



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

PLANNING COMMISSION MEETING AGENDA

OCTOBER 3, 2023

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: <HTTPS://US02WEB.ZOOM.US/J/84751083708>

BOARD OF ADJUSTMENT: <HTTPS://US02WEB.ZOOM.US/J/84751083708>

ZONING REVIEW COMMITTEE: <HTTPS://US02WEB.ZOOM.US/J/87355766928>

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 19, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. LSDP: Lisa Academy Phase 2

A proposal to construct 132,729-sf of building area for a school at 592 S. Horsebarn Road in the R-SF (Residential Single Family) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Chris Bakunas*

2. LSDP: Pinnacle Village Townhomes Phase 1

A proposal to construct 13 single-family townhomes totaling 13,736-sf at 4601 S. Champions Drive in the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Katelynn Morgan*

PUBLIC HEARINGS:

1. RZN: Paulo & Osvela Torres

A request by Paulo & Osvela Torres to rezone 1875 W. Laurel Street from the A-1 (Agricultural) zoning district to the R-SF (Residential Single Family) zoning district.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: David Lee*

2. RZN: Everardo Camacho

A request by Everardo Camacho to rezone 1708 W. Walnut Street from the R-SF (Residential Single Family) zoning district to the C-2 (Highway Commercial) zoning district.

- *STAFF: Nicholas Little*
- *REPRESENTED BY: Chris Tilley*

3. RZN/DCP: 37th Street Townhomes

A request by 37th Street Townhomes to rezone 1.01 acres at the southeast corner of N. 37th Street & W. Cedar Circle from the C-2 (Highway Commercial) zoning district to the RMF-16 (Residential Multifamily, 16 units per acres) zoning district with a Density Concept Plan.

- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Charles Zardin*

CALL FOR RECESS:



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1. Zoning Review Committee

- A request by Paschal Living Trust to amend the Comprehensive Growth Map from Neighborhood to the Regional Center Uptown growth designation on 2.61 acres at the southeast intersection of S. 31st Street and W. Green Acres Drive.
- Any items referred by Commission.

2. Board of Adjustment

CALL TO ORDER:

OLD BUSINESS:

NEW BUSINESS:

1. NBT update.
2. INFORM Rogers Presentation: Draft Unified Development Code & Comprehensive Growth Plan
3. All recommended items from committees

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



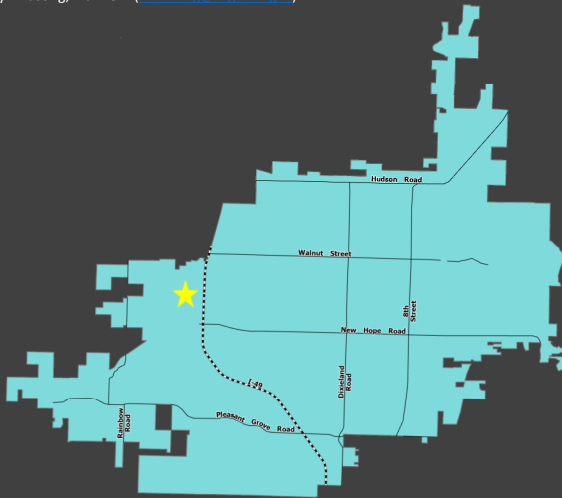
LARGE SCALE DEVELOPMENT

PLANNING

Lisa Academy Phase 2

Staff:

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



Vicinity Map

Location

592 S Horsebarn Road

CGM Designation

Neighborhood

Zoning

R-SF (Residential Single-Family)

Proposed Use

School, Public or Private

Representative

Chris Bakunas, MCE

Location:

Located in west Rogers at 592 Horsebarn Road.

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

PLANNING

Lisa Academy Phase 2



Geolocation:

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

ZONING:

R-SF (Residential Single-Family):

"This district is intended primarily for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district." Sec. 14-699(a).

Use Definition:

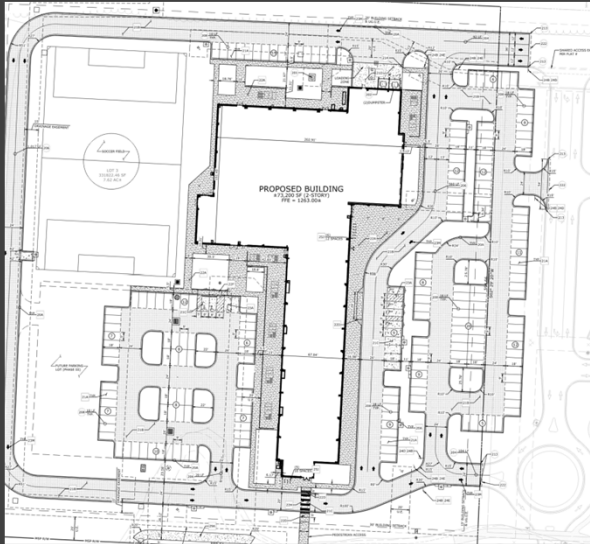
"Schools, Public or Private is a secondary use classification encompassing educational institutions for pre-kindergarten through twelfth grade" Sec. 14-695(b)(2)(v)



LARGE SCALE DEVELOPMENT

PLANNING

Lisa Academy Phase 2

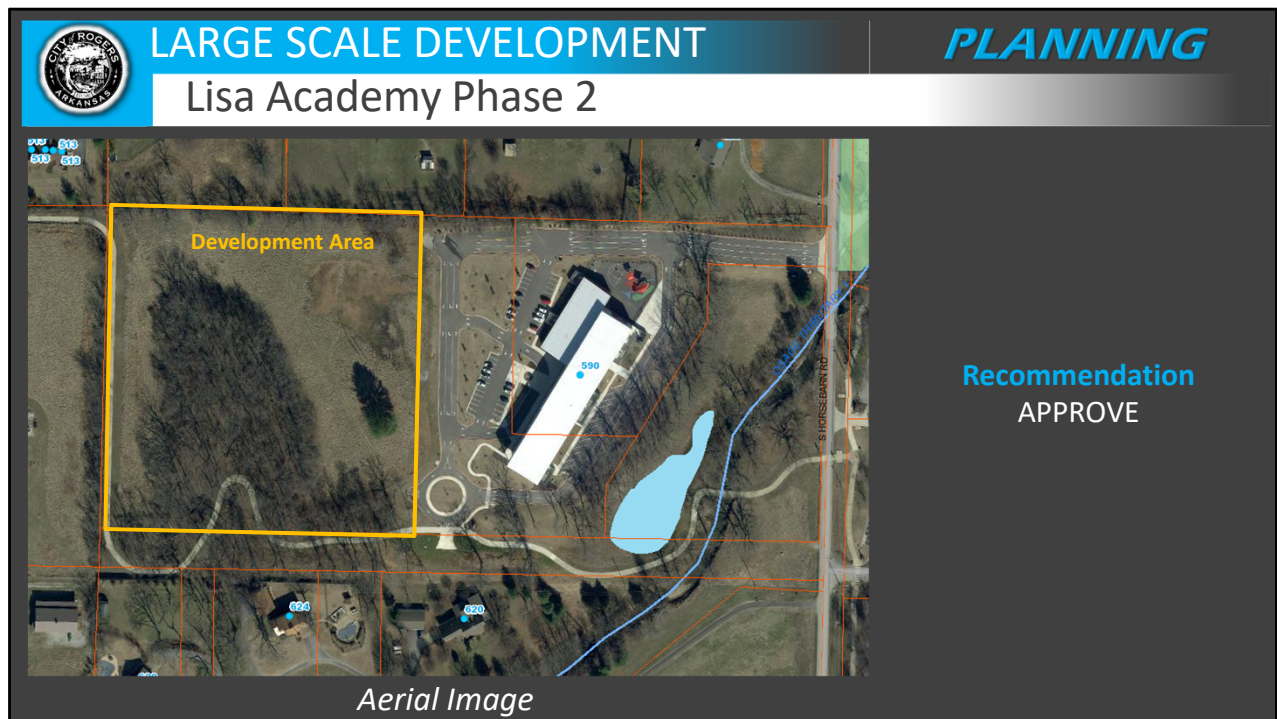


Request

- The proposal is for the construction of 132,729-sf of building area for a school.

Request:

- The proposal is for the construction of a 132,729 square foot building for a school.



Summary

ENGINEERING REVIEW

ACCESS MANAGEMENT:

The applicant's proposal meets the Access Management standards.

STORMWATER MANAGEMENT & WATER QUALITY:

The project will utilize an underground detention chambers system. The underground detention chambers will function as a dry detention pond for storage of runoff and will meet water quality requirements through the same chambers' isolator rows. Coordination on site discharge and the city's Oak street plans will need to be accomplished.

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:

Pavement along S Horsebarn Road is not in substandard condition.

Connectivity Standards:

Connectivity standards were not applicable at this site. An administrative waiver from the requirements to provide connectivity was approved.

Streetscape:

Right-of-Way:

1) S Horsebarn Road is a Minor Street with a right-of-way width of 50-ft as called for by the typical street section.

Sidewalks & Sidepaths:

1) No additional sidewalks are proposed along the street with this project.

Trails:

A portion of the Trail of Two Cities is being relocated to make room for this development.

Streetlights:

Streetlights along the right-of-way meet the requirements of code.

