



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

PLANNING COMMISSION MEETING AGENDA

SEPTEMBER 5, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/88203105461](https://us02web.zoom.us/j/88203105461)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/88203105461](https://us02web.zoom.us/j/88203105461)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/89144086305](https://us02web.zoom.us/j/89144086305)

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. August 15, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Olive Nature School

A proposal to construct a nature school, administrative building, and storage building, totaling 13,782-sf. on the north intersection of W. Olive Street and N. 22nd Street in the A-1 & R-O (Agricultural & Residential Office) zoning districts.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Jake Chavis*

PUBLIC HEARING:

1. CUP: Specialized Hail Company

A request by Specialized Hail Company to allow the use "Vehicle/Equipment Repair & Installation" at 702 N. 2nd Street in the C-2 (Highway Commercial) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Danny Stephens*

2. RZN: Hannah Cicioni

A request by Hannah Cicioni to rezone 511 W. Pecan Street from the N-R (Neighborhood Transition) zoning district to the NBT (Neighborhood Transition) zoning district.

- *STAFF: Christina Moore*
- *REPRESENTED BY: Hannah Cicioni*

3. RZN: Brick Road Properties

A request by Brick Road Properties to rezone 17.26 acres at the southeast corner of N. 2nd Street & N. Airport Loop from the A-1 (Agricultural) zoning district to the I-1 (Light Industrial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Phil Swope*

4. RZN/DCP: Legends Apartments

A request by Legends Apartments to rezone 335 S. Dodson Road from the C-3 (Neighborhood Commercial) zoning district to the C-3 (Neighborhood Commercial) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jared Davis*



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CALL FOR RECESS:

1. Zoning Review Committee
2. Board of Adjustment

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:

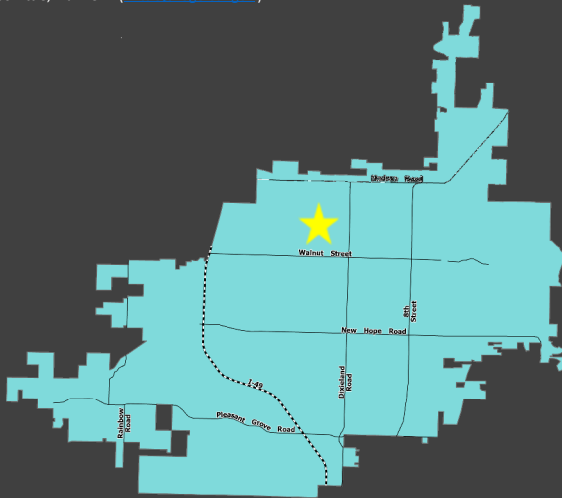


LARGE SCALE DEVELOPMENT

PLANNING

Olive Nature School

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



Vicinity Map

Location

North of the intersection of W Olive Street and N 22nd Street

CGM Designation

Neighborhood

Zoning

A-1 (Agricultural)

R-O (Residential Office)

Proposed Use

Private School

Representative

Jake Chavis, Bates & Associates

All reviews have passed.

Location:

Located in north central Rogers, north of the intersection of N 22nd Street and W Olive Street.

Proposal:

The proposal is for the construction of a private nature school, administrative building, and storage building, totaling 13,782 sq. ft., on 5.2 acres.

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

ZONING:

This district shall consist of areas for agricultural uses, related uses, and low-density residential uses.

Schools, Public or Private is a secondary use classification encompassing educational institutions for pre-kindergarten through twelfth (12th) grade; Sec. 14-695(b)(2)(v)

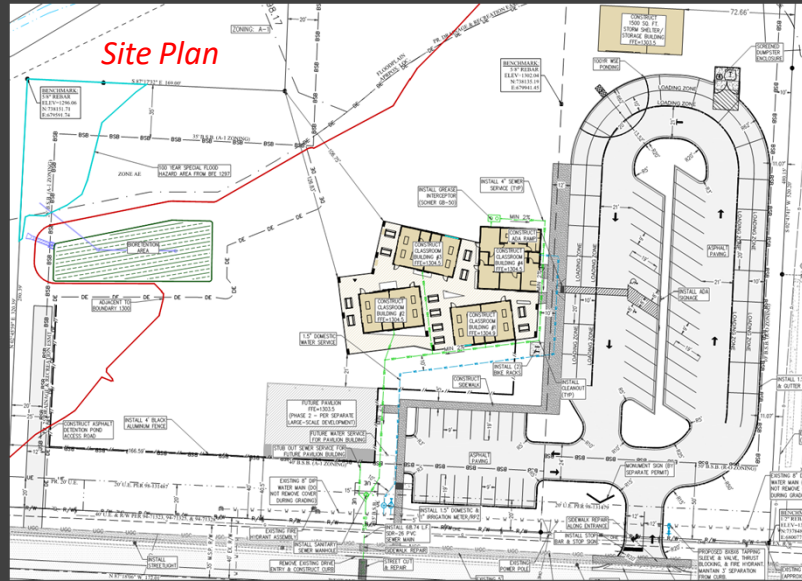




LARGE SCALE DEVELOPMENT

Olive Nature School

PLANNING



Request

- The proposal is for the construction of a private nature school, administrative building, and storage building, totaling 13,782 square feet.
- Total development area for this LSDP is roughly 2.5 acres. Total site area is 5.2 acres.

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Recommendation
APPROVE

OLIVE NATURE SCHOOL

ROGERS, ARKANSAS

Large Scale Development Plan

CityView Project #PL202300400

GENERAL NOTES 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 ON 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 UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
- PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
- PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
- THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
- CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
- CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
- DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
- ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
- ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250 PER DAY THAT SAID VIOLATION EXISTS.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED."
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

STANDARD CITY COMMENTS

- DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
- THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
- PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
- THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
- ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
- THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
- A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
- IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
- A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
- PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
- PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
- THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
- LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.
- IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
- TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
- SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
- ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
- THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
- ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
- ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
- A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
- ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
- CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
- ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED \$250.00 PER DAY THAT SAID VIOLATION EXISTS.
- PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

OWNERSHIP OF DOCUMENTS

THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF BATES & ASSOCIATES, INC., AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BATES & ASSOCIATES, INC.

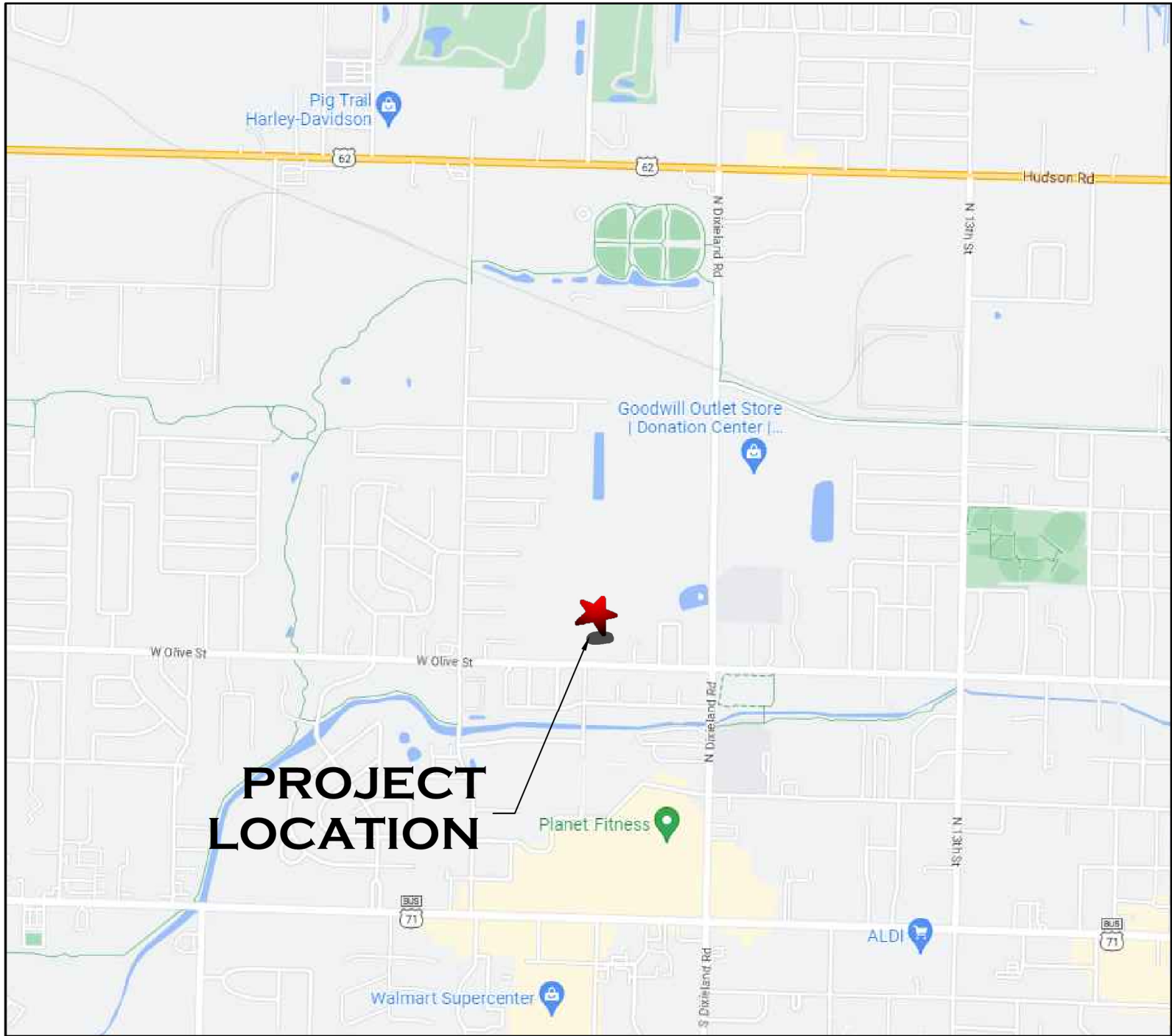
SAFETY NOTICE TO CONTRACTOR

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.

ENGINEER'S NOTICE TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS, TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS AND WE ASSUME NO RESPONSIBILITY AS TO THE ACCURACY OF THEIR DEPICTED LOCATION ON THESE DRAWINGS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN, AND ALL OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE DRAWINGS BY VERIFICATION OF THEIR LOCATION IN THE FIELD PRIOR TO THE INITIATION OF THE ACTUAL PORTION OF THEIR WORK.



VICINITY MAP
N.T.S.



CONTACT INFORMATION

CITY:	CITY OF ROGERS DEPARTMENT OF COMMUNITY DEVELOPMENT LORI ERICSON PHONE: (479) 621-1186	SEWER/ WATER	ROGERS WATER UTILITIES 601 S 2ND ST P.O. BOX 338 ROGERS, AR 72756 479-621-1142
FIRE:	ROGERS FIRE DEPARTMENT, 201 N 1ST ST ROGERS, AR 72756 PHONE: (479) 621-1179	SOLID WASTE	INLAND SERVICES 3511 N. ARKANSAS ST ROGERS, AR 72756 (479) 878-1384
GAS:	SOURCE GAS 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012	ELECTRIC:	CARROLL ELECTRIC 707 SE WALTON BLVD P.O. BOX 329 BENTONVILLE, AR 72712-0329 PHONE: (479) 273-2421 FAX: (479) 273-1231
CABLE:	COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644	TELEPHONE:	SOUTHWESTERN BELL 1-800-464-7928

BASIS OF ELEVATION:

CITY OF ROGERS GPS MONUMENT #23
(NAVD88 VERTICAL DATUM)

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE
NAD83(NSRS2007) HORIZONTAL DATUM

EASEMENT PLAT IS REQUIRED BEFORE
ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

THERE ARE NO EXISTING WETLANDS ON THIS SITE

SITE AREA CALCULATIONS:

GROSS SITE AREA:	226530.84 SQ. FT. (5.20 AC +/-)
R/W DEDICATION AREA:	20,005.20 SQ. FT. (0.46 AC +/-)
NET SITE AREA PER R/W DEDICATION:	206525.64 SQ. FT. (4.74 ACRES +/-)

INDEX OF DRAWINGS

01	COVER SHEET
02	BOUNDARY SURVEY + DEMOLITION PLAN
03	SITE + UTILITY PLAN
04	SEWER PROFILE
05-05.1	GRADING + EROSION CONTROL PLAN
06	TREE PRESERVATION PLAN
07	LANDSCAPE PLAN
08-12	SITE DETAILS
13-15	RWU DETAILS

