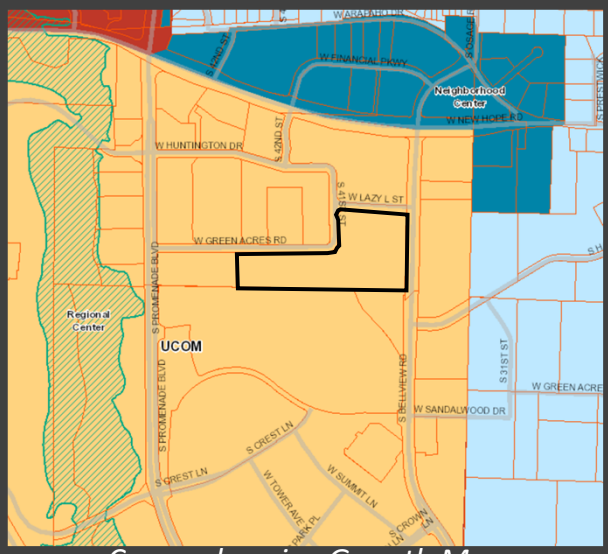
The purpose of the Uptown Commercial Mixed Use zone is to allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces.

Sec. 14-732(1.1)(ii).

Rezone

PLANNING

Pinnacle New Hope, LLC #1



Comprehensive Growth Map

CGM Amendment

- The Uptown Zoning Plan, as part of the Comprehensive Growth Map, calls for U-COM zoning on the subject property.
- An amendment to the CGM would be required to allow U-ENT zoning on this parcel.

The display above exhibits the subject property's location within the context of the Bellview Entertainment District.

Growth Designation:
Regional Center

Growth Designation Character:
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land. (CGM Page 1).

Base Density:

N/A

Max Density:
N/A

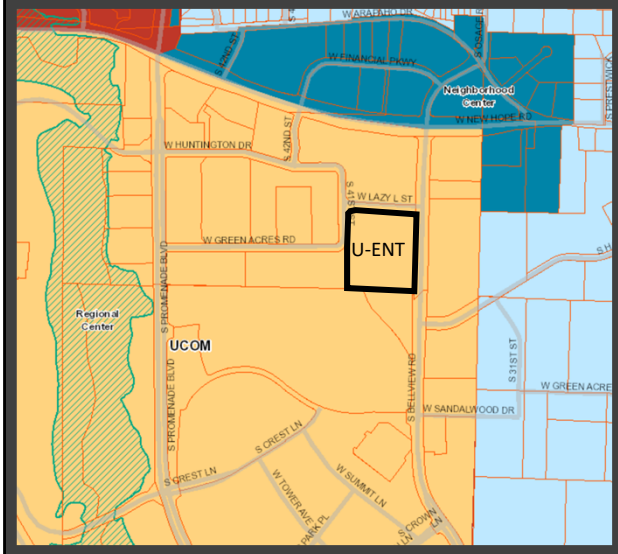
Allowed Zoning Districts

U-COR, **U-COM, U-ENT,** U-NBT

Rezone

PLANNING

Pinnacle New Hope, LLC #1



CGM Amendment Exhibit

CGM Amendment

- Staff proposes that the eastern portion of this lot be designated for U-ENT zoning, as opposed to U-COM zoning, on the Uptown Zoning Plan.
- Because of the potential for a major sports venue being developed here, as well as the parcel's access to major arterial roads, U-ENT zoning is appropriate.

According to the current Uptown Zoning Plan, the CGM calls for only U-COM on this entire parcel. Because of the potential of a major entertainment venue being developed at this location, Staff proposes that the Uptown Zoning Plan, as a part of the Comprehensive Growth Map, be amended to allow for U-ENT zoning here.

The area that would be amended on the Uptown Zoning Plan is as follows:
PART OF LOT 4D OF CREEKSIDE PHASE 3, AS PER PLAT RECORD 2008-468 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4D;
Thence ALONG THE SOUTH LINE THEREOF N87°21'31"W 475.89 feet;
Thence LEAVING SAID SOUTH LINE N00°01'44"W 381.54 feet TO THE WEST LINE OF SAID LOT 4D;
THENCE ALONG SAID WEST LINE N00°01'44"W 169.54 feet TO THE NORTH LINE OF SAID LOT 4D;
THENCE ALONG SAID NORTH LINE THE FOLLOWING FIVE COURSES:
THENCE 82.43 FEET ALONG A CURVE to the right WITH a radius of 50.00 feet and A long chord OF N47°11'59"E 73.41 feet;
Thence S85°34'18"E 300.92 feet;
THENCE 33.53 FEET ALONG A CURVE to the left WITH a radius of 1030.00 feet and A long chord OF S86°30'15"E 33.53 feet;
Thence S87°26'12"E 99.96 feet;
THENCE 23.56 FEET ALONG A CURVE to the right WITH a radius of 15.00 feet and A long chord OF S42°26'12"E 21.21 feet TO THE EAST LINE OF SAID LOT 4D;
thence ALONG SAID EAST LINE S02°33'48"W 578.06 feet to the POINT OF BEGINNING, CONTAINING 6.69 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Growth Designation:
Regional Center

Growth Designation Character:
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land. (CGM Page 1).