Street Trees:

Street trees were not required with this project

LSDP Staff Recommendation

APPROVE

OWNER: MACK (ROGERS) LLC
ADDRESS: 513 S DODSON RD
ZONE: RMF-15B

OWNER: ALDERMAN, GEORGE
ADDRESS: 5640 W HORSEBARN LN
ZONE: A1

OWNER: SCAGGS REVOCABLE TRUST, BRIAN & SUSAN
ADDRESS: 5430 W HORSEBARN LN
ZONE: A1

OWNER: 1001 HOLDINGS LLC
ADDRESS: 667 S DODSON RD
ZONE: A1

OWNER: 1001 HOLDINGS LLC
ADDRESS: 671 S DODSON RD
ZONE: A1

OWNER: GARMAN, DONALD D
ADDRESS: 624 S HORSEBARN RD
ZONE: A1

OWNER: GARMAN, RONALD R &
SHARON A & GARMAN, DONALD D
ADDRESS: S HORSEBARN RD
ZONE: A1

OWNER: GARMAN, RONALD R & SHARON A
ADDRESS: 624 S HORSEBARN RD
ZONE: A1

OWNER: GARMAN, RONALD R & SHARON A & GARMAN, DONALD D
ADDRESS: S HORSEBARN RD
ZONE: A1

SITE DATA		
OVERALL SITE AREA	331,822 S.F.	7.62 AC
OVERALL DEVELOPMENT AREA	331,822 S.F.	7.62 AC
PARKING SPACE REQUIREMENTS (BY USE)		
ELEMENTARY SCHOOL (GRADES 1-4): 1 SPACE / CLASSROOM REQUIRED 7 CLASSROOMS PROPOSED	7	7
JUNIOR HIGH SCHOOL (GRADES 7-9): 4 SPACES / CLASSROOM REQUIRED 15 CLASSROOMS PROPOSED	60	60
SENIOR HIGH SCHOOL (GRADES 10-12): 1 SPACE / 5 FULL TIME STUDENTS & 1.5 SPACES PER CLASSROOM REQUIRED 315 STUDENTS w/ 18 CLASSROOMS PROPOSED	90	134
9' x 18' STALLS	151	201
ADA ASSESSABLE STALLS	6 (1 TO BE VAN PARKING)	7 (2 TO BE VAN PARKING)
TOTAL	157	201
BIKE RACK REQUIREMENTS (BY USE)		
BIKE RACKS (NON-RESIDENTIAL) 1 RACK / 20 PARKING STALLS	8	11
ZONING		
FRONT BUILDING SETBACK	30'	
REAR BUILDING SETBACK	20'	
SIDE BUILDING SETBACK	30' EXTERIOR 10' INTERIOR	
MAXIMUM BUILDING COVERAGE		
BUILDING COVERAGE AREA	PROPOSED: 46,084 SF (13.9% OF LOT) 132,729 SF (40% MAX)	
IMPERVIOUS AREA	PROPOSED: 168,467 SF (50.8% OF LOT) 232,275 SF (70% MAX)	
PERVIOUS AREA	PROPOSED: 163,355 SF (49.2% OF LOT) 99,547 SF (30% MIN)	
MAXIMUM STRUCTURE HEIGHT	2 STORY BUILDING PROPOSED 3 STORIES OR 45' (MAX)	
OPEN SPACE REQUIREMENTS		
GENERAL REQUIREMENT (NOT LESS THAN 30%)	REQUIRED: 99,547 SF	PROVIDED: 155,325 SF

EXISTING LEGEND	
---	PROPERTY LINE
R/W	RIGHT OF WAY
SS	SANITARY SEWER LINE
---	WATER LINE
---	GAS LINE
UGT	UNDERGROUND TELEPHONE
UGS	UNDERGROUND ELECTRIC
UGTV	UNDERGROUND TELEVISION
UFO	UNDERGROUND FIBER
OHE	OVERHEAD ELECTRIC
---	FENCE
---	ROAD CENTERLINE
---	DITCH FLOWLINE
---	EASEMENT LINE (AS NOTED)
---	GRAVEL LINE
---	FIRE HYDRANT
---	WATER METER
---	WATER VALVE
---	WATER FAUCET
---	SANITARY SEWER MH
---	CLEAN-OUT
---	DRAINAGE MH
---	POWER POLE
---	GUY WIRE w/ ANCHOR
---	GAS RISER
---	STREET LIGHT POLE
---	TELEPHONE PEDESTAL
---	CABLE TV PEDESTAL
---	CABLE VAULT
---	ELECTRIC VAULT
---	FIBER VAULT
---	GAS VAULT
---	TELEPHONE VAULT
---	WATER VAULT
---	SIGN (AS NOTED)
---	POST (AS NOTED)
---	BENCHMARK
---	FOUND IRON PIN (AS NOTED)
---	CONTROL POINT
---	RR SPIKE
---	BUSH
---	DECIDUOUS TREE
---	CONIFEROUS TREE

PROPOSED LEGEND	
---	CURB AND GUTTER
---	EASEMENT
---	SETBACK
---	TEMPORARY CONSTRUCTION EASEMENT
---	FENCE
---	PAINTED / THERMOPLASTIC STRIPING
---	ASPHALT PAVEMENT (HEAVY DUTY)
---	ASPHALT PAVEMENT (LIGHT DUTY)
---	CONCRETE PAVEMENT
---	CONCRETE SIDEWALK
---	CATCH BASIN
---	FLARED END SECTION
---	SANITARY SEWER MANHOLE
---	PARKING STALL COUNT
---	BUILDING CONTROL POINT
---	FIRE DEPARTMENT CONNECTION
---	FIRE HYDRANT
---	POST INDICATOR VALVE
---	WATER METER
---	POWER POLE/POWER POLE & GUY
---	LIGHT POLE
---	ELECTRICAL TRANSFORMER
---	ELECTRICAL PEDESTAL
---	TELEPHONE PEDESTAL
---	TRAFFIC SIGNAL PEDESTAL

- ### GENERAL SITE NOTES
- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
 - PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
 - UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
 - ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
 - CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
 - ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
 - GENERAL CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
 - FOR SITE UTILITIES, SEE UTILITY PLAN(S).
 - ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
 - ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM THE PUBLIC VIEW.
 - CONTRACTOR TO REFERENCE PHOTOMETRIC PLAN FOR LIGHT POLE LOCATIONS AND ENSURE NO LIGHT TRESPASS WILL OCCUR ON ADJACENT PROPERTIES.

- ### SITE KEYNOTES
- 201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
 - 202 TRASH ENCLOSURE (SEE ARCH. PLANS)
 - 204 4" WIDE YELLOW TRAFFIC LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 4" WIDE REFLECTIVE WHITE TRAFFIC LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL)
 - 208 4" WIDE PAINTED WHITE PARKING STRIPE
 - 210 DOWNSPOUT / ROOF DRAIN (SEE ARCH. PLANS)
 - 213 TAPER CURB HEIGHT FROM 6" TO 10" OVER 2'
 - 214 TAPER CURB HEIGHT FROM 6" TO 10" OVER 2'
 - 222 LIMITS OF SAWCUT AND PAVEMENT REMOVAL

- ### SITE DETAILS
- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
 - 21A STANDARD DUTY ASPHALT PAVEMENT
 - 21B HEAVY DUTY ASPHALT PAVEMENT
 - 21C STANDARD DUTY CONCRETE PAVEMENT
 - 21D HEAVY DUTY CONCRETE PAVEMENT
 - 22A CONCRETE SIDEWALK
 - 22D PEDESTRIAN RAMP (PERPENDICULAR)
 - 22F PEDESTRIAN RAMP (PARALLEL)
 - 22H CROSSWALK STRIPING
 - 23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
 - 23F FIRE LANE STRIPING
 - 23M TRAFFIC FLOW ARROW PAVEMENT MARKING
 - 24B SIGN POST
 - 24D STOP SIGN
 - 24E DO NOT ENTER SIGN
 - 25J BIKE RACK
 - 29A CITY OF ROGERS MULTI USE TRAIL

All civil plans used on site must include
most current stamp by Rogers Planning

MCLELLAND CONSULTING ENGINEERS, INC.
1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377
HTTP://WWW.MCELLAND.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

LISA ACADEMY PHASE II
MIDDLE AND HIGH SCHOOL ADDITION
592 S HORSEBARN RD,
ROGERS, AR

811
Know what's below.
Call before you dig.

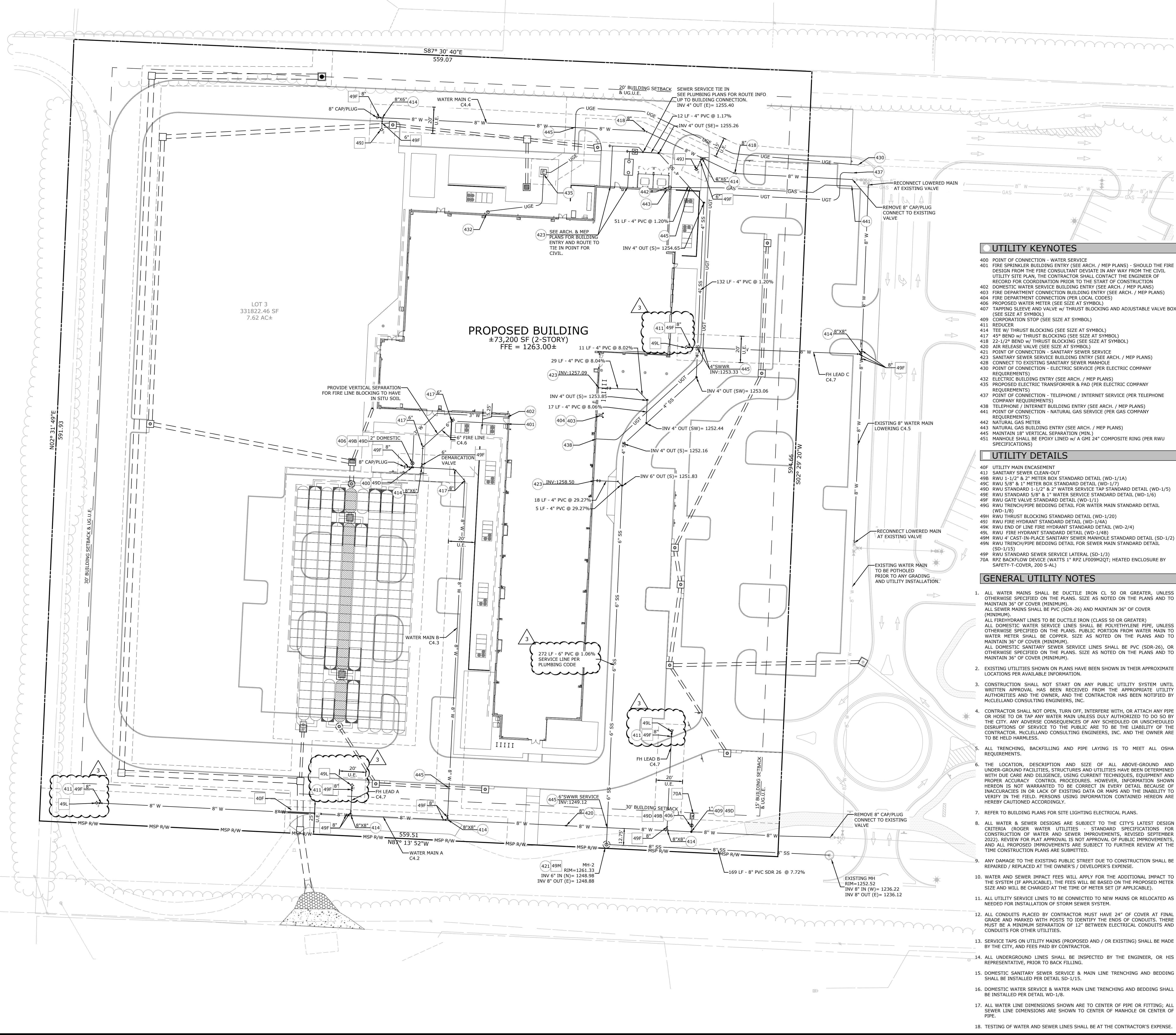
REVISIONS		DESCRIPTION
REV	DATE	1ST CITY SUBMITTAL COMMENTS & RWU COMMENTS
1	6/29/2023	3RD CITY SUBMITTAL COMMENTS & RWU COMMENTS