PARCEL NUMBERS: 02-00832-001, 02-00834-000,
02-00831-017, & 02-00831-000

PROJECT SITE ADDRESS: 2127 W OLIVE ST
ROGERS, AR

ZONING CLASSIFICATION: R-0/A-1

PROPOSED USE: SCHOOL (K-3RD)

BUILDING HEIGHT: 18' MAX

CONSTRUCTION TYPE: 5B

TOTAL SITE AREA: 5.20 ACRES +/- (ALL PARCELS)
4.81 ACRES +/- (PER R/W DEDICATION)

OWNER/DEVELOPER: KINDERGROVE REAL ESTATE LLC
3217 W SEMINOLE DR
ROGERS AR 72758-1346

ARCHITECT: DAVE BURRIS
BURRIS ARCHITECTURE
820 TIGER BLVD
SUITE 4
BENTONVILLE, AR 72712
PHONE: (479) 319-6045

ENGINEER/SURVEYOR: BATES & ASSOCIATES, INC.
7230 PLEASANT RIDGE DR.
FAYETTEVILLE, AR 72704
PHONE: (479) 442-9350
EMAIL: GEOFF@BATESNWA.COM

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0260K. DATED 06/05/2012)

SURVEY DESCRIPTION (PARCELS 02-00832-001, 02-00834-000, 02-00831-017, & 02-00831-000):

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°18'06"W 172.01', THENCE LEAVING SAID SOUTH LINE N02°45'59"E 320.39' TO AN EXISTING REBAR, THENCE S87°17'32"E 169.00' TO AN EXISTING REBAR, THENCE N02°12'44"E 199.79' TO AN EXISTING REBAR, THENCE S87°17'56"E 333.10' TO AN EXISTING REBAR, THENCE S02°47'41"W 520.20' TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER N87°17'16"W 327.90' TO THE POINT OF BEGINNING, CONTAINING 5.20 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN WEST OLIVE STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

NOTE: PARCELS 02-00834-000, 02-00831-017, & 02-00831 PREVIOUSLY COMBINED PER PLAT L2020-27912. REMAINING PARCEL #02-00831-001 WILL BE COMBINED PER SEPARATE PLAT.

PARKING REQUIREMENTS (NURSERY, KINDERGARTEN AND DAY CARE CENTERS):

1 SPACE PER 500 SQUARE FEET OF NET FLOOR AREA AND 1 SPACE PER EMPLOYEE. LOADING AND UNLOADING SPACES SHALL BE REQUIRED AT A RATE OF 1 FOR EACH 10 CHILDREN ACCOMMODATED

NET FLOOR AREA:	12683.89 SQ. FT.
NUMBER OF EMPLOYEES:	16
TOTAL PARKING REQUIRED:	41 SPACES

STANDARD PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED/PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	44 SPACES

NUMBER OF STUDENTS:	96 MAX.
LOADING SPACES REQUIRED/PROVIDED:	44 SPACES

BIKE RACKS REQUIRED/PROVIDED (1 PER 20 PARKING SPACES): 2

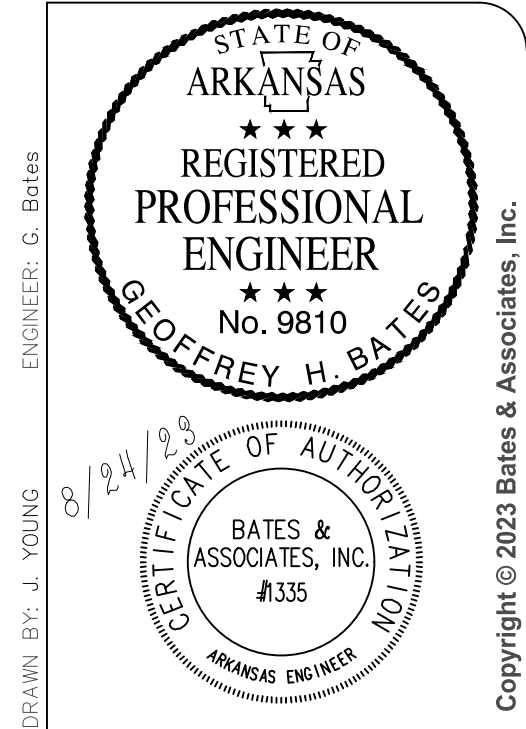
SURVEYOR NOTES:

1. ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, TITLE EVIDENCE, OWNERSHIP, OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. ONLY THOSE EASEMENTS SHOWN ON THE RECORD PLAT OF PINNACLE HILLS PARKWAY ADDITION ARE SHOWN HEREON.

3. THE LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES, RECORD DRAWINGS PROVIDED TO THE SURVEYOR. NOT ALL UNDERGROUND UTILITIES/STRUCTURES MAY BE SHOWN. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE UNDERGROUND UTILITIES/STRUCTURES. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON.

4. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE. CONTRACTOR SHOULD FIELD VERIFY ALL UTILITY LINES PRIOR TO ANY EXCAVATION ON THIS SITE.



DATE	REVISIONS
04/06/23	1ST SUBMITTAL
05/19/23	REVISIONS PER STAFF REVIEW
06/28/23	REVISIONS PER STAFF REVIEW
07/28/23	REVISIONS PER RWU CONDITIONAL APPROVAL
08/09/23	REVISIONS PER STAFF REVIEW
08/24/23	REVISIONS PER STAFF REVIEW

OLIVE NATURE SCHOOL
LARGE SCALE DEVELOPMENT PLAN
CITYVIEW PROJECT #PL202300400
COVER SHEET
ROGERS, ARKANSAS



DRAWING NO

01

PROJECT NO 22-265

OVERALL SITE CALCULATIONS:

TOTAL SITE AREA:	226531 SQ. FT. (5.20 ACRES +/-)
NET SITE AREA PER R/W DEDICATION:	206521 SQ. FT. (4.74 ACRES +/-)
DEVELOPMENT (DISTURBED) AREA:	108796 SQ. FT. / 52.7%
GROSS BUILDING AREA:	17732 SQ. FT. / 8.4%
OPEN SPACE:	155972 SQ. FT. / 75.5%
IMPERMEABLE AREA:	50549 SQ. FT. / 24.5%
BUILDING INFORMATION:	
BUILDING HEIGHT:	18'
CONSTRUCTION TYPE:	5B
SCHOOL BUILDING:	
CLASSROOM BUILDING AREA (X3)	1050 SQ. FT. (3150 SQ. FT. TOTAL)
ADMINISTRATION BUILDING AREA	1655 SQ. FT.
ADDITIONAL COVERED AREA	7477 SQ. FT.
TOTAL SCHOOL BUILDING AREA	12282 SQ. FT.
STORAGE BUILDING:	1500 SQ. FT.
PAVILION (PHASE II):	3550 SQ. FT.
TOTAL BUILDING SQUARE FOOTAGE:	17332 SQ. FT.

FLOOD CERTIFICATION:

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0260K, DATED 06/05/2012)

SURVEY DESCRIPTION (PARCELS 02-00832-001, 02-00834-000, 02-00831-017, & 02-00831-000):

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND RUNNING THENCE ALONG THE SOUTH LINE THEREOF N87°18'06"W 172.01', THENCE LEAVING SAID SOUTH LINE N02°45'59"E 320.39' TO AN EXISTING REBAR, THENCE S87°17'32"E 169.00' TO AN EXISTING REBAR, THENCE N02°12'44"E 199.79' TO AN EXISTING REBAR, THENCE S87°17'56"E 333.10' TO AN EXISTING REBAR, THENCE S02°47'41"W 520.20' TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE ALONG SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER N87°17'16"W 327.90' TO THE POINT OF BEGINNING, CONTAINING 5.20 ACRES, MORE OR LESS, SUBJECT TO THAT PORTION IN WEST OLIVE STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

BASIS OF BEARING:

GPS OBSERVATION - AR NORTH ZONE
NAD83(NSRS2007) HORIZONTAL DATUM

EASEMENT PLAT IS REQUIRED BEFORE
ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

THERE ARE NO EXISTING WETLANDS ON THIS SITE.

SITE AREA CALCULATIONS:

GROSS SITE AREA:	226530.84 SQ. FT. (5.20 AC +/-)
R/W DEDICATION AREA:	20,005.20 SQ. FT. (0.46 AC +/-)
NET SITE AREA PER R/W DEDICATION:	206525.64 SQ. FT. (4.74 ACRES +/-)

PARKING REQUIREMENTS (NURSERY, KINDERGARTEN AND DAY CARE CENTERS):

1 SPACE PER 500 SQUARE FEET OF NET FLOOR AREA AND 1 SPACE PER EMPLOYEE.
LOADING AND UNLOADING SPACES SHALL BE REQUIRED AT A RATE OF 1 FOR EACH 10 CHILDREN ACCOMMODATED

NET FLOOR AREA:	12683.89 SQ. FT.
NUMBER OF EMPLOYEES:	16
TOTAL PARKING REQUIRED:	41 SPACES
STANDARD PARKING PROVIDED:	42 SPACES
ADA PARKING REQUIRED/PROVIDED:	2 SPACES
TOTAL PARKING PROVIDED:	44 SPACES

NUMBER OF STUDENTS:	96 MAX.
LOADING SPACES REQUIRED/PROVIDED:	44 SPACES
BIKE RACKS REQUIRED/PROVIDED (1 PER 20 PARKING SPACES):	2

MINIMUM YARD REQUIREMENTS (A-1):	
FRONT YARD:	40 FEET
INTERIOR SIDE YARD:	20 FEET
EXTERIOR SIDE YARD:	40 FEET
REAR YARD:	35 FEET

MINIMUM YARD REQUIREMENTS (R-0):	
FRONT YARD:	30 FEET
FRONT YARD (WITH PARKING):	50 FEET
INTERIOR SIDE YARD:	10 FEET
EXTERIOR SIDE YARD:	25 FEET
REAR YARD:	25 FEET

PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EXIST)
		ASPHALT (SURFACE)
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTROLS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
		UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		FROSTION CONTROL FENCE
		FROSTION CONTROL RIP-RAP
		FENCE (X. WIRE/PER. SOLLING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (3E-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ZONE
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPS (PAINTED OR STICKY)
		TELEPHONE POLE/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CLOSURE
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRU-ROCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

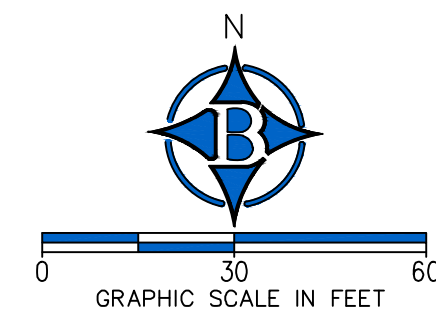
LEGEND

SITE AND UTILITY NOTES:

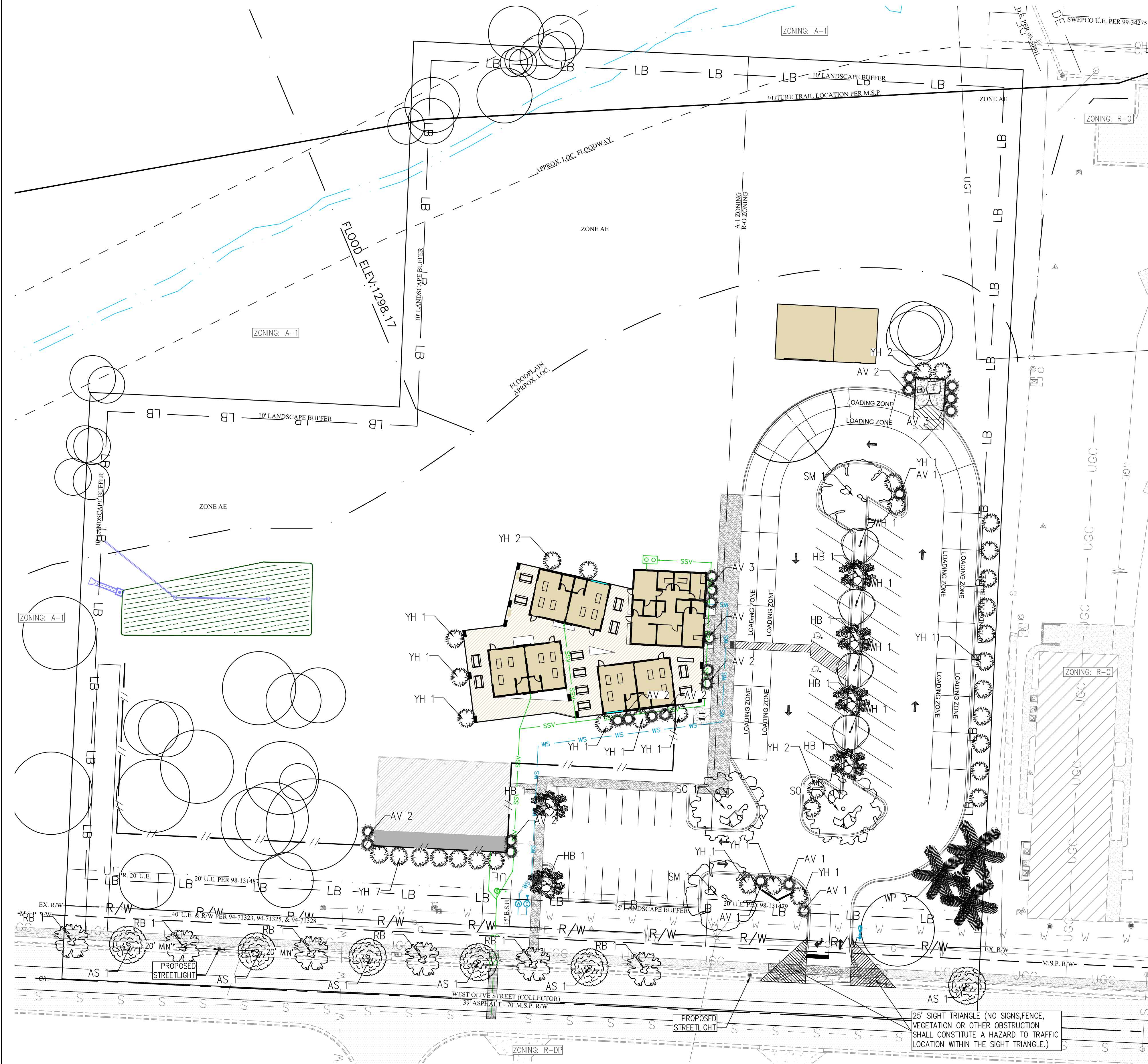
1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
9. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
10. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
11. TRASH SERVICE IS CURRENTLY BY ROLL-OFF CART, AND DEVELOPER WISHED TO ADD SECOND CARD FOR NEW ADDITION.
12. DOMESTIC BACKFLOW PREVENTION DEVICES TO BE LOCATED INSIDE BUILDING. SEE RWU STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.
13. IRRIGATION BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEES OR BRANCHES.
14. RPZA DEVICE SHALL BE WILKINS 975XL2 (LEAD FREE), HORIZONTAL ORIENTATION
15. METER SERVICE WILL BE CONSTRUCTED BY ROGERS WATER UTILITIES AT THE OWNER'S EXPENSE.
16. STANDARD HEIGHT OF THE STREET LIGHT HEAD SHALL BE 15 FEET (TYP)
17. STREET LIGHTS SHALL BE PELCO POST TOP LUMINAIRE POLES WITH BRISTOL SERIES, DARK SKY LED LUMINAIRES, HOLOPHANE WASHINGTON UTILITY LED LUMINAIRE WITH FLUTED POSTS AND HAMILTON BASES, OR STAFF APPROVED EQUAL, SPACED AT A MAXIMUM OF 200 FEET AND AT INTERSECTIONS. OLES AND LUMINAIRES SHALL BE POWDER COATED BRONZE FEDERAL STANDARD COLOR 20062. DIRECT BURIAL POLES NOT ALLOWED. SEE WEBSITE FOR DETAILED SPECIFICATIONS.
18. ANY EXISTING SIDEWALKS TO REMAIN ALONG THE SITE PROPERTY FOUND NOT TO BE IN COMPLIANCE WITH ADA GUIDELINES WILL BE REQUIRED TO BE BROUGHT INTO COMPLIANCE.
19. ALL WATER AND SEWER IMPROVEMENTS SHOWN HEREIN SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST REVISION (SEPTEMBER 2022) OF THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS.

SITE NOTES:

1. THIS ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
2. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. TRASH SERVICE WILL BE PROVIDED BY DUMPSTERS.
4. ALL ROOF- AND GROUND-MOUNTED HVAC AND MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
5. ELEVATION CERTIFICATE IS REQUIRED IF FLOODPLAIN IS ON SITE



DATE	REVISIONS
04/06/23	1ST SUBMITTAL
05/19/23	REVISIONS PER STAFF REVIEW
06/28/23	REVISIONS PER STAFF REVIEW
07/25/23	REVISIONS PER RWU CONDITIONAL APPROVAL
08/09/23	REVISIONS PER STAFF REVIEW
08/24/23	REVISIONS PER STAFF REVIEW



LANDSCAPE REQUIREMENTS (SEC. 14-256):	
ON-SITE REQUIREMENTS:	
- NET SITE AREA PER MASTER STREET PLAN R/W DEDICATION	206525.64 SQ. FT. (4.74 ACRES +/-)
- PLANTINGS REQUIRED (1 TREE PER 2,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12)	103 TOTAL PLANTINGS
- MITIGATION TREES REQUIRED (1 NEW TREE FOR EVERY 5 REMOVED - 50 SIGNIFICANT TREES REMOVED):	10 TREES
- PLANTINGS REQUIRED + MITIGATION (MINIMUM 25% TREES (14-256.14(a))	36 TREES / 79 SHRUBS
- SIGNIFICANT TREES PRESERVED/CREDITED TOWARDS LANDSCAPE REQUIREMENTS	38 TREES
TOTAL PLANTINGS REQUIRED:	65 SHRUBS
PLANTINGS PROVIDED:	
PARKING LOT TREES PROVIDED (1 PER 15 SPACES / 44 TOTAL PROPOSED SPACES)	3 TREES
ADDITIONAL MITIGATION TREES PROVIDED:	7 TREES
ADDITIONAL ON-SITE PLANTINGS PROVIDED TO MEET MINIMUM INTERIOR LANDSCAPING REQUIREMENT:	7 TREES / 58 SHRUBS
STREET TREE REQUIREMENTS:	
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' OR TALLER.	12 SMALL (<20') STREET TREES
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.	
- ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.	
- STREET TREES PROVIDED:	

TREE CANOPIES SHOWN ON PLAN AT FULL MATURITY

INTERIOR LANDSCAPING PLANT LIST

QTY	SYM	COMMON NAME / BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
2	SD	SWAMP WHITE OAK <i>Quercus bicolor</i>	BAB	2.5" CAL. 6' TALL	SHADE TREE (MEDIUM SPECIES)
3	WP	WHITE PINE <i>Pinus strobus</i>	BAB	2.5" CAL. 8' TALL	EVERGREEN (LARGE SPECIES)
2	SM	SOUTHERN MAGNOLIA <i>Magnolia grandiflora</i>	BAB	2.5" CAL. 6' TALL	EVERGREEN (LARGE SPECIES)
6	HB	HOPHORBEAM <i>Ostrya virginiana</i>	BAB	2.5" CAL. 8' TALL	ORNAMENTAL TREE (SMALL SPECIES)
4	WH	COMMON WITCH HAZEL <i>Hornemella virginiana</i>	BAB	2.5" CAL. 6' TALL	ORNAMENTAL TREE (SMALL SPECIES)
35	AV	ARROWWOOD VIBURNUM <i>Viburnum dentatum</i>	5 GAL.		DECDUOUS SHRUB
23	YH	YAUPOIN HOLLY <i>Ilex decidua</i>	5 GAL.		EVERGREEN SHRUB

* SUBSTITUTIONS MAY BE MADE FOR SPECIES, PROVIDED THAT THEY ARE APPROVED & HAVE SIMILAR CANOPY SIZE.

STREET TREE LIST

QTY	SYM	COMMON NAME / BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
6	RB	REDBUD <i>Cercis canadensis</i>	BAB	2.5" CAL. 6' TALL	STREET TREE (SMALL SPECIES)
6	AS	AMERICAN SMOKE TREE <i>Morrea alba</i>	BAB	2.5" CAL. 6' TALL	STREET TREE (SMALL SPECIES)

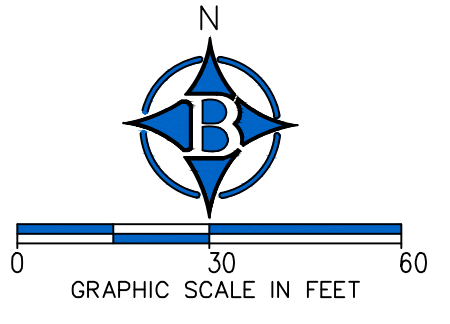
PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION

SITE AREA CALCULATIONS:	
GROSS SITE AREA:	226530.84 SQ. FT. (5.20 AC +/-)
R/W DEDICATION AREA:	20,005.20 SQ. FT. (0.46 AC +/-)
NET SITE AREA PER R/W DEDICATION:	206525.64 SQ. FT. (4.74 ACRES +/-)

MINIMUM OPEN SPACE:	
NOT LESS THAN 30 PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO OPEN SPACE INCLUDING REQUIRED YARDS AND BUFFERYARDS. OPEN SPACE SHALL NOT INCLUDE AREAS COVERED BY BUILDINGS, STRUCTURES, PARKING AREAS, DRIVEWAYS AND INTERNAL STREETS. OPEN SPACE SHALL CONTAIN LIVING GROUND COVER AND OTHER LANDSCAPING MATERIALS.	
NET SITE AREA IN A-1:	136481.11 SQ FT
PROPOSED OPEN SPACE IN A-1:	116263.03 SQ FT (85.2%)
MAXIMUM IMPERVIOUS SURFACE:	
THE COMBINED AREA OCCUPIED BY ALL MAIN AND ACCESSORY BUILDINGS OR STRUCTURES, PARKING AREAS, DRIVEWAYS AND ANY OTHER SURFACES WHICH REDUCE AND PREVENT ABSORPTION OF STORMWATER SHALL NOT EXCEED 70 PERCENT OF THE TOTAL LOT.	
NET SITE AREA IN A-1:	136481.11 SQ FT
PROPOSED PERMEABLE AREA IN A-1:	114928.14 SQ FT (84.2%)
PROPOSED IMPERMEABLE AREA IN A-1:	21552.97 SQ FT (17.8%)
MINIMUM OPEN SPACE:	
NOT LESS THAN 30 PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO OPEN SPACE INCLUDING REQUIRED YARDS AND BUFFERYARDS. OPEN SPACE SHALL NOT INCLUDE AREAS COVERED BY BUILDINGS, STRUCTURES, PARKING AREAS, DRIVEWAYS AND INTERNAL STREETS. OPEN SPACE SHALL CONTAIN LIVING GROUND COVER AND OTHER LANDSCAPING MATERIALS.	
NET SITE AREA IN R-0:	72000.06 SQ. FT.
PROPOSED OPEN SPACE IN R-0:	39708.77 SQ FT (51.1%)
MAXIMUM IMPERVIOUS SURFACE:	
THE COMBINED AREA OCCUPIED BY ALL MAIN AND ACCESSORY BUILDINGS OR STRUCTURES, PARKING, LOADING AND OTHER PAVED AREAS AND ANY OTHER SURFACES WHICH REDUCE AND PREVENT ABSORPTION OF STORMWATER SHALL NOT EXCEED 90 PERCENT OF THE TOTAL AREA.	
NET SITE AREA IN R-0:	72000.06 SQ FT
PROPOSED PERMEABLE AREA IN R-0:	35704.49 SQ FT (49.6%)
PROPOSED IMPERMEABLE AREA IN R-0:	36295.57 SQ FT (50.4%)

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

IRRIGATION SYSTEM FOR LANDSCAPING WILL BE REQUIRED



STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
GEOFFREY H. BATES
No. 9810

CERTIFICATE OF AUTHORITY
BATES & ASSOCIATES, INC.
#335
ARKANSAS ENGINEER

DATE	REVISIONS
04/06/23	1ST SUBMITTAL
05/19/23	REVISIONS PER STAFF REVIEW
06/28/23	REVISIONS PER STAFF REVIEW
07/25/23	REVISIONS PER R/W CONDITIONAL APPROVAL
08/9/23	REVISIONS PER STAFF REVIEW
08/24/23	REVISIONS PER STAFF REVIEW

OLIVE NATURE SCHOOL
LARGE SCALE DEVELOPMENT PLAN
CITYVIEW PROJECT #PL202300400
LANDSCAPE PLAN

ROGERS, ARKANSAS

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesna.com

7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350



April 27, 2023

Mr. Geoffrey Bates, PE
Bates & Associates, Inc.
7230 S. Pleasant Ridge Drive
Fayetteville, AR 72704

Re: TAC Review & Conditional Approval of Civil Plans
Olive Nature School

Dear Mr. Bates:

Plans were received for the referenced project which include 69 LF of sewer main extension. We have reviewed the plans and are approving them with the following conditions:

1. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:
 - a. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection for each building.
 - i. Alternatively, specify that a USC-FCCCHR approved RPZA will be required and located in a heated space or frost-free enclosure prior to any tees or branches for the domestic service line. (Provide a detail for installation indicating manufacturer, model number--complete with all suffixes and prefixes, size, and installation orientation must be shown).

