



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

PLANNING COMMISSION MEETING AGENDA

SEPTEMBER 19, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/82630952933>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/82630952933>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/84323479482>

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. September 5, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: 2nd Street Industrial

A proposal to construct 115,089-sf of building area for Manufacturing, Wholesale, and Distribution near the southwest corner of W. Hudson Road and N. 2nd Street in the I-1 and C-2 (Light Industrial, Highway Commercial) zoning districts.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jake Chavis*

2. LSDP: CarMax

A proposal to construct 11,311-sf. of building area for vehicle/equipment sales and rentals east of I-49 and west of N. Dixieland Road bordering Lowell city limits in the C-2 (Highway Commercial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Scott Dallam*

3. LSDP: PLP Parking Expansion

A proposal to construct additional parking spaces for the existing development at 2740 S. 1st Street in the I-2 (Heavy Industrial) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

4. LSDP: St. Vincent De Paul School

A proposal to construct an addition to the existing school at 1315 W. Cypress Street in the RSF-5 (Residential Single Family) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Ali Karr*

PUBLIC HEARING:

1. 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*

2. RZN: SVM22 Homes



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A request by SVM22 Homes to rezone 3.98 acres south of the intersection at N. 22nd Street & W. Easy Street from the RMF-12B (Residential Multifamily, 12 units per acre, rentals) zoning district to the NR (Neighborhood Residential) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Jason Ingalls*

3. **CGM Amendment: Trinity Grace Church**

A request by Trinity Grace Church to amend the Comprehensive Growth Map from Neighborhood to Neighborhood Center growth designation at 5845 S. Bellview Road

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

4. **CUP: Specialized Hail Company**

A request by Specialized Hail Company to allow the use of "Vehicle/Equipment Repair & Installation" at 702 N. 2nd Street in the C-2 (Highway Commercial) zoning district. (*Postponed at 9/5/23 meeting*)

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

CALL FOR RECESS:

1. Zoning Review Committee

- A request to change the Downtown NBT Schedule of Uses to make all commercial uses conditional.
- Any items referred by Commission.

2. Board of Adjustment

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. A request to change the Downtown NBT Schedule of Uses to make all commercial uses conditional.
2. INFORM Rogers: FLUM Discussion
3. All recommended items from committees.



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COMMISSIONERS' FINAL COMMENTS:

ADJOURN:

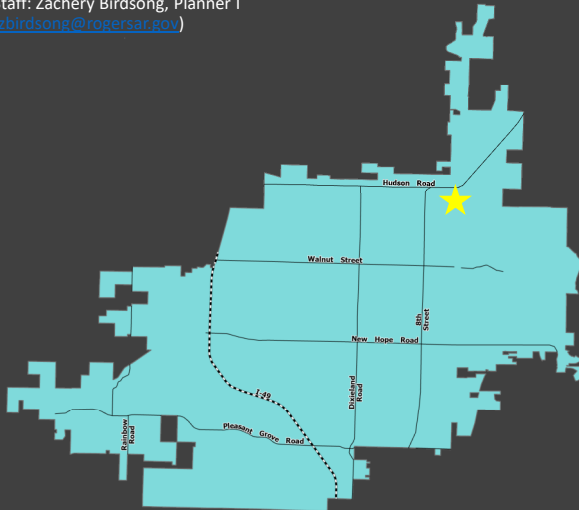


LARGE SCALE DEVELOPMENT

PLANNING

2nd Street Commercial

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



Vicinity Map

Location

Near the SW corner of W Hudson and N 2nd Street

CGM Designation

Employment Center and Access Corridor

Zoning

I-1 (Light Industrial) and C-2 (Highway Commercial)

Proposed Use

Wholesaling, Distribution and Storage

Representative

Jake Chavis, Bates and Associates

Location:

This site is located near the southwest corner of West Hudson and North 2nd Street

Planning Review:

COMPREHENSIVE GROWTH MAP

Growth Designation:

Employment Center

Growth Designation Purpose: "To maintain existing industrial activity while providing a location for activities like vehicle repair, construction yards, technology centers, and other physically and visually intense uses with high environmental impacts." CGM Page 1

Allowed Zoning Districts:

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

Growth Designation:

Access Corridor

Growth Designation Purpose: "To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses." CGM Page 1

Allowed Zoning Districts:

R-MF, R-O, C-2



LARGE SCALE DEVELOPMENT

PLANNING

2nd Street Commercial



Geolocation:

Located nearby the intersection of West Hudson and North 2nd Street, fronting both roads.

Zoning: (I-1) Light Industrial:

The purpose and intent of the I-1 zoning district is “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.” Sec. 14-713(a)

Zoning: (C-2) Highway Commercial:

The purpose and intent of the C-2 zoning district is “for commercial uses, which depend upon high visibility, generate high traffic volumes, or cater to the traveling public.” Sc. 14-709(a)

Use Definition:

Wholesaling, Distribution and Storage is a secondary use classification encompassing storage and distribution facilities.

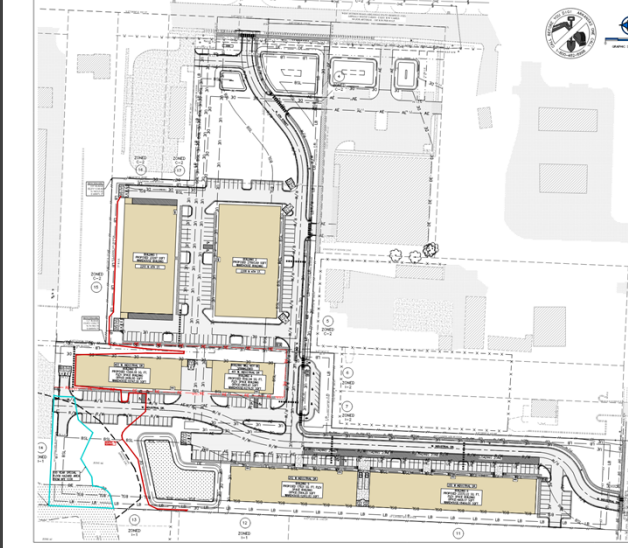
- Affiliated offices, support facilities, limited showroom, or retail sales areas may be included, if use as an affiliated office, support facility, limited showroom, or retail sales area is attendant to the primary purpose of storage and distribution. Sec. 14-695(b)(4)(h)



LARGE SCALE DEVELOPMENT

2nd Street Commercial

PLANNING



Site Plan

Request

- The proposal is for a construction of 115,089-sf of building area for Manufacturing, Wholesale and Distribution.
- A setback reduction variance was approved by the Board of Adjustment on 9/5/23 for the front and external side setbacks along the proposed interior road.

Request:

- The applicant is proposing to construct 115,089 square feet of building area for a Manufacturing, Wholesale and Distribution development.
- The Board of adjustment approved a setback reduction variance on 9/5/23 for the front and external side setbacks along the proposed interior road.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The project will utilize two wet retention ponds to address the detention requirements for the basin that covers the northern portion of this site. An aqua-swirl unit is proposed so that water leaving the wet retention ponds are treated once more. The southern basin will meet water quality requirements by utilizing a porous landscaped detention pond. The applicant is proposing to pay a fee-in-lieu of detention for the increased impervious area in the southern basin that is calculated at **\$68,650.56**.

FLOODPLAIN MANAGEMENT:

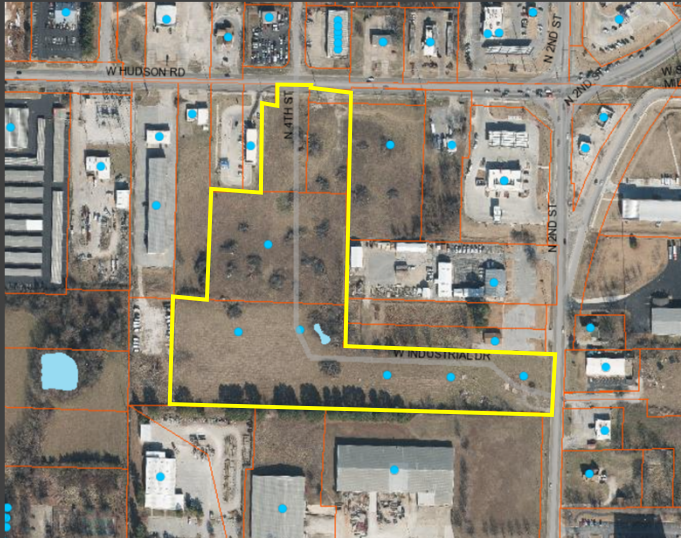
A portion of the project is located within a Special Flood Hazard Area (SFHA). The portion of the project is located in a Zone "AE". All buildings on this lot will be required to provide an *Under Construction Elevation Certificate* as well as a *Finished Construction Elevation Certificate* before a Certificate of Occupancy may be issued.



LARGE SCALE DEVELOPMENT

PLANNING

2nd Street Commercial



Aerial Map

Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

Pavement along N 2nd Street is not in substandard condition. Pavement along W Hudson Road is not in substandard condition.

Connectivity Standards:

Connectivity Standards have been met in the proposal. A connection to the south was deemed unfeasible due to the floodplain present.

Streetscape:

Right-of-Way:

- 1) The applicant is proposing to dedicate N 4th Street as right-of-way through their site. The applicant is proposing a 32-ft wide right-of-way along N 4th Street.
- 2) The applicant is proposing to dedicate W Industrial Drive as right-of-way. The applicant is proposing a varying width right-of-way. An administrative waiver was granted from Sec. 14-44 requiring street geometry parameters be met.
- 3) No additional right-of-way dedication was required along W Hudson Road nor N 2nd Street.

Sidewalks & Sidepaths:

- 1) A 6-ft sidewalk is proposed along W Hudson Road to tie in to the existing sidewalk.
- 2) A 6-ft sidewalk is proposed along N 2nd Street to tie in to the existing sidewalk.
- 3) A 5-ft sidewalk is proposed along W Industrial Drive.
- 4) A 5-ft sidewalk is proposed along N 4th Street.

Trails:

No additional trails or right-of-way were required to be dedicated with this project.

Streetlights:

Streetlights shown on the proposed extension of N 4th street and along N 2nd Street meet the requirements of code. Additional streetlights will be required on W Industrial Drive – west of the intersection with N 4th Street.

Street Trees:

Proposed street trees meet the requirements of code

Summary:

LSDP Staff Recommendation:

Approve



August 10, 2023

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

Re: Conditional Approval of Civil Plans
2nd Street Commercial Park

Dear Mr. Bates:

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

1. The existing sanitary sewer main easement for the off-site sewer to the west is still not shown and labeled with the book & page information. This includes the easement for the existing manhole at the connection point and the area of the proposed 15" sewer main that is replacing the existing main. If an easement doesn't exist, one will have to be created and approved before a preconstruction meeting can take place.
2. Add a line valve to the west end of the fire hydrant tee on Water Main A at Sta. 03+08.44. Remove the line valve from the north end of the fire hydrant tee on Water Main B at Sta. 2+90.38 and at Sta. 5+44.81. Also, at the end of Water Main A there is no tee but there is a reducer. This needs to be corrected in the notes.
3. Depict all proposed line valves on the profile view as well as the plan view. Show all tapping valves on the plan view. Use a different symbol for a tee that doesn't look like an inline valve.
4. Depict the locations and size of any irrigation meter and RPZA on the Utility Plan. When abandoning a water service on an existing main note on the plans that the meter will be abandoned by RWU at the developer's expense.
5. Depict the locations of the electric transformers. Locate them as far from water meters as is practical but in no case within 30 feet of water meters. Also, show the location of electric conduits. Maintain 5' minimum separation from water and sewer mains.
6. On Detail WD-1/4A there is no 6" reducer. Correct this error on all fire hydrant notes that apply.
7. The invert into Manhole MH 03-41 is not shown on the plans. Proposed manhole SSMH-01 shows a 1.10' drop across the manhole. This should be a 0.10' drop. Also, the invert out of the manhole is higher than the invert into the manhole.
9. Label manholes deeper than 14 feet. The notes on the plans shows 15 which is incorrect.

10. Show more of the plan view where possible on the fire line plan & profiles.
11. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record.
 - G. An executed copy of the Facilities Extensions Contract. Revise the document form with project specific information by replacing the blanks and bracketed phrases with pertinent information. Return the revised document, with supporting attachments, to RWU for review before having your client sign the agreement. Leave the "Track Changes" feature turned on for our review.
 - H. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - I. Performance and payment bonds executed by the utility contractor.
 - J. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Facilities Extension Contract Form

2ND ST. Commercial Park

Rogers, Arkansas

Large Scale Development Plan

GENERAL NOTES TO CONTRACTOR

1. 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.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. 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.
7. 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.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
15. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
16. PUBLIC STREETS SHALL HAVE 20 FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
17. 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.
18. 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.
19. 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.
20. 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.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SOODED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. 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.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE I EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. 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.
8. 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.
9. 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.
10. 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'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. 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.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. 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.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. 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.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. 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.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. 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.
28. 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.

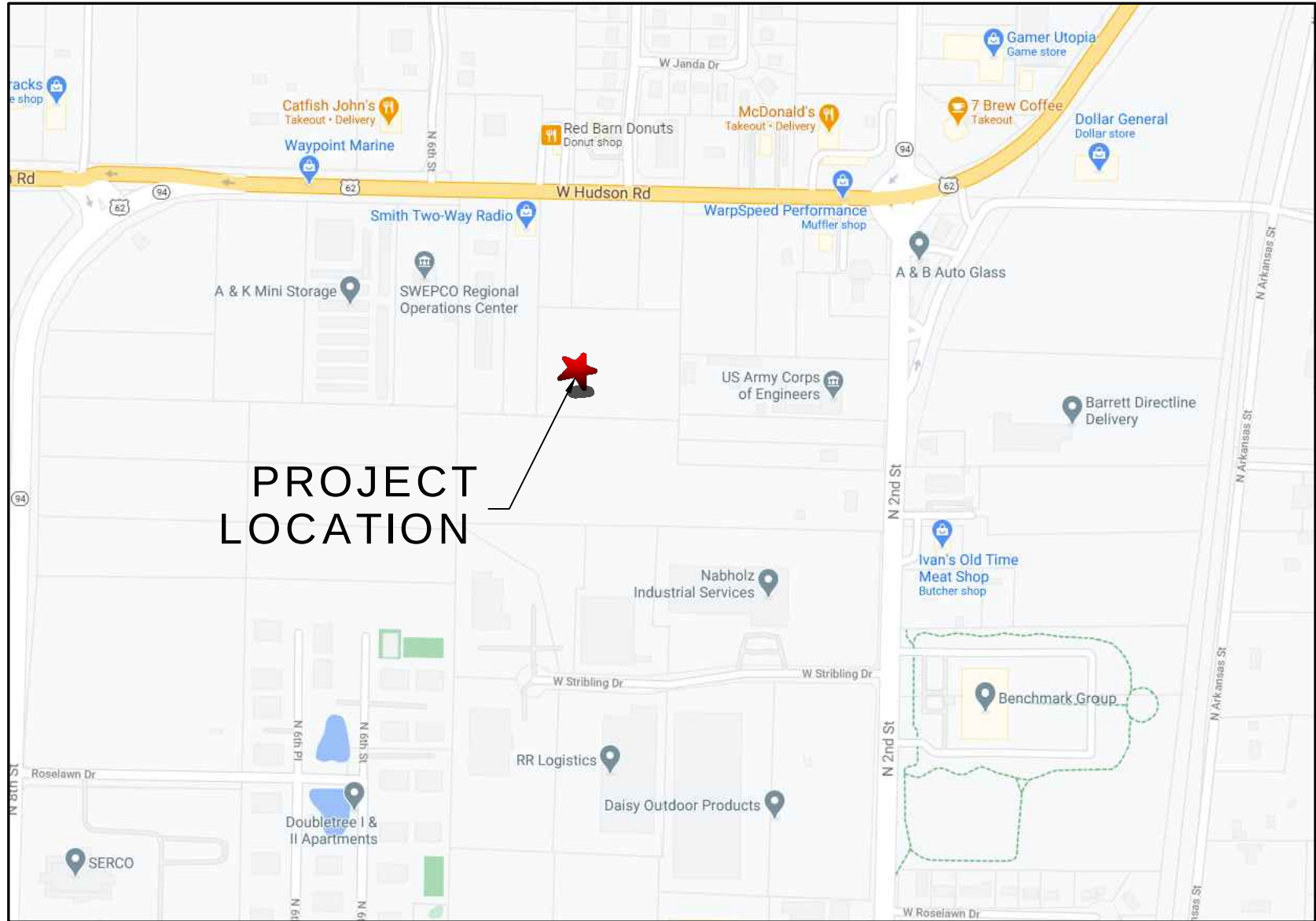


NOTE: IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).

THERE ARE NO EXISTING WETLANDS ON THIS 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.



PARKING TABLE:

MANUFACTURING, PROCESSING AND WHOLESALING :
1 SPACE PER 600 SQUARE FEET OF NET FLOOR AREA

GENERAL BUSINESS AND PROFESSIONAL OFFICE :
1 SPACE PER 300 SQFT OF NET FLOOR AREA UP TO 10,000 SQFT.
*10001-20000 SQFT 95% OF REQUIREMENT(-3 SPACES)

NET WHOLESALE FLOOR AREA:	101488 SF
SPACES REQUIRED:	170
NET GENERAL BUSINESS RETAIL SALES FLOOR AREA:	12725 SF
SPACES REQUIRED:	43
SOFT. CREDIT=95% OF REQUIREMENT(-3 SPACES)	
TOTAL BUSINESS AND PROFESSIONAL OFFICE PARKING REQUIRED:	40

TOTAL STANDARD SPACES REQUIRED	210
TOTAL STANDARD SPACES PROVIDED	214

TOTAL ADA SPACES REQUIRED:	7
TOTAL ADA SPACES PROVIDED:	8

TOTAL SPACES REQUIRED:	217
TOTAL SPACES PROVIDED:	222

LOADING SPACE REQUIRED (100,000-160,000 SQ FT.):	4
LOADING SPACES PROVIDED:	9**

BICYCLE PARKING REQUIRED (1 PER 20 SPACES)	11
BICYCLE PARKING PROVIDED	12

**CONTINGENT ON LOCATION OF BAY DOORS/OVERHEAD DOORS

IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:

REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF SITE	517341.19 SQ FT
TOTAL AREA AFTER R.O.W. DEDICATION	500200.06 SQ FT
TOTAL OPEN SPACE AREA(POST-DEVELOPMENT)	225148.06 SQ FT (45.1%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	275052 SQ FT (54.9%)

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 72956 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. OXFORD STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644	TELEPHONE:	SOUTHWESTERN BELL 1-800-464-7928

INDEX OF DRAWINGS

- 1 COVER SHEET
- 2-2.1 BOUNDARY SURVEY +
BOUNDARY INFORMATION
- 3-3.3 SITE PLAN
- 4-4.3 UTILITY PLAN
- 5-5.10 WATER MAIN + SEWER MAIN
PROFILES
- 6-6.2 GRADING + EROSION
CONTROL
- 7-7.1 STORM PLAN + PROFILE
- 8-8.2 TREE PRESERVATION +
LANDSCAPING PLAN
- 9-9.4 SITE DETAILS
RWU DETAILS

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

BASIS OF ELEVATION:
CITY OF ROGERS GPS MONUMENT R-26
NAVD 88 DATUM

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

DEVELOPMENT STANDARDS
(PER C-2(HIGHWAY COMMERCIAL)/ OVERLAY DISTRICT):

BUILDING SETBACKS:	
FRONT	65ft
FRONT (OVERLAY DISTRICT)	75ft
SIDE	15ft (INTERIOR)
SIDE	45ft (EXTERIOR)
REAR	15ft

(PER I-(LIGHT INDUSTRIAL)/ OVERLAY DISTRICT):

BUILDING SETBACKS:	
FRONT	50ft
FRONT (OVERLAY DISTRICT)	75ft
SIDE	25ft (INTERIOR)
SIDE	50ft (EXTERIOR)
REAR	25ft

BOA SETBACK VARIANCE APPROVAL ON 9-5-23
SIDE AND REAR SETBACKS REMAIN SAME
FRONT AND EXTERIOR SIDE SETBACKS ALONG SOUTH
SIDE W. INDUSTRIAL ARE VARIED DOWN TO 41'
FRONT AND EXTERIOR SIDE SETBACKS ALONG NORTH SIDE
W. INDUSTRIAL ARE VARIED DOWN TO 29'
FRONT AND EXTERIOR SIDE SETBACKS ALONG WEST SIDE
OF 4TH STREET ARE VARIED DOWN 28'

MAXIMUM BUILDING COVERAGE:	50%
SITE AREA (AFTER R/W DED.):	500200.06 SQ. FT.
% OF IMPERVIOUS AREA	275718(55%)
% OF GREENSPACE	224482.06(45%)

PROPOSED TOTAL GFA:

BUILDING 1: WAREHOUSE	23297 SQFT
BUILDING 2: WAREHOUSE	27894 SQFT
BUILDING 3: FLEX(OFFICE WAREHOUSE)	13416 SQFT
	0- 2683 SQFT
	W- 10733 SQFT
BUILDING 4: FLEX (OFFICE WAREHOUSE)	8143 SQFT
	0- 1804 SQFT
	W- 6339 SQFT
BUILDING 5: FLEX (OFFICE WAREHOUSE)	17821 SQFT
	0- 3564 SQFT
	W- 14257 SQFT
BUILDING 6: FLEX (OFFICE WAREHOUSE)	23372 SQFT
	0- 4674 SQFT
	W- 18698 SQFT

TOTAL OFFICE	12725 SQFT
TOTAL WAREHOUSE	102364 SQFT

TOTAL	115089 SQFT
-------	-------------

PROPOSED % BLDG COVERAGE:	22.3%
MAXIMUM STRUCTURE HEIGHT:	50 FT
PROPOSED STRUCTURE HEIGHT:	38 FT

PARCEL NUMBERS: 02-00735-000
02-00737-000
02-00737-001
02-00741-000

PROJECT SITE ADDRESS: 2210, 2208 N. 4TH ST.
200, 202, 401, 403 W. INDUSTRIAL DRIVE

ZONING CLASSIFICATION: C-2, I-1 / OVERLAY DISTRICT

PROPOSED USE: WHOLESALING, DISTRIBUTION, & STORAGE

BUILDING HEIGHT: 38'

CONSTRUCTION TYPE: II-B

OCCUPANCY CLASS: M & S-1

TOTAL SITE AREA: 11.49 ACRES +/-

OWNER/DEVELOPER: JOSAN PROPERTIES ARKANSAS LLC
1508 N 2ND ST
ROGERS AR 72756
PHONE: (417) 846-3741
EMAIL: JOSAN_GURMEET@YAHOO.COM

ARCHITECT: BUF STUDIO - RYAN FAUST
702 SE 5TH ST, SUITE 30
BENTONVILLE, AR 72712
PHONE: (479) 321-0478
EMAIL: FAUSTR@BUFSTUDIO.CO

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

CITYVIEW PROJECT NO.: PL202300026

SURVEY DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT WHICH IS S87°26'09"E 532.33' AND S02°45'12"W 8.29' FROM THE NORTHWEST QUARTER OF SAID FORTY ACRE TRACT AND RUNNING THENCE S87°57'54"E 124.98', THENCE S02°45'10"W 457.22', THENCE N87°29'04"W 9.30' TO AN EXISTING REBAR, THENCE S02°53'34"W 199.91' TO AN EXISTING CONCRETE MONUMENT, THENCE S87°24'13"E 48.75' TO AN EXISTING REBAR, THENCE S02°09'10"W 149.97' TO AN EXISTING REBAR, THENCE S87°23'55"E 621.00' TO A POINT IN THE CENTERLINE OF NORTHWEST 2ND STREET, THENCE ALONG SAID CENTERLINE S02°12'28"W 179.93', THENCE LEAVING SAID CENTERLINE N87°32'18"W 1182.24' TO AN EXISTING REBAR, THENCE N02°26'49"E 330.44', THENCE S87°32'16"E 100.01' TO AN EXISTING REBAR, THENCE N02°11'35"E 332.37' TO AN EXISTING REBAR, THENCE S88°46'34"E 99.89' TO AN EXISTING REBAR, THENCE S87°06'34"E 199.17' TO AN EXISTING REBAR, THENCE N02°45'12"E 323.15' TO THE POINT OF BEGINNING, CONTAINING 10.94 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD, SUBJECT TO THAT PORTION IN WEST HUDSON ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE NORTH SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN NORTHWEST 2ND STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, AND ALSO SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

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.