SITE PLAN

DESIGNED BY:
JPS
DATE:
9/14/2023
SCALE:
AS NOTED

DRAWN BY:
JPS
REVISION:
REV-0
JOB NUMBER:
23-2122

C2.0



EXISTING LEGEND	
---	PROPERTY LINE
R/W	RIGHT OF WAY
SS	SANITARY SEWER LINE
W	WATER LINE
GAS	GAS LINE
UGT	UNDERGROUND TELEPHONE
UGF	UNDERGROUND FIBER
UGTV	UNDERGROUND TELEVISION
UFO	UNDERGROUND FIBER
OHE	OVERHEAD ELECTRIC
FENCE	FENCE
ROAD CENTERLINE	ROAD CENTERLINE
DITCH FLOWLINE	DITCH FLOWLINE
EASEMENT LINE	EASEMENT LINE
GRAVEL LINE	GRAVEL LINE
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
WATER VALVE	WATER VALVE
WATER FAUCET	WATER FAUCET
SANITARY SEWER MH	SANITARY SEWER MH
CLEAN-OUT	CLEAN-OUT
DRAINAGE MH	DRAINAGE MH
POWER POLE	POWER POLE
GUY WIRE w/ ANCHOR	GUY WIRE w/ ANCHOR
GAS METER	GAS METER
GAS RISER	GAS RISER
STREET LIGHT POLE	STREET LIGHT POLE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
CABLE TV PEDESTAL	CABLE TV PEDESTAL
CABLE VAULT	CABLE VAULT
ELECTRIC VAULT	ELECTRIC VAULT
FIBER VAULT	FIBER VAULT
GAS VAULT	GAS VAULT
TELEPHONE VAULT	TELEPHONE VAULT
WATER VAULT	WATER VAULT
WATER VAULT (AS NOTED)	WATER VAULT (AS NOTED)
POST (AS NOTED)	POST (AS NOTED)
BENCHMARK	BENCHMARK
FOUND IRON PIN (AS NOTED)	FOUND IRON PIN (AS NOTED)
CONTROL POINT	CONTROL POINT
RR SPIKE	RR SPIKE
BUSH	BUSH
DECIDUOUS TREE	DECIDUOUS TREE
CONIFEROUS TREE	CONIFEROUS TREE

PROPOSED LEGEND	
---	STORM DRAIN
COND	CONDUIT LINE
GAS	GAS LINE
GAS METER	GAS METER
ELECTRIC METER	ELECTRIC METER
OHE	OVERHEAD ELECTRIC LINE
OHE&FO	OVERHEAD ELECTRIC & FIBER OPTIC LINE
OHE&T	OVERHEAD ELECTRIC & TELEPHONE LINE
OHFO	OVERHEAD FIBER OPTIC LINE
OHT&FO	OVERHEAD TELEPHONE & FIBER OPTIC LINE
OHTV	OVERHEAD TELEVISION
UGFO	UNDERGROUND FIBER OPTIC LINE
UGE	UNDERGROUND ELECTRIC LINE
UGE&FO	UNDERGROUND ELECTRIC & FIBER OPTIC LINE
UGE&T	UNDERGROUND ELECTRIC & TELEPHONE LINE
UGT	UNDERGROUND TELEPHONE
UGTV	UNDERGROUND TELEVISION
UGT&FO	UNDERGROUND TELEPHONE & FIBER OPTIC LINE
WATER LINE	WATER LINE
FIRE DEPARTMENT CONNECTION	FIRE DEPARTMENT CONNECTION
POST INDICATOR VALVE	POST INDICATOR VALVE
WATER METER	WATER METER
WATER VALVE	WATER VALVE
AIR RELEASE VALVE	AIR RELEASE VALVE
BALL VALVE	BALL VALVE
BLOW-OFF VALVE	BLOW-OFF VALVE
REDUCER	REDUCER
CORPORATION STOP	CORPORATION STOP
SANITARY SEWER LINE	SANITARY SEWER LINE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FORCE MAIN LINE	FORCE MAIN LINE
CLEAN-OUT	CLEAN-OUT
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
POWER POLE/POWER POLE & GUY	POWER POLE/POWER POLE & GUY
LIGHT POLE	LIGHT POLE
ELECTRICAL PEDESTAL	ELECTRICAL PEDESTAL
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TRAFFIC SIGNAL PEDESTAL	TRAFFIC SIGNAL PEDESTAL
CATCH BASIN	CATCH BASIN

UTILITY KEYNOTES

- 400 POINT OF CONNECTION - WATER SERVICE
- 401 FIRE SPRINKLER BUILDING ENTRY (SEE ARCH. / MEP PLANS) - SHOULD THE FIRE DESIGN FROM THE FIRE CONSULTANT DEVIATE IN ANY WAY FROM THE CIVIL UTILITY SITE PLAN, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD FOR COORDINATION PRIOR TO THE START OF CONSTRUCTION
- 402 DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 403 FIRE DEPARTMENT CONNECTION BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 404 FIRE DEPARTMENT CONNECTION (PER LOCAL CODES)
- 406 PROPOSED WATER METER (SEE SIZE AT SYMBOL)
- 407 TAPPING SLEEVE AND VALVE w/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
- 409 CORPORATION STOP (SEE SIZE AT SYMBOL)
- 411 TEE w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 417 45° BEND w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 418 22-1/2" BEND w/ THRUST BLOCKING (SEE SIZE AT SYMBOL)
- 420 AIR RELEASE VALVE (SEE SIZE AT SYMBOL)
- 421 POINT OF CONNECTION - SANITARY SEWER SERVICE
- 423 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 428 CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 430 POINT OF CONNECTION - ELECTRIC SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
- 432 ELECTRIC BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 435 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 437 POINT OF CONNECTION - TELEPHONE / INTERNET SERVICE (PER TELEPHONE COMPANY REQUIREMENTS)
- 438 TELEPHONE / INTERNET BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 441 POINT OF CONNECTION - NATURAL GAS SERVICE (PER GAS COMPANY REQUIREMENTS)
- 442 NATURAL GAS METER
- 443 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 445 MAINTAIN 18" VERTICAL SEPARATION (MIN.)
- 451 MANHOLE SHALL BE EPOXY LINED w/ A 24" COMPOSITE RING (PER RWU SPECIFICATIONS)

UTILITY DETAILS

- 40F UTILITY MAIN ENCASUREMENT
- 41 SANITARY SEWER CLEAN-OUT
- 49B RWU 1-1/2" & 2" METER BOX STANDARD DETAIL (WD-1/1A)
- 49C RWU 3/8" & 1" METER BOX STANDARD DETAIL (WD-1/7)
- 49D RWU STANDARD 1-1/2" & 2" WATER SERVICE TAP STANDARD DETAIL (WD-1/5)
- 49E RWU STANDARD 5/8" & 1" WATER SERVICE STANDARD DETAIL (WD-1/6)
- 49F RWU GATE VALVE STANDARD DETAIL (WD-1/3)
- 49G RWU TRENCH/PIPE BEDDING DETAIL FOR WATER MAIN STANDARD DETAIL (WD-1/8)
- 49H RWU THRUST BLOCKING STANDARD DETAIL (WD-1/20)
- 49J RWU FIRE HYDRANT STANDARD DETAIL (WD-1/4A)
- 49K RWU END OF LINE FIRE HYDRANT STANDARD DETAIL (WD-2/4)
- 49L RWU FIRE HYDRANT STANDARD DETAIL (WD-1/4B)
- 49M RWU 4" CAST-IN-PLACE SANITARY SEWER MANHOLE STANDARD DETAIL (SD-1/2) (SD-1/15)
- 49N RWU TRENCH/PIPE BEDDING DETAIL FOR SEWER MAIN STANDARD DETAIL (SD-1/15)
- 49P RWU STANDARD SEWER SERVICE LATERAL (SD-1/3)
- 70A RIZ BACKFLOW DEVICE (WATTS 1" RIZ LF099M2Q7; HEATED ENCLOSURE BY SAFETY COVER, 200 S-4)

GENERAL UTILITY NOTES

1. ALL WATER MAINS SHALL BE DUCTILE IRON CL 50 OR GREATER, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM). ALL SEWER MAINS SHALL BE PVC (SDR-26) AND MAINTAIN 36" OF COVER (MINIMUM). ALL FIREHYDRANT LINES TO BE DUCTILE IRON (CLASS 50 OR GREATER). ALL DOMESTIC WATER SERVICE LINES SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. PUBLIC PORTION FROM WATER MAIN TO WATER METER SHALL BE COPPER. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM). ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SDR-26), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
2. EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
3. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY MCCLELLAND CONSULTING ENGINEERS, INC.
4. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR, MCCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
5. ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
6. THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT RECORDS, SURVEYING AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
7. REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
8. ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (ROGER WATER UTILITIES STANDARD SPECIFICATIONS FOR CONSTRUCTION OF WATER AND SEWER IMPROVEMENTS, REVISED SEPTEMBER 2022). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
9. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
10. WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
11. ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
12. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
13. SERVICE TAPS ON UTILITY MAINS (PROPOSED AND / OR EXISTING) SHALL BE MADE BY THE CITY, AND FEES PAID BY CONTRACTOR.
14. ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
15. DOMESTIC SANITARY SEWER SERVICE & MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL SD-1/15.
16. DOMESTIC WATER SERVICE & WATER MAIN LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL WD-1/8.
17. ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
18. TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.