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

2. Depict the make and model for any exterior grease interceptor on the civil plan. Contact Amber Owens, AmberOwens@rwu.org, to coordinate sizing the interceptor.
3. Dedicate a 20' utility easement on Parcel #02-00831-001 along W. Olive St. so that the 20' U/E extends to the western boundary of the development.
4. Provide a utility easement for the proposed sanitary sewer extension with a minimum width of 15'.
5. Add the following to the site and utility notes: "All water and sewer improvement shown herein shall be constructed in compliance with the latest revision (September 2022) of the Rogers Water Utilities Standard Specifications."
6. Provide min. 10' separation between all water and sewer lines, including service lines.

7. Adjust grading so that no cover will be removed from the existing water main. Alternatively, the main will need to be excavated to ensure that a minimum cover of 36" is maintained with proposed cuts.
8. Note the pipe size (12") for inverts in and out of the existing manhole in Olive St. and provide the flowline elevation for the proposed sewer main, matching existing crown elevations (i.e. 8" pipe should enter the manhole 0.33' higher than 12" pipe). Also note the service line entrance elevations at Manhole A.
9. In the sanitary sewer profile, specify full depth compacted Class 7 aggregate backfill for trench repair under the street.
10. Replace all RWU standard detail sheets with the latest revision (2022).
11. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Architectural and plumbing plans submitted for commercial customers.
 - D. An executed copy of the Facilities Extensions Contract (form attached).
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.
12. Construction inspection for this project shall be the responsibility of Bates & Associates, Inc.
13. Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,



Brian Sartain, PE
Utility Engineer

Attachment(s): Facilities Extension Contract Form

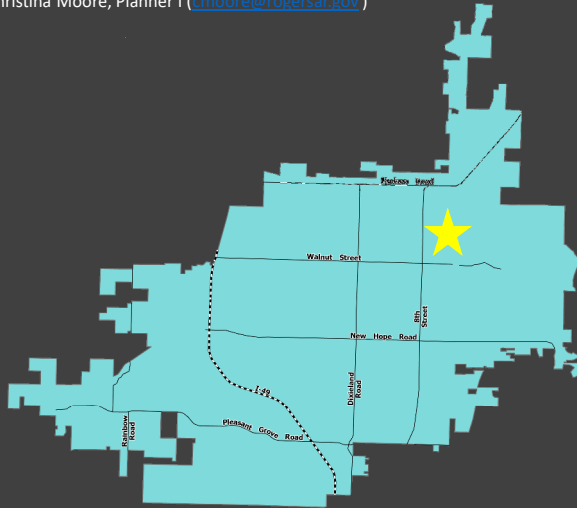


CONDITIONAL USE PERMIT

PLANNING

Specialized Hail

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



Vicinity Map

Location:

702 N. 2nd Street

Proposed Use:

Vehicle/Equipment Repair & Installation

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Downtown Regional Center

Applicant:

Danny Stephens, Specialized Hail Company

Proposal

The site in question is located in the Downtown Regional Center, across the street to the west from Harps on N 2nd Street.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Downtown 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.

Allowed Zoning Districts:

IA



Specialized Hail



Geolocation

The property is located west of Harps on N 2nd Street. Just south of the Rogers Skate Park.



Specialized Hail



Aerial View

Proposal

- The applicant is requesting a conditional use permit for an auto repair shop with paint less dent repair.

Proposal

The applicant is requesting to have a conditional use permit for auto repair shop that performs paint less dent repair.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

“Vehicle/Equipment Repair and Installation” is defined as “a secondary use classification encompassing repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts.” Sec. 14-695(b)(3)(II)(1).

Specialized Hail



CGM Map

CONSIDERATIONS & FINDINGS

- **Proposed use conditional? Zoned correctly?**
 - The proposed use is conditional in C-2.
 - It is not zoned correctly, per the Downtown Regional Center zoning map this property is designated to be zoned IA(Industrial Arts).

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

The proposed use is conditional in C-2 and C-2 zoning is not consistent with the Regional Center Growth Designation. Per the downtown regional center zoning map this property is designated to be IA(industrial arts)

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Downtown Regional Center

Growth Designation Character:

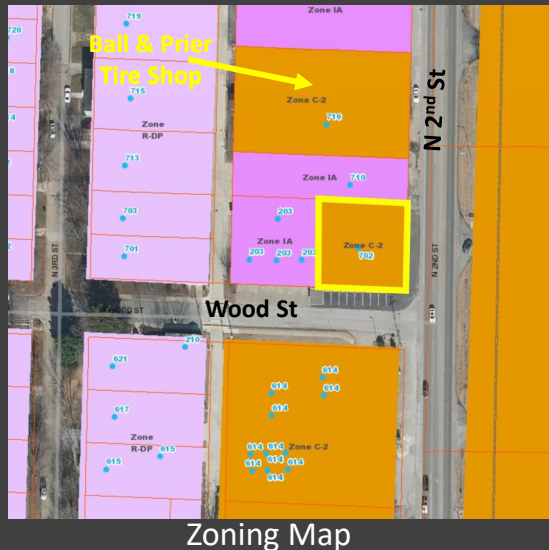
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.

Allowed Zoning Districts:

IA



Specialized Hail



CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - The proposed use is compatible with the surroundings. Ball & Prier Tire Shop is just to the north of the subject property.
 - The proposed use would set a precedent contrary to the city's land use plan.
 - If this property were zoned correctly as IA, the proposed auto service establishment would not be allowed.

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

The proposed use is compatible with adjacent properties. Ball and Prier, a tire shop, is located just to the north of the subject property. The proposed use is not allowed in IA zoning

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

“Vehicle/Equipment Sales and Rentals” is defined as “a secondary use classification encompassing repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts.” Sec. 14-695(b)(3)(II)(1).



Specialized Hail



Aerial Map

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Zoning requirements can be met.
- The use limitations for this proposed use in C-2 are:
 - "No motor vehicle repair or maintenance work shall take place outdoors within 150 feet of the boundary of any residential district." (Sec. 14-709(c) (2)).
- If this use were approved a condition should be applied that no outside repair work should occur on the premise.

Can all other zoning requirements be met?

Zoning requirements can be met. Though, this request concerns a use within an existing structure. A condition should be applied that no outside repair work should occur on the premise per the C-2 zoning standards.



Specialized Hail



Aerial Map

CONSIDERATIONS & FINDINGS

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

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

Ingress and egress here would not create any traffic hazards. The existing driveway meets distance requirements for curb cuts along collector streets.



Specialized Hail

CONSIDERATIONS & FINDINGS

- Previously approved CUP for vehicle sales and service:
 - Approved on July 1, 2014 with the following conditions:
 - Limit of 10 vehicles on-site for visiting customers, sales, and service.
 - No parking in the right-of-way
 - The CUP was revoked on June 21, 2016 due to a violation in the number of parked cars allowed.
- Previously approved CUP for vehicle repair business at this site:
 - Approved on February 7, 2017 with the following conditions:
 - No vehicle sales or rentals
 - No outdoor vehicle maintenance
 - No outdoor storage of tires or other equipment
 - Limit of 8 vehicles on-site
 - The CUP was issued a violation on March 27, 2017 with a hearing date on April 18, 2017.
 - The owner admitted to working on a car outside as well as having too many vehicles on site.
 - The commission found the owner was taking action to correct any violations and decided to uphold the CUP.



Specialized Hail

SUMMARY

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

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

In Summary:

All conditional use permit considerations can be met except for:

1. The property should be zoned IA(Industrial Arts) per the downtown regional center growth map.
2. This would set a precedent contrary to the City Land Use plan because if this property were zoned correctly as IA the auto service use would not be allowed.
3. The zoning requirements can be met but a condition that no outside auto repair work can occur outside the building.



Specialized Hail



Aerial Map

Recommendation

REFER TO COMMITTEE

To Deny due to the conflict with the city's comprehensive growth map.

RECOMMENDATION:

REFER TO COMMITTEE

Recommendation to Deny



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2
Permit Number: 23-05
CityView Application: PL202300814
Date: 8/10/23

CONDITIONAL USE PERMIT

APPLICANT: Danny Stephens / Specialized Hail Company
ADDRESS: 702 N. 2nd Street SUITE #: n/a
GENERAL LOCATION OF PROPERTY: Rogers, AR 72756
PARCEL NUMBER: 702 N. 2nd Street 02-09178-000
PHONE #: 417-689-4831 EMAIL: danny@specializedhail.com
PROPERTY OWNER: Licause Holdings PHONE #: 479-936-4892
PRESENT USE: Auto Repair Shop, paintless dent repair ZONING: C2
PROPOSED CONDITIONAL USE: Same
PARKING SPACES AVAILABLE: 15 marked HOURS OF OPERATION: Monday-Friday 8-5pm
15 unmarked Saturday 9-3pm
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: n/a MOST CHILDREN AT ONE TIME: n/a

Applicant Signature

Date

8/7/23

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

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.

☒ No

Attachment Checklist:

- ☒ Letter explaining request
☒ Parcel Number
☐ Applicant Certification
☐ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 8/10/23 PUBLIC HEARING DATE: 9/5/23 CERTIFIED MAIL DATE: 8/21/23

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

From: Margaret Stephens

meg@specializedhail.com

Subject: Letter to city of Rogers

Date: Aug 7, 2023 at 12:58:51 PM

To: Daniel Stephens

danny@specializedhail.com

To Whom It May Concern,

The type of business to be operated is an auto repair shop with paint less dent repair process. The days and hours of operation are Monday-Friday 8:00am-5:00pm and Saturday 9:00am-3:00pm. Closed Sunday. 15 marked parking spaces provided. Business is screened from residential areas.

Thank you,

Meg Stephens

Specialized Hail Company

[877-774-4245](tel:877-774-4245)

[417-689-4804](tel:417-689-4804)

www.specializedhail.com

PROPERTY OWNER PERMISSION

I, Taylor Licause, hereby permit the use of Auto Repair, Garage
(name) (use)
on my property at 702 N 2nd Street Rogers, Arkansas.
(address)

Dated this the 8th day of August, 2023.

[Signature]
Signed

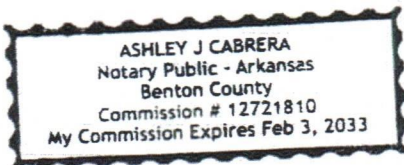
Taylor Licause
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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

[Signature]
Notary Signature



Ashley J. Cabrera
Notary Name Printed

February 3, 2033
Commission Expires

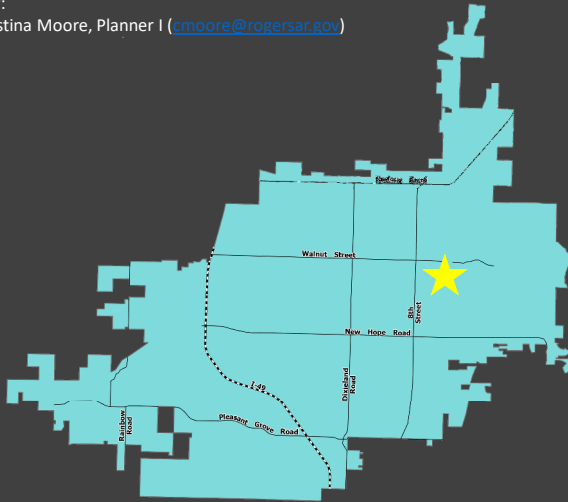




Rezone Cicioni

PLANNING

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



Vicinity Map

Location

511 W Pecan Street

Current Zoning

N-R (Neighborhood Residential)

Requested Zoning

NBT (Neighborhood Transition Unit)

Growth Designation

Downtown Regional Center

Representative

Hannah Cicioni

SUMMARY:

Request to rezone subject location from N-R to NBT



Geolocation

GEOLOCATION:

The property is located south of the Arkansas Arts Academy and on Pecan Street in between S 5th St and S 6th St.