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.
(FORM PANEL #05007C0280K. DATED 06/ 05/ 2012)

DRAWN BY: M. Williams / B. Wise
ENGINEER: G. Bates

DATE	REVISIONS
3/22/23	4th SUBMITTAL
4/28/23	5th SUBMITTAL
5/17/23	SUBMIT TRUCK TURNING MODEL
6/15/23	6th SUBMITTAL
6/15/23	RWU 2ND SUBMITTAL
7/17/23	7th SUBMITTAL
7/29/23	8th SUBMITTAL
8/09/23	RWU 4TH SUBMITTAL
8/17/23	ADDRESS CHANGE PER BENTON COUNTY 911
8/29/23	ADDRESS CHANGE PER BENTON COUNTY 911

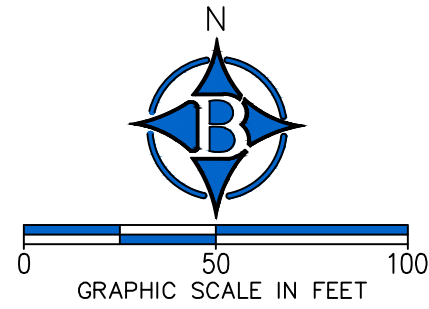
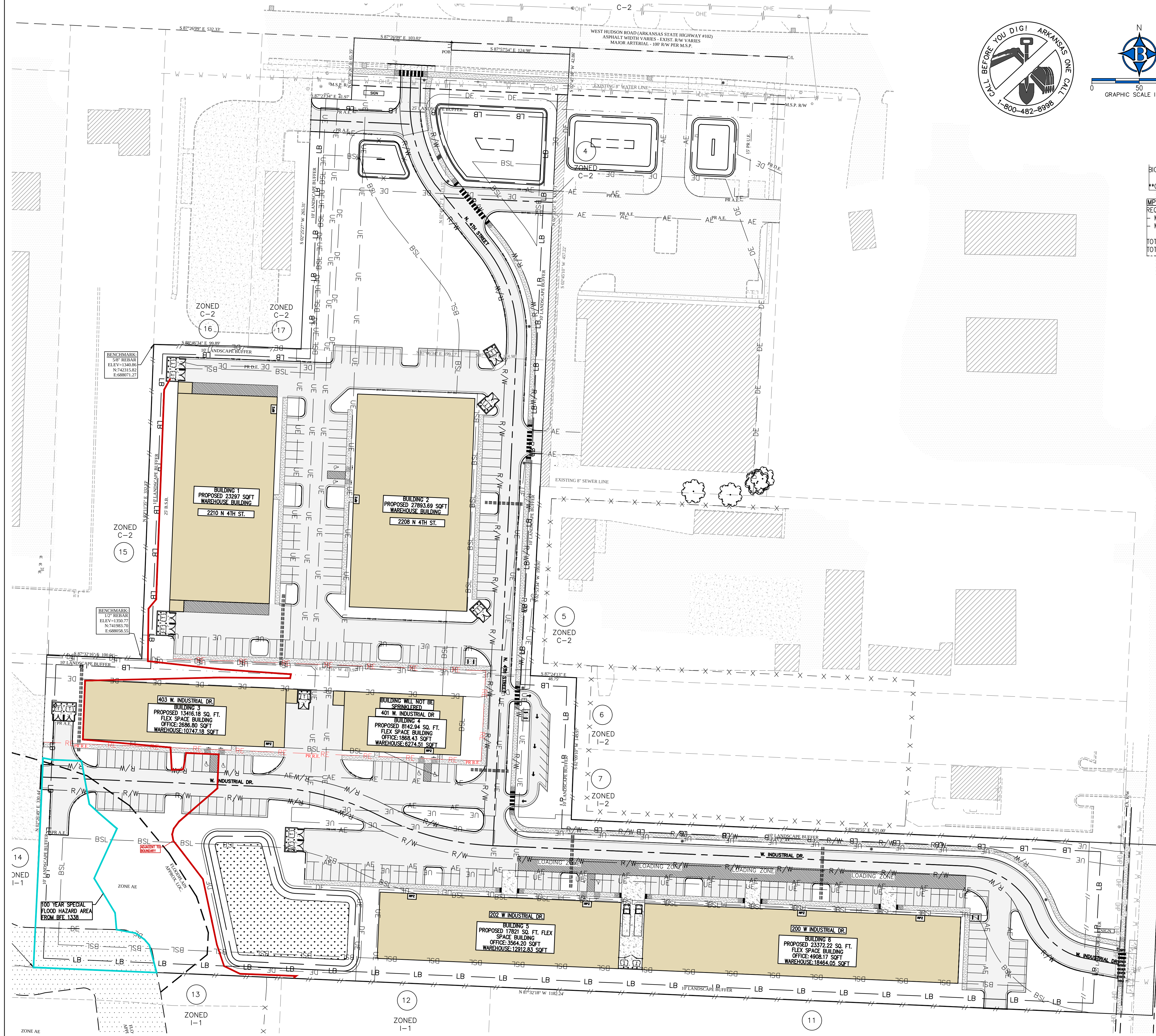
2ND ST. COMMERCIAL PARK
LARGE SCALE DEVELOPMENT PLAN
COVER SHEET
CITYVIEW #PL202300026
ROGERS, ARKANSAS

Bates & Associates, Inc.
www.batesaw.com
Civil Engineering & Surveying
7230 S. Pleasant Ridge Drive • Fayetteville, Arkansas 72704 • 479.442.9350 • Fax 479.521.9350

DRAWING NO

01

PROJECT NO 20-294



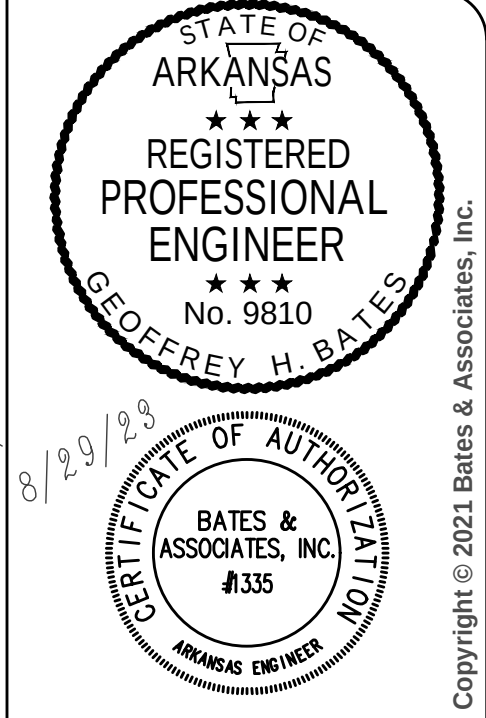
DISTRICT REGULATIONS SEC. 14-713
I-1 LIGHT INDUSTRIAL DISTRICT

HVAC AND OTHER MECHANICAL EQUIPMENT
MUST BE SCREENED FROM PUBLIC VIEW

BICYCLE PARKING PROVIDED 12
**CONTINGENT ON LOCATION OF BAY DOORS/OVERHEAD DOORS

IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:	
REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF SITE	517341.19 SQ FT
TOTAL AREA AFTER R.O.W. DEDICATION	500200.06 SQ FT

ADJACENT LAND OWNERS	
1) AYALA FAMILY TRUST, JOSE M. & ELOISA P. 4276 KINGSBURY CV SPRINGDALE AR 72762 PARCEL #02-08231-000 ZONED: C-2	10) D & L PROPERTY INVESTMENTS LLC 22608 WESTWOOD DR SILOAM SPRINGS AR 72761-8235 PARCEL #02-00053-000 ZONED: C-2
2) HUDSON FOURTH LLC 340 OLD MILL RD #194 SANTA BARBARA CA 93110-3852 PARCEL #02-08232-000 ZONED: C-2	11) TRIO INVESTMENTS LLC PO BOX 2090 CONWAY AR 72033-2090 PARCEL #02-13553-001 ZONED: I-1
3) OZARK LUBES REALTY LLC 929 BOSTON POST RD E MARLBOROUGH MA 01752 PARCEL #02-02135-002 ZONED: C-2	12) FROUD, LOUIS & SHANNON PO BOX 609 SEARCY AR 72145 PARCEL #02-13553-002 ZONED: I-1
4) JOSAN PROPERTIES ARKANSAS LLC 1508 N 2ND ST ROGERS AR 72756 PARCEL #02-00728-002 ZONED: C-2	13) SOUTHWESTERN ELECTRIC POWER CO C/O AMERICAN ELECTRIC POWER PO BOX 16428 COLUMBUS OH 43216-6428 PARCEL #02-13553-000 ZONED: I-1
5) USA PO BOX 867 LITTLE ROCK AR 72203-0867 PARCEL #02-00729-000 ZONED: C-2	14) WIGGINS INCORPORATED 1404 FURNANCE ST MONTGOMERY AL 36104 PARCEL #02-00741-001 ZONED: I-1
6) UNITED STATES OF AMERICA PO BOX 867 LITTLE ROCK AR 72203-0867 PARCEL #02-00739-000 ZONED: I-2	15) WIGGINS INCORPORATED 1404 FURNANCE ST MONTGOMERY AL 36104 PARCEL #02-00733-000 ZONED: C-2
7) UNITED STATES OF AMERICA PO BOX 867 LITTLE ROCK AR 72203-0867 PARCEL #02-00740-000 ZONED: I-2	16) SMITH COMMUNICATIONS LLC 400 W HUDSON RD ROGERS AR 72756 PARCEL #02-00734-000 ZONED: C-2
8) BARKER, MARK C TRUSTEE 9045 VALLEY VIEW PL ROGERS AR 72756 PARCEL #02-00052-000 ZONED: C-2	17) SSOP LLC ATTN MCLAIN, SCOTT 1590 E JOYCE BLVD STE 10440 FAYETTEVILLE AR 72703 PARCEL #02-00738-000 ZONED: C-2
9) NWA HEADSTART HUMAN SERVICES INC 2109 SE J ST BENTONVILLE AR 72712-3860	18) SSOP LLC ATTN MCLAIN, SCOTT 1590 E JOYCE BLVD STE 10440 FAYETTEVILLE AR 72703 PARCEL #02-00737-002 ZONED: C-2



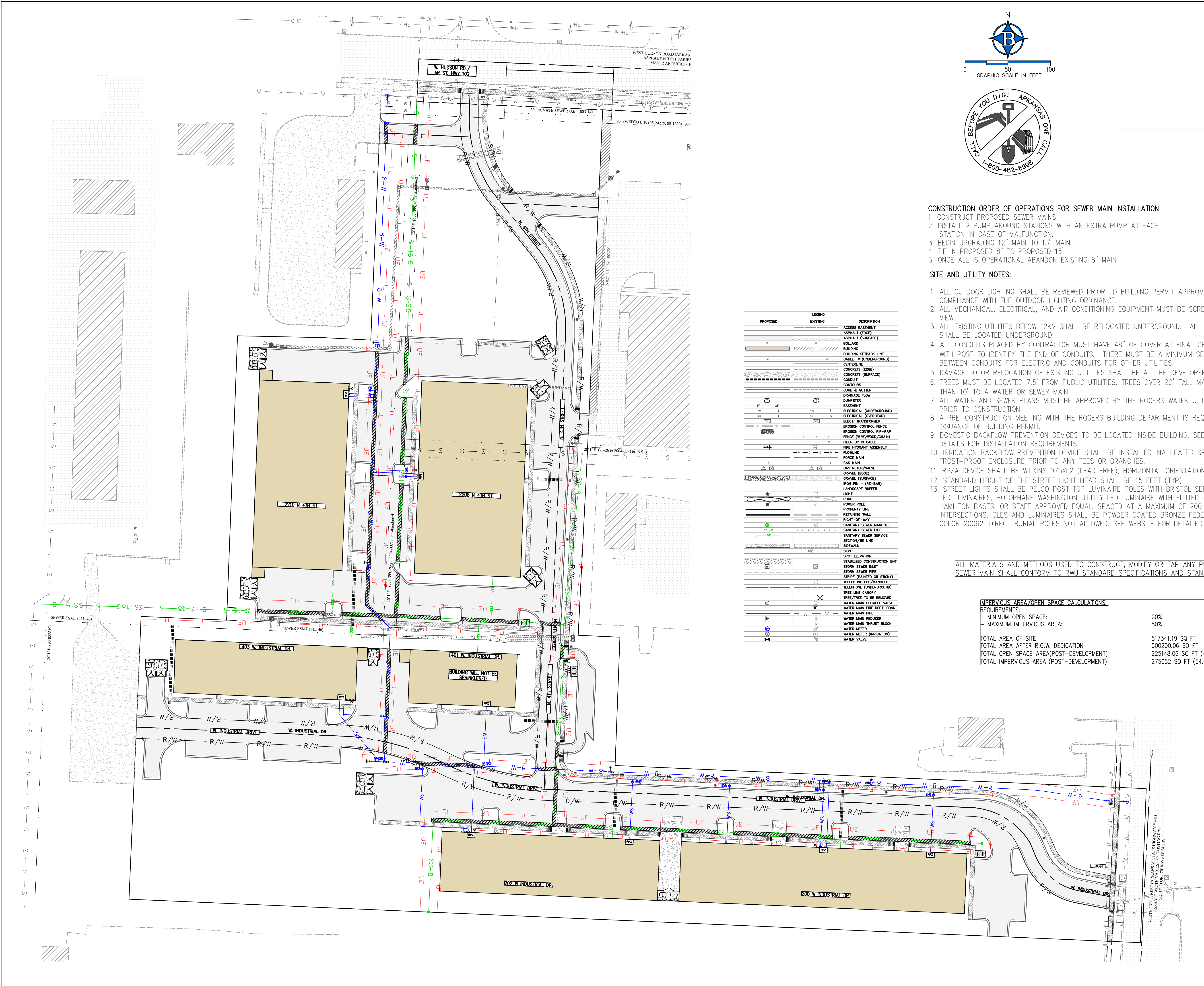
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6/15/23	6th SUBMITTAL
7/17/23	R/W 2ND SUBMITTAL
7/20/23	R/W 3RD SUBMITTAL
8/09/23	8th SUBMITTAL
8/17/23	R/W 4TH SUBMITTAL
8/25/23	ADDRESS CHANGE PER BENTON COUNTY 911
8/29/23	ADDRESS CHANGE PER BENTON COUNTY 911

2ND ST. COMMERCIAL PARK
LARGE SCALE DEVELOPMENT PLAN

OVERALL SITE PLAN
CITYVIEW #PL202300026
ROGERS, ARKANSAS



DRAWING NO
03



CONSTRUCTION ORDER OF OPERATIONS FOR SEWER MAIN INSTALLATION

1. CONSTRUCT PROPOSED SEWER MAINS
2. INSTALL 2 PUMP AROUND STATIONS WITH AN EXTRA PUMP AT EACH STATION IN CASE OF MALFUNCTION.
3. BEGIN UPGRADING 12" MAIN TO 15" MAIN
4. TIE IN PROPOSED 8" TO PROPOSED 15"
5. ONCE ALL IS OPERATIONAL ABANDON EXISTING 8" MAIN

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. TREES OVER 20' TALL MAY NOT BE CLOSER THAN 10' TO A WATER OR SEWER MAIN.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. DOMESTIC BACKFLOW PREVENTION DEVICES TO BE LOCATED INSIDE BUILDING. SEE RWJ STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.
10. IRRIGATION BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED IN A HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEES OR BRANCHES.
11. RPZA DEVICE SHALL BE WILKINS 975XL2 (LEAD FREE), HORIZONTAL ORIENTATION
12. STANDARD HEIGHT OF THE STREET LIGHT HEAD SHALL BE 15 FEET (TYP)
13. 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.

ALL MATERIALS AND METHODS USED TO CONSTRUCT, MODIFY OR TAP ANY PUBLIC WATER OR SEWER MAIN SHALL CONFORM TO RWJ STANDARD SPECIFICATIONS AND STANDARD DETAILS

IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:

REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF SITE	
TOTAL AREA AFTER R.O.W. DEDICATION	517341.19 SQ FT
TOTAL OPEN SPACE AREA (POST-DEVELOPMENT)	225148.06 SQ FT (45.1%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	275052 SQ FT (54.9%)

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

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

DRAWN BY: M. Williams / B. Wise
ENGINEER: G. Bates
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4th SUBMITTAL	3/22/23
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6th SUBMITTAL	6/15/23
RWJ 2ND SUBMITTAL	6/15/23
7th SUBMITTAL	7/17/23
RWJ 3RD SUBMITTAL	7/20/23
8th SUBMITTAL	8/09/23
RWJ 4TH SUBMITTAL	8/17/23
ADDRESS CHANGE PER BENTON COUNTY 911	8/25/23
ADDRESS CHANGE PER BENTON COUNTY 911	8/29/23

2ND ST. COMMERCIAL PARK
LARGE SCALE DEVELOPMENT PLAN
OVERALL UTILITY PLAN
CITYVIEW #PL202300026
ROGERS, ARKANSAS

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LANDSCAPE REQUIREMENTS (SEC. 14-256):

ON-SITE REQUIREMENTS:

- SITE AREA PER MASTER STREET PLAN R/W DEDICATION
- TOTAL REQUIRED (1 TREE PER 2,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12)
- Calculation: $500200.06/2000=250.1$ (round up=251) total plantings.
- MINIMUM 25% TREES (14-256.14.a)
- Calculation: $251 \times .25=62.75$ (63) of required plantings shall be trees

500200.06 SQ. FT. (11.49)
251 TOTAL PLANTINGS

REQUIRED 63 TOTAL TREES / 188 TOTAL SHRUBS
PROVIDED 67 TOTAL TREES/ 188 TOTAL SHRUBS

PARKING LOT ISLANDS

- PARKING LOT LANDSCAPING (1 TREE ISLAND FOR EVERY 15 SPACES PER 14-256.14.b.1)
- SPACES PROPOSED-251 SPACES
- Calculation: $251/15=16.7333$ (17) islands required

REQUIRED 17 PARKING ISLANDS
REQUIRED 17 TREES
PROVIDED 20 ISLANDS
PROVIDED 22 TREES

OVERLAY DISTRICT FRONTAGE

- REQUIRED LANDSCAPE AREAS ALONG THER FRONTAGE OF HIGHWAYS AND PRIMARY CORRIDORS SHALL BE NO LESS THAN 25' DEEP WITHIN THIS AREA THE DEVELOPER WILL PLANT TREES AT 20' SPACING FOR THE FULL WIDTH OF FRONTAGE. TREES PLANTED FOR OVERLAY DISTRICT REQUIREMENTS COUNT TOWARD THE SITE MINIMUM PLANT REQUIREMENTS.

HUDSON Calculation: $227' \text{ frontage} / 20' = 11.35$ (12) trees required

REQUIRED 12 TREES
PROVIDED 12 TREES

STREET TREE REQUIREMENTS (SMALL SPECIES):

- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- LARGE SPECIES MUST BE PLANTED GREATER THAN OR EQUAL TO 4' FROM SIDEWALKS/CURBS.
- ONLY TREES <20' TALL MAY BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- STREET TREES PROVIDED
- 2ND ST./AR HWY 62B (200' OF STREET FRONTAGE, 26' ARDOT ENTRANCE, 30' TREE SPACING):
Calculation: $200/30=6$ trees required
- HUDSON/AR HWY 102 (227' OF STREET FRONTAGE, 26' ARDOT ENTRANCE, 30' TREE SPACING):
Calculation: $227/30=7.56$ (8) trees required
- W. INDUSTRIAL DR. (1511' OF STREET FRONTAGE):
CALCULATION: $1406/30=46.86$ (47) TREES REQUIRED

REQUIRED 15 TREES
PROVIDED 48 TREES--ARDOT DOES NOT ALLOW TREES WITHIN THEIR R.O.W.

TREE REPLACEMENT REQUIREMENTS:

- IF MORE THAN SEVEN SIGNIFICANT TREES ARE TO BE REMOVED BY THE OWNER/DEVELOPER THEY MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN.
- 44 SIGNIFICANT TREES REMOVED ONSITE PREMATURELY
- IF SIGNIFICANT TREES ARE IN THE DISTURBED AREA THEY ARE TO BE REPLACED AT A RATE OF ONE TO FIVE (ONE TREE TO BE PLANTED FOR EVERY FIVE TREES REMOVED).

TREES SHOWN AS BEING REMOVED PREMATURELY:
NUMBER OF TREES TO MITIGATE:
NUMBER OF MITIGATION TREES:

78 TREES ON SITE
78 TREES (1:1) @ 4" CAL
78 TREES PROVIDED

PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
21	RB	EASTERN REDBUD <i>Cercis canadensis</i>	B&B	2.5" CAL. 6' TALL	ORNAMENTAL TREE (SMALL SPECIES)
32	LG	MAGNOLIA (LITTLE GEM) <i>Magnolia grandiflora</i> 'Little Gem'	B&B	2.5" CAL. 8' TALL	EVERGREEN (SMALL SPECIES)
14	NS	NELLIE STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>	B&B	2.5" CAL. 8' TALL	EVERGREEN
96	AV	ARROWWOOD VIBURNUM <i>Viburnum dentatum</i>		5 GAL.	DECIDUOUS SHRUB
36	OH	OAKLEAF HYDRANGEA <i>Hydrangea quercifolia</i>		5 GAL.	DECIDUOUS SHRUB
142	YH	YAUPOIN HOLLY <i>Ilex vomitoria</i>		5 GAL.	EVERGREEN SHRUB

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

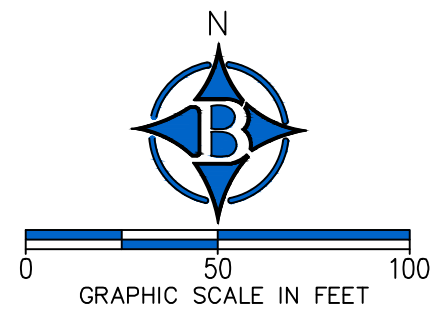
MITIGATION PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
11	SO	SCARLET OAK <i>Quercus coccinea</i>	B&B	4" CAL. 6' TALL	DECIDUOUS SHADE TREE (MEDIUM SPECIES)
45	NS	NELLIE STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>	B&B	4" CAL. 8' TALL	EVERGREEN
22	AS	AMERICAN SMOKETREE <i>Cotinus obovatus</i>	B&B	4" CAL. 6' TALL	DECIDUOUS STREET TREE (SMALL SPECIES)

*1:1 MITIGATION, 78-4" CALIPER TREES SHOWN ON PLANS
TREES ARE MITIGATED 1:1 BECAUSE OF AN AGREEMENT WITH PLANNING DUE TO TREES BEING REMOVED PREMATURELY

OVERLAY STREET FRONTAGE BUFFER TREE LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
7	RB	EASTERN REDBUD <i>Cercis canadensis</i>	B&B	2.5" CAL. 6' TALL	ORNAMENTAL TREE (SMALL SPECIES)
5	LG	MAGNOLIA (LITTLE GEM) <i>Magnolia grandiflora</i> 'Little Gem'	B&B	2.5" CAL. 6' TALL	EVERGREEN (SMALL SPECIES)

PRIVACY SCREEN LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
67	NS	NELLIE STEVENS HOLLY <i>Ilex x 'Nellie R. Stevens'</i>	B&B	2.5" CAL. 8' TALL	EVERGREEN PRIVACY SCREEN (SMALL SPECIES)

PARKING LOT ISLAND TREES					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
11	GB	GINKGO <i>Ginkgo biloba</i>	B&B	2.5" CAL. 6' TALL	DECIDUOUS SHADE TREE (LARGE SPECIES)
11	GR	GOLDEN RAIN TREE <i>Koeleruteria paniculata</i>	B&B	2.5" CAL. 6' TALL	DECIDUOUS SHADE TREE (MEDIUM SPECIES)



LANDSCAPING GENERAL NOTE:

OWNER/DEVELOPER MUST PROVIDE A 3 YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY. (SEC. 14-228)

LANDSCAPING GENERAL NOTE:

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

IRRIGATION SYSTEM FOR LANDCAPING WILL BE REQUIRED

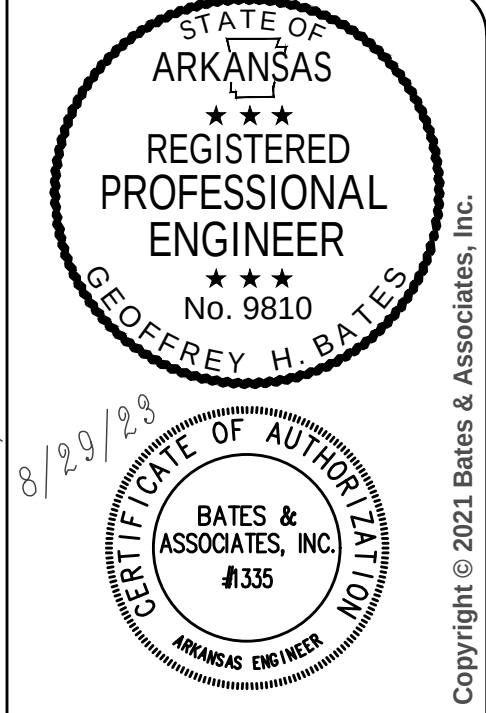
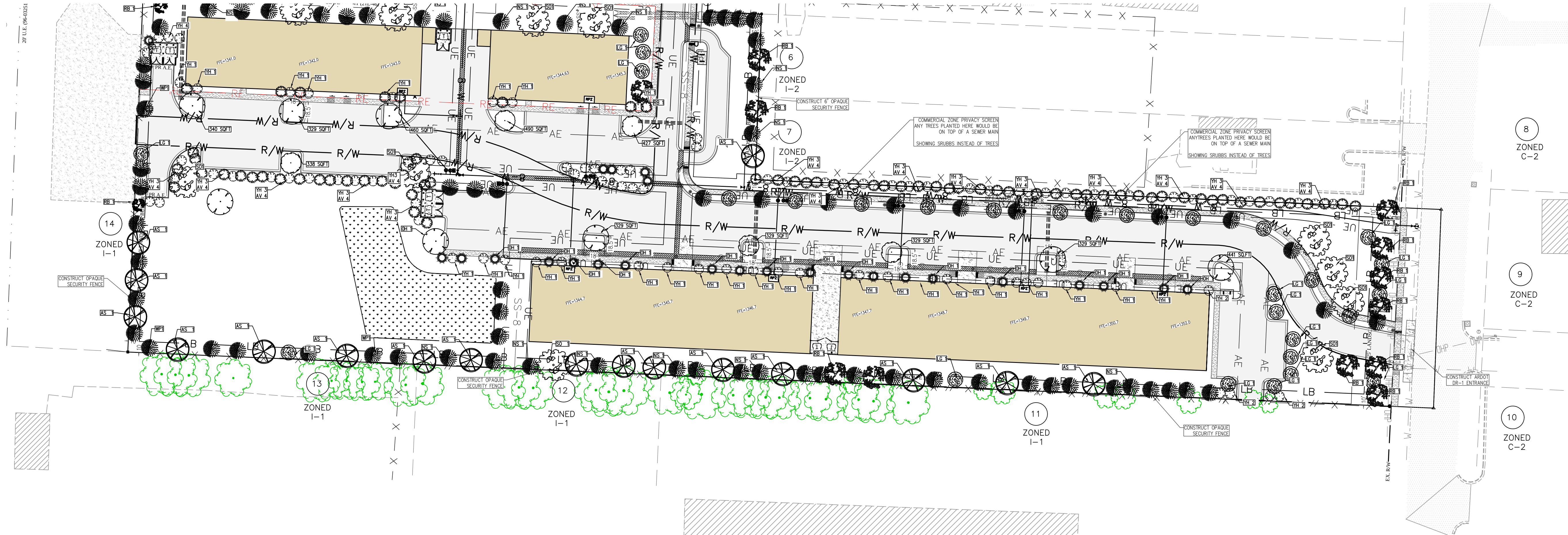
LANDSCAPING WARRANTY NOTE:

A THREE-YEAR LANDSCAPING REPLACEMENT GUARANTEE IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY

TOTAL PLANTINGS:	522 PLANTINGS
	295 TREES
	274 SHRUBS
TOTAL TREES:	295 (56.5%)
TOTAL EVERGREEN:	172 (58.3%)
TOTAL NUMBER OF ORNAMENTALS:	59 (24%)

IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:

REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF SITE	517341.19 SQ FT
TOTAL AREA AFTER R.O.W. DEDICATION	500200.06 SQ FT
TOTAL OPEN SPACE AREA(POST-DEVELOPMENT)	225148.06 SQ FT (45.1%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	275052 SQ FT (54.9%)

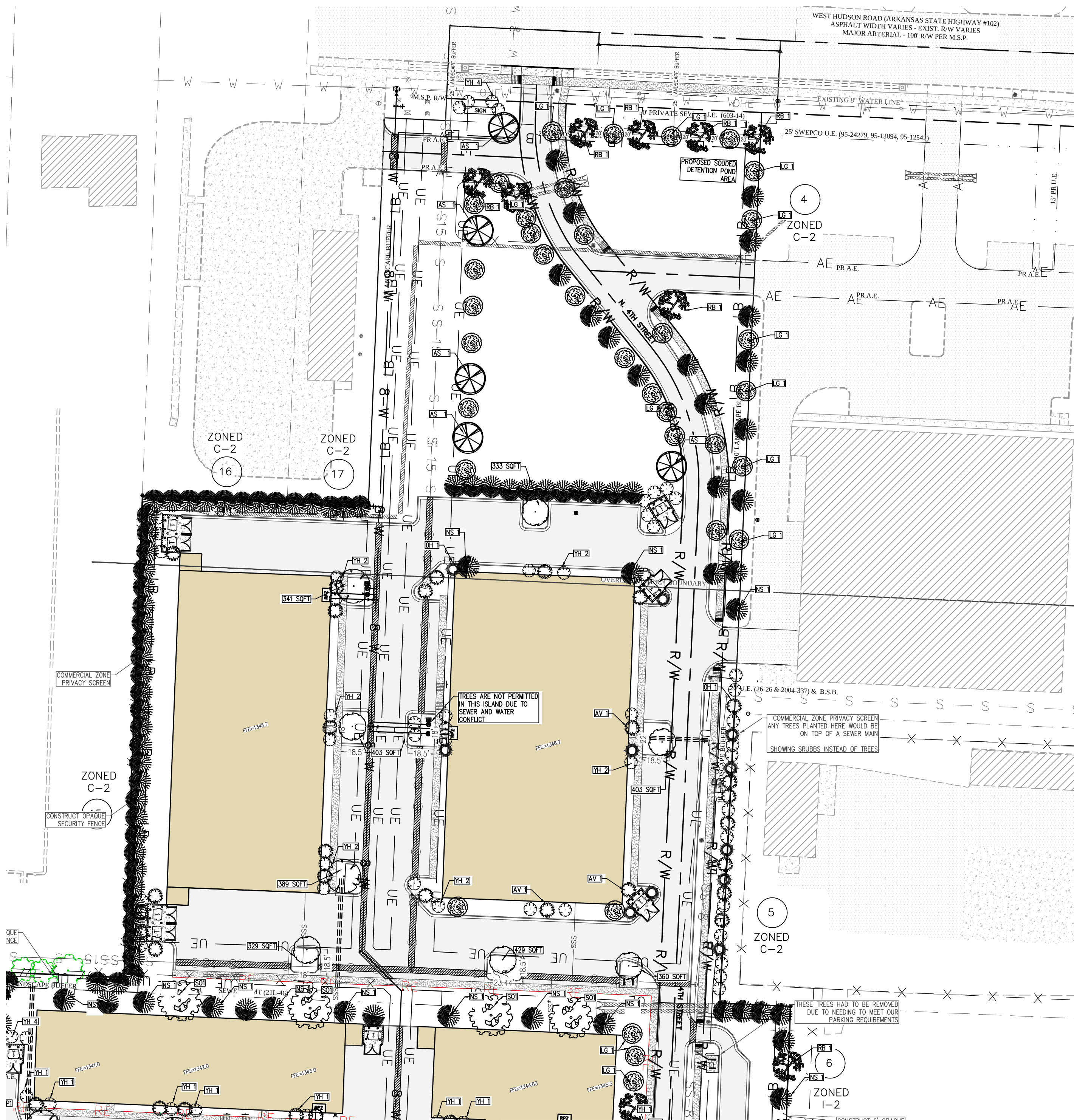


DATE	REVISIONS
3/22/23	4th SUBMITTAL
4/28/23	5th SUBMITTAL
5/17/23	SUBMIT TRUCK TURNING MODEL
6/15/23	6th SUBMITTAL
7/17/23	RWU 2ND SUBMITTAL
7/20/23	7th SUBMITTAL
8/09/23	RWU 3RD SUBMITTAL
8/09/23	8th SUBMITTAL
8/25/23	RWU 4TH SUBMITTAL
8/25/23	ADDRESS CHANGE PER BENTON COUNTY 911
8/29/23	ADDRESS CHANGE PER BENTON COUNTY 911

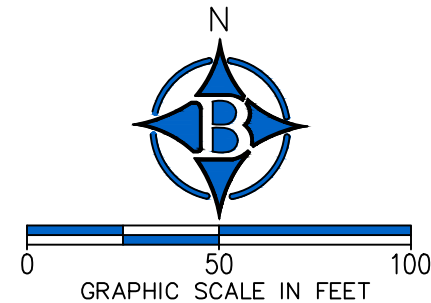
2ND ST. COMMERCIAL PARK
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
CITYVIEW #PL202300026
ROGERS, ARKANSAS



DRAWING NO
08.1



IMPERVIOUS AREA/OPEN SPACE CALCULATIONS:	
REQUIREMENTS:	
- MINIMUM OPEN SPACE:	20%
- MAXIMUM IMPERVIOUS AREA:	80%
TOTAL AREA OF SITE	517341.19 SQ FT
TOTAL AREA AFTER R.O.W. DEDICATION	500200.06 SQ FT
TOTAL OPEN SPACE AREA(POST-DEVELOPMENT)	225148.06 SQ FT (45.1%)
TOTAL IMPERVIOUS AREA (POST-DEVELOPMENT)	275052 SQ FT (54.9%)



LANDSCAPE REQUIREMENTS (SEC. 14-256):

ON-SITE REQUIREMENTS:

- SITE AREA PER MASTER STREET PLAN R/W DEDICATION
- TOTAL REQUIRED (1 TREE PER 2,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12)
- Calculation: 500200.06/2000=250.1(round up-251) total plantings.
- MINIMUM 25% TREES (14-256.14.a)
- Calculation: 251*25=62.75(63) of required plantings shall be trees

500200.06 SQ. FT. (11.49)
251 TOTAL PLANTINGS

PARKING LOT ISLANDS

- PARKING LOT LANDSCAPING (1 TREE ISLAND FOR EVERY 15 SPACES PER 14-256.14.b.1)
- SPACES PROPOSED-251 SPACES
- Calculation: 251/15=16.7333 (17) islands required

REQUIRED 63 TOTAL TREES / 188 TOTAL SHRUBS
PROVIDED 67 TOTAL TREES/ 188 TOTAL SHRUBS

OVERLAY DISTRICT FRONTAGE

- REQUIRED LANDSCAPE AREAS ALONG THER FRONTAGE OF HIGHWAYS AND PRIMARY CORRIDORS SHALL BE NO LESS THAN 25' DEEPWITHIN THIS AREA THE DEVELOPER WILL PLANT TREES AT 20' SPACING FOR THE FULL WIDTH OF FRONTAGE. TREES PLANTED FOR OVERLAY DISTRICT REQUIREMENTS COUNT TOWARD THE SITE MINIMUM PLANT REQUIREMENTS.
- HUDSON Calculation: 227' frontage / 20' = 11.35(12) trees required

REQUIRED 17 PARKING ISLANDS
REQUIRED 17 TREES
PROVIDED 20 ISLANDS
PROVIDED 22 TREES

STREET TREE REQUIREMENTS (SMALL SPECIES):

- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- LARGE SPECIES MUST BE PLANTED GREATER THAN OR EQUAL TO 4' FROM SIDEWALKS/CURBS.
- ONLY TREES <20' TALL MAY BE PLANTED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- STREET TREES PROVIDED
- 2ND ST./AR HWY 62B (200' OF STREET FRONTAGE, 26' ARDOT ENTRANCE, 30' TREE SPACING):
Calculation: 200/30=6 trees required
- HUDSON/AR HWY 102 (227' OF STREET FRONTAGE, 26' ARDOT ENTRANCE, 30' TREE SPACING):
Calculation: 227/30=7.56(8) trees required
- W. INDUSTRIAL DR. (1511' OF STREET FRONTAGE):
CALCULATION: 1406/30=46.86(47) TREES REQUIRED

REQUIRED 15 TREES
PROVIDED 48 TREES-ARDOT DOES NOT ALLOW TREES WITHIN THEIR R.O.W.

TREE REPLACEMENT REQUIREMENTS:

- IF MORE THAN SEVEN SIGNIFICANT TREES ARE TO BE REMOVED BY THE OWNER/DEVELOPER THEY MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN.
- 44 SIGNIFICANT TREES REMOVED ONSITE PREMATURELY
- IF SIGNIFICANT TREES ARE IN THE DISTURBED AREA THEY ARE TO BE REPLACED AT A RATE OF ONE TO FIVE (ONE TREE TO BE PLANTED FOR EVERY FIVE TREES REMOVED).

TREES SHOWN AS BEING REMOVED PREMATURELY:

NUMBER OF TREES TO MITIGATE:
NUMBER OF MITIGATION TREES:

78 TREES ON SITE
78 TREES (1:1) @ 4" CAL
78 TREES PROVIDED

OVERLAY STREET FRONTAGE BUFFER TREE LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
7	RB	EASTERN REDBUD Cercis canadensis	B&B	2.5" CAL. 6" TALL	ORNAMENTAL TREE (SMALL SPECIES)
5	LG	MAGNOLIA (LITTLE GEM) Magnolia grandiflora 'Little Gem'	B&B	2.5" CAL. 6" TALL	EVERGREEN (SMALL SPECIES)

12 TOTAL PER OVERLAY DISTRICT

PRIVACY SCREEN LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
67	NS	NELLIE STEVENS HOLLY Ilex x 'Nellie R. Stevens'	B&B	2.5" CAL. 8" TALL	EVERGREEN PRIVACY SCREEN (SMALL SPECIES)

67 TOTAL SCREENING TREES

PARKING LOT ISLAND TREES

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
11	GB	GINKGO Ginkgo biloba	B&B	2.5" CAL 6" TALL	DECIDUOUS SHADE TREE (LARGE SPECIES)
11	GR	GOLDEN RAIN TREE Koeleruteria paniculata	B&B	2.5" CAL 6" TALL	DECIDUOUS SHADE TREE (MEDIUM SPECIES)

22 TOTAL PARKING LOT TREES

PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES	DESI.
21	RB	EASTERN REDBUD Cercis canadensis	B&B	2.5" CAL. 6" TALL	ORNAMENTAL TREE (SMALL SPECIES)	SITE
32	LG	MAGNOJIA (LITTLE GEM) Magnolia grandiflora 'Little Gem'	B&B	2.5" CAL. 8" TALL	EVERGREEN (SMALL SPECIES)	SITE
14	NS	NELLIE STEVENS HOLLY Ilex x 'Nellie R. Stevens'	B&B	2.5" CAL. 8" TALL	EVERGREEN	SITE
96	AV	ARROWWOOD VIBURNUM Viburnum dentatum		5 GAL.	DECIDUOUS SHRUB	SITE
36	OH	OAKLEAF HYDRANGEA Hydrangea quercifolia		5 GAL.	DECIDUOUS SHRUB	SITE
142	YH	YAUPOH HOLLY Ilex vomitoria		5 GAL.	EVERGREEN SHRUB	SITE

67 TOTAL SITE TREES

274 TOTAL SITE SHRUBS

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

MITIGATION PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	MIN. SIZE	NOTES	DESI.
11	SO	SCARLET OAK Quercus coccinea	B&B	4" CAL 6" TALL	DECIDUOUS SHADE TREE (MEDIUM SPECIES)
45	NS	NELLIE STEVENS HOLLY Ilex x 'Nellie R. Stevens'	B&B	4" CAL 8" TALL	EVERGREEN
22	AS	AMERICAN SMOKE TREE Cotinus obovatus	B&B	4" CAL. 6" TALL	DECIDUOUS STREET TREE (SMALL SPECIES)

78 TOTAL MITIGATION TREES

*1:1 MITIGATION, 78-4" CALIPER TREES SHOWN ON PLANS
TREES ARE MITIGATED 1:1 BECAUSE OF AN AGREEMENT WITH PLANNING
DUE TO TREES BEING REMOVED PREMATURELY

LANDSCAPING GENERAL NOTE:

OWNER/DEVELOPER MUST PROVIDE A 3 YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY. (SEC. 14-228)

LANDSCAPING GENERAL NOTE:

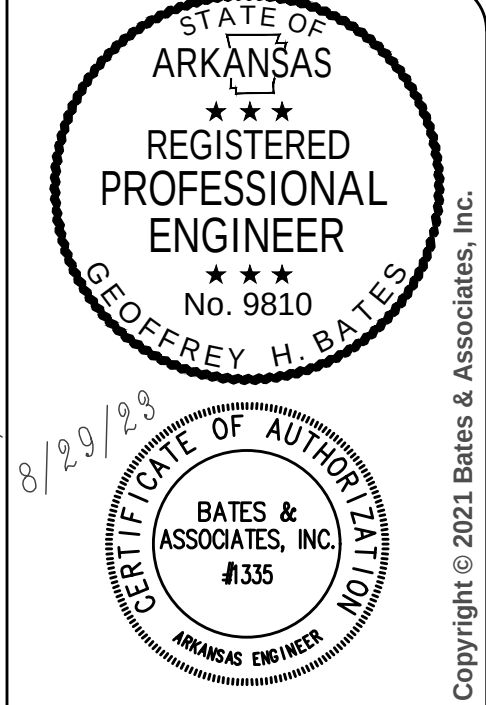
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IRRIGATION SYSTEM FOR LANDCAPING WILL BE REQUIRED

LANDSCAPING WARRANTY NOTE:

A THREE-YEAR LANDSCAPING REPLACEMENT GUARANTEE IS REQUIRED BEFORE CERTIFICATE OF OCCUPANCY

TOTAL PLANTINGS:	522 PLANTINGS
	295 TREES
	227 SHRUBS
TOTAL TREES:	295 (56.5%)
TOTAL EVERGREEN:	172 (58.3%)
TOTAL NUMBER OF ORNAMENTALS:	59 (24%)



DATE	REVISIONS
3/22/23	4th SUBMITTAL
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7/17/23	8th SUBMITTAL
7/20/23	9th SUBMITTAL
8/09/23	10th SUBMITTAL
8/17/23	11th SUBMITTAL
8/25/23	12th SUBMITTAL
8/29/23	13th SUBMITTAL

2ND ST. COMMERCIAL PARK
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
CITYVIEW #PL202300026
ROGERS, ARKANSAS



DRAWING NO

08.2

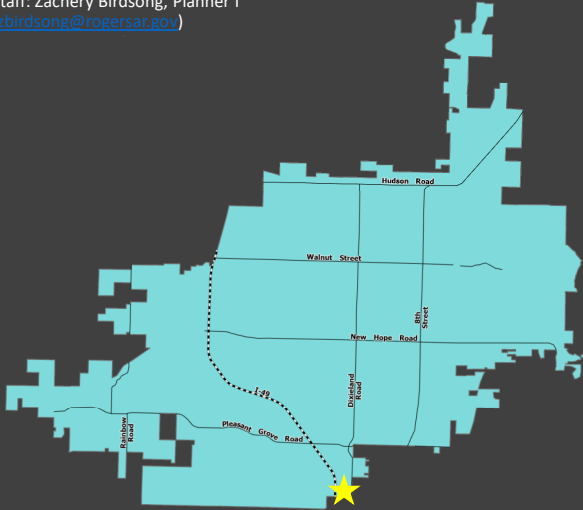


LARGE SCALE DEVELOPMENT

CarMax

PLANNING

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



Vicinity Map

Location
6360 S Dixieland Road

CGM Designation
Neighborhood

Zoning
C-2 (Highway Commercial)

Proposed Use
Vehicle Sales

Representative
Scott Dallam, Centerpoint

Summary:

This project is a CarMax development for vehicle sales and is located at 6360 South Dixieland Road.

Growth Designation:

Commerce Corridor

Growth Designation Purpose:

To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor. (CGM PAGE 1)

Growth Designation Character:

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

Allowed Zoning Districts:

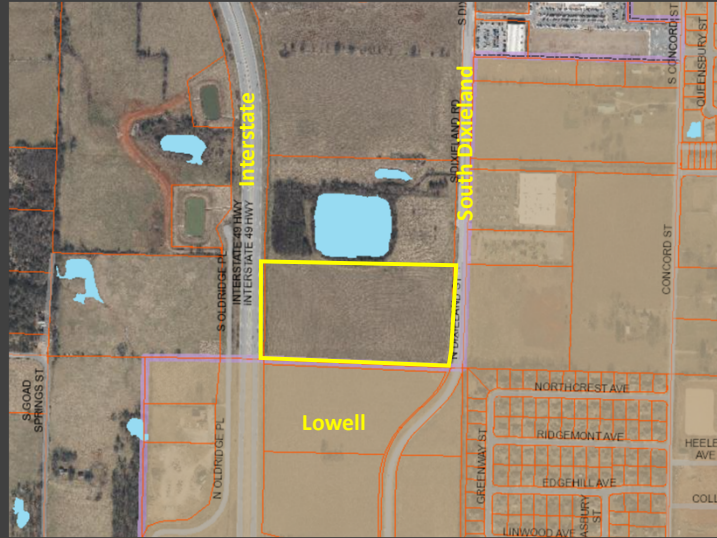
R-MF, U-NBT, R-O, C-2, C-4



LARGE SCALE DEVELOPMENT

PLANNING

CarMax



Geolocation

Geolocation:

Located just north of city limits and east of the interstate along South Dixieland Road.

Zoning:

C-2 (Highway Commercial): The purpose of the Highway Commercial zone is “intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets.

Sec. 14-709(a).

Use:

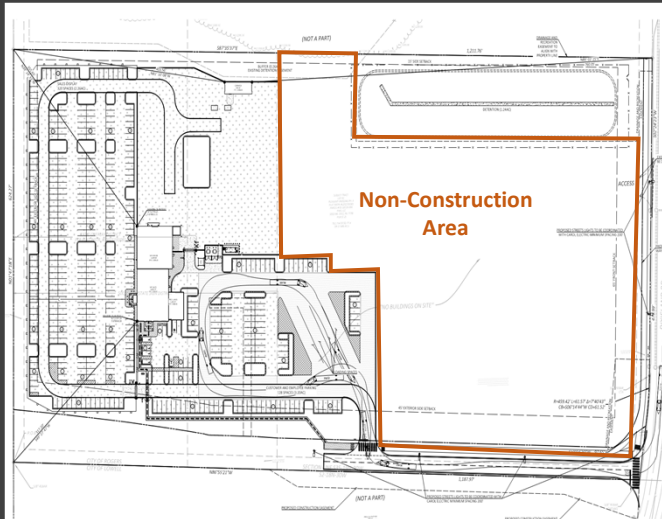
Vehicle/Equipment Sales and Rentals is a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment. Sec. 14-695(b)(3)(mm)



LARGE SCALE DEVELOPMENT

PLANNING

CarMax



Site Plan

Request

- The proposal is for the construction of 11,311-sf of building area for vehicle/equipment sales.
- A CUP was approved by Planning Commission on 2/21/23 for this use. A condition that a masonry wall be placed on the east and south portions of the lot was required.
- However, the owner is no longer constructing on the east and southeast portions of the site at this time. The wall will be provided when the owner develops this portion of the site in the future.

Request:

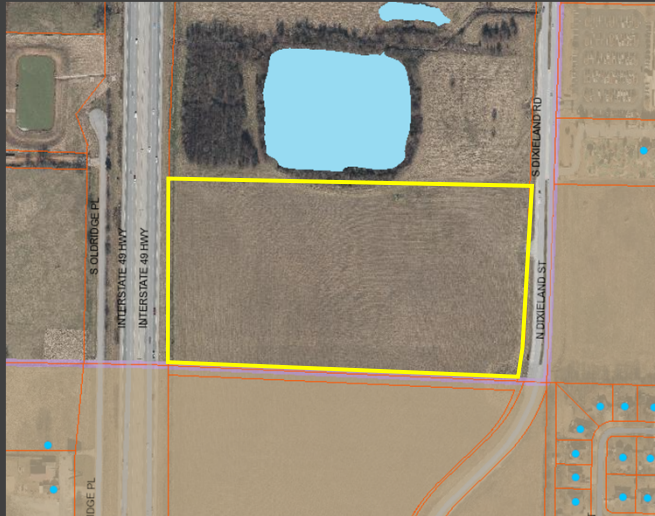
- The applicant is proposing to construct 11,311-sf of building area for vehicle/equipment sales.
- A Conditional Use Permit was approved on 2/21/23 by Planning Commission for vehicles/equipment sales. There was a condition that a masonry wall be placed on the east and south portions of the lot.
- However, the owner is no longer constructing in the area marked out in red. There are plans to build out this area in the future. Due to this, the wall will be required when the owner develops this portion of the site in the future.



LARGE SCALE DEVELOPMENT

PLANNING

CarMax



Aerial Map

Recommendation
Approve

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant was previously granted an administrative engineering **WAIVER** from Section 14-260 (2) requiring joint and cross access to adjacent properties. All other access management standards have been met.

STORMWATER MANAGEMENT & WATER QUALITY

The applicant proposes a detention pond with an orifice plate in the northeast corner of the site which meets Stormwater management requirements and Water Quality requirements. The applicant was previously granted an administrative engineering **WAIVER** from the Drainage Criteria Manual (Chapter 3) requiring a minimum flow velocity of 3.0 ft/sec to allow 0.9 ft/sec to maintain the required hydraulic grade line of 2-ft below finished grade.

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:

S Dixieland Road is not in substandard condition.

Connectivity Standards:

The applicant proposes a minor public street on the south border of the development to meet connectivity standards. The applicant shall construct a portion of the road which will then be completed with the construction of the future overpass.

Streetscape:

Right-of-Way: The right-of-way width for S Dixieland Road, a Major Arterial, is 50-ft from the centerline as required by the Typical Street Section. The applicant shall dedicate an additional 10-ft of right-of-way to meet the requirement. The right-of-way width for the new southern street, a Minor Street, will be 50-ft as required by the Typical Street Section.

Sidewalks & Sidepaths: The applicant proposes a 10-ft sidepath along S Dixieland Road and the new southern street.

Trails:

Trails are neither proposed nor required.

Streetlights:

The proposed streetlights meet the requirements.

Street Trees:

The applicant proposes Shademaster Honey Locusts and Chinese Pistache as street trees. The applicant also proposes London Planetrees within the median on S Dixieland Road.