Base Density:

N/A

Max Density:
N/A

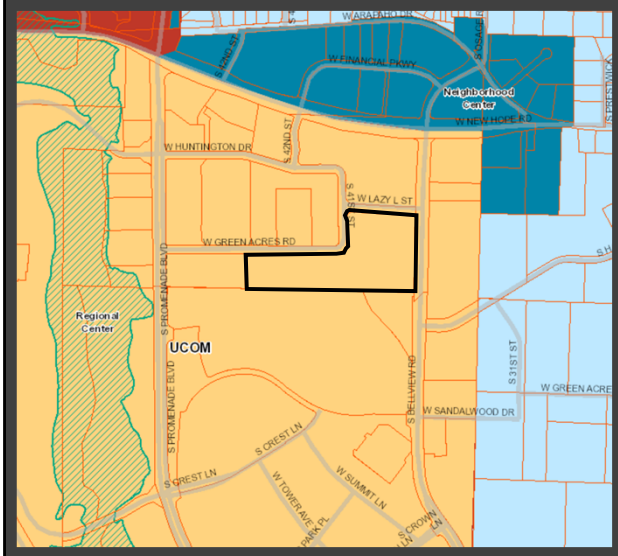
Allowed Zoning Districts

U-COR, **U-COM, U-ENT,** U-NBT

Rezone

PLANNING

Pinnacle New Hope, LLC #1



Comprehensive Growth Map

Staff Analysis

- The subject property is located within the Uptown Regional Center. The subject parcel is specifically designated for U-COM zoning.
- Given the property's proximity to the Bellview Entertainment District and major arterial roads that feed directly to I-49, U-ENT on the eastern portion of this property is a suitable request.

COMPREHENSIVE GROWTH MAP:
This parcel is located within the Regional Center growth designation, but is specifically shown to be zoned U-COM.

The applicant is requesting that the western portion be rezoned to U-COM, while the eastern portion, nearest S Bellview, be rezoned to U-ENT, which calls for more entertainment and recreational uses, including larger-format structures that accommodate large crowds.

Given the road network in this area, along with the parcel's proximity to the Bellview Entertainment District, the request for U-ENT is appropriate, despite the Uptown Zoning Plan not calling for U-ENT here.

Growth Designation:
Regional Center

Growth Designation Character:
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land. (CGM Page 1).

Base Density:

N/A

Max Density:
N/A

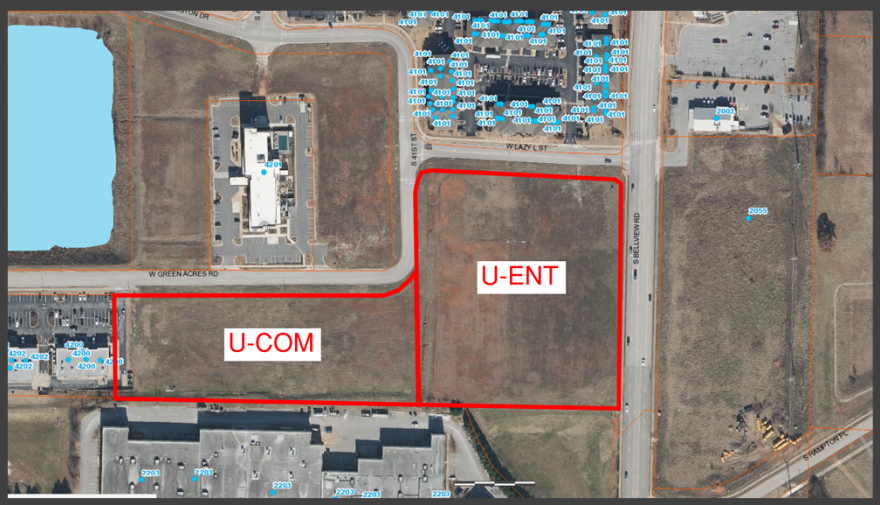
Allowed Zoning Districts

U-COR, **U-COM, U-ENT,** U-NBT

Rezone

PLANNING

Pinnacle New Hope, LLC #1



Applicant's Rezone Exhibit

Recommendation:

- **Amend CGM to allow U-ENT Zoning**
- **<u>APPROVE</u> Rezone as shown**

<u>Public Input Received:</u>

Staff hasn't received any comments from the public regarding this request.

<u>RECOMMENDATIONS:</u>

APPROVE rezone, along with a Comprehensive Growth Map amendment to allow the east side of this parcel to be designated for U-ENT zoning.

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

OFFICE USE ONLY

Permit Fee: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Crafton Tull, Taylor Lindley

ADDRESS: 901 N. 47th Street, Suite 400, Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: SE corner of W Green Acres Rd. and S 41st St.

PARCEL NUMBER: 02-20229-002

PHONE #: 479-636-4838 EMAIL: Taylor.Lindley@craftontull.com

PROPERTY OWNER: Pinnacle New Hope LLC PHONE #: _____

PRESENT USE: Undeveloped ZONING: C-2

PROPOSED USE: Unknown at this time ZONING: U-COM & U-ENT

Applicant Signature 6.19.2023 Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:
Description is attached.

LAYMAN'S DESCRIPTION:
SE corner of W Green Acres Rd. and S 41st St.