Rezone Cicioni

PLANNING



Aerial Map

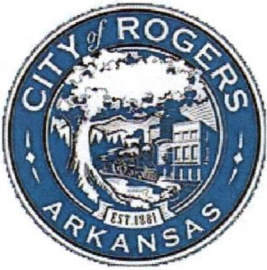
Recommendation
TABLE UNTIL THE 9/19 PC
MEETING.

Public Input Received:

- We have received input against this rezone request.

Recommendation:

Recommend to table the request until the 9/19 meeting due to an error with the public hearing notices.



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: 23-23
CityView Application: R202300815
Date: 8/10/2023

REZONE APPLICATION

APPLICANT: Hannah Cicroni
ADDRESS: 511 W Pecan St, Rogers, AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: Pantheon Rogers
PARCEL NUMBER: 02-05980-000
PHONE #: (479) 270-4982 EMAIL: hcicroni@crdred.com
PROPERTY OWNER: Hannah Cicroni PHONE #: (479) 270-4982
PRESENT USE: Single Family Home ZONING: NR
PROPOSED USE: _____ ZONING: NBT

[Signature]
Applicant Signature

August 9th, 2023
Date

Attachment Checklist:

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

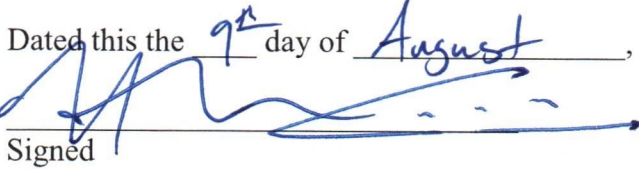
PLANNING STAFF PROVIDES:

DATE FILED: 8/10/23 PUBLIC HEARING DATE: 9/15/23 CERTIFIED MAIL DATE: 8/21/23
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

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 9th day of August, 2023.

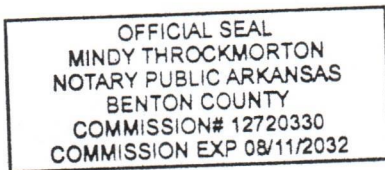
Signed 

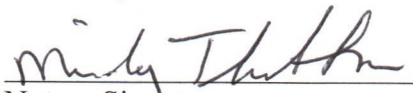
Hannah Cicconi
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 9th day of August, 2023.




Notary Signature

Mindy Throckmorton
Notary Name Printed

Aug 11th 2032
Commission Expires

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: 511 W Pecan St, Rogers, AR 72756

Replat 12/14/2015 2015-749(STBK RDT)

12-19-30 ; 14, W/2 151 ; Miller ADD - Rogers

LAYMAN'S DESCRIPTION:

PRESENT ZONING: NR

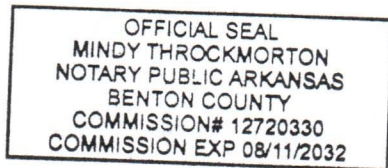
ZONING REQUEST: NBT

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 9th day of August, 2023.



Mindy Throckmorton
Notary Signature

Mindy Throckmorton
Notary Name Printed

Aug 11th 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 Hannah Cicioni is applying to the Rogers Planning Commission to rezone certain real property at 511 W Pecan St, Rogers, Arkansas 72756. The property is more particularly described as follows:

LEGAL DESCRIPTION: REPLAT 12/14/2015 2015-749(STBK RDT)
LOT 14, BLOCK W/2 15/1, MILLER ADDITION TO THE CITY OF
ROGERS, BENTON COUNTY, ARKANSAS

LAYMAN'S ZONING: 511 W Pecan ST, ROGERS, ARKANSAS 72756

PRESENT ZONING: NR

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on _____, 20____ at 5:00pm in the City Council Chambers of the City Hall Building located at 301 W Chestnut St, Rogers, Arkansas.

Respectfully submitted,

By: _____
Hannah Cicioni

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE

DESCRIPTION	To rezone 511 W. Pecan St. from LDR (Neighborhood Residential) to the NBR (Neighborhood Residential) zoning district.
APPLICANT	Hannah Cline
BOARD/COMMISSION	Planning Commission
MEETING DATE/TIME	September 5, 2023 at 5:30 PM
MEETING LOCATION	Rogers City Council Chamber 301 W. Chestnut St.
PUBLIC COMMENTS	PlanningCommission@rogers.gov www.rogersar.gov/Planning/Meeting-Sites



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



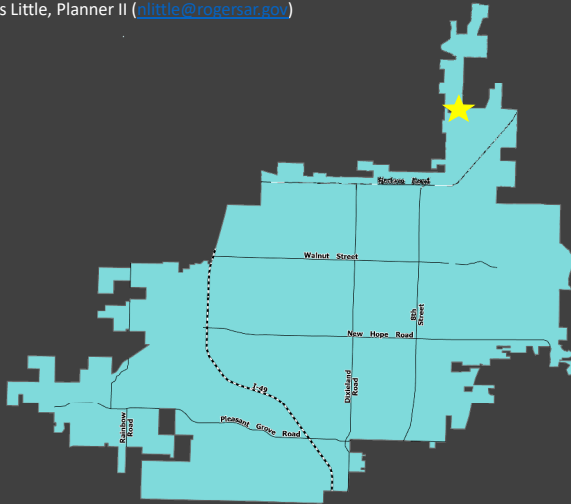
Rezone

PLANNING

Brick Road Properties

Staff:

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



Vicinity Map

CGM Designation

Employment Center

Zoning

A-1 (Agricultural)

Proposed Zoning

I-1 (Light Industrial)

Location

SE Corner of N 2nd Street and N Airport Loop

Representative

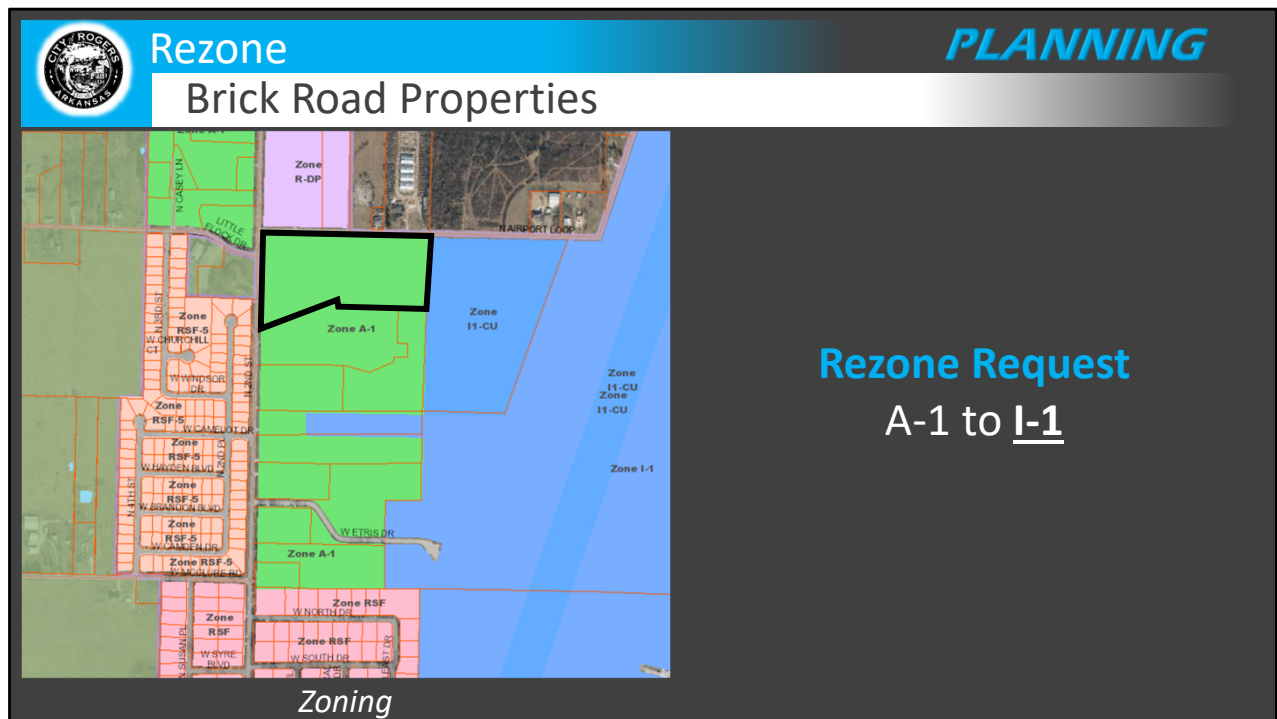
Phil Swope, Swope Consulting

Location:

This is located in northeast Rogers, adjacent to the Rogers Municipal Airport, at the intersection of N 2nd Street and N Airport Loop.



The subject property is located along N 2nd Street in northeast Rogers, directly adjacent to the Rogers Municipal Airport. The subject property is roughly 1.35 miles north of the intersection of Hudson Road and N 2nd Street.



Rezone Request:

The applicant is requesting to rezone the subject property from A-1(Agricultural) to I-1(Light Industrial).

ZONING:

I-1 (Light Industrial):

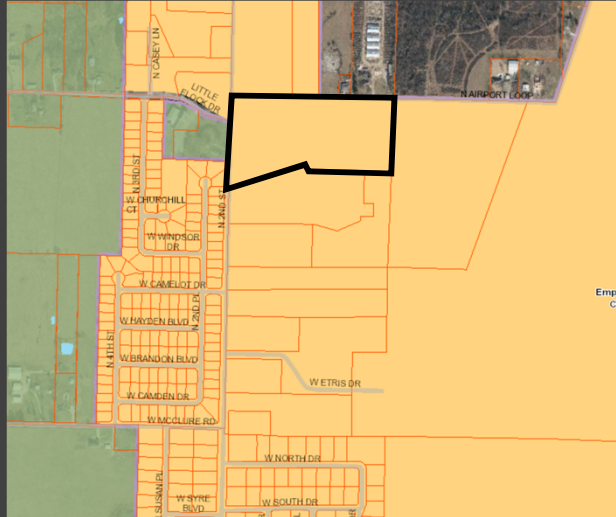
The I-1 light industrial district is intended to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan. Sec. 14-713(a).



Rezone

PLANNING

Brick Road Properties



Comprehensive Growth Map

Staff Analysis

- The subject property is located within the Employment Center growth designation, which allows I-1 zoning, per the CGM Guide.
- The adjacent airport is also zoned I-1.
- There are several other industrial uses within the vicinity of the subject property.

COMPREHENSIVE GROWTH MAP:

- The subject property is located within the Employment Center growth designation, which allows I-1 zoning, per the CGM Guide.
- The adjacent airport is also zoned I-1.
- There are several other industrial uses within the vicinity of the subject property.

Growth Designation:

Employment Center

Growth Designation Character:

Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibly organizing uses with like impacts and maintaining capacity for industry and service. (CGM Page 1).

Base Density:

6 units per acre

Max Density:

12 units per acre

Allowed Zoning Districts

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

Page 40 of 66₅



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: Swope Consulting

ADDRESS: 7 Halsted Circle SUITE #: 210

GENERAL LOCATION OF PROPERTY: N 2nd St and Airport Loop

PARCEL NUMBER: 02-00634-002

PHONE #: (479) 877-7388 EMAIL: phil@swope-consulting.com; audrey@swope-consulting.com

PROPERTY OWNER: Brick Road Properties LLC PHONE #: 479.876.8820

PRESENT USE: agriculture ZONING: A-1

PROPOSED USE: boat and RV storage ZONING: I-1

Phil Swope

7.31.2023

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

A PART OF THE FRACTIONAL NW 1/4 OF THE SW 1/4 OF SECTION 30, TOWNSHIP 20 NORTH, RANGE 29 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT BEING THE NW CORNER OF THE NW1/4, SW1/4 BEING A FOUND 5/8" IRON REBAR; THENCE S 87°29'31" E 1249.81' TO A POINT 19' NE OF AN OFFSET PIN; THENCE S 03°00'28" W 577.33' TO A FOUND 5/8" IRON REBAR; THENCE N 86°39'13" W 642.13' TO A FOUND 5/8" IRON REBAR; THENCE N 16°13'07" W 42.72' TO A FOUND 5/8" IRON REBAR; THENCE S 72°42'49" W 584.21' TO A FOUND 5/8" IRON REBAR; THENCE N 87°47'12" W 40.50' TO A POINT BEING 40.50' OFFSET; THENCE N 02°36'38" E 725.51' TO THE POINT OF BEGINNING, CONTAINING 749.881 SQ. FEET, 17.21 ACRES. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

LAYMAN'S DESCRIPTION:

N 2nd St & Airport Loop

PRESENT ZONING: A-1

ZONING REQUEST: I-1

Respectfully Submitted,

By: 
(Property Owner Signature)

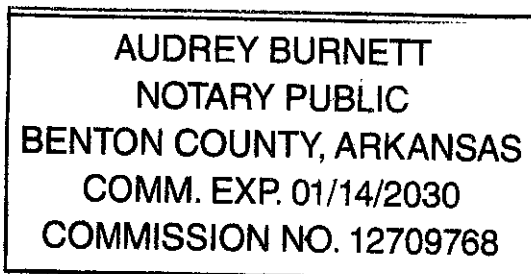
STATE OF ARKANSAS
COUNTY OF Benton

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


Notary Signature

Audrey Burnett
Notary Name Printed

01/14/2030
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 2nd day of August, 2023.