Recommendation:

Approve



August 25, 2023

Mr. Anthony Apple P.E.
CEI Engineering Associates, Inc.
P.O. Box 1408
Bentonville, AR 72712-

Re: Conditional Approval of Civil Plans
CarMax

Dear Mr. Apple:

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

1. Provide a profile of the fireline depicting all storm and sanitary sewer crossings.
2. End the sewer (S-5) at an invert out elevation of 1299.
3. Specify SDR-26 PVC on the sewer profiles.
4. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record.
 - G. An executed copy of the Facilities Extensions Contract (form attached).
 - H. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - I. Performance and payment bonds executed by the utility contractor.

- J. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

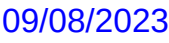
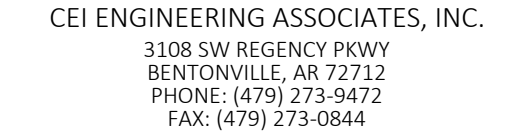
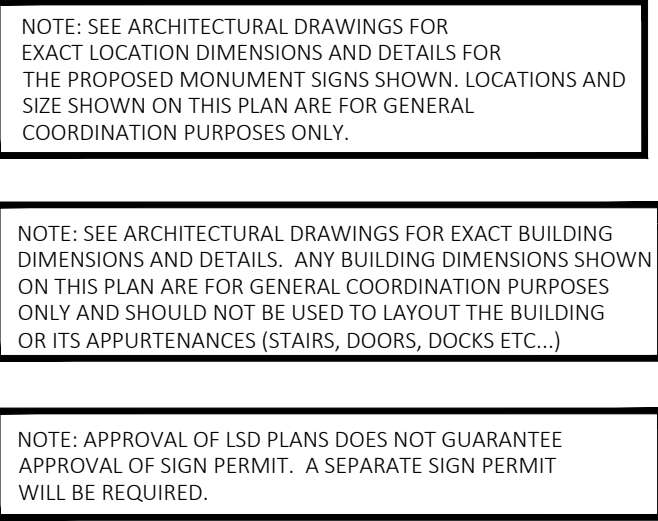
Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP:DG

Attachment: Facilities Extension Contract Form

[illegible]

**CITY OF ROGERS OFFICIAL
STAMP**

CARMAX SITE NOTES

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

GENERAL SITE NOTES

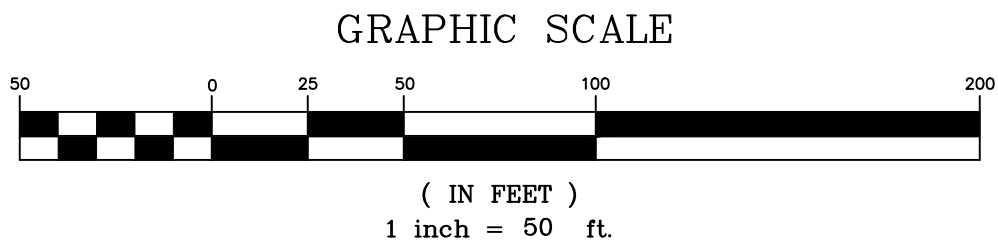
- A. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- B. ALL CURB RETURN RADII SHALL BE 3.5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED AND REQUIRED FOR APPROACHES, FIRE ROUTE REQUIREMENTS, OR CAR CARRIER PATHS.
- C. ALL DRIVE AISLE WIDTHS SHALL BE 24', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED. ALL LANDSCAPE ISLANDS SHALL BE 9', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN THE SPECIFICATIONS: ALL CURB AND GUTTER ADJACENT TO ASPHALT PAVING SHALL BE INSTALLED PER DETAIL 708B. ALL CURBING ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 708B AND CONSTRUCTED WITHOUT GUTTER. ALL INTERIOR ISLANDS IN CUSTOMER EMPLOYEE LOT SHALL BE MOUNTABLE CURB PER DETAIL 709A. PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH DETAIL 70A, 70Q, 700D, AND 700E OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES. ALL PARKING LOT STRIPING INCLUDING ACCESSIBLE AND VAN ACCESSIBLE SPACES SHALL BE PAINTED PER DETAIL 706G.
- E. ALL HVAC AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.

SITE DATA	
SITE AREA	17.486 ACRES (761,714.59 ± SF)
DEVELOPMENT AREA	17.486 ACRES (761,714.59 ± SF)
PHASE I BUILDING AREA	"MFS" SALES - 4,862 SF PRESENTATION - 1204 SF RETAIL SERVICE - 4,309 SF PRODUCTION - 0 SF CARWASH - 936 SF FQC - 0 SF <u>OTHER - 0</u> TOTAL - 11,311 SF
ZONING	C2-CU (HIGHWAY COMMERCIAL)
BUILDING SETBACKS	S. DIXIELAND ROAD (FRONT) = 65 FT GARRETT ROAD (EXTERIOR SIDE) = 45 FT I-49 (EXTERIOR SIDE) = 45 FT SIDE = 15 FT
BUILDING HEIGHT	21'
LOT COVERAGE	0.26 AC (11,311± SF)

PARKING DATA	
PARKING REQUIRED	5 SPACES PLUS 1 SPACE PER 200 SF OF NET FLOOR AREA = 62 SPACES
PARKING PROVIDED	128 SPACES
ACCESSIBLE REQUIRED	5 SPACES (INCLUDING 1 VAN ACCESSIBLE)
ACCESSIBLE PROVIDED	5 SPACES (INCLUDING 1 VAN ACCESSIBLE)
BICYCLE PARKING REQUIRED	1 BIKE RACK PER EVERY 20 CAR SPACES REQUIRED $\frac{128}{20} = 7$ RACKS PROVIDED 9

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

LEGAL DESCRIPTION: LOT 5C (PART OF LOT 5A: PARCEL NO. 02-18156-000):
PART OF LOT 5A OF THE REPLAT OF LOTS 1,3,4 AND 5, PLEASANT CROSSING, PHASE II, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILE 2007-230 OF THE BENTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5A, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG THE WEST LINE OF SAID LOT 5A N01°47'18" E A DISTANCE OF 624.27 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID WEST LINE, S87°35'37" E A DISTANCE OF 1211.76 FEET TO THE EAST LINE OF SAID LOT 5A, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID EAST LINE, S02°24'23"W A DISTANCE OF 479.99 FEET TO A FOUND IRON PIN WITH CAP "CRAFTON/TULL"; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 459.42 FEET, AN ARC LENGTH OF 61.57 FEET, AND A CHORD BEARING AND DISTANCE OF S06°14'27"W - 61.52 FEET; THENCE S10°04'30"W A DISTANCE OF 97.65 FEET TO THE SOUTH LINE OF SAID LOT 5A, SAID POINT BEING A FOUND 5/8 INCH REBAR; THENCE ALONG SAID SOUTH LINE, S86°55'21" E A DISTANCE OF 1187.97 FEET TO THE POINT OF BEGINNING, CONTAINING 17.49 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.



CARmax

THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORES, INC.
1580 DODGATE CREEK PARKWAY RICHMOND, VA 23258
(801) 714-7622

STORE # 6200
6360 S DIXIELAND RD
ROGERS, AR 72758

PROJECT NO.	32626
DATE	1-Sep-23
SHEET TITLE	SITE LAYOUT PLAN OVERVIEW
SHEET NO.	C3.0

A. ALL DOMESTIC WATER LINES SHALL BE 2" TYPE K COPPER WITH 36" OF COVER. ALL IRRIGATION WATER LINES SHALL BE 1" TYPE K COPPER WITH 36" OF COVER. ALL WATER MAINS SHALL BE 8" DUCTILE IRON WITH 36" OF COVER. ALL PRIVATE FIRE WATER LINES SHALL BE 8" DUCTILE IRON WITH 36" OF COVER. THRU-STRUCK BLOCKING SHALL BE PROVIDED ON 4" AND LARGER WATER MAINS AT ALL BENDS, TEES, AND FIRE HYDRANTS.

B. ALL PRIVATE SANITARY SEWER SERVICE LINES SHALL BE SDR 35 WITH 36" MIN. COVER. ALL PUBLIC SANITARY SEWER MAIN LINES SHALL BE SDR 26 WITH 72" MIN. COVER. ALL PUBLIC SANITARY SEWER SERVICE LINES SHALL BE SDR 26 WITH 36" MIN. COVER.

C. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE CITY OF ROGERS AND RWU WITH REGARDS TO MATERIALS AND INSTALLATION OF WATER AND SEWER LINES.

D. ALL FIRE HYDRANTS SHALL BE PROVIDED WITH AN APPROVED GATE VALVE A MAXIMUM OF 5' FROM HYDRANT.

E. REFER TO PLUMBING SHEETS FOR THE LOCATION OF SEWER AND DOMESTIC WATER. REFER TO PLUMBING AND/OR FIRE PROTECTION SHEETS FOR FIRE LINE LEAD-IN LOCATION AND DETAIL.

F. TERMINATE WATER SERVICE PIPING AT BUILDING WALL UNTIL BUILDING WATER PIPING SYSTEMS ARE INSTALLED. TERMINATE PIPING WITH VALVE AND CAP, PLUG, OR FLANGE AS REQUIRED FOR PIPING MATERIAL. MAKE CONNECTIONS TO BUILDING WATER PIPING SYSTEMS WHEN THOSE SYSTEMS ARE INSTALLED. FIRE LINE SHALL BE INSTALLED AS SPECIFIED ABOVE.

G. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL OSHA REGULATIONS.

H. ELECTRICAL SERVICE TO PAD MOUNTED TRANSFORMER SHALL BE RUN UNDERGROUND, FROM ROAD RIGHT-OF-WAY TO TRANSFORMER LOCATION.

I. 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. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITY AND TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

J. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS. LOCATION OF SITE UTILITIES SHALL BE VERIFIED BY GENERAL CONTRACTOR WITH THE PROPER UTILITY COMPANY PROVIDING SERVICE. GENERAL CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES INSPECTORS BEFORE CONNECTING TO ANY EXISTING LINE IN ACCORDANCE WITH CITY OF ROGERS AND RWU REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED, AS WELL AS COST OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.

K. CONTRACTOR IS TO COORDINATE ALL ELECTRIC, TELEPHONE AND GAS EXTENSIONS INCLUDING SERVICE LINES TO BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

L. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY. THE CONTRACTOR SHALL BE NOTIFIED BY THE ENGINEER UPON RECEIPT OF APPROVAL.

PRIOR TO THE CONSTRUCTION OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR VENT OF THE PRIVATE SEWER, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM CEI ENGINEERING AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION OF CEI ENGINEERING AND THE OWNER/DEVELOPER SHALL BE MADE A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. CEI ENGINEERING AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.

J. ALL NECESSARY INSPECTIONS, CERTIFICATIONS AND AS-BUILT SURVEYS REQUIRED BY CITY CODES AND UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED SCHEDULED SUBSTANTIAL COMPLETION AND THE FINAL C.O.

D. UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON OR WITHIN SPECIFICATIONS: ALL WATER LINE FITTINGS SHALL BE INSTALLED WITH THRU-STRUCK BLOCKING PER DETAIL 76K (W-1-20). ALL WATER LINE PIPE BEDDING SHALL BE PER DETAIL 76J. ALL WATER AND SEWER LINE SERVICE PIPE BEDDING SHALL BE INSTALLED PER NOTE 76O. ALL SANITARY SEWER MAIN PIPE BEDDING SHALL BE INSTALLED PER DETAIL 76P.

76P TRENCHING AND BEDDING FOR SANITARY SEWER MAINS PER RWU STANDARD DETAIL SD-1 17
76Q 4 FT. SANITARY SEWER MANHOLE PER RWU STANDARD DETAIL SD-1 2.

23A POINT OF CONNECTION - SANITARY SEWER SERVICE (PER LOCAL CODES)
23J CONNECT TO EXISTING SANITARY SEWER MANHOLE.

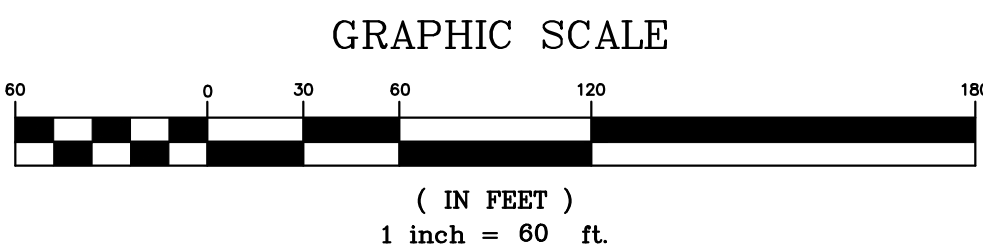
LEGEND	
PROPOSED THRUST BLOCK	
PROPOSED GATE VALVE	
PROPOSED ELECTRIC SERVICE	_____ UGE _____
PROPOSED TELEPHONE SERVICE	_____ UGT _____
SANITARY SEWER CLEANOUT	_____ C _____
WATER METER	_____ M _____
BACK FLOW PREVENTOR	_____ B _____
SANITARY SEWER MANHOLE	_____ S _____
PROPOSED FEATURES	_____
PROPOSED BUILDING	_____
PROPERTY LINES	_____
EXISTING FEATURES	_____
EXISTING FENCE	_____ X _____ X _____ X _____
PROPOSED GAS SERVICE	_____ G _____
EXIST. TELEPHONE LINE	_____ T _____ T _____
EXIST. POWER LINE	_____ W _____ W _____
EXIST. WATER LINE	_____ W _____ W _____
PROPOSED STORMWATER PIPE	=====
PROPOSED POWER POLE	
PROPOSED FIRE HYDRANT	_____ H _____
DOMESTIC WATER SERVICE (2-INCH TYPE "K", COOPER)	_____ 2" W _____
FIRE PROTECTION SERVICE	_____ 8/6" FL _____
SANITARY SEWER SERVICE	_____ 8"/12" S.S. _____

NOTE: CONTRACTOR TO COORDINATE GAS LINE INSTALLATION
WITH UTILITY PROVIDER.

NOTE: CONTRACTOR TO SEE ELECTRICAL DWGS
FOR COORDINATION WITH SITE LIGHTING AND
TELECOMMUNICATIONS REQUIREMENTS.

NOTE: SEE PLUMBING DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT THE BUILDING. LOCATIONS SHOWN ON THIS PLAN ARE FOR GENERAL COORDINATION PURPOSES ONLY AND SHOULD BE VERIFIED PRIOR TO INSTALLATION.

NOTE: CONTRACTOR TO SEE ELECTRICAL DWGS
FOR COORDINATION WITH SITE LIGHTING AND
TELECOMMUNICATIONS REQUIREMENTS.

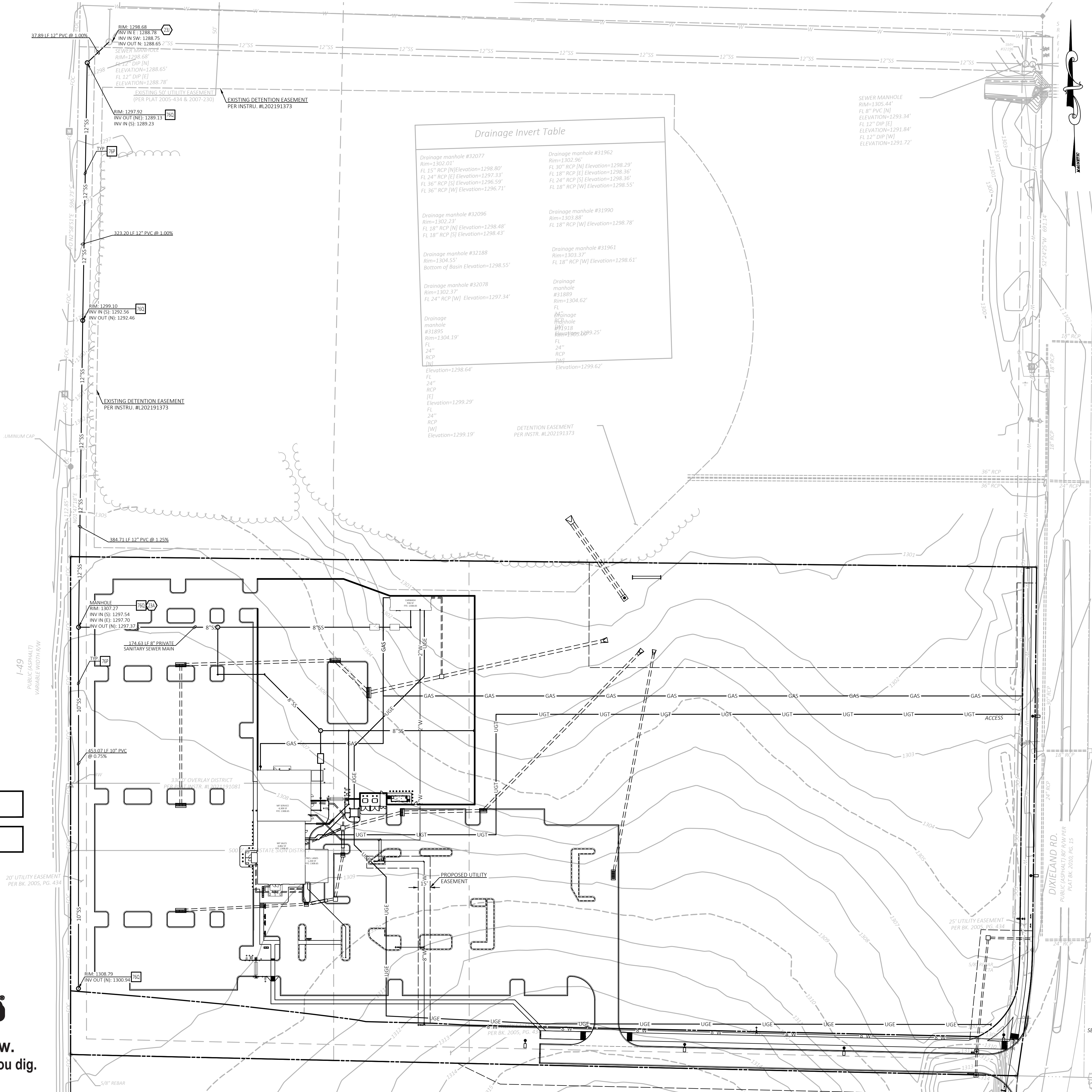


Benchmark #1: Aluminum monument found being approximately 163' south of the southwest property corner of Lot 5c of the Pleasant Crossing Phase II 163 and lying approximately 1195' southwesterly from a fire hydrant on the west side of Dixieland Rd. at the southeast property corner of said subdivision. N=711228.23, E=678602.19
Elevation=1309.07'

Benchmark #2: A 5/8" rebar set with CEI plastic cap being approximately 328' south of a fire hydrant located at the northeast corner of said property and lying approximately 101' northwest of a grate inlet along Dixieland Rd. N=71286.68, E=679826.17
Elevation=1303.53'



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



CEI ENGINEERING ASSOCIATES, INC.

3108 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844



08/18/2023

LATEST DA/PC

DRAWN BY: LMT

CHECKED BY: ACA

[illegible]

**CITY OF ROGERS OFFICIAL
STAMP**

CARmax
THE AUTO SUPERSTORE

**STORE # 6200
6360 S DIXIELAND RD.
ROGERS, AR 72758**

PROJECT NO. 32626

DATE 18-Aug-23

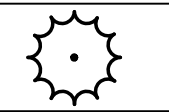
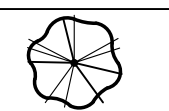
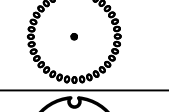
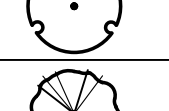
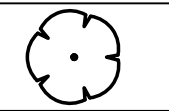
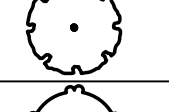
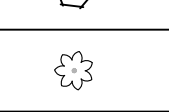
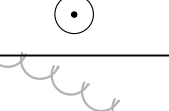
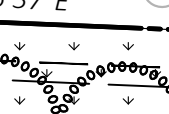
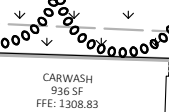
SHEET TITLE

UTILITY PLAN OVERVIEW

SHEET NO.

CITY LANDSCAPE REQUIREMENTS			
	REQUIREMENT	REQUIRED	PROVIDED
GREENSPACE	20% OF TOTAL SITE MUST BE GREENSPACE TOTAL LOT AREA = 761,714 SF X 0.20 = 152,342 SF	152,342 SF	413,874 SF
	NO MORE THAN 5% OF THE 20% CAN BE DETENTION AREA 152,342 SF X 0.05 = 7,617 SF CAN BE DETENTION AREA	N/A	7,617 OF THE DETENTION AREA IS BEING COUNTED TOWARDS THE GREENSPACE SF
	1 TREE OR SHRUB IS REQUIRED PER 2,000 SF OF DEVELOPMENT AREA 761,714 OF DEVELOPMENT AREA / 2,000 SF = 380 TREES OR SHRUBS	380 TREES OR SHRUBS	380 TREES OR SHRUBS
	25% OF PLANTS MUST BE TREES 380 X 0.25 = 95 TREES AND 285 SHRUBS	95 TREES AND 285 SHRUBS	95 TREES AND 292 SHRUBS
	25% OF REQ. TREES CAN BE ORNAMENTAL 95 X 0.25 = 23 LARGE TREES AND 23 ORNAMENTAL TREES	NO MORE THAN 23 ORNAMENTAL TREES	23 ORNAMENTAL TREES
OPENSOURCE	10% OF THE TREES MUST BE EVERGREEN 95 X 0.10 = 10 EVERGREEN TREES REQUIRED	10 EVERGREEN TREES	10 EVERGREEN TREES
	20% OF TOTAL SITE MUST BE OPENSOURCE TOTAL LOT AREA = 761,714 SF X 0.20 = 152,342 SF	152,342 SF	409,216 SF
	OPTION 2 - TREE ISLANDS REQUIRED AT ENDS OF ALL ROWS AND AT ACCESS POINTS	YES	YES
	1 TREE PER EVERY 15 PARKING SPACES AND NO MORE THAN 15 PARKING SPACES IN A ROW WITHOUT AN ISLAND CUSTOMER LOT 128 SPACES / 15 = 9 TREES SALES LOT 320/15 = 22 TREES SALES STAGING LOT 165/15 = 11 TREES	9 TREES 22 TREES 11 TREES	9 TREES 22 TREES 11 TREES
	STREET TREES I-49 - STREET TREES 20' O.C. 545 LF / 20 = 27 TREES DIXIELAND ROAD - STREET TREES 40' O.C. 592 LF / 40 = 15 TREES PROPOSED ACCESS ROAD - STREET TREES 40' O.C. 576 LF / 40 = 15 TREES	27 TREES 15 TREES 15 TREES	27 TREES* 15 TREES 15 TREES

*STREET TREES REQUIRED ALONG I-49 ARE BEING PLACED WITHIN THE PROPERTY BUT NOT COUNTED TOWARDS THE TOTAL REQUIRED TREES. STREET TREES SHALL NOT BE PLACED WITHIN THE DOT ROW.

PLANT SCHEDULE						
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
	10	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	B&B	50A	8' MIN. HT.	
ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
	11	CERCIS CANADENSIS TEXENSIS 'OKLAHOMA' / OKLAHOMA TEXAS REDBUD	B&B	50A	6' MIN HT.	2.00" CAL.
	12	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	B&B	50A	6' MIN HT.	2.00" CAL.
STREET TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
	27	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B	50A	6' MIN HT.	2.50" CAL.
	30	PISTACIA CHINENSIS / CHINESE PISTACHE	B&B	50A	6' MIN HT.	2.50" CAL.
	13	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE	B&B	50A		2.00" CAL.
DECIDUOUS SHADE TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
	13	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	B&B	50A	6' MIN HT.	2.50" CAL.
	11	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B&B	50A	6' MIN HT.	2.50" CAL.
	12	QUERCUS FALCATA / SOUTHERN RED OAK	B&B	50A	6' MIN HT.	2.50" CAL.
	12	QUERCUS SHUMARDII / SHUMARD OAK	B&B	50A	6' MIN HT.	2.50" CAL.
	12	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	50A	6' MIN HT.	2.50" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	
	138	ILEX VOMITORIA 'NANA' / DWARF YAUPOH HOLLY	5 GAL	50B		
	69	MUHLENBERGIA LINDEIMERI / LINDEIMER'S MUHLY	5 GAL	50B		
	85	SYMPHORICARPOS ORBICULATUS 'HAWKINS' / INDIAN CURRANT CORALBERRY	5 GAL	50B		

PROPOSED LEGEND

BOUNDARY LINE

RIGHT OF WAY LINE

STORM DRAIN

TYPICAL PLANTING WITH QUANTITY AND KEY (SEE PLANT LIST)

NOTE:
SEE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF PORCHES, RAMPS, VESTIBULE, SLOPED PAVING, TRUCK DOCKS, BUILDING UTILITY ENTRANCE LOCATIONS AND PRECISE BUILDING DIMENSIONS.