PRESENT ZONING: C-2

ZONING REQUEST: U-COM & U-ENT

Respectfully Submitted,

By: Kenneth A Shemin
(Property Owner Signature)
CO-Manager

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 19 day of JUNE, 2023.

Madison Leigh Tollett
Notary Signature

MADISON TOLLETT
Notary Name Printed

April 3, 2030
Commission Expires

MADISON LEIGH TOLLETT
Notary Public - Arkansas
Benton County
Commission # 12719357
My Commission Expires Apr 3, 2030

Legal Description - Parcel 02-20229-002 - U-COM

PART OF LOT 4D OF CREEKSIDE PHASE 3, AS PER PLAT RECORD 2008-468 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4D;
Thence ALONG THE WEST LINE THEREOF N00°00'51"E 266.52 feet TO THE NOUTHWEST CORNER OF SAID LOT 4D;
Thence ALONG THE NORTH LINE THEREOF S89°11'51"E 662.62 feet;
THENCE ALONG SAID NORTH LINE 141.88 FEET ALONG A CURVE to the left WITH a radius of 89.50 feet and A long chord OF N45°23'13"E 127.49 feet;
Thence LEAVING SAID NORTH LINE S00°01'44"E 381.54 feet TO THE SOUTH LINE OF SAID LOT 4D;
thence ALONG SAID SOUTH LINE N87°21'31"W 754.37 feet to the POINT OF BEGINNING, CONTAINING 4.86 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Legal Description - Parcel 02-20229-002 - U-ENT

PART OF LOT 4D OF CREEKSIDE PHASE 3, AS PER PLAT RECORD 2008-468 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Thence ALONG THE SOUTH LINE THEREOF N87°21'31"W 475.89 feet;
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Thence S85°34'18"E 300.92 feet;
THENCE 33.53 FEET ALONG A CURVE to the left WITH a radius of 1030.00 feet and A long chord OF S86°30'15"E 33.53 feet;
Thence S87°26'12"E 99.96 feet;
THENCE 23.56 FEET ALONG A CURVE to the right WITH a radius of 15.00 feet and A long chord OF S42°26'12"E 21.21 feet TO THE EAST LINE OF SAID LOT 4D;
thence ALONG SAID EAST LINE S02°33'48"W 578.06 feet to the POINT OF BEGINNING, CONTAINING 6.69 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that Pinnacle New Hope, LLC is applying to the Rogers Planning Commission to rezone certain real property Southeast corner of W. Green Acres Rd. and S. 41st St. The property is more particularly described as follows:

LEGAL DESCRIPTION:

PART OF LOT 4D OF CREEKSIDE PHASE 3, AS PER PLAT RECORD 2008-468 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4D;
Thence ALONG THE WEST LINE THEREOF N00°00'51"E 266.52 feet TO THE NOUTHWEST CORNER OF SAID LOT 4D;
Thence ALONG THE NORTH LINE THEREOF S89°11'51"E 662.62 feet;
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Thence LEAVING SAID NORTH LINE S00°01'44"E 381.54 feet TO THE SOUTH LINE OF SAID LOT 4D;
thence ALONG SAID SOUTH LINE N87°21'31"W 754.37 feet to the POINT OF BEGINNING, CONTAINING 4.86 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

And

PART OF LOT 4D OF CREEKSIDE PHASE 3, AS PER PLAT RECORD 2008-468 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4D;
Thence ALONG THE SOUTH LINE THEREOF N87°21'31"W 475.89 feet;
Thence LEAVING SAID SOUTH LINE N00°01'44"W 381.54 feet TO THE WEST LINE OF SAID LOT 4D;
THENCE ALONG SAID WEST LINE N00°01'44"W 169.54 feet TO THE NORTH LINE OF SAID LOT 4D;
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thence ALONG SAID EAST LINE S02°33'48"W 578.06 feet to the POINT OF BEGINNING, CONTAINING 6.69 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

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 14th day of July, 2023.

Signed

Taylor Lindley
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 14 day of July, 2023.

Patricia Ann Henry
Notary Signature

STATE OF ARKANSAS NOTARY PUBLIC
PATRICIA ANN HENRY
MY COMMISSION # 12711413
EXPIRES: July 21, 2030
Benton County

Patricia Ann Henry
Notary Name Printed

7/21/30
Commission Expires

LAYMAN DESCRIPTION: Southeast corner of W Green Acres Rd. and S. 41st St.

PRESENT ZONING: C-2

ZONING REQUEST: U-COM & U-ENT

A public hearing by the Rogers Planning Commission will be held on July 18, 2023 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully submitted,