Signed

GREG SPRAGG

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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


Notary Signature

Audrey Burnett
Notary Name Printed

01/14/2030
Commission Expires

AUDREY BURNETT
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
COMM. EXP. 01/14/2030
COMMISSION NO. 12709768



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 **September 5, 2023** at **5:30 p.m.** on the application by **Swope Consulting for Brick Road Properties** to rezone **17.26 acres at the southeast corner of N. 2nd Street & N. Airport Loop** from the **A-1** (Agricultural) zoning district to the **I-1** (Light Industrial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

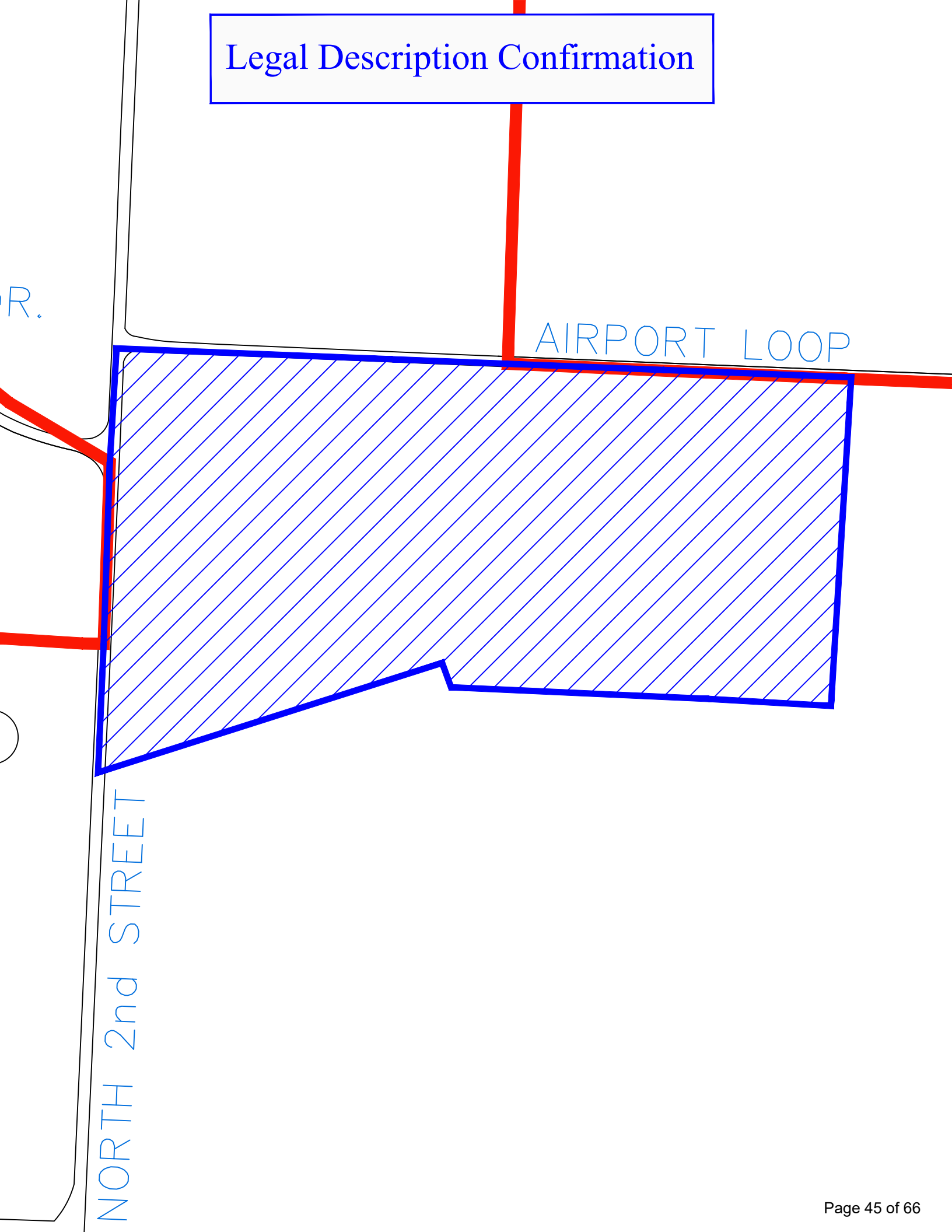
17.26 acres at the southeast corner of N. 2nd Street & N. Airport Loop

Parcel Number: 02-00634-002

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday August 20, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation



R.

AIRPORT LOOP

NORTH 2nd STREET



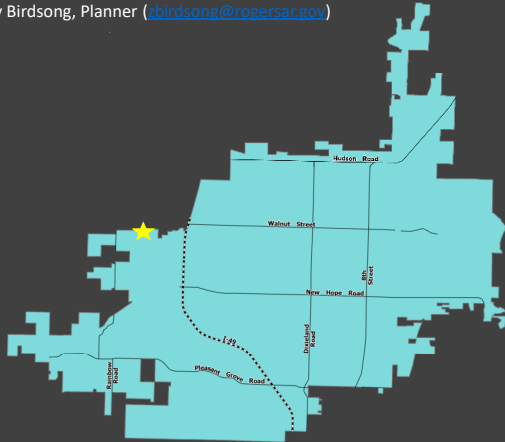
Rezone/DCP

PLANNING

Legends at Dodson

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Zoning

C-3 (Neighborhood Commercial) with
DCP, 24 units/acre

Location

335 S. Dodson Road

Representative

Jared Davis, Own Inc.

Location:

This is located in west Rogers. It is west of south Dodson Road and just south of Bentonville city limits at 335 South Dodson Road.

Proposal Overview:

The applicant is proposing a rezone and density concept plan for a mixed use development.



Rezone/DCP

PLANNING

Legends at Dodson



Rendering



Rezone/DCP

PLANNING

Legends at Dodson



Rendering



Legends at Dodson



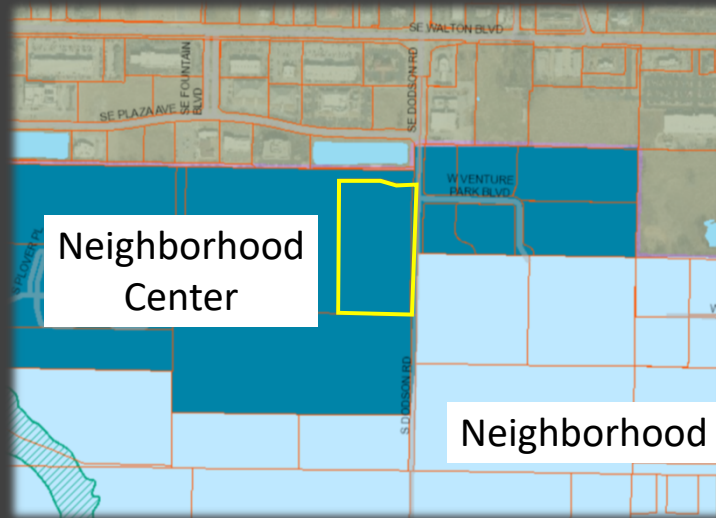
Surrounding Context

Surrounding Context:

This is looking north on South Dodson with the planned development directly to the west. Ramennara can be seen to the east. This development is also slightly south of Southeast Walton Boulevard and connected to it by sidewalk.



Legends at Dodson



Comprehensive Growth Map

Growth Designation:

Neighborhood Center.

Growth Designation Character:

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

Base Density:

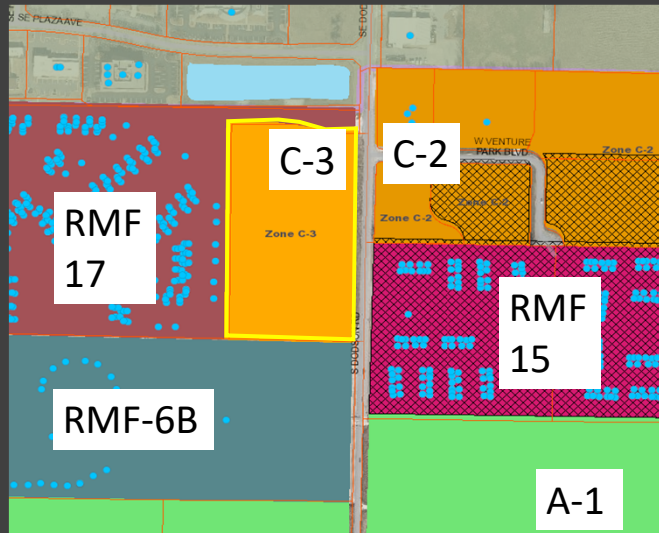
Determined by DCP.

Max Density:

24 units/acre.



Legends at Dodson



Rezone Request

A proposal to rezone the subject property from C-3 to C-3 with a Density Concept Plan.

Density Concept Plan Request

A proposal to construct 198 dwelling units on about 8.52 acres at a gross density of 23.24 units/acre and a net density of 24 units/acre

Rezone Request:

The applicant is requesting to rezone the subject property to C-3. The property is currently C-3, however Density Concept Plan submittals are required to be accompanied by a rezone request.

Density Concept Plan Request:

They are proposing to construct 198 dwelling units on about 8.52 acres. The net density of this is 24 units/acre.

ZONING:

C-3 with DCP:

The purpose and intent of the C-3 zoning district is “for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility.” Sec. 14-703(a).



Legends at Dodson

How this proposal differs from underlying C-3 standards:

- C-3 zoning sets the maximum height at 3 stories.
- The applicant is proposing 4 stories for the mixed use building fronting S. Dodson Road

Stated Reasoning:

- The intent of the four story building along Dodson is to allow for additional greenspace while providing more units and commercial capabilities.



How this proposal differs from underlying C-3 standards:

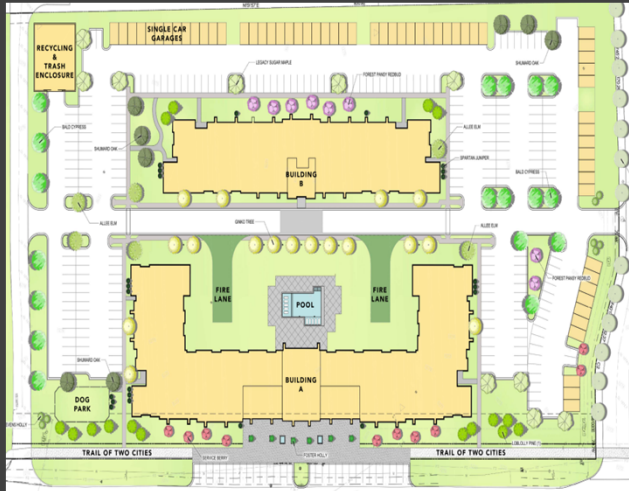
- The max structure height for C-3 is three stories.
- The applicant is proposing four stories, one story greater than the max allowed, for the mixed use building fronting South Dodson Road.

Stated Reasoning:

Their stated reasoning is that the four story building along S. Dodson is proposed to keep more greenspace on site while allowing for more commercial space and units to be provided.