ADJACENT PROPERTY ZONING

NORTH

SOUTH

EAST

WEST

UNDEVELOPED PROPERTY (C-2)

UNDEVELOPED PROPERTY (C-2)

UNDEVELOPED PROPERTY (C-2)

I-49 (EG)

PARKING DATA

PARKING REQUIRED

PARKING PROVIDED

ACCESSIBLE REQUIRED

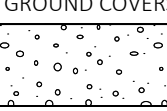
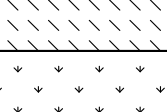
ACCESSIBLE PROVIDED

5 SPACES PLUS 1 SPACE PER 200 SF OF NET FLOOR AREA = 220 SPACES

259 SPACES

7 SPACES (INCLUDING 2 VAN ACCESSIBLE)

7 SPACES (INCLUDING 2 VAN ACCESSIBLE)

PLANT SCHEDULE			
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE
	8,670 SF	2" - 4" DIA. CHOCOLATE BROWN, OVERSIZED GRAVEL / 6" DEEP	STONE
	288,722 SF	CYNODON DACTYLON / BERMUDA GRASS	SEED
	166,098 SF	CYNODON DACTYLON / BERMUDA GRASS	SOD

2023-09-01 12:14

050'75'100'

SCALE IN FEET

811

Know what's below.
Call before you dig.

EXISTING LEGEND

Boundary Line

Adjoining Boundary Line

Right-of-Way Line

Proposed Lot Line

Easement Line

Break Line

Tree Line

Barb Wire Fence Line

Overhead Electric Line

Underground Telephone Line

Water Line

Flow Line

Flood Hazard Line

Sanitary Sewer Line

Storm Drainage Pipe

Benchmark (BM)

Found Monument (As Noted)

Sewer Manhole (SMH)

Telephone Manhole (TMH)

Fiber Optic Vault

Telephone Vault

Water Meter

Corrugated Metal Pipe

Right-of-Way

Storm Sewer Force Main

LANDSCAPE NOTES

77A

77B

EXTEND ROCK 6" BEYOND FENCE AND EDGE WITH STEEL EDGING; SEE DETAIL 50Q

30" ROOT BARRIER AROUND ENTIRE ISLAND; INSTALL PER MANUFACTURER'S SPECIFICATIONS

LANDSCAPE DETAILS (REFER TO SHEET L2)

50A

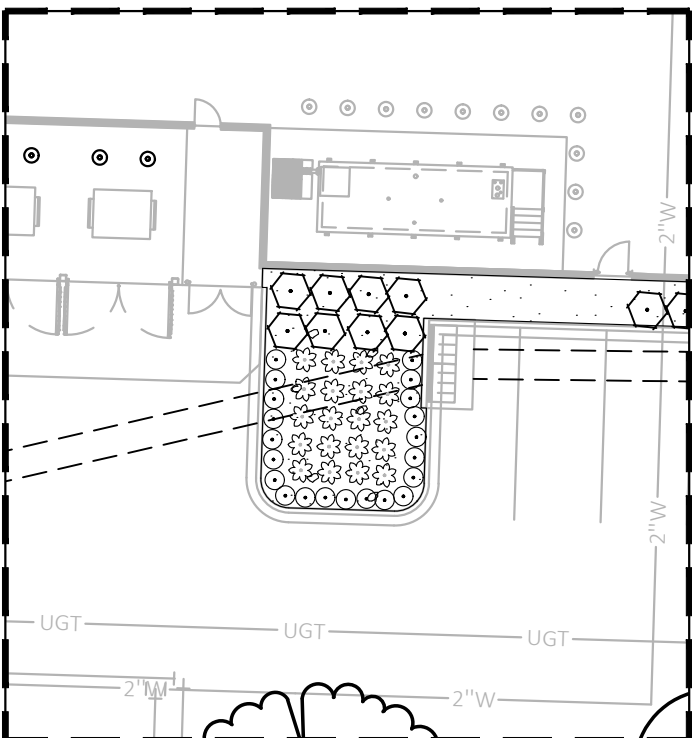
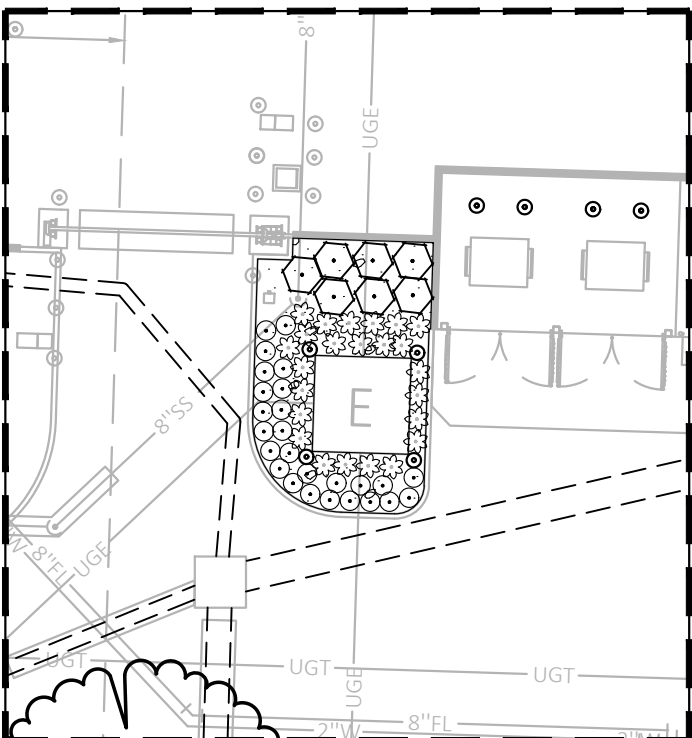
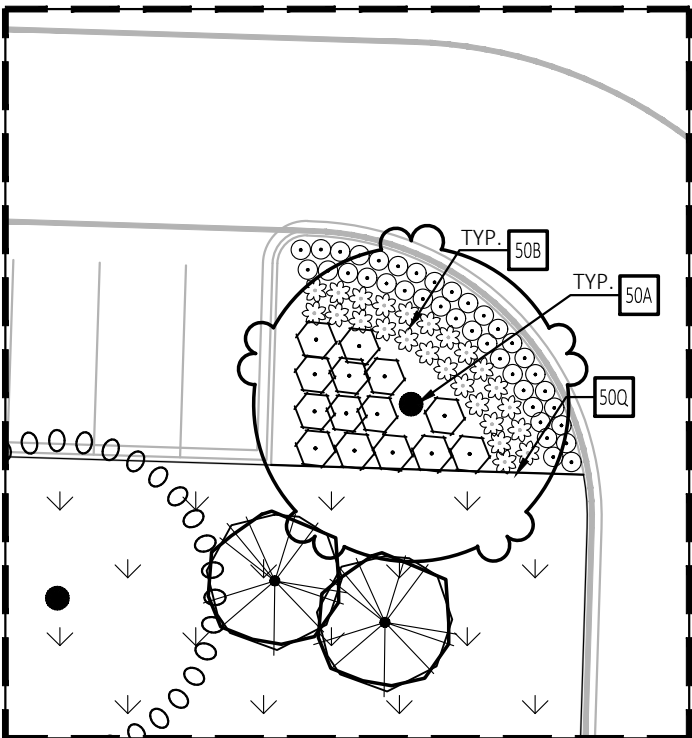
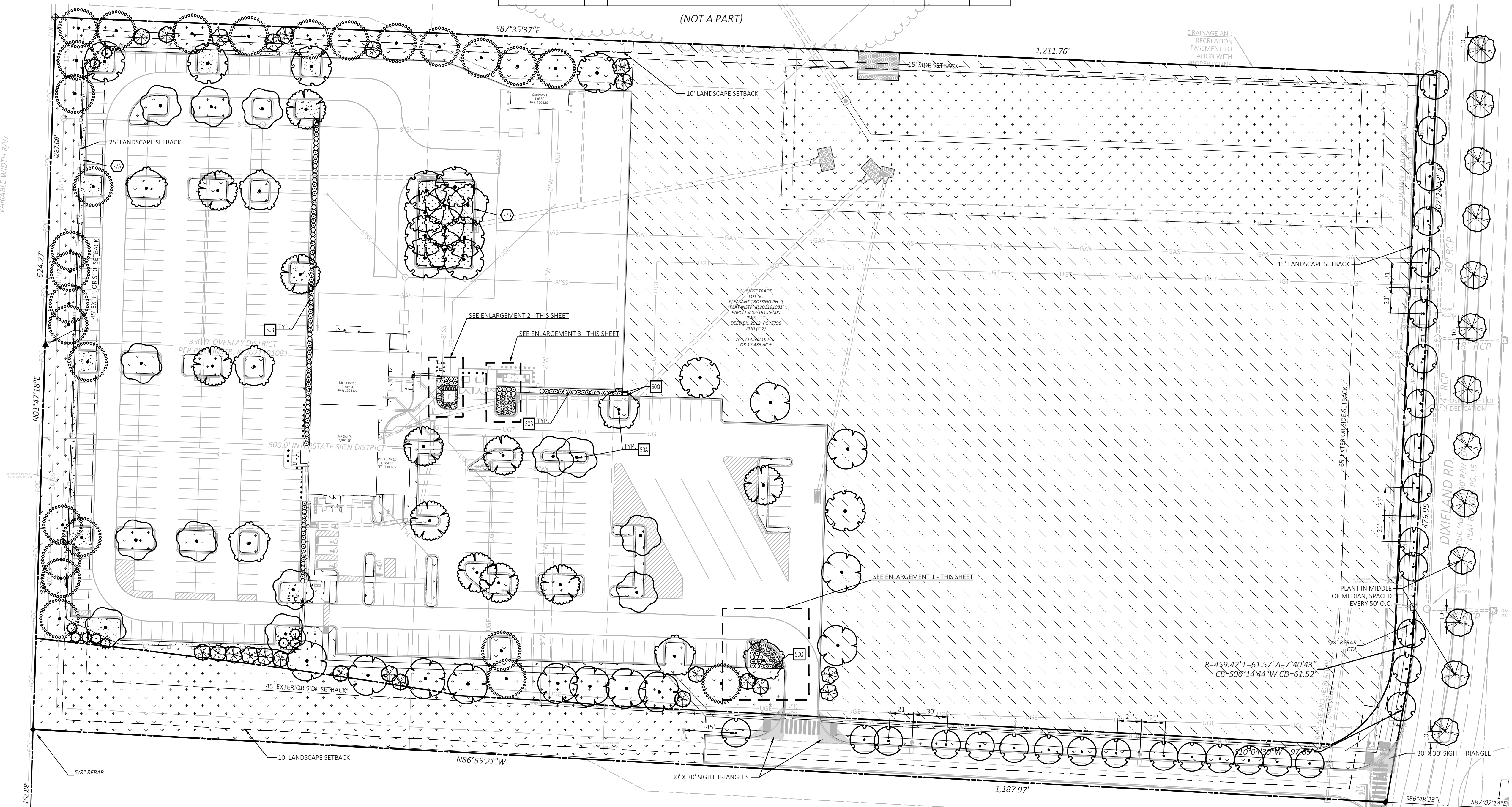
50B

50Q

TREE PLANTING DETAIL

SHRUB PLANTING DETAIL

STEEL EDGING DETAIL



CEI

Solutions for
Land and Life

CEI ENGINEERING ASSOCIATES, INC.

3308 SW REGENCY PKWY
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844



NOT RELEASED FOR CONSTRUCTION			
LATEST DA/PC			
DRAWN BY:	LMT	CHECKED BY:	ACA
REVISIONS			
REV#	DATE	DESCRIPTION	BY
0	24 JAN 23	1ST CITY SUBMITTAL	
1	15 MAR 23	2ND CITY SUBMITTAL	
2	21 APR 23	3RD CITY SUBMITTAL	
3	14 JULY 23	4TH CITY SUBMITTAL	
4	11 AUG 23	5TH CITY SUBMITTAL	
5	01 SEPT 23	6TH CITY SUBMITTAL	

CITY OF ROGERS OFFICIAL
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THE AUTO SUPERSTORE

CARMAX THE AUTO SUPERSTORE, INC.
15801 LOCKHART CREEK PARKWAY RICHMOND, VA 23238
(800) 747-6427

STORE # 6200
6360 S DIXIELAND RD.
ROGERS, AR 72758

PROJECT NO. 32626

DATE 18-Aug-23

SHEET TITLE LANDSCAPE PLAN

SHEET NO. L1



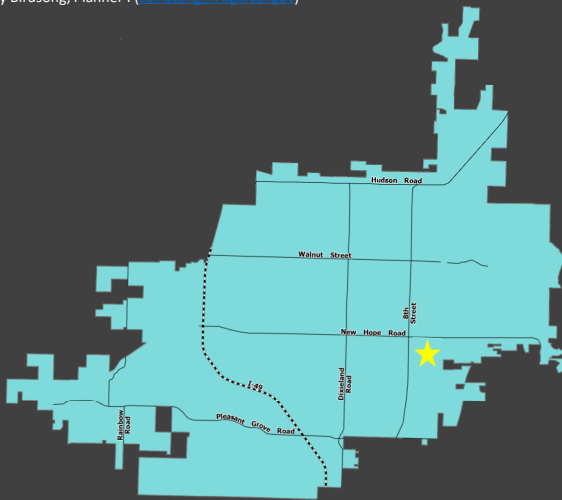
LARGE SCALE DEVELOPMENT

PLANNING

PLP Parking Lot Expansion

Staff:

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



Vicinity Map

Location

2740 South 1st Street

CGM Designation

Employment Center

Zoning

I-2 (Heavy Industrial)

Proposed Use

Industry, Research and Development

Representative

Ali Karr, Crafton Tull

Location:

Located in southeast Rogers at 2740 South 1st Street.

Planning Review:

COMPREHENSIVE GROWTH MAP:

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 responsibility organizing uses with like impacts and maintaining capacity for industry and service. (CGM PAGE 1)

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

PLP Parking Lot Expansion



Geolocation:

Located at the northeast corner of West Nursery and South 1st Street. Just east of South 5th Street.

ZONING:

I-2 (Heavy Industrial):

The I-2 zoning district is intended for “heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility provided to major rail, air facilities and highways, areas zoned I-2 are intended to be at least 5 acres in size. Sec. 14-714(a).

Use Definition:

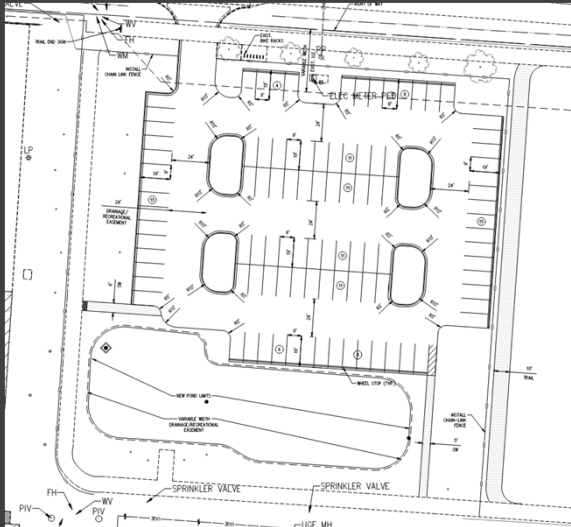
Industry, Research and Development is a secondary use classification encompassing establishments primarily engaging in the research, development, and controlled production of high-technology electronic, industrial, or scientific products or commodities. Sec. 14-695(b)(4)(g)(1)



LARGE SCALE DEVELOPMENT

PLANNING

PLP Parking Lot Expansion



Request

- The proposal is for the construction of 100 additional parking spaces for the existing development.
- The total development area for this LSDP is roughly 1.7 acres. The total site area is 33.67 acres.

Request:

- The proposal is for the construction of additional parking spaces for the existing development.
- Total development area for this LSDP is roughly 1.7 acres. The total site area is approximately 33.67 acres.



LARGE SCALE DEVELOPMENT

PLANNING

PLP Parking Lot Expansion



Aerial Image

Recommendation
APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

All access management standards have been met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes a porous landscape detention basin on the south portion of the site which meets Stormwater management requirements and Water Quality requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Dyke Road is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way: The right-of-way width for W Dyke Road, a Minor Street, is 50-ft as required by the Typical Street Section.

Sidewalks & Sidepaths: There is an existing 10-ft sidepath along W Dyke Road.

Trails: Trails are neither proposed nor required.

Streetlights: There is an existing streetlight on the north side of W Dyke Road that satisfies the streetlight requirement.

Street Trees: There are 5 existing street trees and 2 proposed Greenspire Littleleaf Lindens. This meets street tree requirements.

RECOMMENDATIONS:

Approve

Summary

LSDP Staff Recommendation

APPROVE



August 15, 2023

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

Re: Conditional Approval of Civil Plans
PLP Parking Lot Expansion

Dear Ms. Karr:

Plans were received for the referenced project which includes 623 LF of water main extension. We have reviewed the plans and are approving them with the following conditions:

1. It appears there will be an additional fitting (22½° bend) at the end of the water main that is not shown or called out on the plans.
2. Depict the existing hydrant and valve symbols on the plan & profile sheet near Sta. 0+00.
3. Show existing improvements near Sta. 6+00 of the proposed water main such as the ditch centerline, edge of pavement curb and gutter, signs, and locations of other utilities.
4. The existing grade contour lines shown on the plan view of the plan & profile sheet don't reflect what is shown on the grading plan. Please clarify.
5. 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. An executed copy of the Facilities Extensions Contract (form attached).
 - D. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - E. Performance and payment bonds executed by the utility contractor.

- F. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.
- 6. Construction inspection for this project shall be the responsibility of Crafton Tull-Civil
- 7. 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

BS: DG

Attachment(s): Facilities Extension Contract Form

2740 S 1ST STREET
ROGERS AR, 72758
LARGE SCALE DEVELOPMENT PLANS
PL202300538

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN
C-104	GRADING PLAN
C-105	EROSION CONTROL PH.1
C-106	EROSION CONTROL PH.2
C-107	PAVING PLAN
C-201	STORM LINE 1 & POND P&P (C)
C-202	WATERLINE P&P SHT.1 (C)
C-203	WATERLINE P&P SHT.2 (C)
C-501	EROSION CONTROL DETAILS
C-502	STANDARD DETAILS
C-503	STANDARD DETAILS
WD-1	RWU STANDARD DETAIL WD-1
WD-2	RWU STANDARD DETAIL WD-2
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2

PARCEL: 02-01909-000

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T-19-N, R-30-W, ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 24

THENCE NORTH 86°28'03" WEST A DISTANCE OF 1,077.72 FEET;

THENCE NORTH 2°29'26" EAST A DISTANCE OF 841.02 FEET;

THENCE SOUTH 86°24'02" EAST A DISTANCE OF 72.88 FEET;

THENCE NORTH 4°21'04" EAST A DISTANCE OF 478.00 FEET;

THENCE SOUTH 86°31'11" EAST A DISTANCE OF 329.45 FEET;

THENCE SOUTH 86°01'58" EAST A DISTANCE OF 631.49 FEET;

THENCE SOUTH 2°33'25" WEST A DISTANCE OF 474.67 FEET;

THENCE SOUTH 86°24'02" EAST A DISTANCE OF 30.00 FEET;

THENCE SOUTH 2°33'26" WEST A DISTANCE OF 839.74 FEET TO THE POINT OF BEGINNING CONTAINING 31.41 ACRES MORE OR LESS BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT OF WAYS OF RECORD OR FACT.

PARCEL: 02-01909-000

PART OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, T-19-N, R-30-W, ROGERS, BENTON COUNTY, ARKANSAS, MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF THE SE1/4 OF THE NE1/4 OF SECTION 24

THENCE NORTH 86°28'03" WEST A DISTANCE OF 1,077.72 FEET;

THENCE NORTH 2°29'26" EAST A DISTANCE OF 841.02 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 86°22'40" WEST A DISTANCE OF 499.75 FEET;

THENCE NORTH 14°52'34" EAST A DISTANCE OF 486.14 FEET;

THENCE SOUTH 86°31'11" EAST A DISTANCE OF 483.83 FEET;

THENCE SOUTH 4°21'04" WEST A DISTANCE OF 478.00 FEET;

THENCE NORTH 86°24'02" WEST A DISTANCE OF 72.88 FEET TO THE POINT OF BEGINNING CONTAINING 5.79 ACRES MORE OR LESS BEING SUBJECT TO ANY AND ALL EASEMENTS AND RIGHT OF WAYS OF RECORD OR FACT.

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 05007C0290 K, EFFECTIVE DATE JUNE 5, 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 THIS SURVEYOR. THE REGION OF SPECIAL HAZARDS IS SHOWN ON THE MAP(S). THE FLOOD HAZARD ZONE BOUNDARIES ARE SHOWN AS DERIVED FROM THE MAP(S). CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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

SITE ENGINEER
CRAFTON TULL
DANIEL ELLIS P.E.
DANIEL.ELLIS@CRAFTONTULL.COM
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838



C-001

LEGEND (EXISTING SYMBOLS)	
SYMBOLS	LINework
	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
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE (SPECIFY SIZE & TYPE)
	UGT
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	UGTV
	UNDERGROUND TELEVISION
	OHTV
	OVERHEAD TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

	SET IRON PIN		EASEMENT
	LIGHT POLE		CURB
	POWER POLE		INTERMEDIATE CONTOUR
	TELEPHONE PEDESTAL		INTERMEDIATE CONTOUR
	TV PEDESTAL		INDEX CONTOUR
	MANHOLE		SANITARY SEWER LINE
	SANITARY SEWER CLEANOUT		GAS LINE
	GAS METER		WATER LINE
	GAS VALVE		UNDERGROUND TELEPHONE
	STORM SEWER PIPE		UNDERGROUND ELECTRIC
	STRUCTURE NUMBER		OVERHEAD ELECTRIC
	WATER VALVE		FIBER OPTIC
	FIRE HYDRANT ASSEMBLY		UNDERGROUND TELEVISION
	AIR RELEASE VALVE		OVERHEAD TELEVISION
	FIRE DEPARTMENT CONNECTION		CHAIN LINK FENCE
	WATER METER		WOOD FENCE
	BACK FLOW PREVENTER		BARBED WIRE FENCE
	REDUCER		BUILDING SET BACK
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		RIGHT OF WAY
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)		PROPERTY LINE
			ROAD CENTERLINE

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 LOCATIONS 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 THE 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, NEIGHBORS, 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 SHIELDING, SHORING, AND SPECIAL EXCAVATION MEANS REQUIRED TO PROTECT 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 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. NOTED 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 LAWS 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. IF THE PROJECT COSTS EXCEED \$20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(B)
11. A CIVIL ENGINEER'S SITE PLAN MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
12. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
13. 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.
14. 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.
15. 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.
16. 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.
17. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOUD 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.
18. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCO CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN AND ARROWS TO THE RIGHT OF THE STUB OUT.
19. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPAHS END, INCLUDE "SIDEWALK ENDS" SIGN.
20. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVEABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

ZONING: I-2

BUILDING SETBACK: FRONT: 100'
INTERIOR SIDE: 50'
EXTERIOR SIDE: 100'
REAR: 50'

SITE AREA: 33,67± ACRES (1,466,738± SQ FT)

DEVELOPMENT AREA: 1.70± ACRES (73,954± SQ FT)

PROPERTY USAGE: MANUFACTURING, WAREHOUSE, OFFICE

BUILDING USAGE: MANUFACTURING, WAREHOUSE, OFFICE

BUILDING SQ FT EXISTING: MANUFACTURING = 233,397 SQ FT
WAREHOUSE = 152,884 SQ FT
OFFICE = 22,800 SQ FT
PUMP ROOM = 534 SQ FT
DRYER ROOM = 1,600 SQ FT

BUILDING SQ FT TOTAL: 411,215 SQ FT

BUILDING HEIGHT: MAXIMUM: 75'
32'-0"± AT THE EAVE
36'-1/2"± AT RIDGE LINE

MAXIMUM BUILDING COVERAGE:

REQUIRED: 50% OF TOTAL SITE AREA

PROVIDED: 411,215 SQ FT (FOOTPRINT)/1,466,738± SQ FT = 42%

OPEN SPACE REQUIRED: 15% OF TOTAL SITE AREA

REQUIRED: 962,376± SQ FT IMPERVIOUS AREA (INCLUDING FOOTPRINT)

PROVIDED: 504,362± SQ FT GREENSPACE
IMPERVIOUS AREA 962,376 / 1,466,738± = 66%
TOTAL OPEN SPACE 504,362/1,466,738± = 34%

REQUIRED PARKING:

MANUFACTURING, PROCESSING AND WHOLESALE 233,397 SQ FT/ 600 = 389 STALLS

WAREHOUSE AND STORAGE 5 + 50,000 SQ FT/2,000 = 30 STALLS
50,000 SQ FT - 152,884 SQ FT/10,000 = 10 STALLS
TOTAL WAREHOUSE AND STORAGE PARKING = 40

OFFICE 1 SQ FT - 10,000 SQ FT = 33 STALLS
10,001 SQ FT - 20,000 SQ FT = 31 STALLS
20,001 SQ FT - 22,800 SQ FT = 8 STALLS
TOTAL OFFICE PARKING = 72 STALLS

TOTAL STALLS 501 PARKING STALLS

ADA STALLS 501-1,000 STALLS X 2% OF TOTAL = 10

BIKE PARKING 1 BIKE STALL/20 AUTOMOBILE PARKING STALLS
501 STALLS/20 = 25 BIKE PARKING STALLS

TOTAL PROVIDED PARKING:

EXISTING STALLS 325 STANDARD PARKING STALLS

EXISTING ADA STALLS 9 PARKING STALLS

NEW STALLS 100 PARKING STALLS (INCLUDES ADA)