By: _____

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

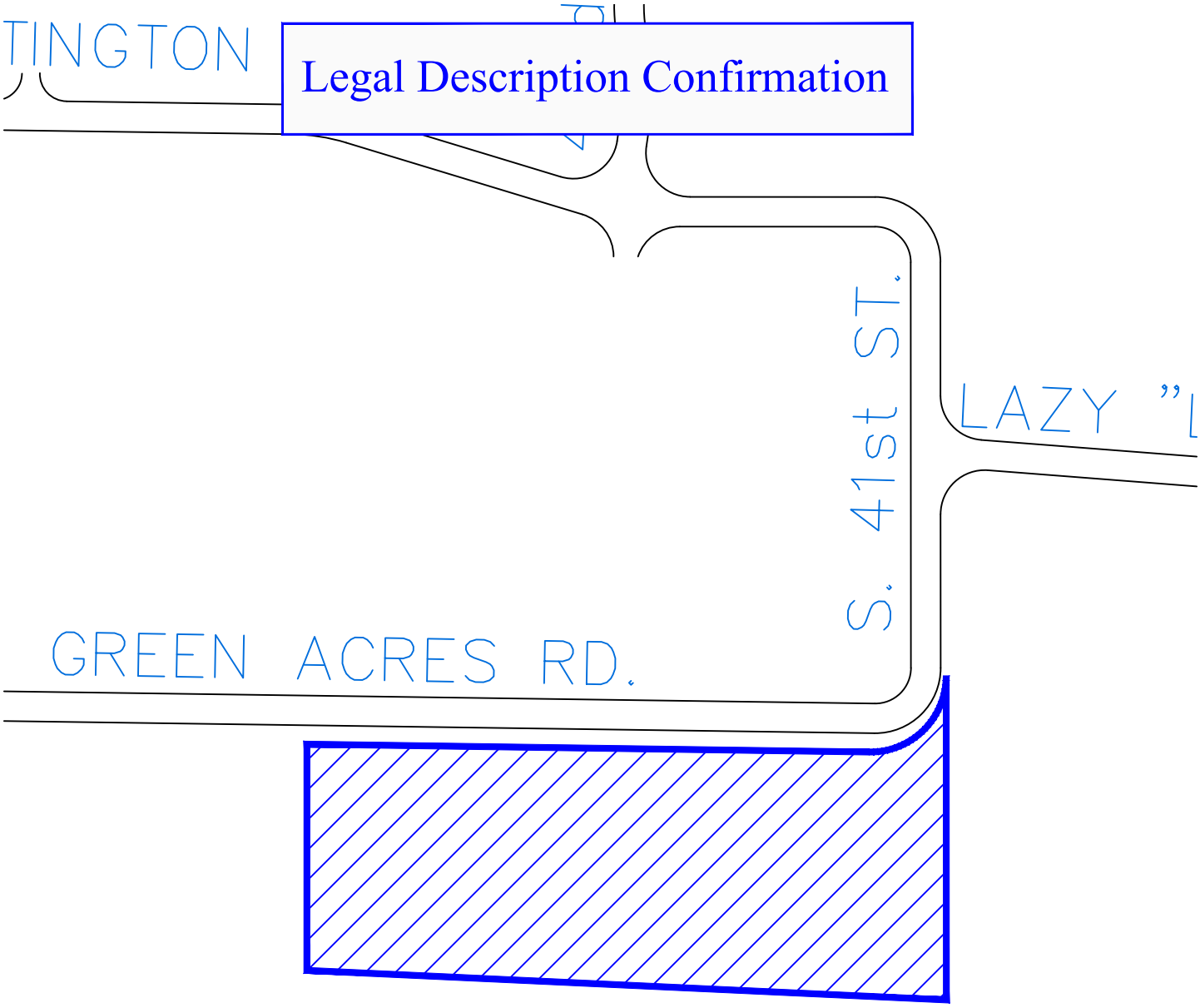
NOTICE OF PUBLIC HEARING

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 **July 18, 2023** at **5:30 p.m.** on the application by **Pinnacle New Hope LLC** to rezone **11.55 acres at the southeast corner of W. Green Acres Road & S. 41st Street** from the **C-2** (Highway Commercial) zoning district to the **U-COM** (Uptown Commercial Mixed Use) and **U-ENT** (Uptown Entertainment) zoning districts, the property being more particularly described as follows:

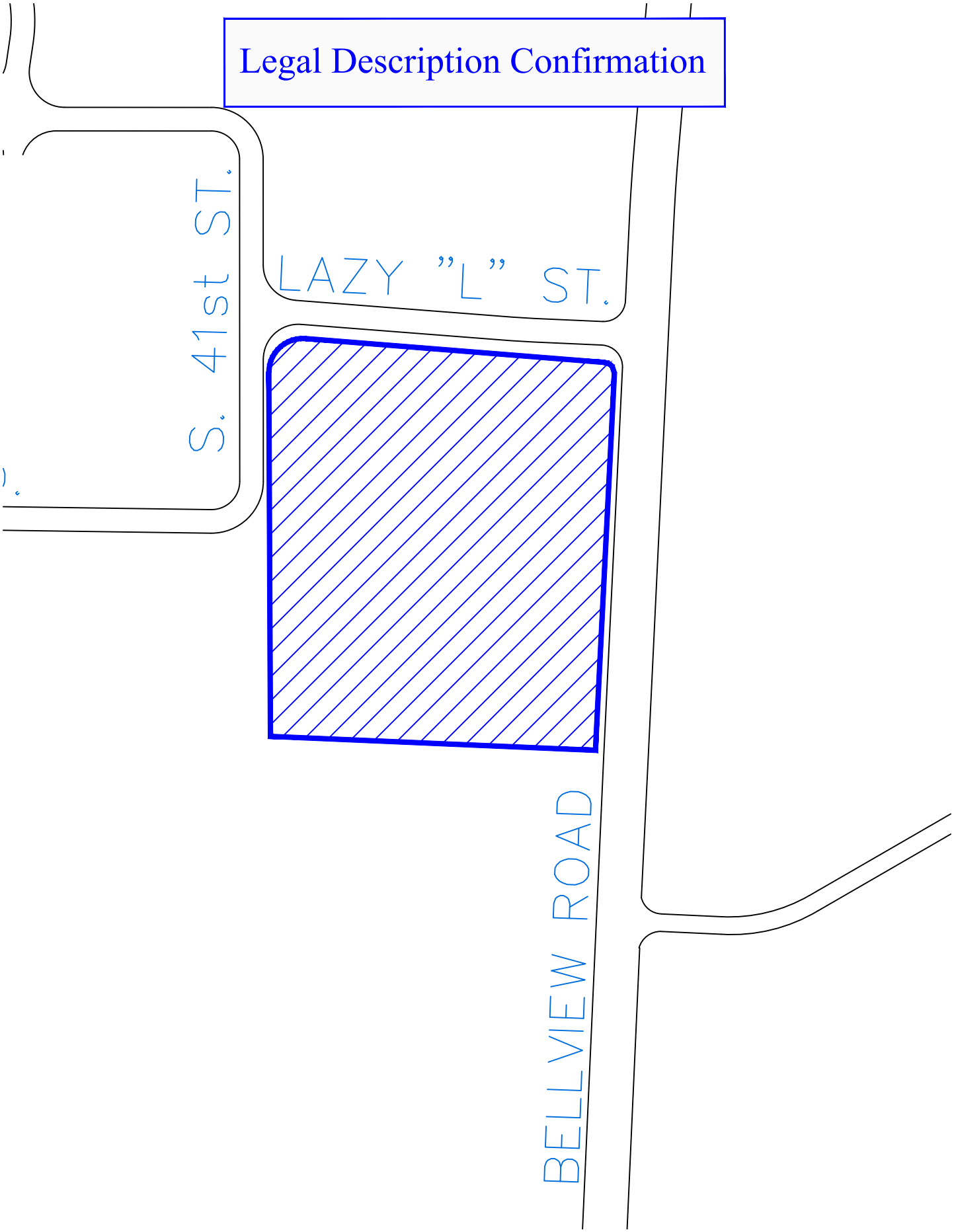
PROPERTY DESCRIPTION:
11.55 acres at the southeast corner of W. Green Acres Road & S. 41st Street
Parcel Number: 02-20229-002

Jorge Andrade, Secretary
Planning Commission

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


Legal Description Confirmation
TINGTON
S. 41st ST.
LAZY "L
GREEN ACRES RD.

Legal Description Confirmation

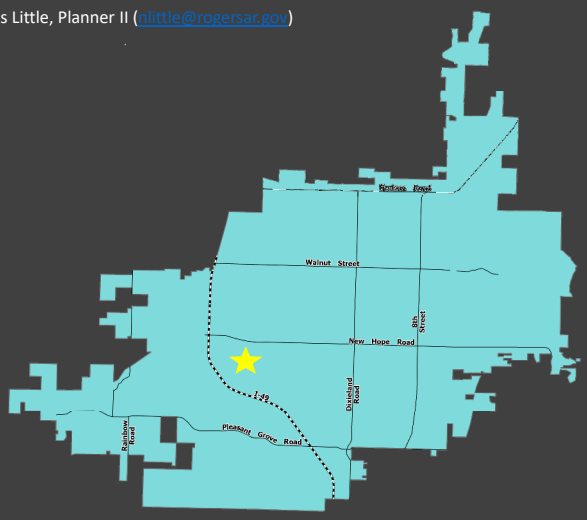


Rezone

PLANNING

Pinnacle New Hope, LLC #2

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



Vicinity Map

CGM Designation
Uptown Regional Center

Zoning
C-2 (Highway Commercial)

Proposed Zoning
U-COM (Uptown – Commercial Mixed Use)

Location
South of the intersection of S 42nd Street and W Huntington Drive

Representative
Taylor Lindley, Crafton Tull

Location:

This Is located in central Rogers, just north of the Promenade mall.

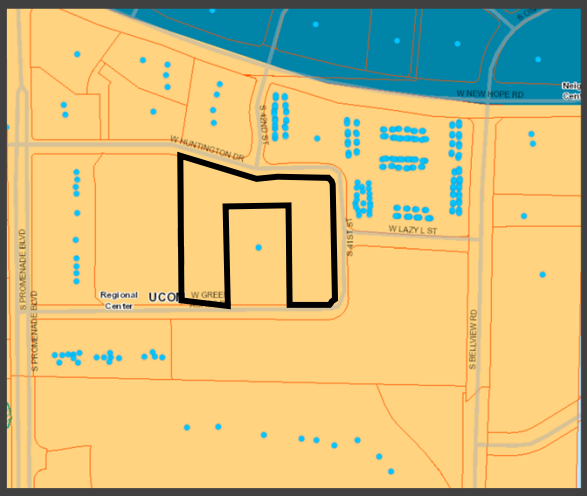
GEOLOCATION

The subject property is generally located just southwest of the intersection of W New Hope Road and S Bellview Road. The subject property sits fairly close to the north end of the Promenade mall, and only about 650' from S Promenade Boulevard.