Legends at Dodson



Site Plan

Staff Analysis:

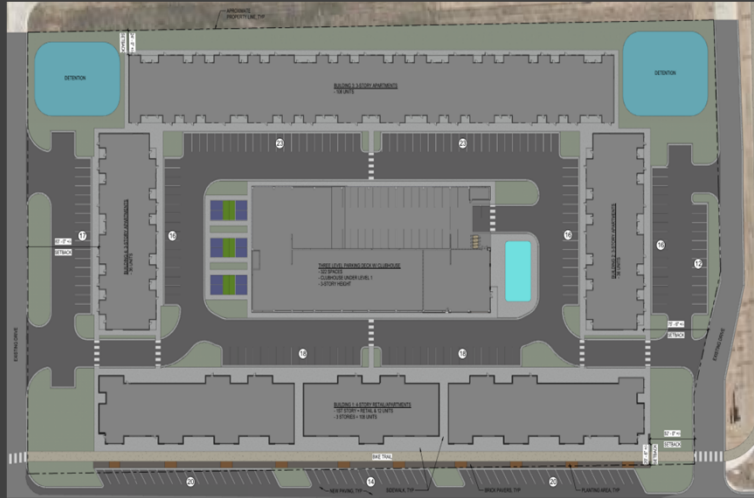
- The fourth-story building is intended to provide retail space while maximizing density. Commercial use is being proposed within the middle of Building "A" on the first floor. The rest of the first floor within Building "A" will meet the 12' height requirement allowing for future redevelopment to commercial.
- The development is located adjacent to the Trail of Two Cities and is connected to SE. Walton Boulevard by sidewalk, allowing for multi-modal transportation.
- Staff finds this proposal to meet the context of the surrounding area.

Staff Analysis:

The fourth story building along S. Dodson is intended to provide retail space while maximizing density. The development is located adjacent to the Trail of Two Cities and is connected to southeast Walton Boulevard by sidewalk. Staff finds the proposal to meet the surrounding characteristics.



Legends at Dodson



Previously Approved DCP

Previously Approved DCP

- A previous proposal with a four story building along Dodson was recommended for approval by Planning Commission at this location in December of 2022.
- The current proposal is providing about the same amount of greenspace as the previously approved DCP.
- The current proposal is also providing less density than the previously approved DCP.

Previously Approved DCP:

The Planning Commission recommended approval for a Density Concept Plan at this location in December of 2022 that also showed a four story building along South Dodson Road. The current proposal is providing about the same amount of greenspace and less density than the previously approved DCP.



Legends at Dodson



Aerial Map

Recommendation:
Refer to Committee

RECOMMENDATIONS:

Refer to Committee

Engineering Comments:

All comments are reserved for the Large Scale Development.

Public Input Received:

No input has been received from the public.



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

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	LEGENDS APARTMENTS
ADDRESS/LOCATION:	335 S DODSON RD, ROGERS, AR
PROPOSED ZONING:	C3 - NEIGHBORHOOD COMMERCIAL
PROPOSED DENSITY:	24.03 DU/AC
GROSS SITE AREA:	359,149 SF = 8.24 AC
DWELLING UNITS:	198
BUILDING TYPE:	5A

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	JARED DAVIS - OWN, INC.	PHONE:	417-866-2741
		EMAIL:	JMDAVIS@WEAREOWN.COM
PROJECT OWNER/DEVELOPER:	EMILY GIVENS - BRYAN PROPERTIES, LLC	PHONE:	417-864-6303
		EMAIL:	EMILY@BRYAN-PROPERTIES.NET
PROPERTY OWNER:	HICKMAN TRUST, JEANNE A ET AL.	PHONE:	479-531-6105
		EMAIL:	JHICKMAN@SBCGLOBAL.NET
REQUEST:	CONSTRUCT (1) 4-STORY MIXED USE MULTI-FAMILY AND COMMERCIAL/RETAIL BUILDING, AND (1) 3-STORY MULTI-FAMILY BUILDING WITH TOTAL OF 24.03 DU/AC DENSITY.		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	NEIGHBORHOOD CENTER
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Mixed-use centers located around intersections of arterial and collector streets. Polycentric patterns serves neighborhood populations within ½ mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation. (CGM Page 1)
BASE DENSITY:	BY DCP
MAX DENSITY:	24 DU/AC
CURRENT ZONING:	C3 - NEIGHBORHOOD COMMERCIAL

APPLICANT SIGNATURE: _____

Emily Givens

SUBMITTAL DATE: 08/11/2023



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: C-3 to C-3 WIDCP
Permit Number: 23-25
CityView Application: PL202300758
Date: 8/15/23

REZONE APPLICATION

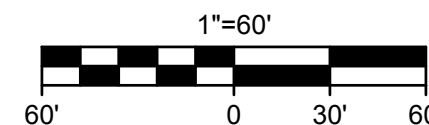
APPLICANT: Emily Givens - BRYAN PROPERTIES, LLC Legends Apartments
ADDRESS: 2659 E Normandy, Ste 104 Springfield, MO 65804 SUITE #: _____
GENERAL LOCATION OF PROPERTY: 335 S DODSON RD, ROGERS, AR
PARCEL NUMBER: 02-00861-103
PHONE #: 417-864-6303 EMAIL: emily@bryan-properties.net
PROPERTY OWNER: HICKMAN TRUST, JEANNE A ET AL. PHONE #: 479-531-6105
PRESENT USE: Vacant ZONING: C3 - NEIGHBORHOOD COMMERCIAL
PROPOSED USE: CONSTRUCT (1) 4-STORY MIXED USE MULTI-FAMILY AND ZONING: C3 - NEIGHBORHOOD COMMERCIAL
COMMERCIAL/RETAIL BUILDING, AND (1) 3-STORY MULTI-FAMILY
BUILDING WITH TOTAL OF 24.03 DU/AC DENSITY.
Emily Givens Date 8/11/23
Applicant Signature

Attachment Checklist:

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

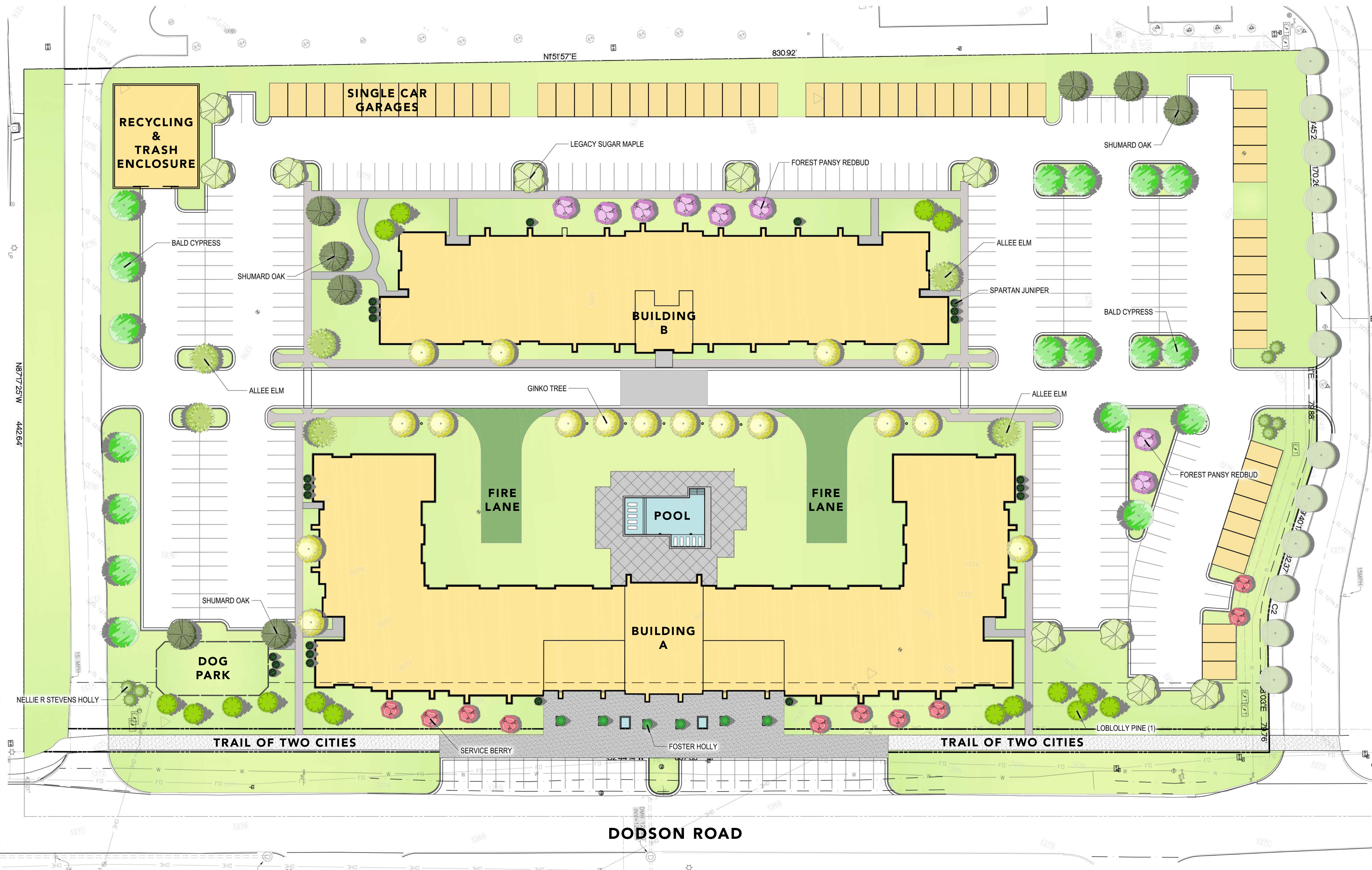
PLANNING STAFF PROVIDES:

DATE FILED: 8/15/23 PUBLIC HEARING DATE: 9/15/23 CERTIFIED MAIL DATE: 8/21/23
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____



319 TOTAL SPACES PROVIDED

DGP



LANDSCAPE CODE ROGERS, ARKANSAS SEC 14-256
OVERALL GROSS SITE AREA: 359,149 SF OR 8.24 AC
OPEN SPACE PROVIDED: 133,844 SF OR 3.07 AC
SITE OVER 2 ACRES MINIMUM 15% WITH ONE TREE OR SHRUB FOR EVERY 500 SF. CANOPY TREE SIZE MUST 4" CALIPER BALLED & BURLAP. 15% OF 133,844 = 20,077 / 500 = 41 TREES REQUIRED
PARKING LOTS CONTAINING 10 OR MORE SPACES 1 TREE FOR EVERY 15 PARKING SPACES.
323 PARKING SPACES PROVIDED. 323 / 15 = 22 CANOPY TREES

CONCEPT PLANT SCHEDULE

- SHUMARD OAK
QUERCUS SHUMARDII
- BALD CYPRESS
TAXODIUM DISTICHUM
- ALLEE ELM
ULMUS PARVIFLORA 'ALLEE'
- SERVICE BERRY
AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'
- GINKGO TREE
GINKGO BILOBOA 'PRINCETON SENTRY'
- FOREST PANSY REDBUD
CERCIS CANADENSIS
- LEGACY SUGAR MAPLE
ACER SACCHARUM 'LEGACY'
- EXISTING TREES
- LOBLOLLY PINE
PINUS TAEDA
- FOSTER HOLLY
ILEX ATTUENATA 'FOSTERII'
- NELLIE R STEVENS HOLLY
ILEX X NELLIE R STEVENS
- SPARTAN JUNIPER
JUNIPERUS VIRGINIANA 'SPARTAN'

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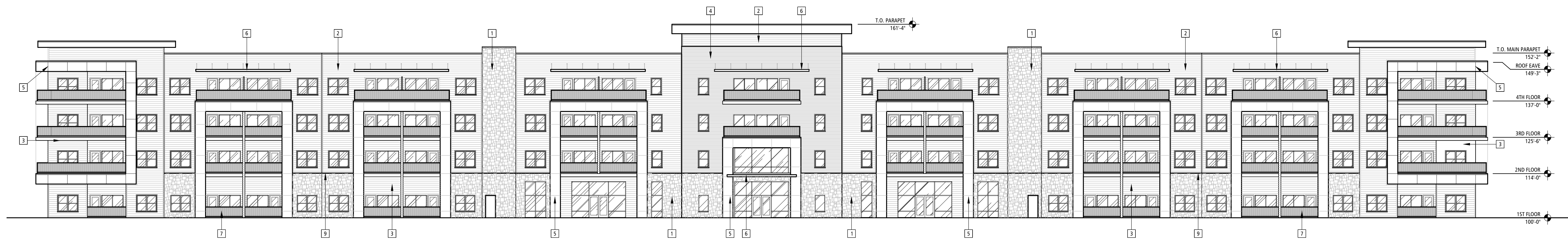
BUXTON KUBIK DODD
DESIGN COLLECTIVE