NEW ADA STALLS 0 PARKING STALLS

TOTAL STALLS 434 PARKING STALLS (INCLUDES ADA)

BIKE PARKING 26 BIKE PARKING STALLS

PLP PARKING LOT EXPANSION

ROGERS, ARKANSAS

Key Plan

[illegible]

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PROJECT NO: 21102602
ISSUE DATE: 09/06/2023
CONTACT: A. KARR
QC by:
QC Date:

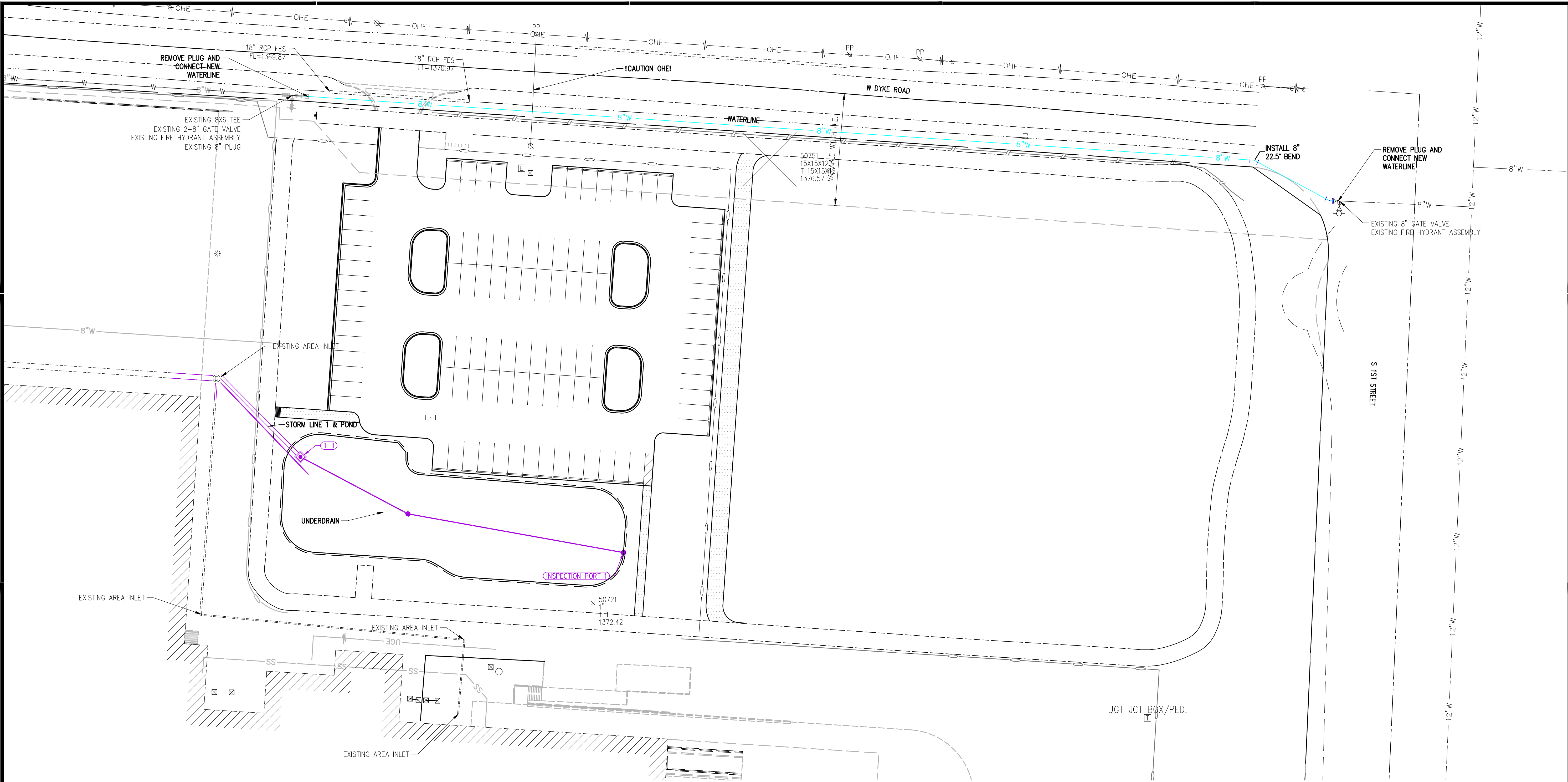
PRELIMINARY
PLANS

THIS
DOCUMENT IS
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A FINAL, SIGNED
AND SEALED
DOCUMENT

REVIEW SET - NOT FOR CONSTRUCTION

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COVER SHEET



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 18/24". 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.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
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.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. 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.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. **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.
21. ALL WATER AND SEWER PUBLIC IMPROVEMENTS TO BE INSTALLED PER RWJ SPECIFICATIONS DATED AUGUST 15, 2017.

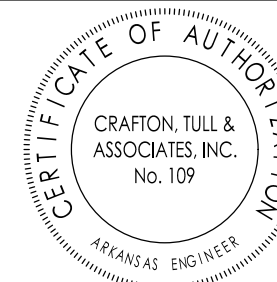
LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	ELECTRIC BOX/PEDESTAL
	ELECTRIC JUNCTION BOX
	FIRE HYDRANT
	LIGHT POLE
	POWER POLE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	WATER METER
	WATER VALVE
	DOWN GUY
	STORM SEWER PIPE
	AREA INLET
LINEWORK	
	EASEMENT
	CURB
	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	CHAIN LINK FENCE
	WOOD FENCE
	FIBER OPTIC
	RIGHT OF WAY
	ROAD CENTERLINE

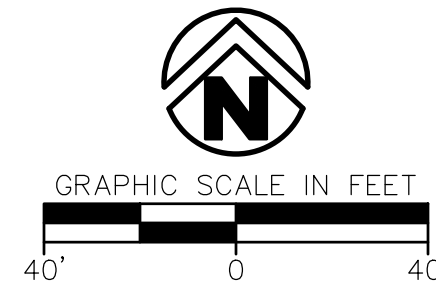
LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	STORM SEWER PIPE STRUCTURE NUMBER
LINEWORK	
	EASEMENT
	CURB
	WATER LINE
	RIGHT OF WAY
	PROPERTY LINE
	CHAIN LINK FENCE

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP



PLP PARKING LOT
EXPANSION
ROGERS, ARKANSAS

Key Plan

No.	Description	Date

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PROJECT NO: 21102602	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
ISSUE DATE: 09/06/2023	
CONTACT: A. KARR	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
DATE: [Signature]	
PRELIMINARY PLANS	
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UTILITY PLAN (C)

C-103





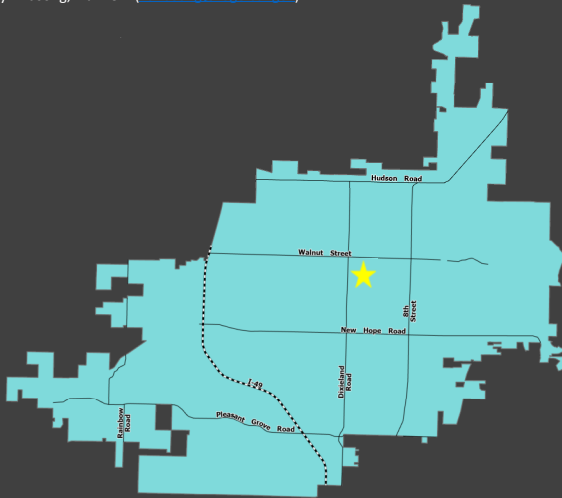
LARGE SCALE DEVELOPMENT

PLANNING

St. Vincent De Paul School

Staff:

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



Vicinity Map

Location

1315 W Cypress Street

CGM Designation

Neighborhood

Zoning

R-SF (Residential Single-Family)

Proposed Use

Schools, Public or Private

Representative

Ali Karr, Crafton Tull

Location:

Located in central Rogers at 1315 W Cypress Street.

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

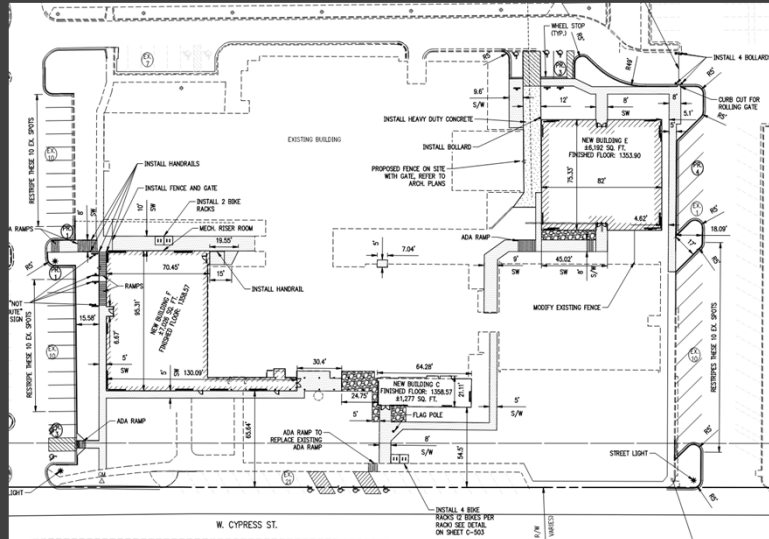




LARGE SCALE DEVELOPMENT

St. Vincent De Paul School

PLANNING



Request

- The proposal is for the construction of an addition to an existing school.
- Total development area for this LSDP is roughly .96 acres. The total site area is 15.34 acres.

Request:

- The applicant is proposing to construct an addition to an existing school.
- Total development area for this LSDP is roughly .96 acres. Total site area is 15.34 acres.



LARGE SCALE DEVELOPMENT

PLANNING

St. Vincent De Paul School



Aerial Image

Recommendation
APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

The applicant proposes two new storm lines for this project to convey runoff to the existing dry pond on the north side of the site.

WATER QUALITY:

Water quality mitigation was not required due to the size of the site's disturbed area.

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:

The applicant has proposed to repair the north half of the pavement on W Cypress St from the entrance of the school to S 13th Street.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Cypress Street, a Minor Street, is 50ft as required by the Typical Street Section.

Sidewalks & Sidepaths:

There is an existing 5-ft sidewalk along W Cypress Street.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights meet the requirements of code.

Street Trees:

Street trees meet the requirements of code.

RECOMMENDATIONS:

Approve



August 25, 2023

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

Re: Conditional Approval of Civil Plans
Saint Vincent de Paul School Expansion

Dear Ms. Karr:

Plans were received for the referenced project which includes 67 LF of 8" water main extension and 230 LF of 6" fireline installation. We have reviewed the plans and are approving them with the following conditions:

1. Construction inspection for this project shall be the responsibility of Crafton Tull Engineering.
2. 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. Fire suppression plans approved by the Utility.
 - 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 two half-sized copies of the approved plans submitted at the pre-construction meeting.

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

Sincerely,

Stephen T. Ponder, PE
Senior Engineer

SP:TD

Attachment(s): Facilities Extension Contract Form

LEGEND (EXISTING SYMBOLS)	
SYMBOLS	LINEWORK
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW
	AIR CONDITIONER
	AIR RELEASE VALVE
	ELECTRIC BOX/PEDESTAL
	ELECTRIC JUNCTION BOX
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	GAS METER
	GAS VALVE
	GUARD POST
	LIGHT POLE
	POWER POLE
	SANITARY MANHOLE
	SANITARY SEWER CLEANOUT
	SIGN
	SPRINKLER HEAD
	TELEPHONE PEDESTAL
	TV PEDESTAL
	WATER FAUCET
	WATER METER
	WATER VALVE
	DOWN GUY
	STORM SEWER MANHOLE
	STORM SEWER PIPE
	DROP/CURB INLET
	GRATED INLET
	TREE
	TREE TO BE REMOVED

LEGEND (CONSTRUCT)	
SYMBOLS	LINEWORK
	SET IRON PIN
	LIGHT POLE
	POWER POLE
	TELEPHONE PEDESTAL
	TV PEDESTAL
	MANHOLE
	SANITARY SEWER CLEANOUT
	GAS METER
	GAS VALVE
	STORM SEWER PIPE
	STRUCTURE NUMBER
	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)
	EASEMENT
	CURB
	INTERMEDIATE CONTOUR
	INDEX CONTOUR
	SANITARY SEWER LINE
	GAS LINE
	WATER LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	FIBER OPTIC
	UNDERGROUND TELEVISION
	CHAIN LINK FENCE
	WOOD FENCE
	BARBED WIRE FENCE
	BUILDING SET BACK
	RIGHT OF WAY
	PROPERTY LINE
	ROAD CENTERLINE

UTILITY CONTACTS

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

Arkansas One Call

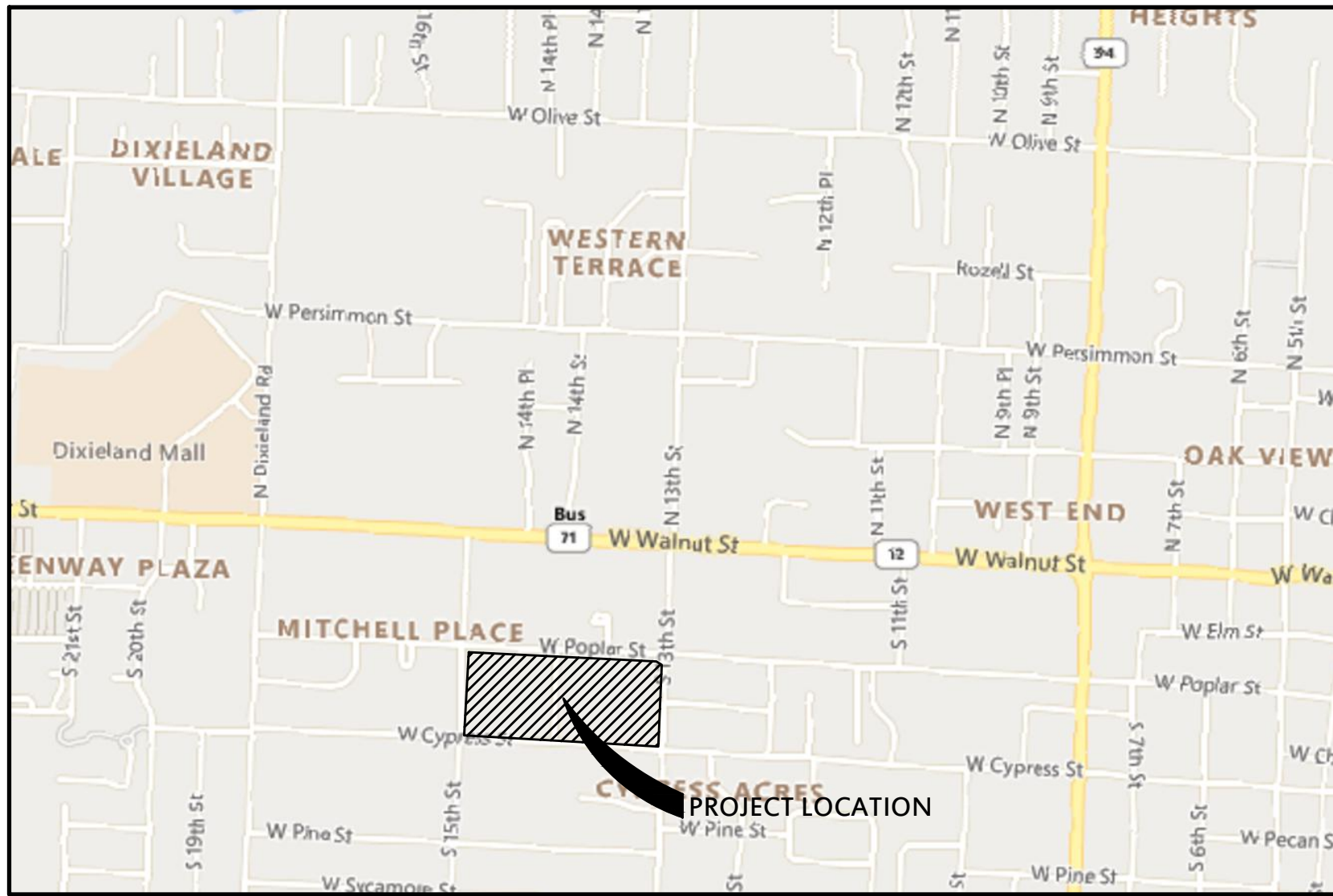


Know what's below.

Call before you dig.

ST. VINCENT DE PAUL SCHOOL EXPANSION

ROGERS, ARKANSAS
LARGE SCALE DEVELOPMENT PLAN
CITYVIEW NUMBER PL202300642



VICINITY MAP



PROJECT INFORMATION

BUILDING SETBACK:
FRONT 30 FEET
SIDE 10 FEET
EXTERIOR SIDE 30 FEET
REAR 20 FEET

FINISHED FLOOR ELEVATION:
SITE AREA: 15.34± AC. (668,210.40± SQ.FT.)
DEVELOPMENT AREA: 0.96± AC. (41,733± SQ.FT.)
BUILDING CONSTRUCTION TYPE: IIB
TOTAL PROPOSED BUILDING IMPROVEMENTS: 14,495 SQ.FT. (TOTAL).
NEW BUILDING C: 1,277± SQ. FT.
NEW BUILDING E: 6,192± SQ. FT.
NEW BUILDING F: 7,026± SQ. FT.

ZONING: RSF-5
PROPERTY USAGE: SCHOOLS, PUBLIC OR PRIVATE
BUILDING HEIGHT: 20'-0"

MAX BUILDING COVERAGE: 21% (141,533 SQ. FT.)
PROPOSED BUILDING COVERAGE: 30%
MIN. OPEN SPACE: 44% (294,982 SQ. FT.)
PROPOSED OPEN SPACE: 70%
MAX. IMPERVIOUS SPACE: 56% (373,228 SQ. FT.)
PROPOSED IMPERVIOUS SPACE: 1315 W. CYPRESS ST.
ROGERS, AR 72756
ROMAN CATHOLIC DIOCESE OF LITTLE ROCK
2500 N TYLER ST
LITTLE ROCK, AR 72207
501-664-0340

OWNER: CRAFTON TULL
ALI KARR, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838

SITE ENGINEER: CRAFTON TULL
ALI KARR, P.E.
901 N. 47TH ST., SUITE 400
ROGERS, AR 72756
479-636-4838

BIKE RACKS REQUIRED: 1 PER 20 PARKING SPACES
73/4 = 4 BIKE RACKS

BIKE RACKS PROVIDED: 4 BIKE RACKS X 2 BIKE PER RACK = 8 BIKE SPACES

REQUIRED PARKING: PRE-K, 1 SPACE PER 500 SF OF NET FLOOR AREA AND 1 SPACE PER EMPLOYEE
7,026 SF/500 SF = 14 SPACES
12 EMPLOYEES = 12 SPACES

GRADES 1-6: 1 SPACE PER CLASSROOM
18 CLASSROOMS = 18 SPACES

GRADES 7-9: 4 SPACES PER CLASSROOM
4 CLASSROOMS = 16 SPACES

TOTAL REQUIRED = 60 SPACES
ADA REQUIRED = 3 SPACES
54 STANDARD SPACES
TOTAL EXISTING = 59 SPACES
7 STANDARD SPACES
5 ADA SPACES
TOTAL PROVIDED = 12 SPACES
23 STANDARD SPACES
7 ADA SPACES
TOTAL DEMOLISHED = 30 SPACES
54 EXISTING + 7 PROPOSED = 61 STANDARD SPACES
5 EXISTING + 5 PROPOSED = 10 ADA SPACES
TOTAL PROVIDED SPACES = 71 SPACES

EXISTING PARKING REMAINING: 54 STANDARD SPACES
TOTAL EXISTING = 59 SPACES
7 STANDARD SPACES
5 ADA SPACES
TOTAL PROVIDED = 12 SPACES
23 STANDARD SPACES
7 ADA SPACES
TOTAL DEMOLISHED = 30 SPACES
54 EXISTING + 7 PROPOSED = 61 STANDARD SPACES
5 EXISTING + 5 PROPOSED = 10 ADA SPACES
TOTAL PROVIDED SPACES = 71 SPACES

PROPOSED PARKING:

DEMOLISHED PARKING:

TOTAL PROVIDED PARKING:

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN
C-105	EROSION CONTROL PH.1
C-106	EROSION CONTROL PH.2
C-107	PAVING PLAN (C)
C-201	STORM SEWER LINE 1 P&P (C)
C-202	STORM SEWER LINE 2 & 3 P&P (C)
C-203	FIRE HYDRANT LINE 1 & FIRE LINE 1 P&P (C)
C-204	DRAINAGE DETAILS
C-205	CURB-O-LET DETAILS
C-206	NYLOPLAST DETAILS
C-501	ROGERS MUNICIPAL DETAILS
C-502	EROSION CONTROL DETAILS
C-503	SITE DETAILS
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS
SD-1	RWU SANITARY SEWER DETAILS
L-101	PLANTING PLAN (C)
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2

PROPERTY DESCRIPTION

DESCRIPTION PROPOSED PART BLOCK 4:

PART OF LOT 1, LOT 2, LOT 3 AND LOT 4, ALL IN BLOCK 4 OF FELKER'S SUBDIVISION, AS PER PLAT BOOK A AT PAGE 107 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 BLOCK 4; THENCE ALONG THE WEST LINE THEREOF N02°42'15"E 356.83 FEET; THENCE ALONG SAID WEST LINE N03°43'36"E 175.84 FEET; THENCE LEAVING SAID WEST LINE S87°27'25"E 687.80 FEET TO THE NORTH LINE OF SAID BLOCK 4; THENCE ALONG SAID NORTH LINE S87°01'14"E 513.97 FEET; THENCE LEAVING SAID NORTH LINE S55°02'24"E 41.54 FEET TO THE EAST LINE OF SAID BLOCK 4; THENCE ALONG SAID EAST LINE S02°22'30"W 520.71 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 4; THENCE ALONG THE SOUTH LINE THEREOF N86°47'59"W 1243.07 FEET TO THE POINT OF BEGINNING, CONTAINING 15.34 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

SITE STABILIZATION AND CERTIFICATION

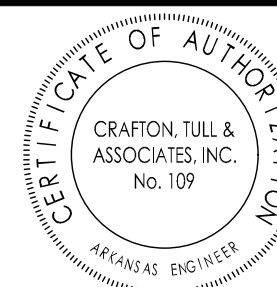
CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE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

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 05007C0260K, EFFECTIVE DATE JUNE 5, 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.