Rezone

PLANNING

Pinnacle New Hope, LLC #2



Comprehensive Growth Map

Comprehensive Growth Map

- The subject property is located within the Uptown Regional Center Growth Designation.
- The Uptown Zoning Plan calls for U-COM on this parcel

COMPREHENSIVE GROWTH MAP:

- The subject property is located within the Uptown Regional Center Growth Designation.
- The Uptown Zoning Plan calls for U-COM on this parcel

Growth Designation:

Regional Center

Growth Designation Character:

Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land. (CGM Page 1).

Base Density:

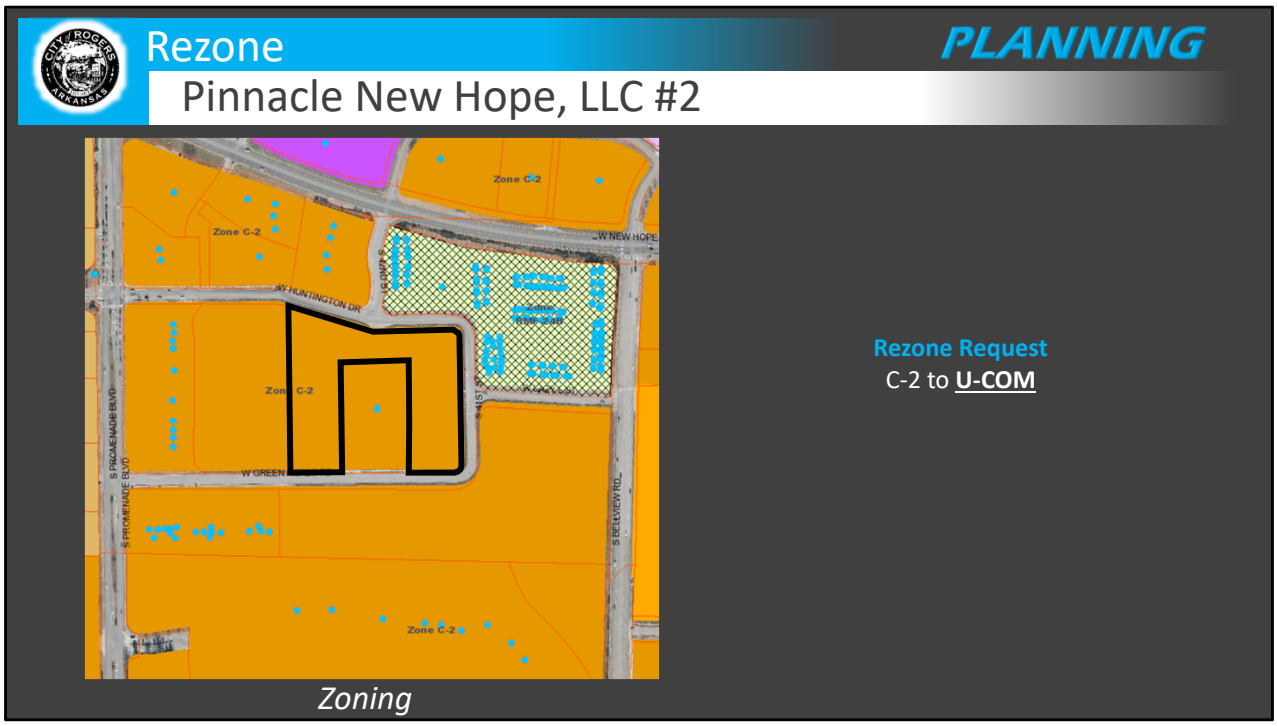
N/A

Max Density:

N/A

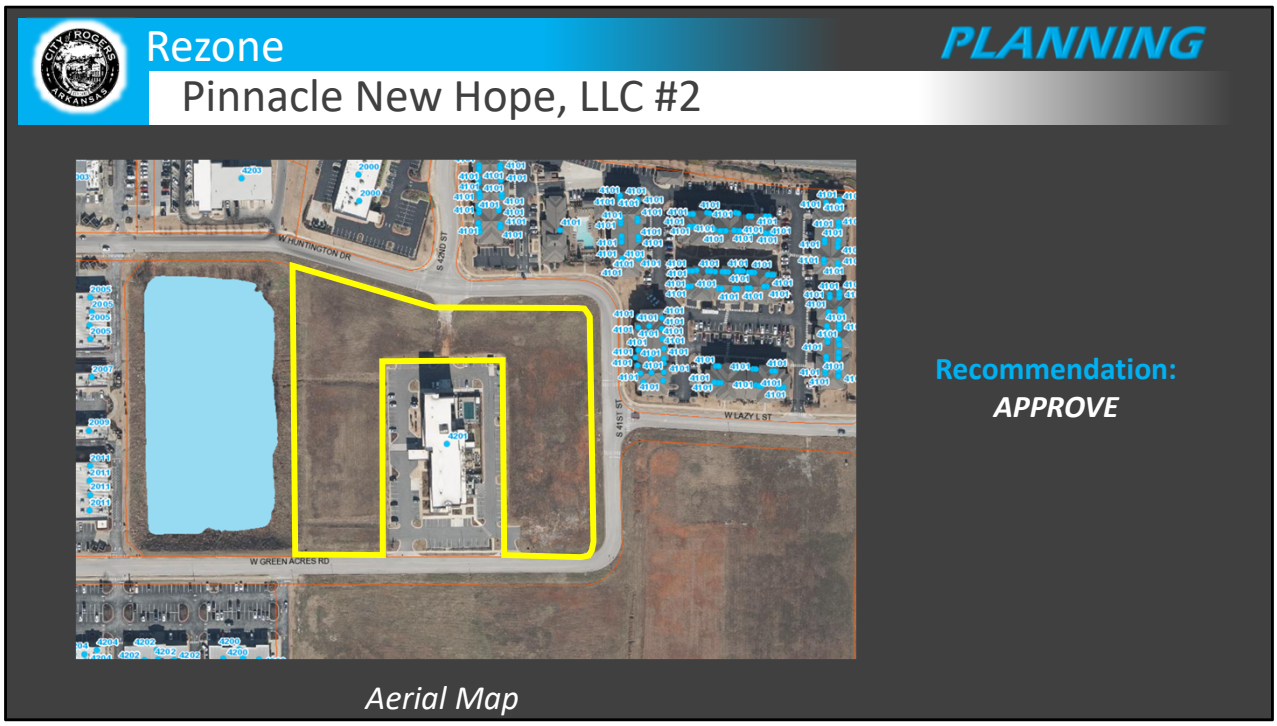
Allowed Zoning Districts

U-COR, **U-COM**, U-ENT, U-NBT



Rezone Request:
The applicant is requesting to rezone the subject property from C-2 (Highway Commercial) to U-COM.

ZONING:
U-COM:
The purpose of the Uptown Commercial Mixed Use zone is to allow relatively dense, pedestrian-friendly, primarily commercial mixed-use development that retains many of the characteristics of the U-COR zone while allowing more flexibility with respect to building disposition, single-use form, off-street parking options, and increased setbacks. U-COM attains increased density over traditional, single-use (strip mall or office park) form through shared parking and maximum parking requirements, shared access, maximum setbacks, pedestrian connectivity between adjacent properties, the use of boulevards, and public spaces.
Sec. 14-732(1.1)(ii).



Public Input Received:
Staff hasn't received any comments from the public regarding this request.

RECOMMENDATIONS:
APPROVE

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

OFFICE USE ONLY

Permit Fee: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Crafton Tull, Taylor Lindley

ADDRESS: 901 N. 47th Street, Suite 400, Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: SW corner of W Huntington Dr. and S 41st St.

PARCEL NUMBER: 02-20229-004

PHONE #: 479-636-4838 EMAIL: Taylor.Lindley@craftontull.com

PROPERTY OWNER: Pinnacle New Hope LLC PHONE #: _____

PRESENT USE: Undeveloped ZONING: C-2

PROPOSED USE: Unknown at this time ZONING: U-COM

Applicant Signature 6.19.2023
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:
Description is attached.

LAYMAN'S DESCRIPTION:
SW corner of W Huntington Dr. and S 41st St.

PRESENT ZONING: C-2

ZONING REQUEST: U-COM

Respectfully Submitted,

By: Kenneth R. Stein
(Property Owner Signature)
Pl-manager

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 19 day of JUNE, 2023.

Madison Leigh Tollett
Notary Signature

MADISON TOLLETT
Notary Name Printed

April 3, 2030
Commission Expires

MADISON LEIGH TOLLETT
Notary Public - Arkansas
Benton County
Commission # 12719357
My Commission Expires Apr 3, 2030

Legal Description - Parcel 02-20229-004

LOT 4H OF CREEKSIDE PHASE 3, AS PER PLAT RECORD 2017-891 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4H;
THENCE ALONG THE OUTER BOUNDS THEREOF THE FOLLOWING ELEVEN COURSES:
Thence N00°01'16"E 624.86 feet;
Thence S73°07'02"E 332.68 feet;
Thence S89°57'46"E 299.69 feet;
THENCE 46.30 FEET ALONG A CURVE to the right WITH a radius of 29.50 feet and A long chord OF S44°59'45"E 41.70 feet;
Thence S00°01'44"E 477.71 feet;
THENCE 46.77 FEET ALONG A CURVE to the right WITH a radius of 29.50 feet and A long chord OF S45°23'13"W 42.02 feet;
Thence N89°11'51"W 167.52 feet;
Thence N00°01'16"E 419.72 feet;
Thence N89°58'44"W 260.39 feet;
Thence S00°01'16"W 416.17 feet;
thence N89°11'51"W 190.20 feet to the POINT OF BEGINNING, CONTAINING 5.77 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that Pinnacle New Hope, LLC is applying to the Rogers Planning Commission to rezone certain real property Southwest corner of W. Huntington Dr. and S. 41st St. The property is more particularly described as follows:

LEGAL DESCRIPTION:

LOT 4H OF CREEKSIDE PHASE 3, AS PER PLAT RECORD 2017-891 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4H;
THENCE ALONG THE OUTER BOUNDS THEREOF THE FOLLOWING ELEVEN COURSES:
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Thence N00°01'16"E 419.72 feet;
Thence N89°58'44"W 260.39 feet;
Thence S00°01'16"W 416.17 feet;
thence N89°11'51"W 190.20 feet to the POINT OF BEGINNING, CONTAINING 5.77 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FAC

LAYMAN DESCRIPTION: Southwest corner of W. Huntington Dr. and S. 41st St.