GENERAL UTILITY NOTES

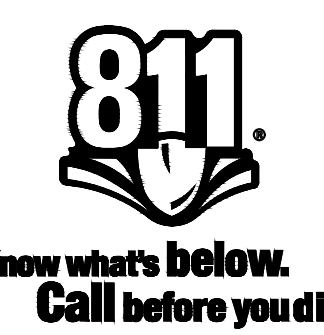
19. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
20. ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
21. MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10" BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
22. ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
23. COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
24. ALL WATER FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER DETAIL WD-1/20 OR APPROVED EQUIVALENT.
25. PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
26. CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
27. ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
28. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).

All civil plans used on site must include most current stamp by Rogers Planning

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ORIGINAL SIGNATURE ON FILE

LISA ACADEMY PHASE II
MIDDLE AND HIGH SCHOOL ADDITION
592 S HORSEBARN RD.,
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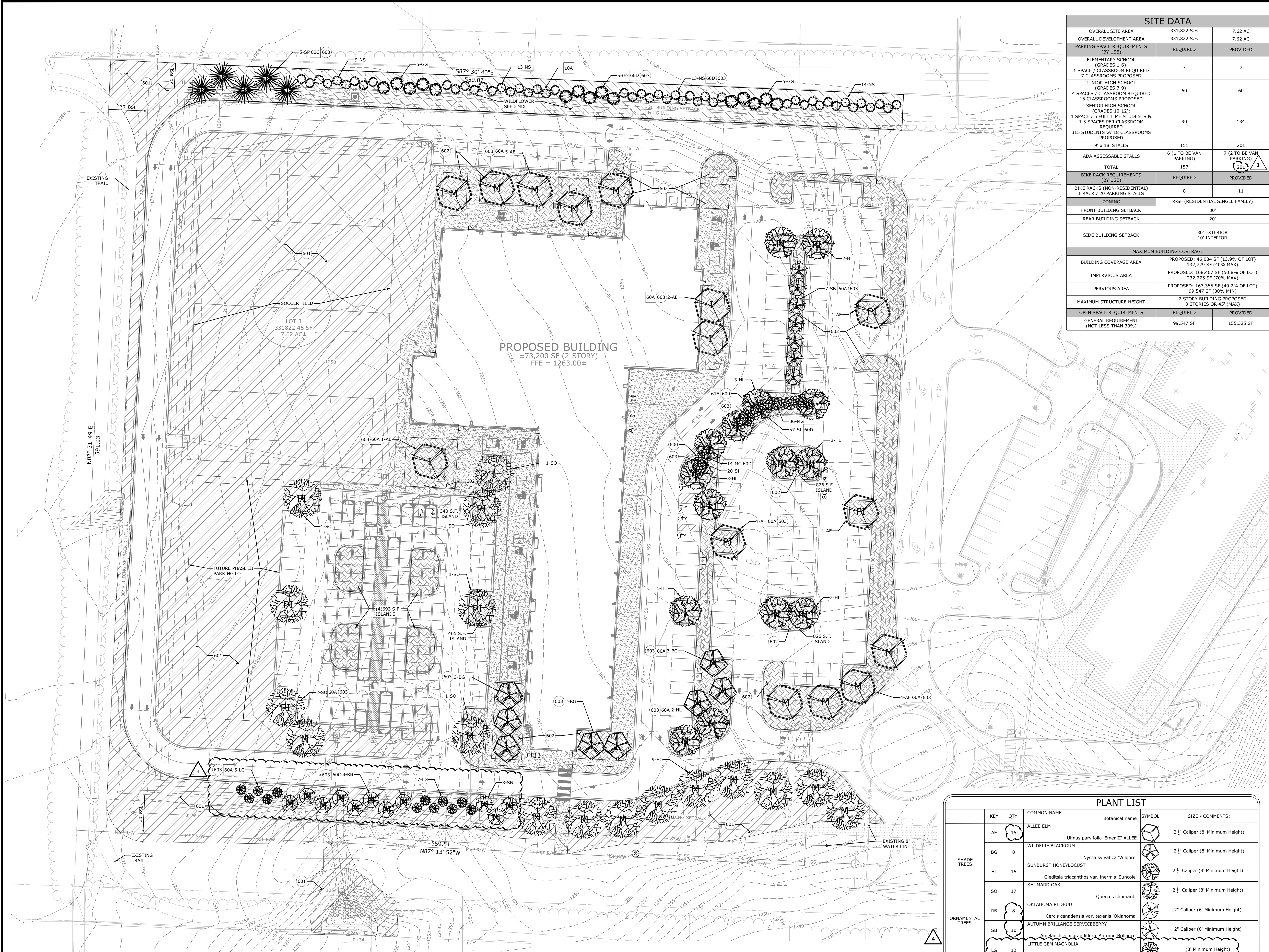
REVISIONS

REV	DATE	DESCRIPTION
1	7/10/2023	1ST CITY SUBMITTAL COMMENTS & RWU COMMENTS
2	7/27/2023	2ND CITY SUBMITTAL COMMENTS & RWU COMMENTS
3	8/22/2023	3RD CITY SUBMITTAL COMMENTS & RWU COMMENTS

UTILITY PLAN

DESIGNED BY: JPS	DRAWN BY: JPS
DATE: 8/24/2023	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: 23-2122

C4.0



CITY PLANNING REQUIREMENTS			
R-SF ZONING	MINIMUM OPEN SPACE = 30 % OVERALL SITE AREA = 331,822 S.F.	REQUIRED 30% = 99,547 S.F.	PROVIDED 155,325 S.F. = 47% OPEN SPACE
INTERIOR PLANTINGS (SEC. 14-256)	1 TREE OR SHRUB REQUIRED FOR EVERY 2,000 S.F. OF DEVELOPMENT AREA DEVELOPMENT AREA = 331,822 S.F. / 2,000 S.F. = 166 TREES OR SHRUBS A MIN. OF 25% OF REQUIRED TREES OR SHRUBS SHALL CONSIST OF TREES NO MORE THAN 25% OF TREES TO BE ORNAMENTAL TREES A MINIMUM OF 10% OF TREES SHALL BE EVERGREEN PARKING LOT TREES: 201 SPACES / 15 = 13 TREES	166 TREES OR SHRUBS	42 TREES 124 SHRUBS 166 TOTAL 7 ORNAMENTAL TREES 11 ORNAMENTAL TREES 12 EVERGREEN TREES
STREET TREES	ONE TREE PER 50 LF OF STREET FRONTAGE 560 LF / 50 = 11 TREES	11 TREES	FREE-IN-LIEU
MITIGATION TREES	MITIGATION TREES REQUIRED AT 1:5 RATIO FOR EVERY SIGNIFICANT TREE REMOVED NO MORE THAN 25% OF TREES TO BE ORNAMENTAL TREES A MINIMUM OF 10% OF TREES SHALL BE EVERGREEN	238 TREES REMOVED = 48 MITIGATION TREES REQUIRED 12 ORNAMENTAL TREES MAX. 5 EVERGREEN TREES MIN.	48 TREES 11 ORNAMENTAL TREES 12 EVERGREEN TREES
REQUIRED LANDSCAPE TOTALS	INTERIOR TREES = 42 TREES STREET TREES = (0) FREE-IN-LIEU MITIGATION TREES = 48 TREES TOTAL TREES REQUIRED = 90 TREES TOTAL SHRUBS REQUIRED = 124 SHRUBS	42 TREES (0) FREE-IN-LIEU 48 TREES 90 TREES PROVIDED 127 SHRUBS PROVIDED	

LANDSCAPE NOTES:

- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
- A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.