CERTIFICATE OF AUTHORIZATION:



CITY OF ROGERS
STAMP

ST. VINCENT DE PAUL
ROGERS, AR

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	06-29-2023
2	SECOND SUBMITTAL	07-26-2023
3	THIRD SUBMITTAL	08-18-2023

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PROJECT NO: 22105100

ISSUE DATE: 08/18/2023

CONTACT: A. KARR

DESIGNER: A. KARR

QC DATE: 08/03/2023

ISSUED FOR BIDDING

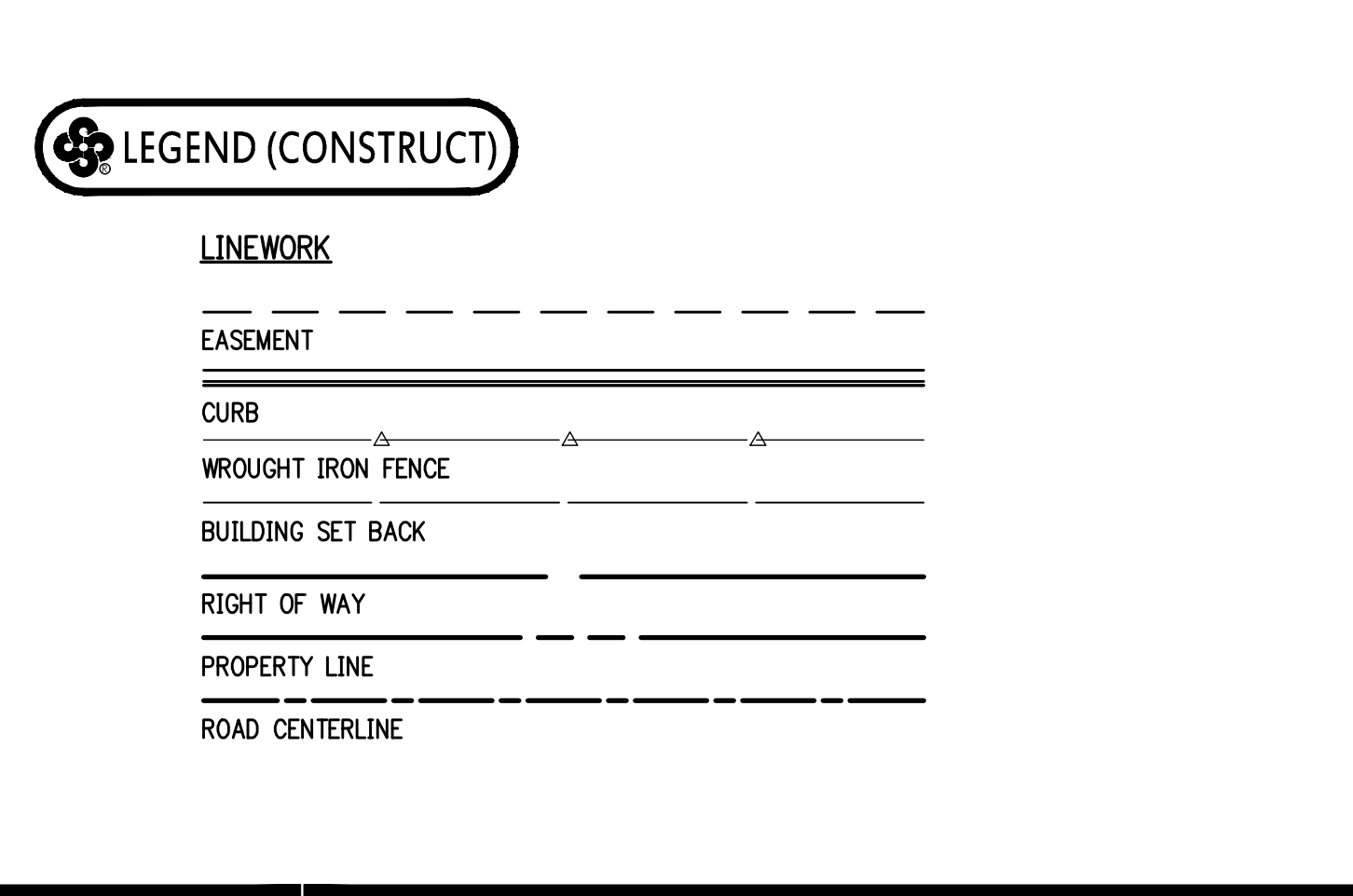
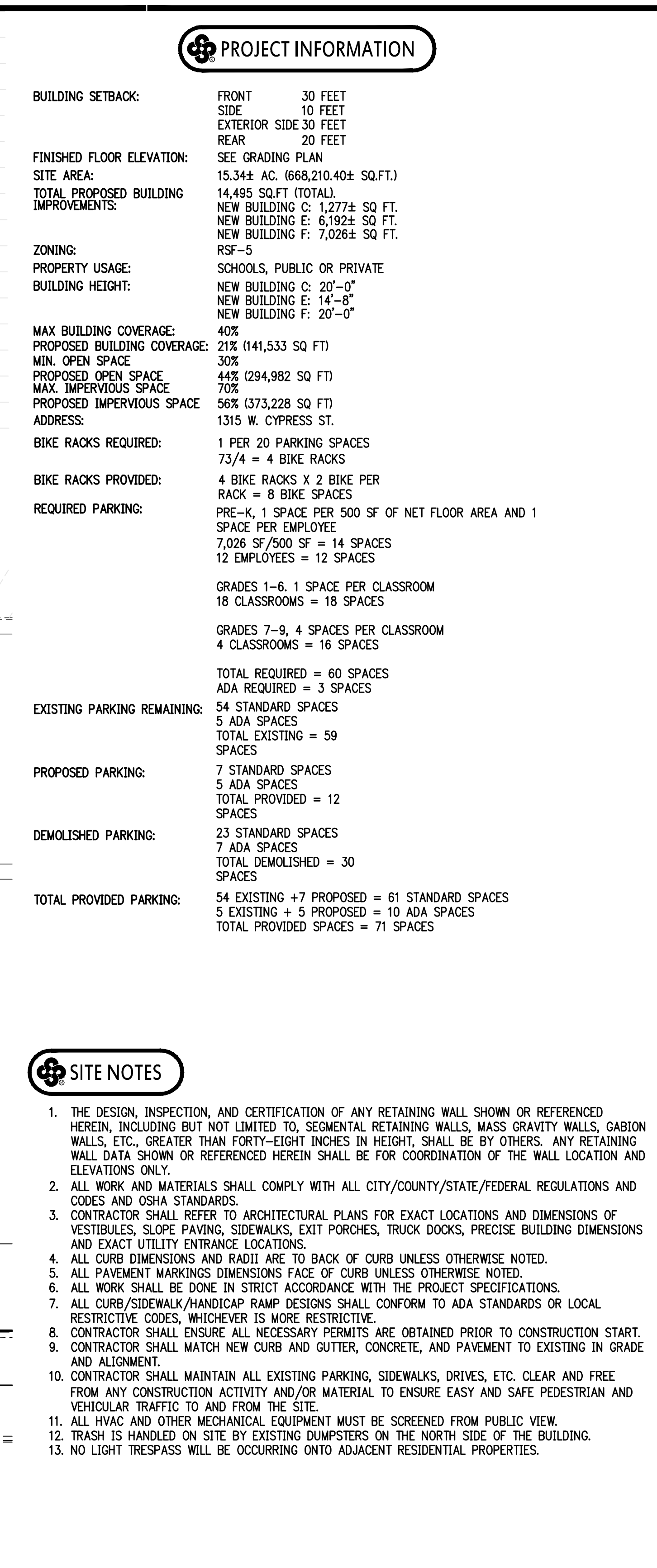
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08.18.2023

COVER SHEET

C-001





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.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
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.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN

 LEGEND (EXISTING SYMBOLS)

LINEWORK

EASEMENT

=====

CURB

SS _____ SS

SANITARY SEWER LINE

_____ G _____ G

GAS LINE

_____ W _____ W

WATER LINE (SPECIFY SIZE & TYPE)

_____ UGT _____

UNDERGROUND TELEPHONE

_____ UGE _____

UNDERGROUND ELECTRIC

_____ OHE _____

OVERHEAD ELECTRIC

_____ ○ _____

CHAIN LINK FENCE

_____ // _____

WOOD FENCE

_____ X _____

BARBED WIRE FENCE

RIGHT OF WAY

=====

ROAD CENTERLINE



LEGEND (CONSTRUCT)

Diagram illustrating standard utility line symbols and colors:

- EASEMENT**: Represented by a dashed line.
- CURB**: Represented by a solid black line.
- SANITARY SEWER LINE**: Represented by a green line with the label "SS" in green.
- GAS LINE**: Represented by a red line with the label "G" in red.
- WATER LINE**: Represented by a blue line with the label "W" in blue.
- UNDERGROUND TELEPHONE**: Represented by an orange line with the label "UGT" in orange.
- UNDERGROUND ELECTRIC**: Represented by an orange line with the label "UOE" in orange and a break symbol (two parallel slanted lines).
- OVERHEAD ELECTRIC**: Represented by a purple line with the label "OHE" in orange and a break symbol (two parallel slanted lines).
- ROOF DRAIN LINE**: Represented by a solid black line.
- RIGHT OF WAY**: Represented by a dashed line.
- PROPERTY LINE**: Represented by a dashed line.
- ROAD CENTERLINE**: Represented by a dashed line.

11. ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ESTABLISHES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK BODIES, PRECISE FOUNDATION DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. **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.



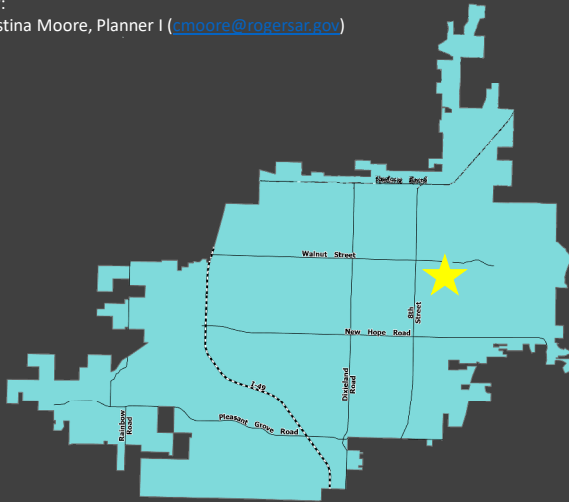
Page 44 of 98



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



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:

NBT



Rezone Cicioni

PLANNING



Aerial Map

FINDINGS CONTINUED:

- Current Use under NBT Zoning
 - The current use of single-family residential is permitted.
- Other potential commercial 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 Cicioni

PLANNING



Aerial Map

Recommendation
REFER TO COMMITTEE
ALONG WITH SCHEDULE OF
USES

Public Input Received:

- Yes, we have received public feedback in opposition of the rezone.

RECOMMENDATIONS:

Refer to committee along with the schedule of uses amendment

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented
- Move to deny the request as presented



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: _____

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

PRESENT ZONING: NR

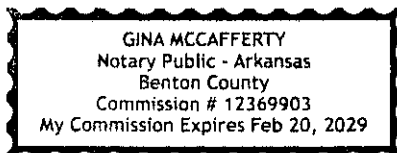
ZONING REQUEST: NBT

Respectfully Submitted,

By: Pamela D. Rhoads
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 1st day of September, 2023



Gina McCafferty
Notary Signature

Gina McCafferty
Notary Name Printed

02.20.2029
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

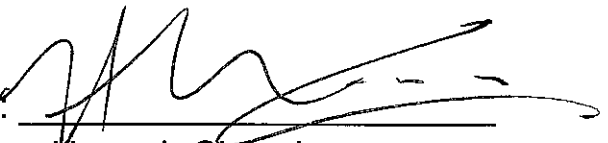
LAYMAN'S ZONING: 511 W Pecan ST, ROGERS, ARKANSAS 72756

PRESENT ZONING: NR

ZONING REQUEST: NBT

A public hearing by the Rogers Planning Commission will be held on
9/19, 2023 at 5:30pm in the City Council Chambers of the City
Hall Building located at 301 W Chestnut St, Rogers, Arkansas.

Respectfully submitted,

By: 
Hannah Cicioni
(479)270-4982

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 1st day of September, 2023.



Signed

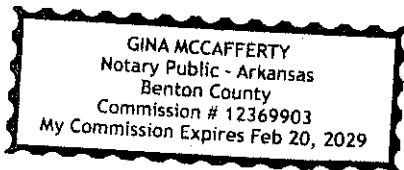
Hannah Cicconi

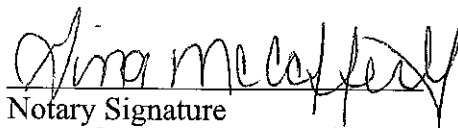
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 1st day of September, 2023





Notary Signature

Gina McCafferty

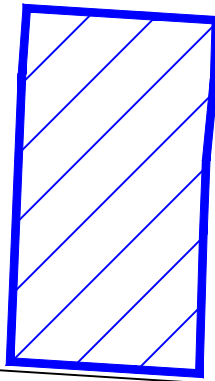
Notary Name Printed

02-20-2029

Commission Expires

Legal Description Confirmation

CYPRESS



ST.

ST.

PECAN ST.

5th

St.

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 Criss
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



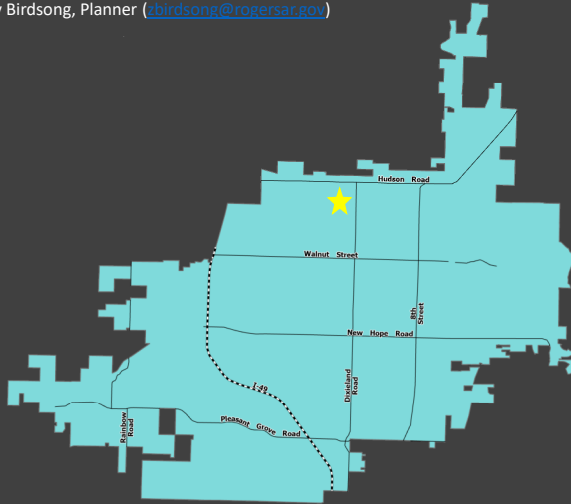
Rezone

SVM22 Homes

PLANNING

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood

Zoning

RMF-12 (Residential Multi-Family 12 units/acre)

Proposed Zoning

N-R (Neighborhood Residential)

Location

South of the intersection of N 22nd and W Easy Street

Representative

Jason Ingalls

Location:

This is a rezone request for a property located in north Rogers, south of the intersection of North 22nd street and West easy street.



Rezone

SVM22 Homes

PLANNING



GEOLOCATION

The property resides slightly west of North Dixieland and is south of the Rogers Regional Sports Park.



Rezone

SVM22 Homes

PLANNING



Zoning

Rezone Request RMF-12 to N-R

Rezone Request:

The applicant is requesting to rezone the subject property from RMF-12 (Residential Multi-Family, 12 units per acre) to N-R (Neighborhood Residential).

ZONING:

N-R (Neighborhood Residential):

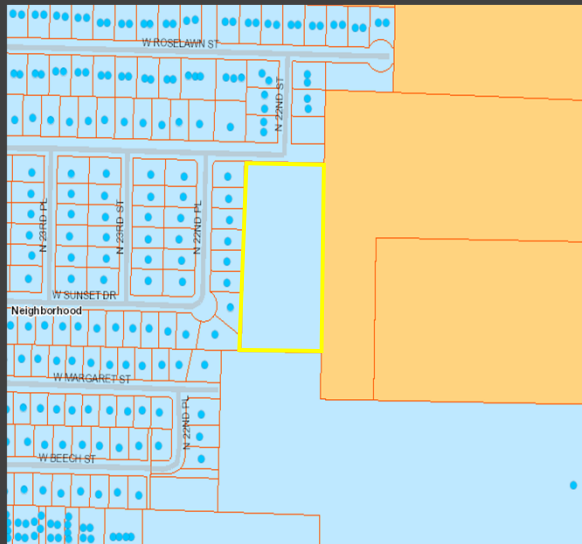
The Neighborhood Residential zoning district was created to encourage the continuation and revitalization of low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable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



Rezone

SVM22 Homes

PLANNING



Staff Analysis

- The subject property is located within the Neighborhood growth designation, which allows N-R zoning, per the CGM Guide.
- Goals of the N-R zoning district are to “make more efficient use of existing infrastructure, provide affordable housing opportunities, 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)
- This property is located less than half a mile from the Mathias Elementary School and is about half a mile from Rogers Regional Sports Park.
- N-R zoned development would be compatible with adjacent residential development.

Staff Analysis:

- The property is located within the Neighborhood Growth Center. Neighborhood Residential zoning is allowed per this designation.
- The N-R zoning district is intended to accomplish making existing use of infrastructure and promoting development in more established areas.
- This site is located within half a mile from the Mathias Elementary School and is about half a mile from the Rogers Regional Sports Park.
- N-R zoned development is compatible with the existing context of the surrounding Neighborhood Growth Designation.

Growth Designation:

Neighborhood

Growth Designation Character:

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while 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 Zoning Districts

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



Rezone

SVM22 Homes

PLANNING



Site Aerial

Recommendation:
Refer to Committee

Public Input Received:

No public input received.

RECOMMENDATIONS:

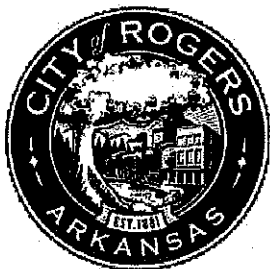
Refer to committee – There is more than one zoning option within this Comprehensive Growth Map Designation.

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented
- Move to deny the request as presented



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-12B to NR
Permit Number: 23-26
CityView Application: PL202300875
Date: 8/28/2023

REZONE APPLICATION

APPLICANT: SVM22 Homes LLC
ADDRESS: 4200 Hollow Brook, Bentonville, AR 72712 SUITE #:
GENERAL LOCATION OF PROPERTY: South of the intersection of North 22nd Street and Easy Street, Rogers, AR
PARCEL NUMBER: 02-00828-002
PHONE #: 479-685-9756 EMAIL: kvd murali@hotmail.com
PROPERTY OWNER: SVM22 Homes, LLC PHONE #: 479-685-9756
PRESENT USE: Vacant Lot ZONING: RMF-12B
PROPOSED USE: Single Family Homes ZONING: NR

Jean E. Ingalls

8/25/2023

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: 8/28/23 PUBLIC HEARING DATE: 9/19/23 CERTIFIED MAIL DATE: 9/14/23
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, SVM22 Homes LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

A FRACTIONAL PART OF THE NW 1/4 OF THE SW 1/4, ALL IN SECTION 2, TOWNSHIP 19 NORTH, RANGE 30 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF SAID SECTION 2; THENCE SOUTH 00° 00' 34" WEST A DISTANCE OF 2322.40 FEET; THENCE SOUTH 89° 59' 26" EAST A DISTANCE OF 1559.05 FEET; THENCE SOUTH 00° 32' 15" WEST A DISTANCE OF 264.85 FEET; THENCE NORTH 89° 13' 13" WEST A DISTANCE OF 249.55 FEET TO THE NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 2, TOWNSHIP 19 NORTH RANGE 30 WEST; THENCE SOUTH 00° 17' 31" EAST 230.63 FEET TO A FOUND 1/2" REBAR BEING THE POINT OF BEGINNING; THENCE SOUTH 02° 31' 16" WEST A DISTANCE OF 589.48 FEET TO A SET 5/8 REBAR W/CAP (PLS1337); THENCE NORTH 87° 14' 50" WEST A DISTANCE 294.82 TO A FOUND 1/2" REBAR; THENCE NORTH 02° 40' 35" EAST A DISTANCE OF 589.31 FEET TO A FOUND 1/2" REBAR, THENCE SOUTH 87° 16' 49" EAST A DISTANCE OF 293.22 TO THE SAID POINT OF BEGINNING, CONTAINING 3.98 ACRES, MORE OR LESS, AND BEING SUBJECT TO THE RIGHT-OF-WAY OF 24TH STREET ON THE WEST SIDE THEREOF AND ALL OTHER EASEMENTS.

LAYMAN'S DESCRIPTION:

South of the intersection of North 22nd Street and Easy Street, Rogers, AR

PRESENT ZONING: RMF-12B

ZONING REQUEST: NR

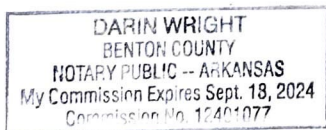
Respectfully Submitted,

By: *Darin Wright*
(Property Owner Signature)

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24 day of August, 2023.



Darin Wright
Notary Signature

Darin Wright
Notary Name Printed

9-18-2024
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 8th day of September, 2023.

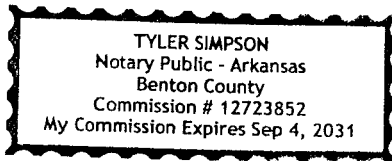
Jason Ingalls
Signed

Jason Ingalls
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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



Tyler Simpson
Notary Signature

Tyler Simpson
Notary Name Printed

09/04/31
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 19, 2023** at **5:30 p.m.** on the application by **SVM22 Homes, LLC** to rezone **3.98 acres south of the intersection at N. 22nd Street and W. Easy Street** from the **RMF-12B** (Residential Multifamily-12 units per acre) zoning district to the **NR** (Neighborhood Residential) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

3.98 acres south of the intersection at N. 22nd Street and W. Easy Street
Parcel Number: 02-00828-002

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday September 3, 2023**
BILL THE CITY OF ROGERS

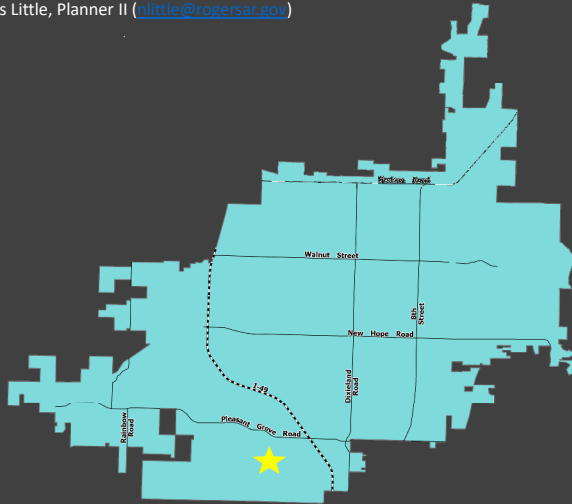




CGM Amendment Trinity Grace Church

PLANNING

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



Vicinity Map

CGM Designation
Neighborhood

Zoning
A-1 (Agricultural)

Desired Growth Designation
Neighborhood Center

Proposed Zoning
C-3 (Neighborhood Commercial)

Location
Southeast of Intersection of W West Drive and
S Bellview Road

Representative
Barry Williams, Crafton Tull

Location:

South Rogers, just southeast of the intersection of W West Drive and S Bellview. 0.4 miles south of Pleasant Grove and Bellview.



CGM Amendment Trinity Grace Church

PLANNING



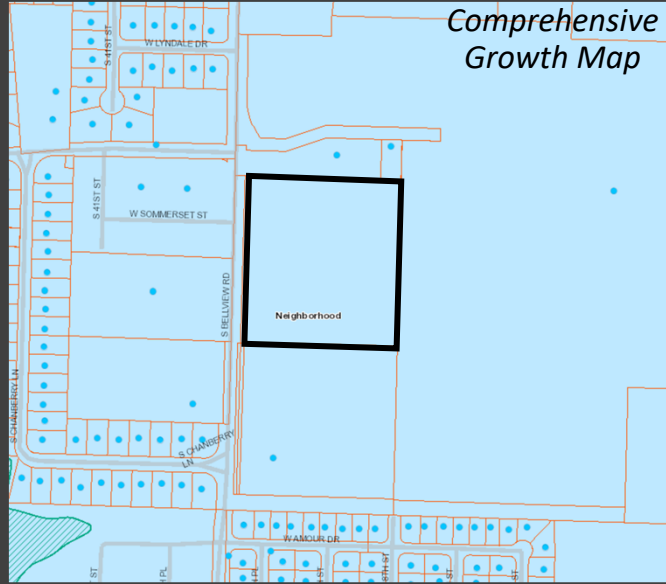
GEOLOCATION

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.



CGM Amendment Trinity Grace Church

PLANNING



CGM Amendment Request
Neighborhood to Neighborhood Center

EXISTING

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 Zoning Districts

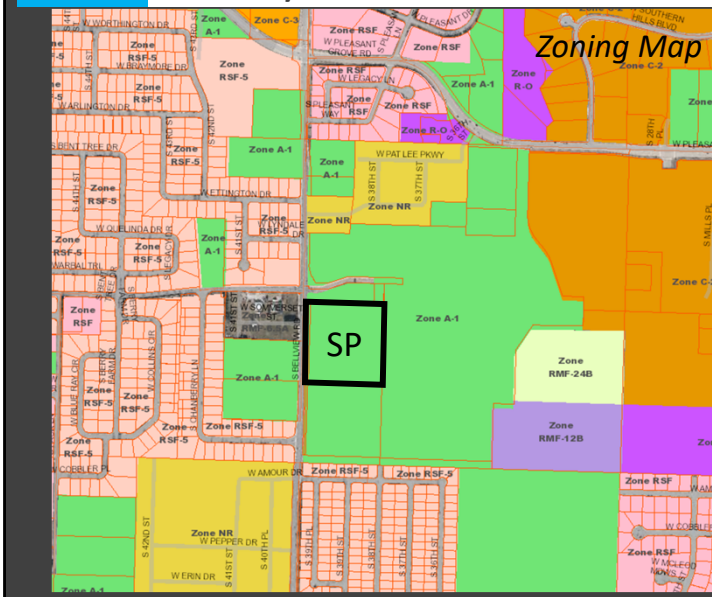
R-SF, N-R, R-DP, R-MF



CGM Amendment

Trinity Grace Church

PLANNING



Staff Analysis

- Subject parcel is roughly 9.15 acres
- Subject parcel is 0.25 miles south of Pleasant Grove-Bellview Neighborhood Center and 0.54 miles north of Garrett-Bellview Neighborhood Center
- Situated in a highly residential area; primarily surrounded by single-family subdivisions and church properties.
- New multifamily development under construction directly across S Bellview Road.

PROPOSED

Growth Designation:
Neighborhood Center

Growth Designation Character:

Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 1/2 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:

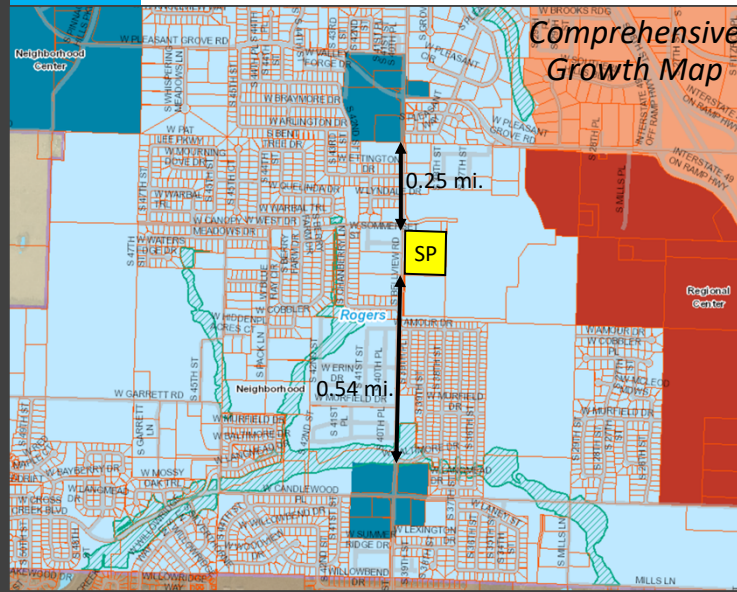
Determined by DCP

Max Density:

24 units per acre

Allowed Zoning Districts

C-3



Staff Analysis

- Subject parcel is designated for Neighborhood growth
- Amendment of CGM here would create one of the closest distances between two separate NC's along an existing road. Current closest is between 8th-New Hope and 1st-New Hope NC's at 0.24 mi.
- Neighborhood Centers are typically located 0.5 miles apart, at functioning arterial intersections. Not only is this request too close to an existing Neighborhood Center, but it's not located at an arterial intersection.