PRESENT ZONING: C-2

ZONING REQUEST: U-COM

A public hearing by the Rogers Planning Commission will be held on July 18, 2023 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully submitted,

By: _____

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 14th day of July, 2023.

Signed

Taylor Lindley
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 14 day of July, 2023

PATRICIA ANN HENRY
MY COMMISSION # 12711413
EXPIRES: July 21, 2030
Benton County

Patricia Ann Henry
Notary Signature

Patricia Ann Henry
Notary Name Printed

7/21/30
Commission Expires

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

NOTICE OF PUBLIC HEARING

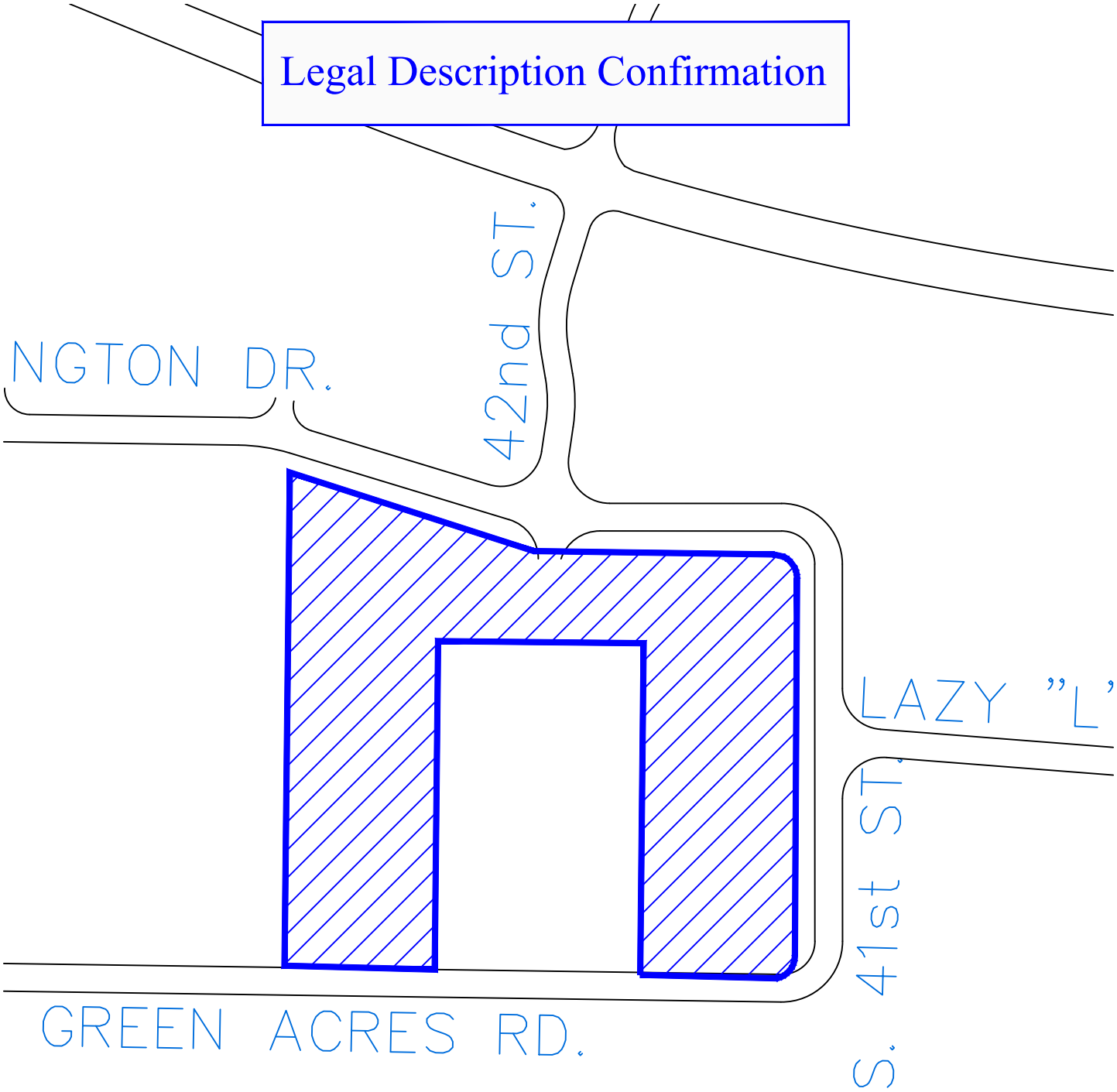
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 18, 2023** at **5:30 p.m.** on the application by **Pinnacle New Hope LLC** to rezone **5.77 acres at the southwest corner of W. Huntington Drive & S. 41st Street** from the **C-2** (Highway Commercial) zoning district to the **U-COM** (Uptown Commercial Mixed Use) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
5.77 acres at the southwest corner of W. Huntington Drive & S. 41st Street
Parcel Number: 02-20229-004

Jorge Andrade, Secretary
Planning Commission

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

Legal Description Confirmation



NOTICE OF PUBLIC HEARING