SITE DATA		
OVERALL SITE AREA	331,822 S.F.	7.62 AC
OVERALL DEVELOPMENT AREA	331,822 S.F.	7.62 AC
PARKING SPACE REQUIREMENTS (BY USE)	REQUIRED	PROVIDED
ELEMENTARY SCHOOL (GRADES 1-6): 1 SPACE / CLASSROOM REQUIRED 7 CLASSROOMS PROPOSED	7	7
JUNIOR HIGH SCHOOL (GRADES 7-9): 4 SPACES / CLASSROOM REQUIRED 15 CLASSROOMS PROPOSED	60	60
SENIOR HIGH SCHOOL (GRADES 10-12): 1 SPACE / 5 FULL TIME STUDENTS & 1.5 SPACES PER CLASSROOM REQUIRED 315 STUDENTS w/ 18 CLASSROOMS PROPOSED	90	134
9' x 18' STALLS	151	201
ADA ASSESSABLE STALLS	6 (1 TO BE VAN PARKING)	7 (2 TO BE VAN PARKING)
TOTAL	157	201
BIKE RACK REQUIREMENTS (BY USE)	REQUIRED	PROVIDED
BIKE RACKS (NON-RESIDENTIAL) 1 RACK / 20 PARKING STALLS	8	11
ZONING: R-SF (RESIDENTIAL SINGLE FAMILY)		
FRONT BUILDING SETBACK	30'	
REAR BUILDING SETBACK	20'	
SIDE BUILDING SETBACK	30' EXTERIOR 10' INTERIOR	

MAXIMUM BUILDING COVERAGE		
BUILDING COVERAGE AREA	PROPOSED: 46,084 SF (13.9% OF LOT) 132,725 SF (40% MAX)	
IMPERVIOUS AREA	PROPOSED: 168,467 SF (50.8% OF LOT) 232,275 SF (70% MAX)	
PERVIOUS AREA	PROPOSED: 163,355 SF (49.2% OF LOT) 99,547 SF (30% MIN)	
MAXIMUM STRUCTURE HEIGHT: 2 STORY BUILDING PROPOSED 3 STORIES OR 45' (MAX)		
OPEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
GENERAL REQUIREMENT (NOT LESS THAN 30%)	99,547 SF	155,325 SF

PLAN SCALE

1" = 30'

EXISTING LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- UNDERGROUND TELEPHONE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEVISION
- UNDERGROUND FIBER
- OVERHEAD ELECTRIC
- FENCE
- ROAD CENTERLINE
- DITCH FLOWLINE
- EASEMENT LINE
- GRAVEL LINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE w/ ANCHOR
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- ELECTRIC VAULT
- FIBER VAULT
- GAS VAULT
- TELEPHONE VAULT
- WATER VAULT
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE

PROPOSED LEGEND

- CURB AND GUTTER
- EASEMENT
- SETBACK
- TEMPORARY CONSTRUCTION EASEMENT
- FENCE
- PAINTED / THERMOPLASTIC STRIPING
- ASPHALT PAVEMENT (HEAVY DUTY)
- ASPHALT PAVEMENT (LIGHT DUTY)
- CONCRETE PAVEMENT
- CONCRETE SIDEWALK
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- PARKING STALL COUNT
- BUILDING CONTROL POINT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- POWER POLE/POWER POLE & GUY
- LIGHT POLE
- ELECTRICAL TRANSFORMER
- ELECTRICAL PEDESTAL
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PEDESTAL

PROPOSED LEGEND

- STORM DRAIN
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS METER
- ELECTRIC METER
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ELECTRIC TRANSFORMER
- LIGHT POLE
- SEED (SEE PLANTING LIST - THIS SHEET)
- SOD (SEE PLANTING LIST - THIS SHEET)
- SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
- TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
- GAS LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEVISION
- WATER LINE
- SANITARY SEWER LINE
- ELECTRICAL PEDESTAL
- INTERIOR TREE
- MITIGATION TREE
- PARKING LOT / INTERIOR TREE

LANDSCAPE KEYNOTES

- 600 STEEL LANDSCAPE EDGING
- 601 SEEDING AREA
- 602 SODDED AREA
- 603 APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH (NATURAL COLOR) TO LANDSCAPE BEDS. SINGLE TREES AND SHRUBS SHALL HAVE THE SAME 3" LAYER OF MULCH APPLIED TO THE OUTSIDE EDGE OF THE PLANTING PIT.

LANDSCAPE DETAILS

- 10A TREE PROTECTION FENCE
- 60A TREE PLANTING
- 60C TREE PLANTING ON SLOPE
- 60D SHRUB PLANTING
- 61A STEEL EDGING

PLANT LIST				
KEY	QTY.	COMMON NAME	SYMBOL	SIZE / COMMENTS:
SHADE TREES	15	ALLEE ELM		2 1/2" Caliper (8' Minimum Height)
	8	WILDFIRE BLACKGUM		2 1/2" Caliper (8' Minimum Height)
	15	SUNBURST HONEYLOCUST		2 1/2" Caliper (8' Minimum Height)
	17	SHUMARD OAK		2 1/2" Caliper (8' Minimum Height)
	8	OKLAHOMA REDBUD		2" Caliper (6' Minimum Height)
ORNAMENTAL TREES	10	AUTUMN BRILLIANCE SERVICEBERRY		2" Caliper (6' Minimum Height)
	12	LITTLE GEM MAGNOLIA		(8' Minimum Height)
EVERGREEN TREES	5	SHORTLEAF PINE		(8' Minimum Height)
	15	GREEN GIANT ARBORVITAE		10 Gallon (4' Minimum Height)
EVERGREEN SHRUBS	49	NELLIE R. STEVENS HOLLY		10 Gallon (4' Minimum Height)
	50	PINK FLAMINGOS MUHY GRASS		5 Gallon
SHRUBS	77	SHAMROCK COMPACT INKBERRY		5 Gallon
	14,725 S.F.	MESIC TO DRY POLLINATOR WILDFLOWER SEED MIX (ERNWX-105)		0.5 Lb. Wildflower Seed Mix plus 0.7 Lb. Cereal Rye Cover Crop Seed per 1,000 S.F.
TURF	3,818 S.F.	PATRIOT BERMUDA SOD		Solid Sod
	2.4 ACRES	PATRIOT BERMUDA SEED		Seed with Straw Mulch Cover

Note: Caliper measurements as per American Standard for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

All civil plans used on site must include most current stamp by Rogers Planning

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

LISA ACADEMY PHASE II
MIDDLE AND HIGH SCHOOL ADDITION
592 S HORSEBARN RD.,
ROGERS, AR



REVISIONS		DESCRIPTION
REV	DATE	DESCRIPTION
1	6/29/2023	1ST CITY SUBMITTAL COMMENTS & RWU COMMENTS
2	7/27/2023	2ND CITY SUBMITTAL COMMENTS
3	8/21/2023	3RD CITY SUBMITTAL COMMENTS & RWU COMMENTS
4	9/20/2023	3RD CITY SUBMITTAL COMMENTS (9/19/2023 E-MAIL)

LANDSCAPE PLAN

DESIGNED BY: JPS	DRAWN BY: JPS
DATE: 9/20/2023	REVISION: REV-0
SCALE: AS NOTED	JOB NUMBER: 23-2122

C6.1



LARGE SCALE DEVELOPMENT

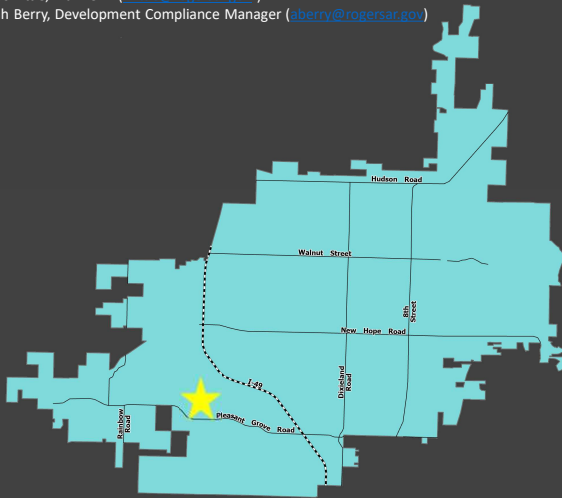
PLANNING

Pinnacle Village Townhomes Phase 1

Staff:

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

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



Vicinity Map

Location

4601 S Champions Drive
Parcel 02-02087-425

CGM Designation

Regional Center - Uptown

Zoning

U-NBT (Neighborhood Transition – Uptown)

Proposed Use

Single-Family Attached Townhomes

Representative

Katelynn Morgan, EDG

All reviews have passed.

Location:

Located in southwest Rogers, about 0.4 miles north of the Pleasant Grove – Pinnacle Hills Intersection, on the east side of Pinnacle Hills Pkwy.

Proposal:

The proposal is for the construction of 13 townhomes totaling 13,736 square feet, with a shared courtyard.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

Growth Designation Character:

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

Allowed Zoning Districts:

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

ZONING:

The purpose of the Uptown Neighborhood Transition zone is to provide medium- to high-density residential infill between the other URDC zones and surrounding existing residential neighborhoods. U-NBT development is typically characterized by residential structures that are single-family, 2- to 3-stories, with very small or zero

side setbacks, such as brownstones, townhomes, garden homes, or similar housing types that normally feature front on-street parking and rear- or side-entry garages. Sec. 14-732(1.1)(iv.).

Use Definition:

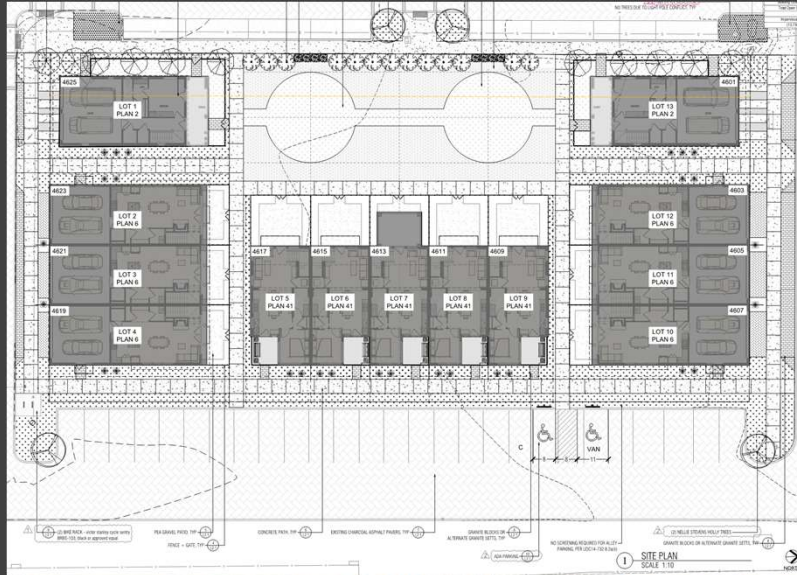
Single-Family Residential is a secondary use classification encompassing buildings containing one dwelling unit located on a single lot. Sec. 14-695(b)(1)(k)



LARGE SCALE DEVELOPMENT

PLANNING

Pinnacle Village Townhomes Phase 1



Request

- The proposal is for the construction of 13 single-family townhomes totaling 13,736 square feet.
- Total development area for this LSDP is roughly 0.7 acres. Total site area is 1.36 acres.