PROPOSED

Growth Designation:

Neighborhood Center

Growth Designation Character:

Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 1/2 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:

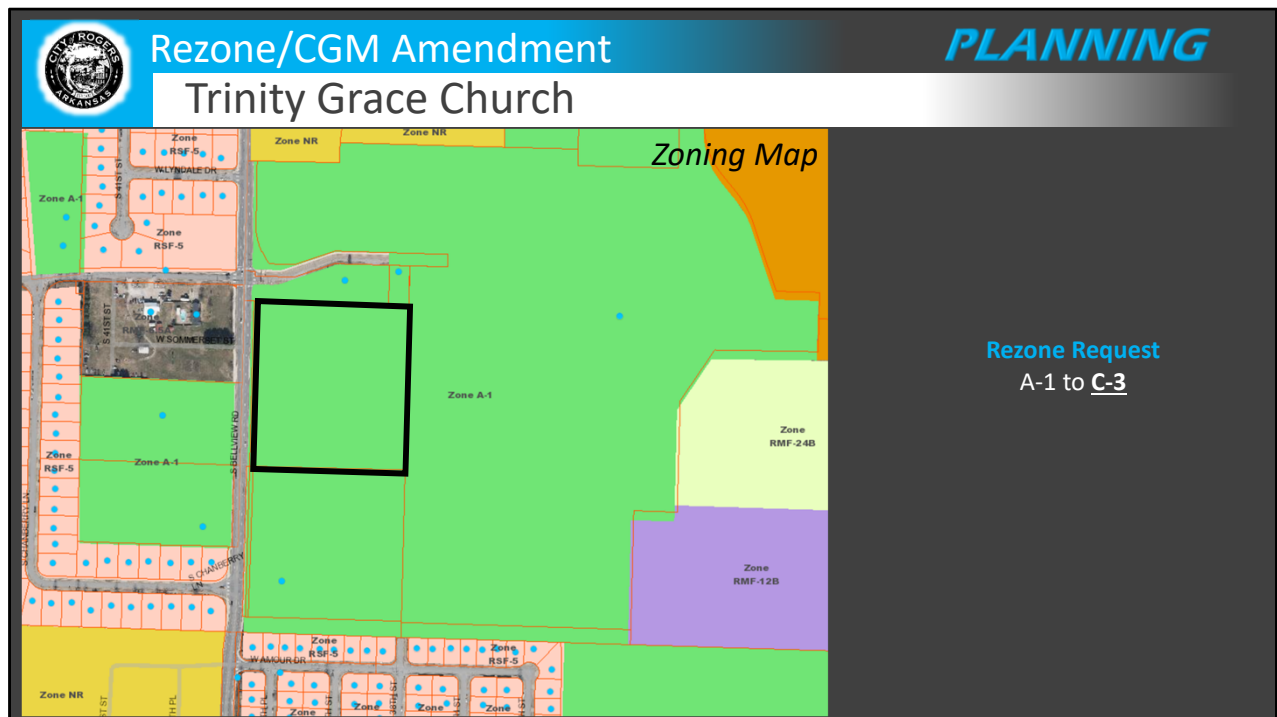
Determined by DCP

Max Density:

24 units per acre

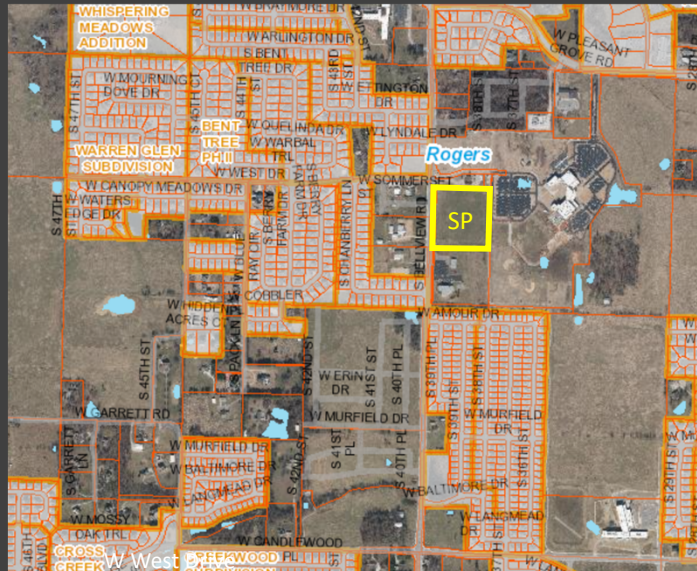
Allowed Zoning Districts

C-3



ZONING:

C-3 (Neighborhood Commercial): This district is intended 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.



Staff Analysis

- Again, property does not contain the correct growth designation for the requested rezone.
- The immediate vicinity is largely residential and agricultural. Allowance of commercial uses may create incompatibility.

- Subject property is designated for Neighborhood growth.
- Warren Glen, Bent Tree I & II, West Landing and Berry Farm Subdivisions all primarily use W West Drive as their ingress and egress. There is one connection to the south that is more of a rural streetscape(S 45th Street to Garrett Road). This area of town seriously lacks street connectivity, given the large presence of “cul-de-sac” residential subdivisions and the fact that the large Warren Farm, west of all of this subdivision development, remains undeveloped.
- First Baptist Rogers owns the roughly 60 acres directly east of the subject property. We have no plans of development from them that would necessitate a road connection from Bellview to the east.



CGM Amendment Trinity Grace Church

PLANNING



Recommendation

- Refer to Zoning Review Committee

Public Input Received:

No public input received.

RECOMMENDATIONS:

Refer to committee – All CGM Amendment requests are referred to the Zoning Review Committee.

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented
- Move to deny the request as presented

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: +/- 9.15 acres located at 5845 S. Bellview Road, Rogers, AR

PRESENT ZONING: A-1, Agriculture

ZONING REQUEST: C-3, Neighborhood Commercial

Respectfully Submitted,

By: Rev. Brandon Van Mael
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 24th day of August, 2023.

Kelly A. Dollar
Notary Signature

Kelly A. Dollar
Notary Name Printed

8/23/27
Commission Expires

KELLY A. DOLLAR
NOTARY PUBLIC - STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires 08/23/2027
Commission# 12702006



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

PL 202300876
Permit # 23-27

Comprehensive Growth Map (CGM) Update and/or Rezone Application

APPLICANT: Crafton Tull & Associates / Barry R. Williams, RLA; representing Trinity Grace Church

LOCATION DESCRIPTION and/or ADDRESS: 5845 S. Bellview Road, Rogers, AR

See Attached Warranty Deed for full legal description

PARCEL NUMBER: 02-14356-001

APPLICANT PHONE #: 479-636-4838 main / 479-878-2429 desk

EMAIL: barry.williams@craftontull.com

PRESENT CGM GROWTH DISTRICT: Neighborhood

REQUESTED CGM GROWTH DISTRICT: Neighborhood Center

PRESENT ZONING: A-1, Agriculture

PROPOSED ZONING: C-3, Neighborhood
Commercial

Barry R. Williams
Applicant Signature

8/25/23

Date

Attachment Checklist:

- ☒ Legal description of property
- ☐ Notice of Surrounding Property Owners Certification
- ☒ Property Owner Affidavit

PLANNING STAFF PROVIDES:

DATE FILED: 8/28/23 PUBLIC HEARING DATE: 9/19/23 CERTIFIED MAIL DATE: 9/14/23

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ PROJECT NUMBER: _____



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 19, 2023** at **5:30 p.m.** on the application by **Trinity Grace Church** to amend the Comprehensive Growth Designation from **Neighborhood** to **Neighborhood Center** and to rezone **5845 S. Bellview Road** from the **A-1** (Agricultural) zoning district to the **C-3** (Neighborhood Commercial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

5845 S. Bellview Road

Parcel Number: 02-14356-001

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday September 3, 2023**
BILL THE CITY OF ROGERS

CERTIFICATION

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

Dated this the 5th day of September, 2023.

Signed Barry R. Williams

Name Printed Barry R. Williams

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 5th day of September, 2023.



Patricia Ann Henry
Notary Signature

Patricia Ann Henry
Notary Name Printed

7/21/30
Commission Expires

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

OR

**NOTICE OF PUBLIC HEARING FOR A COMPREHENSIVE GROWTH MAP UPDATE AND A
REZONE REQUEST**

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that **Trinity Grace Church** is applying to the Rogers Planning Commission to rezone certain real property at **5845 S. Bellview Road, Rogers, AR**. The property is more particularly described as follows:

This request includes an update to the Comprehensive Growth Map from the **Neighborhood** Growth Designation to the **Neighborhood Center** Growth Designation.

LEGAL DESCRIPTION/PARCEL NUMBER:

Parcel I.D. # 02-14356-001

LAYMAN'S DESCRIPTION:

5845 S. Bellview Road, Rogers, AR (See Attached Exhibit – A, Vicinity Map)

PRESENT ZONING: **A-1, Agriculture**

ZONING REQUEST: **C-3, Neighborhood Commercial**

A public hearing by the Rogers Planning Commission will be held on **September 19, 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,

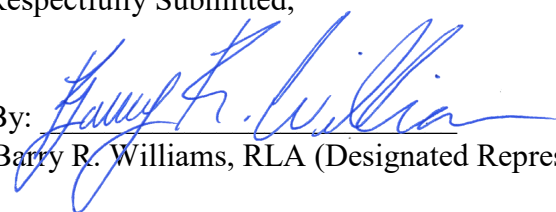
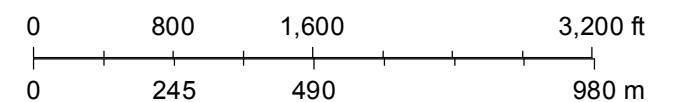
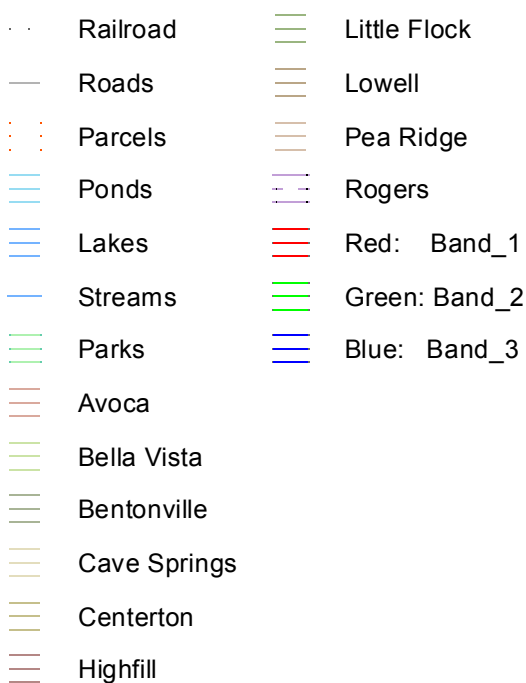
By: 
Barry R. Williams, RLA (Designated Representative)

Exhibit A - Vicinity Map



August 31, 2023

1:13,205



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

City of Rogers

301 West Chestnut Street

Rogers, AR 72758

Attn: City Clerk – 02-14352-008

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

City of Rogers

301 West Chestnut Street

Rogers, AR 72758-9023

Attn: City Clerk – 02-14356-000

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

City of Rogers

301 West Chestnut Street

Rogers, AR 72756-4559

Attn: City Clerk – 02-14352-008

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

City of Rogers

301 West Chestnut Street

Rogers, AR 72756-4559

Attn: City Clerk – 02-14352-002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

City of Rogers

301 West Chestnut Street

Rogers, AR 72756-4559

Attn: City Clerk – 02-14352-002

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service[™]
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.

OFFICIAL USE

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage \$

Total \$

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Postage \$

Total \$

City of Rogers

301 West Chestnut Street

Rogers, AR 72756-4559

Attn: City Clerk – 02-15323-000

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

23106600 - Trinity Church Rezoning - 300 Radius Ownership

02-14352-002
CITY OF ROGERS
ATTN: CITY CLERK
301 W CHESTNUT ST
ROGERS AR 72756-4559

02-14352-008
CITY OF ROGERS
ATTN: CITY CLERK
301 W CHESTNUT ST
ROGERS AR 72756-4559

02-14352-005
FIRST BAPTIST CHURCH OF ROGERS
3364 W PLEASANT GROVE RD
ROGERS AR 72758

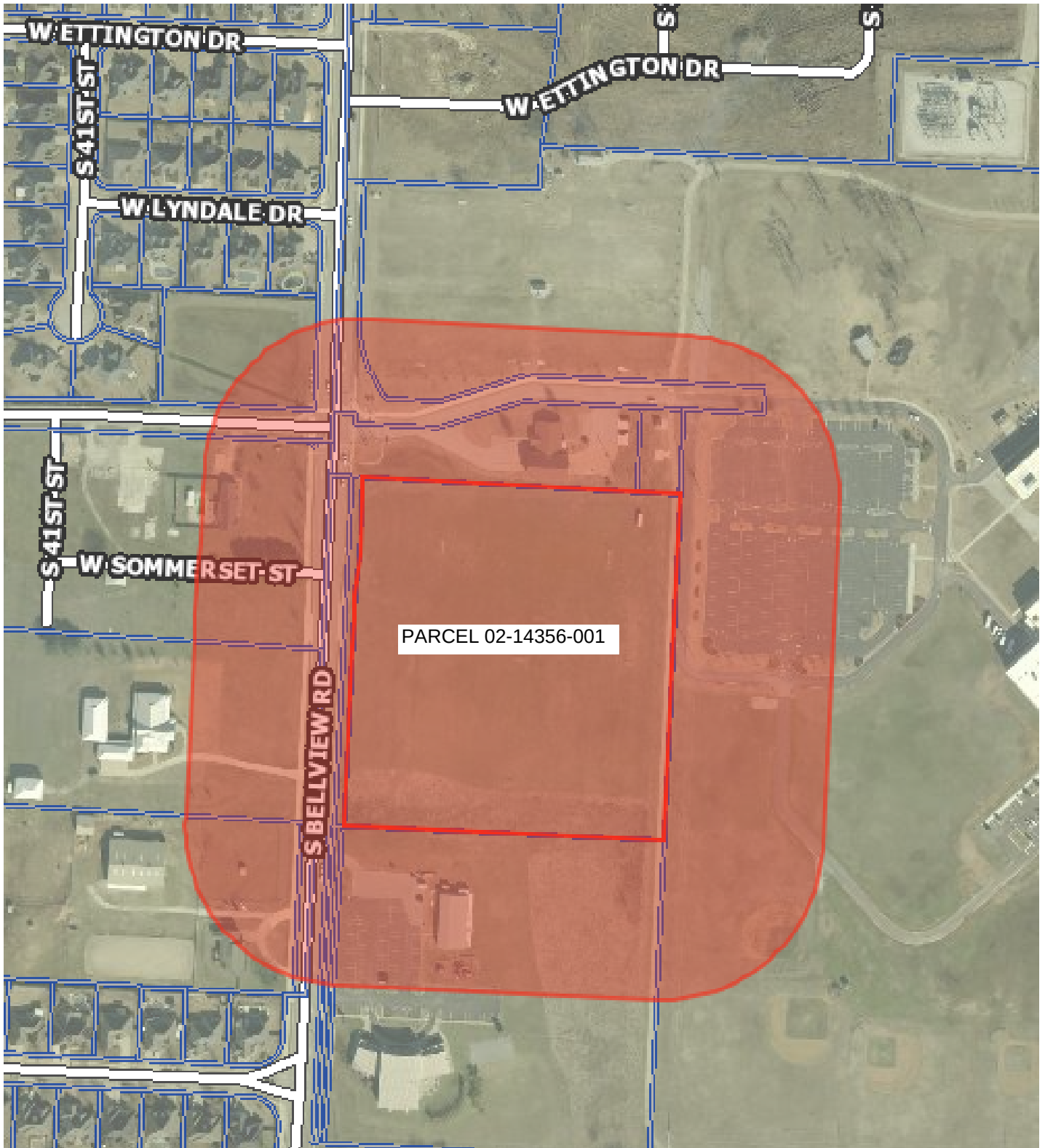
02-14356-000
TRINITY GRACE CHURCH OF NORTHWEST ARKANSAS
5845 S BELLVIEW RD
ROGERS AR 72758-9023

02-14175-025
NEW REINS LLC
1800 S 52ND ST UNIT 106
ROGERS AR 72758

02-14175-020
COOLEY, EDWARD J & FAITH
PO BOX 2136
ROGERS AR 72757-2136

02-14175-015
BELLVIEW HOLDINGS LLC & D BRIGGS & ASSOCIATES LLC
5939 S 45TH ST
ROGERS AR 72758

02-15323-000
CITY OF ROGERS
ATTN: CITY CLERK
301 W CHESTNUT ST
ROGERS AR 72756-4559





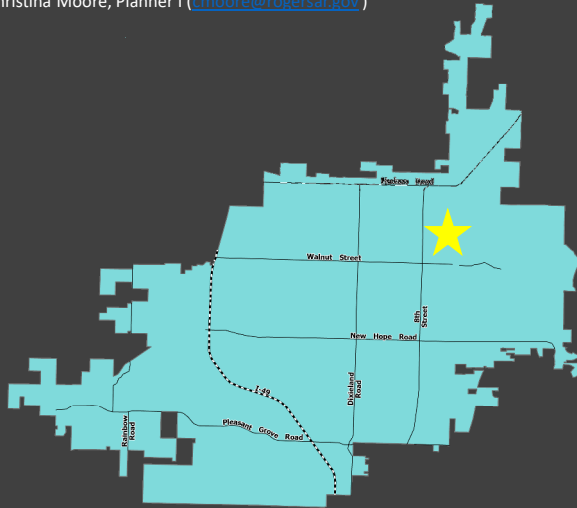


CONDITIONAL USE PERMIT

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 o 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).

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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:

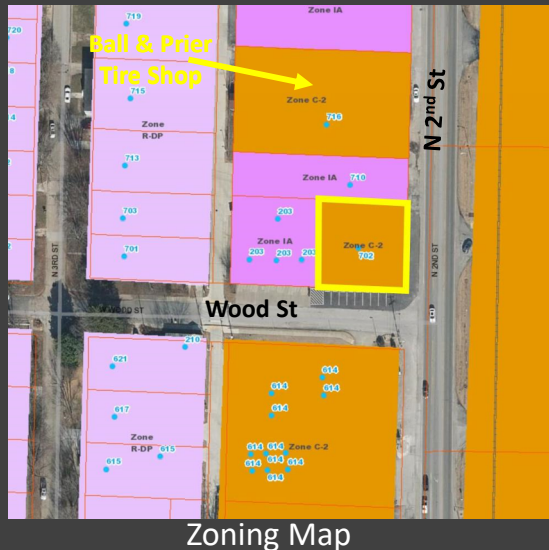
Mixed-use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.

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.



CONDITIONAL USE PERMIT

PLANNING

Specialized Hail



Aerial Map

Recommendation

REFER TO COMMITTEE

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

Public Input Received:

No public input received.

RECOMMENDATIONS:

Refer to committee

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented
- Move to deny the request as presented



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: [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: 8/12/23

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)

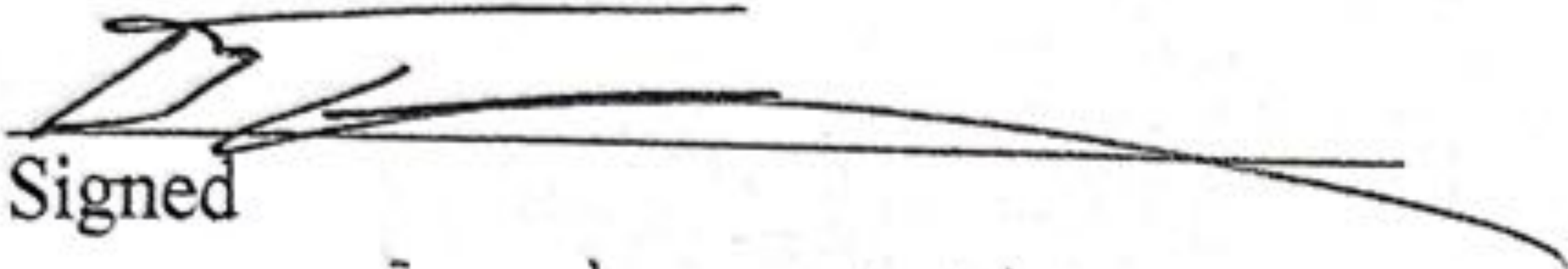
[417-689-4804](tel:417-689-4804)

www.specializedhail.com

CERTIFICATION

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

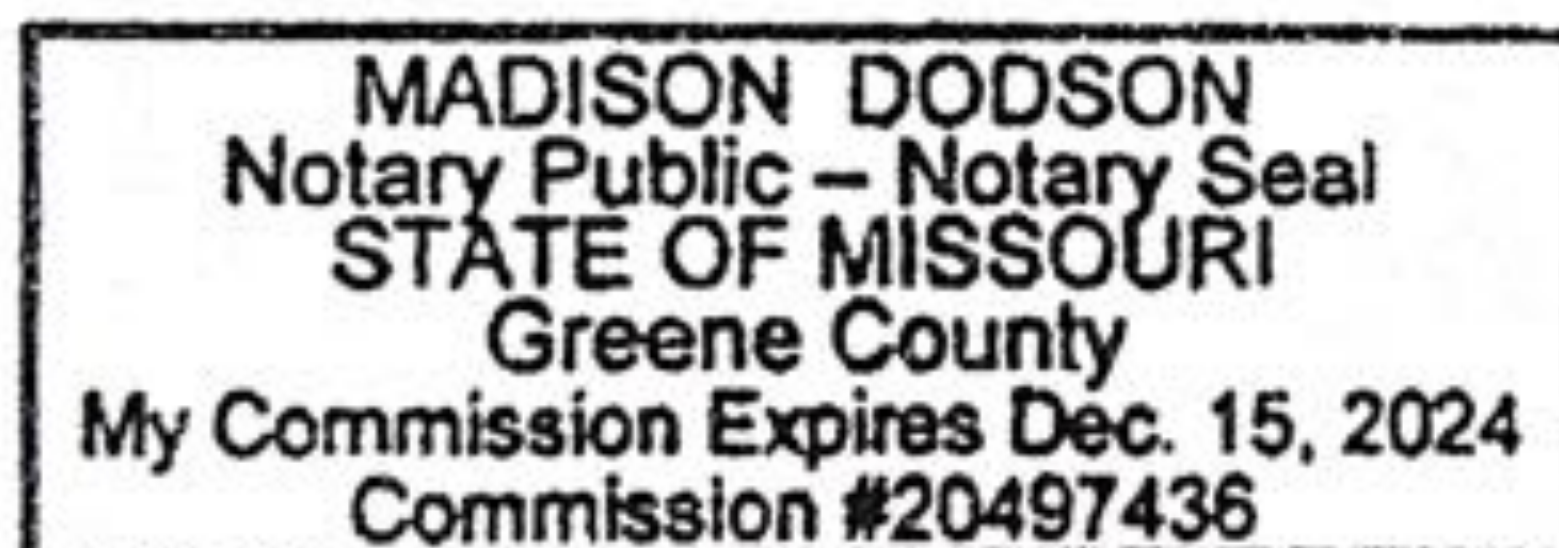
Dated this the 11 day of September, 2023.

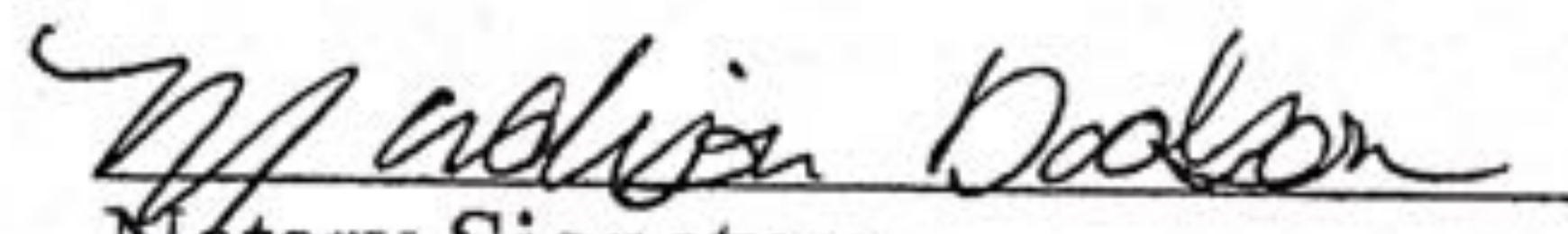

Signed
Specialized Hail Company
Daniel Stephens
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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




Notary Signature

Madison Dodson
Notary Name Printed

12-15-24
Commission Expires

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.


Signed

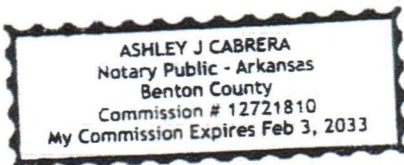
Taylor Licause
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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


Notary Signature



Ashley J. Cabrera
Notary Name Printed

February 3, 2033
Commission Expires