LEGENDS APARTMENTS

EXHIBIT F



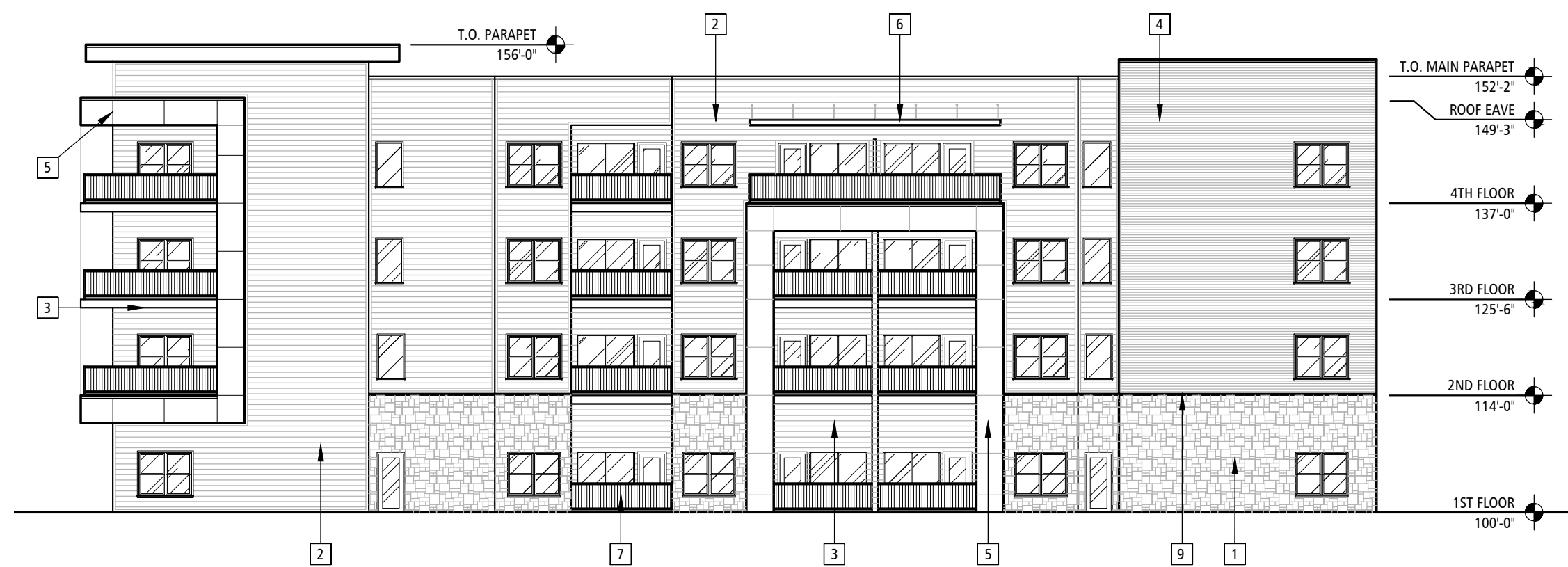
335 S. DODSON ROAD
ROGERS, ARKANSAS



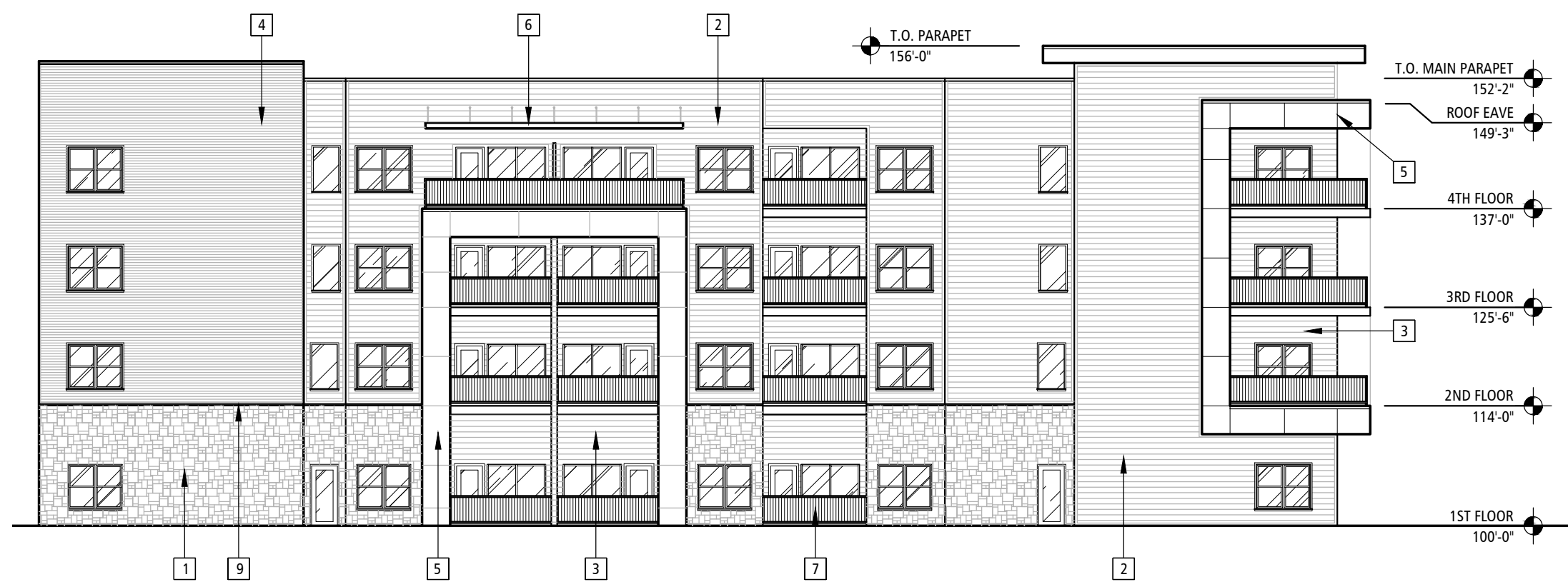
BUILDING 'A' EAST ELEVATION
1/16" = 1'-0"



BUILDING 'A' WEST ELEVATION
1/16" = 1'-0"



BUILDING 'A' NORTH ELEVATION
1/16" = 1'-0"



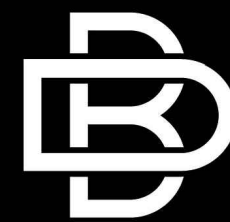
BUILDING 'A' SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1 MANUFACTURED STONE VENEER SYSTEM
- 2 FIBER CEMENT LAP SIDING
- 3 T&G ALUMINUM SIDING; EQ. TO 'LONGBOARD' 6" V GROOVE
- 4 PRE-FINISHED METAL HORIZONTAL RIBBED PANEL SYSTEM
- 5 'HARDIE' REVEAL PANEL SYSTEM
- 6 PRE-FINISHED METAL CANOPY SYSTEM
- 7 STEEL GUARDRAIL W/ VERTICAL PICKETS 4" O.C.
- 8 60 MIL. SINGLE PLY, MECHANICALLY ATTACHED TPO ROOF SYSTEM
- 9 ARCHITECTURAL CAST STONE WATER TABLE

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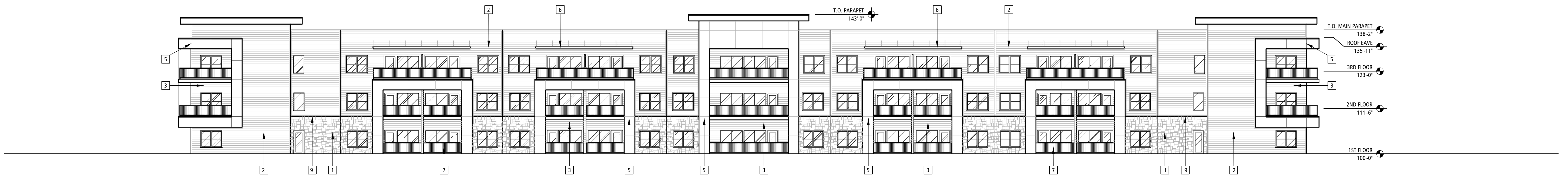


BUXTON KUBIK DODD
DESIGN COLLECTIVE

LEGENDS APARTMENTS

EXHIBIT C

335 S. DODSON ROAD
ROGERS, ARKANSAS



BUILDING 'B' WEST ELEVATION
1/16" = 1'-0"



BUILDING 'B' EAST ELEVATION
1/16" = 1'-0"



BUILDING 'B' NORTH ELEVATION
1/16" = 1'-0"



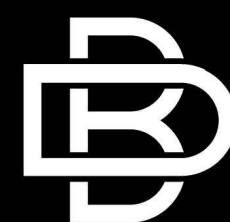
BUILDING 'B' SOUTH ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- 1 MANUFACTURED STONE VENEER SYSTEM
- 2 FIBER CEMENT LAP SIDING
- 3 T&G ALUMINUM SIDING; EQ. TO 'LONGBOARD' 6" V GROOVE
- 4 PRE-FINISHED METAL HORIZONTAL RIBBED PANEL SYSTEM
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BUXTON KUBIK DODD
DESIGN COLLECTIVE

LEGENDS APARTMENTS

EXHIBIT D

335 S. DODSON ROAD
ROGERS, ARKANSAS

PROPERTY OWNER AFFIDAVIT

The petitioner, HICKMAN TRUST, JEANNE A ET AL., petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

See Exhibit A

LAYMAN'S DESCRIPTION: 335 S. Dodson Rd. Rogers, AR.
West side of S. Dodson south of SE Plaza Ave.

PRESENT ZONING: C3 - NEIGHBORHOOD COMMERCIAL

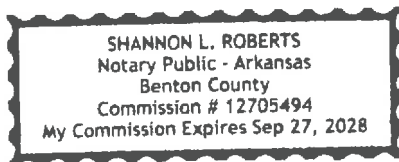
ZONING REQUEST: C3 - NEIGHBORHOOD COMMERCIAL

Respectfully Submitted,

By: *Jeanne A. Hickman*
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 18th day of July, 2023.



Shannon L. Roberts
Notary Signature

Shannon L. Roberts
Notary Name Printed

September 27, 2028
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 23 day of August, 20 23.



Signed

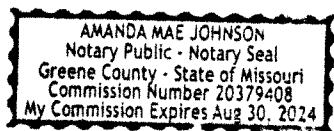
Emily Givens - BRYAN PROPERTIES, LLC

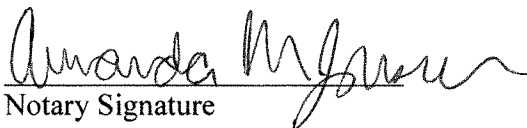
Name Printed

STATE OF ~~ARKANSAS~~ Missouri

COUNTY OF Greene

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





Notary Signature

Amanda M Johnson

Notary Name Printed

Aug. 30, 2024

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 **September 5, 2023** at **5:30 p.m.** on the application by **Legends Apartments** to rezone **335 S. Dodson Road** from the **C-3** (Neighborhood Commercial) zoning district to the **C-3** (Neighborhood Commercial) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

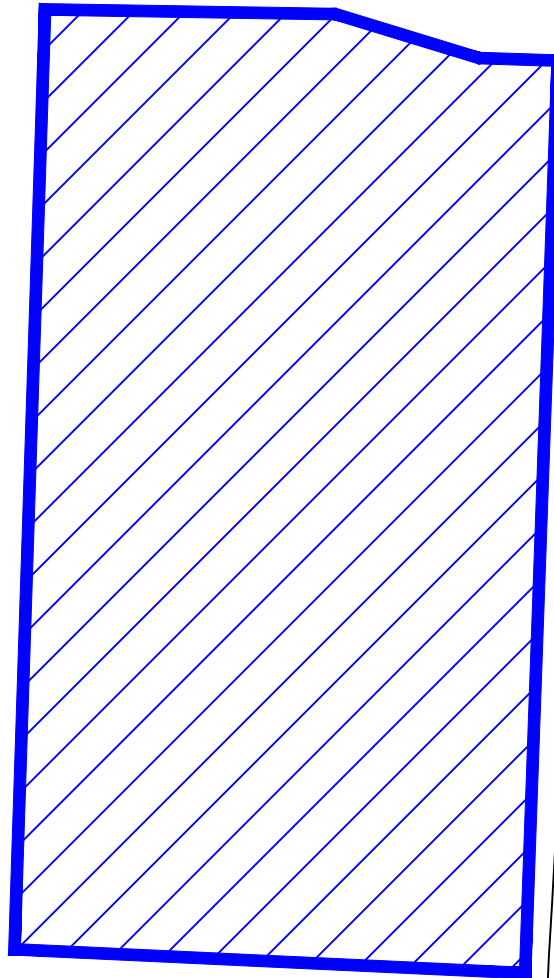
335 S. Dodson Road

Parcel Number: 02-00861-103

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday August 20, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation



DODSON ROAD

MYER'S RANG