Site Plan

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

Access management standards are met.

2. STORMWATER MANAGEMENT:

Stormwater management and water quality have previously been addressed with the construction of the Pinnacle Village subdivision, which utilizes pervious pavers.

3. FLOODPLAIN MANAGEMENT:

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

4. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition:

S 47th Street is not in substandard condition.

b) Connectivity Standards:

Connectivity standards are not applicable on this site.

c) Streetscape:

i) Right-of-Way:

1) The right-of-way width S 47th Street, a Minor Street, is 50-ft as required by the Typical Street Section.

ii) Sidewalks & Sidepaths: The applicant proposes a 5-ft sidewalk along S 47th Street.

d) Trails: Trails are neither proposed nor required.

e) Streetlights: Two streetlights are proposed along S 47th Street.

f) Street Trees: 2 Nellie Steven Holly trees are proposed and meet street tree requirements.

5. RECOMMENDATIONS:

Approve



Recommendation
APPROVE

Summary
LSDP Staff Recommendation
APPROVE

PINNACLE VILLAGE PHASE 1

4601 S CHAMPIONS DR. ROGERS, AR 72758
(LSD PL202300648)

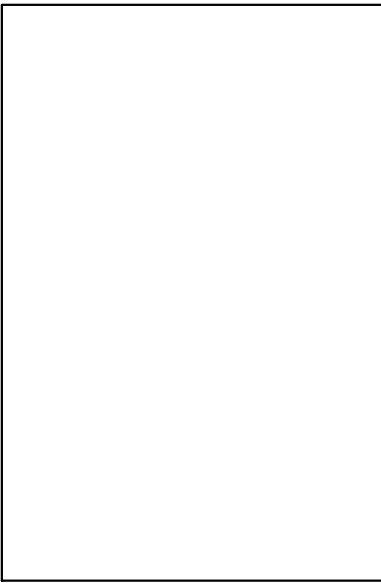
LARGE-SCALE DEVELOPMENT PLANS

AUGUST 25, 2023

flintlock
ARCHITECTURE & LANDSCAPE

128 E Lafayette St
Fayetteville
AR 72701

T 479.305.4807
www.flintlocklab.com



NO.	Date	Issues/Revisions
1	07-19-23	Rev #1
2	08-22-23	Rev #2

NOT FOR
CONSTRUCTION

STAMP

PROJECT NAME

PINNACLE
VILLAGE
Rogers,
Arkansas

DRAWN BY:
CHECKED BY:

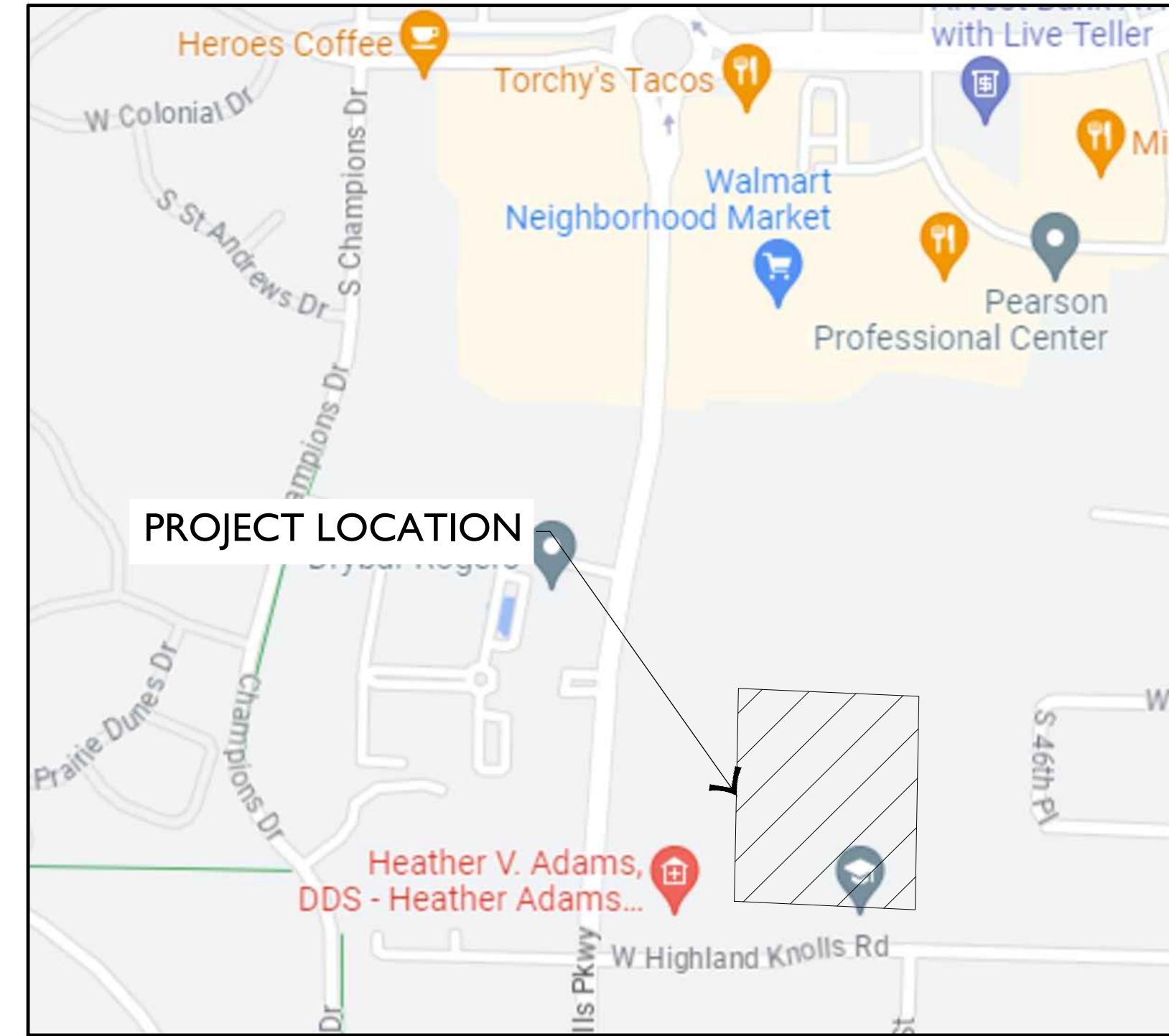
DRAWING TITLE

COVER SHEET

DATE: JULY 20, 2023
SCALE:

DRAWING NUMBER

C0.00



VICINITY MAP
NOT TO SCALE



AERIAL MAP
NOT TO SCALE



OWNER/DEVELOPER:
TK DEVELOPMENT LLC
HUNTER THOMASON
P.O. BOX 3457
LITTLE ROCK, AR 72203
HUNTER@HSTLANDCO.COM
479.306.8083

ARCHITECT:
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ALLISON QUINLAN
528 N COLLEGE AVE, SUITE 3
FAYETTEVILLE, AR 72701
ATQ@FLINTLOCKLAB.COM
479.305.4807

LANDSCAPE :
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CIVIL ENGINEER:
ECOLOGICAL DESIGN GROUP, INC.
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216 W BIRCH ST
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BDRIVER@ECOLOGICALDG.COM
501.944.3090

SURVEYOR:
OWN
JIM COLLINS, PLS
5311 W. VILLAGE PARKWAY
ROGERS, AR 72758
JECOLLINS@WEAREOWN.COM
479.286.8181

- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYWAYS SHALL HAVE 20-FEET 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.
- ACCORDING TO IFC 2012 3310.1, APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- PER IFC 2012 3312.1, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW (CITY OF ROGERS ZONING DISTRICT)

FLOOD DATA:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS. (FIRM PANEL #05007C0090), DATED 09/28/2007)

CITY OF ROGERS PROJECT NOTES:

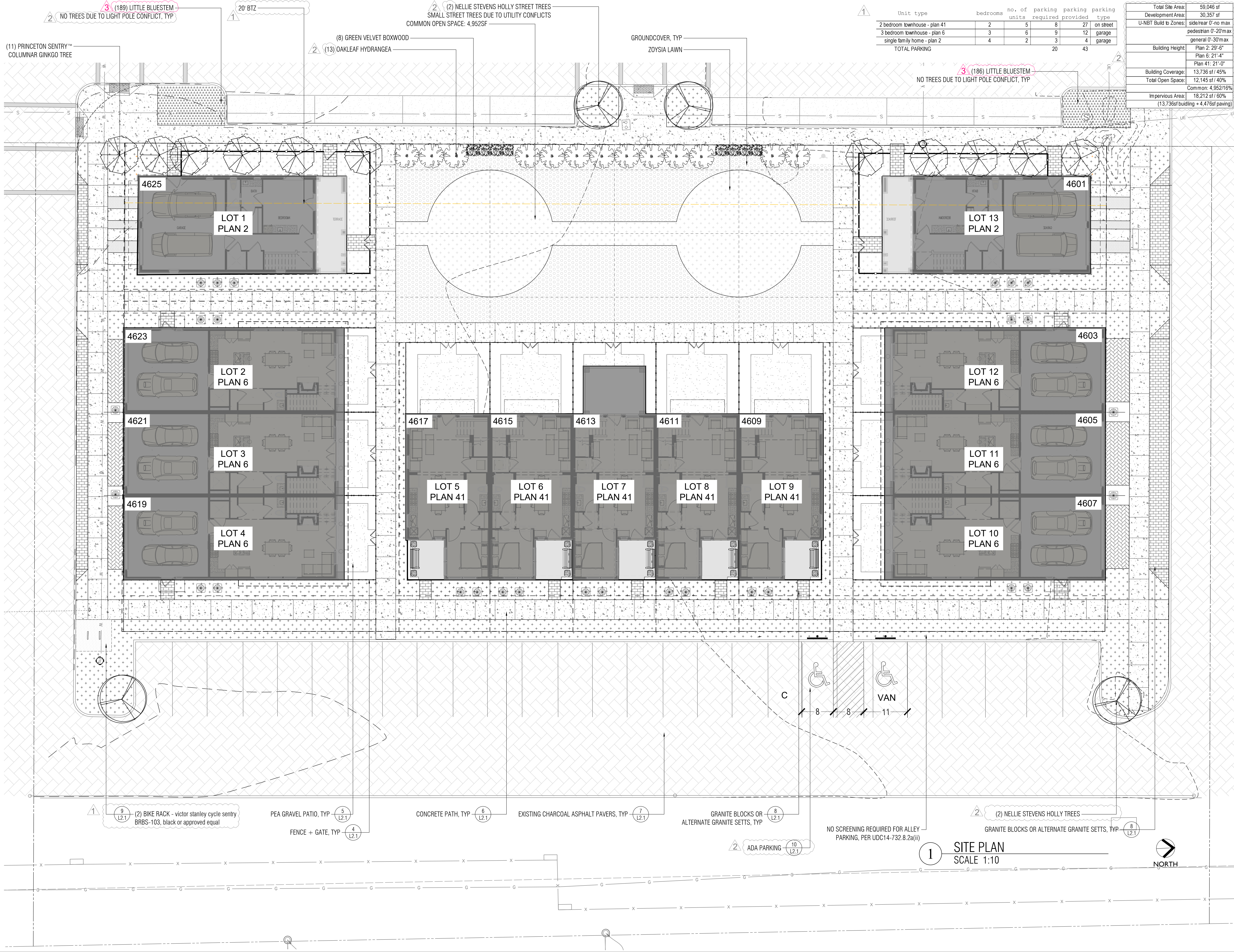
- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE THE MOST CURRENT STAMP BY ROGERS PLANNING.
- ALL COMMERCIAL DEVELOPMENTS, DEVELOPMENTS THAT INCLUDE PLUMBING EXCEEDING 15 FIXTURE-UNITS (TWO BATHROOM GROUPS), AND ALL PUBLIC FOOD SERVICE ESTABLISHMENTS REQUIRE THE REVIEW AND APPROVAL OF THE ARKANSAS STATE HEALTH DEPARTMENT. THE ARKANSAS STATE HEALTH DEPARTMENT APPROVAL LETTER IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

SITE DESCRIPTION:

LOT 10 OF PINNACLE VILLAGE SUBDIVISION TO THE CITY OF ROGERS PER THE RECORD PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER L202302130 IN THE LAND RECORDS OF BENTON COUNTY, ARKANSAS; SAID LOT 10 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8-INCH REBAR WITH CAP AT THE SOUTHWEST CORNER OF THE SE1/4 OF THE NW1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF ROGERS, BENTON COUNTY, ARKANSAS; THENCE ALONG THE SOUTH LINE OF SAID SE1/4 OF THE NW1/4, THE SAME BEING THE SOUTH LINE OF LOT 12B OF PINNACLE VILLAGE SUBDIVISION PER AFORESAID RECORD PLAT, S87°24'24"E 330.27 FEET TO A FOUND 5/8-INCH REBAR WITH CAP AT THE SOUTHEAST CORNER OF SAID LOT 12B; THENCE DEPARTING SAID SOUTH LINE AND ALONG THE EAST LINE OF SAID LOT 12B, N02°01'17"E 293.61 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE NORTHEAST CORNER OF SAID LOT 12B, FOR THE POINT OF BEGINNING;

THENCE DEPARTING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID LOT 12B, N86°42'15"W 202.55 FEET TO A FOUND MAG NAIL WITH WASHER STAMPED "PLS 1337" AT THE NORTHWEST CORNER OF SAID LOT 12B, SAID CORNER BEING ON THE EAST RIGHT OF WAY LINE OF S 47TH ST PER AFORESAID RECORD PLAT; THENCE ALONG SAID EAST RIGHT OF WAY LINE, N03°17'45"E 296.33 FEET TO A FOUND MAG NAIL WITH WASHER STAMPED "PLS 1337" AT THE SOUTHWEST CORNER OF LOT 6 OF PINNACLE VILLAGE SUBDIVISION PER AFORESAID RECORD PLAT; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF SAID LOT 6, S86°42'15"E 195.96 FEET TO A FOUND 5/8-INCH REBAR WITH CAP MARKED "PLS 1337" AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE DEPARTING SAID SOUTH LINE, S02°01'17"W 296.41 FEET TO THE POINT OF BEGINNING, CONTAINING 59,046 SQUARE FEET OR 1.36 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT.



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ARCHITECTURE & LANDSCAPE

128 E Lafayette St
Fayetteville
AR 72701

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www.flintlocklab.com

CITY OF ROGERS STAMP

NO. Date Issues/Revisions

1 07-19-23 Rev #1

2 08-22-23 Rev #2

3 09-11-23 Rev #3

NOT FOR
CONSTRUCTION

STAMP



PROJECT NAME

PINNACLE
VILLAGE
Rogers,
Arkansas

PERMIT SET

DRAWN BY:
CHECKED BY:

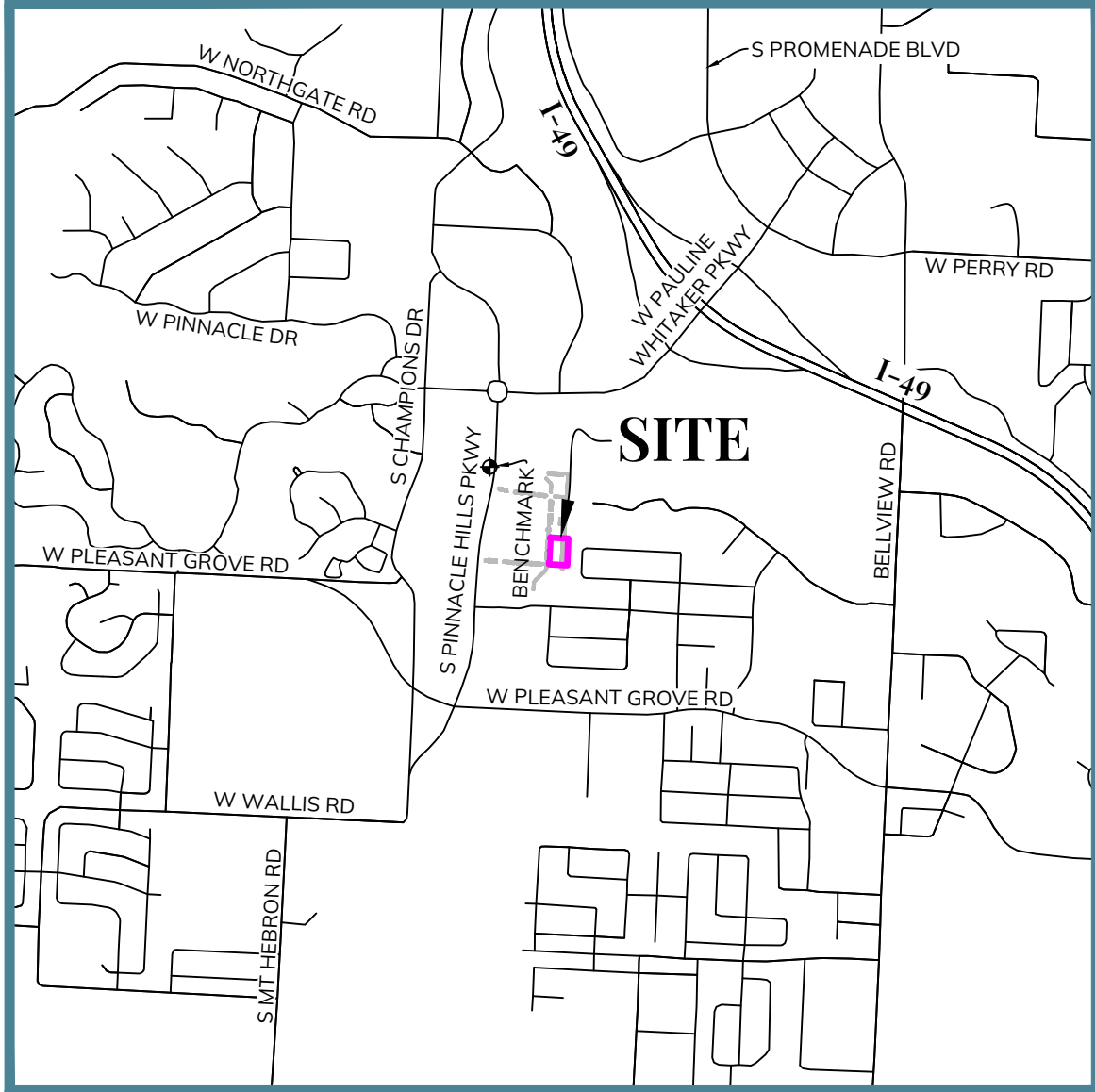
DRAWING TITLE

SITE PLAN

DATE: JUNE 23 2023
SCALE: 1:10

DRAWING NUMBER

L1.0



VICINITY MAP
SE1/4 NW1/4, SECTION 28, T19N, R30W
SCALE: 1 INCH = 2,000 U.S. SURVEY FEET

NOTES

- BASIS OF BEARINGS: GRID NORTH OF THE ARKANSAS STATE PLANE COORDINATE SYSTEM OF 1983, NORTH ZONE ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000).
- BASIS OF ELEVATIONS: NAVD88 (GEOID18) ESTABLISHED BY OPUS REFERENCE FRAME: (2011)(EPOCH:2010.0000). SITE BENCHMARK IS A MAG NAIL IN THE CONCRETE SIDEWALK ON THE WEST SIDE OF S PINNACLE HILLS PARKWAY, NORTHWEST OF THE SUBJECT LOT, AT: N:721233.52', E: 667860.01', EL: 1293.25'.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
- THIS SURVEY MEETS THE 2020 "ARKANSAS STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS AND PLATS", WHICH IS ALSO KNOWN AS "STANDARDS OF PRACTICE NO. 1".
- THIS PLAT REPRESENTS A BOUNDARY & TOPOGRAPHIC SURVEY OF THE SUBJECT LOT; THE SUBJECT LOT IS LOT 10 PER THE FINAL PLAT OF PINNACLE VILLAGE TO THE CITY OF ROGERS, RECORDED AS INSTRUMENT NUMBER L202302130 IN THE LAND RECORDS OF BENTON COUNTY. THE SUBJECT LOT IS LOCATED WITHIN THE CITY LIMITS OF ROGERS, BENTON COUNTY, ARKANSAS.
- ENVIRONMENTAL AND SUBSURFACE CONDITIONS WERE NOT EXAMINED AS PART OF THIS SURVEY.
- BY GRAPHICAL PLOTTING ONLY, USING THE U.S. FISH & WILDLIFE SERVICE'S WETLANDS MAPPER, THERE ARE NO WETLANDS LOCATED UPON THE SUBJECT LOT. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE IF WETLANDS EXIST UPON THE SUBJECT LOT. THE SURVEYOR FOUND NO EVIDENCE OF A WETLANDS DETERMINATION OR DELINEATION.
- DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY AND IS NOT TRANSFERABLE.
- SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR PRESENT.
- SURVEY FIELD WORK COMPLETED ON 05/03/2023.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THE SUBJECT LOT IS IN ZONE X, AN AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NO. 05007C0210K WHICH BEARS AN EFFECTIVE DATE OF JUNE 05, 2012. THE PARENT TRACT IS NOT IN A FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION READILY AVAILABLE FROM UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION READILY AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ARKANSAS ONE CALL TICKET NUMBER 230512-1079.

ZONING DATA

BY GRAPHIC PLOTTING ONLY, USING THE CITY OR ROGERS GIS, THE SUBJECT LOT IS ZONED U-NBT.

UPTOWN NEIGHBORHOOD TRANSITION (U-NBT)

(i) BUILDING PLACEMENT:

(ii) BUILD-TO ZONES (BTZs) AND SETBACKS (DISTANCE FROM PROPERTY LINE TO EDGE OF THE ZONE):

PEDESTRIAN-FRIENDLY FRONTAGE/PUBLIC OPEN SPACE: 0' MIN. SETBACK - 20' MAX. SETBACK

GENERAL FRONTAGE: 0' MIN. SETBACK - 30' MAX. SETBACK

SIDE: 0' MIN. SETBACK; NO MAX. SETBACK

REAR: SEE PARKING STANDARDS SUBSECTION 4.5(e)

(iii) BUILDING FRONTAGE:

PEDESTRIAN-FRIENDLY FRONTAGE: 50% MIN.

GENERAL FRONTAGE: 30% MIN.

(iv) BUILDING HEIGHT:

(i) PRINCIPAL BUILDING STANDARDS:

BUILDING HEIGHT:

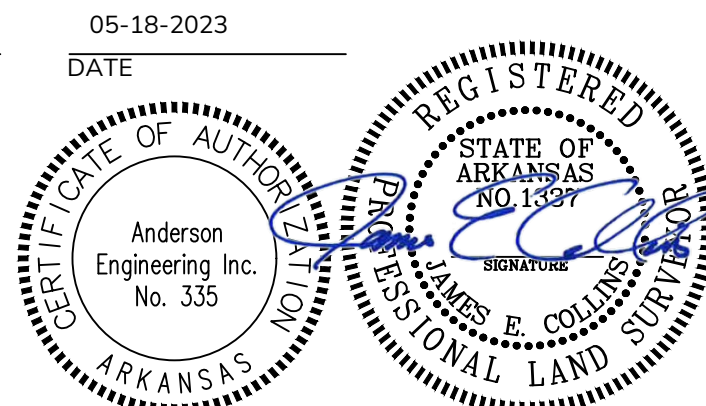
- 3 STORIES MAXIMUM BY RIGHT
- TRANSITION REQUIREMENT IF ADJACENT TO DETACHED SINGLE-FAMILY ZONED RESIDENTIAL (SUBSECTION 4.2 (d))

*REFER TO ZONING ORDINANCES FOR ADDITIONAL INFORMATION.

CERTIFICATE OF SURVEYING ACCURACY

I, JAMES E. COLLINS, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME, AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

JAMES E. COLLINS
REGISTERED LAND SURVEYOR
NO. 1337
STATE OF ARKANSAS

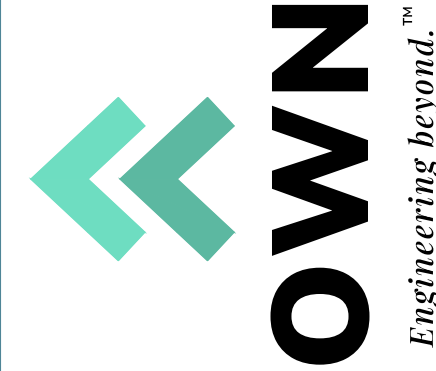
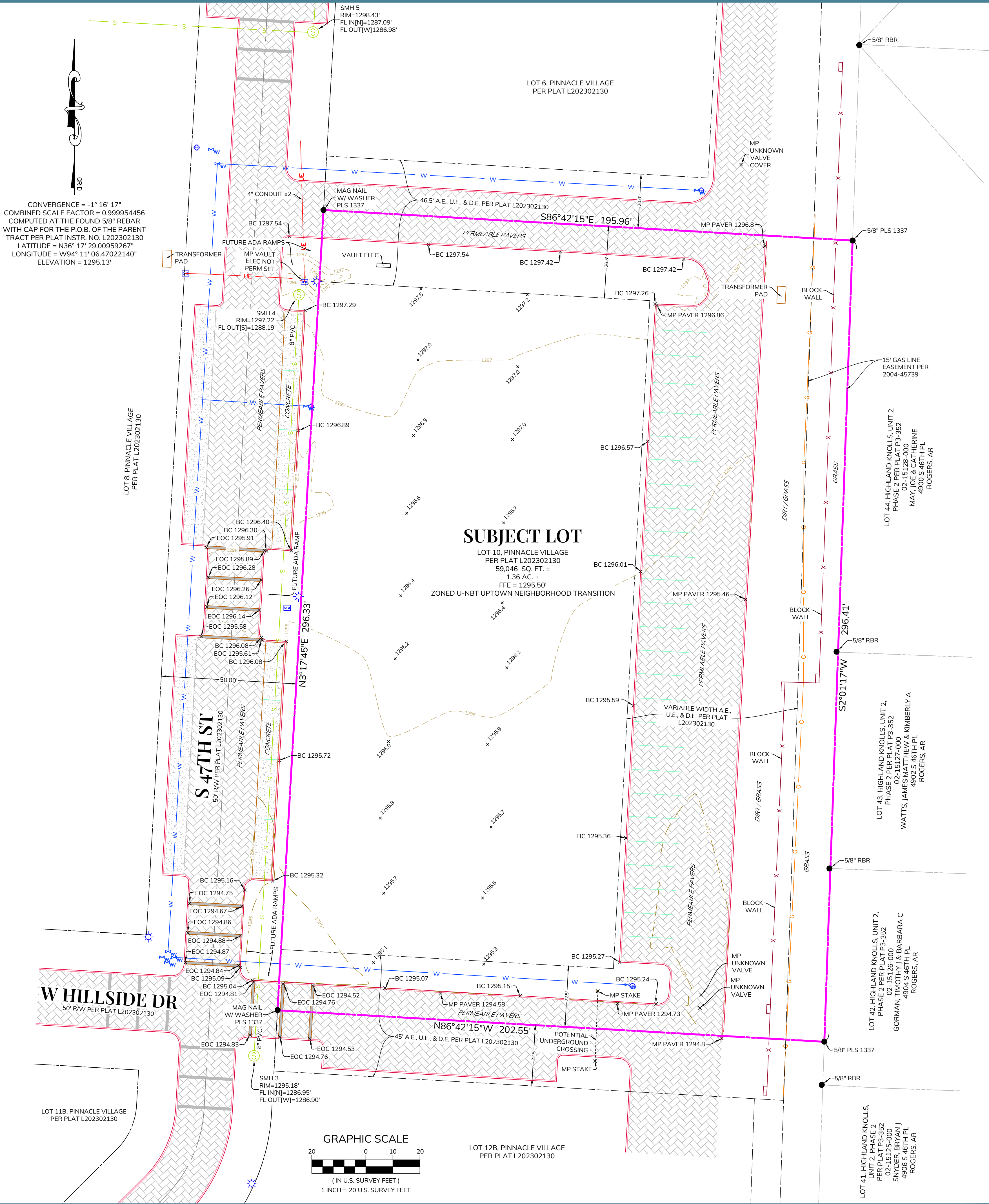


STATE PLAT CODE: 500-19N-30W-0-28-420-04-1337

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- RIGHT OF WAY (R/W) LINE
- EASEMENT LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- BACK OF CURB
- PAVEMENT STRIPE
- SANITARY SEWER LINE
- WATER LINE
- FIBER OPTIC LINE
- GAS LINE
- UNDERGROUND ELECTRIC LINE
- BLOCK WALL
- REFERENCE LINE
- PERMEABLE PAVERS
- CONCRETE
- HEAVY DUTY CONCRETE

- FOUND MONUMENT, AS NOTED
- SANITARY SEWER MANHOLE (SMH)
- WATER VALVE
- ELECTRIC (ELEC) VAULT
- LIGHT POLE
- FIRE HYDRANT
- MISC. POINT, AS NOTED
- RBR REBAR
- A.E. ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- R/W RIGHT OF WAY
- FFE FINISH FLOOR ELEVATION
- MP MISC. POINT
- EOC EDGE OF CONCRETE
- ELEC ELECTRIC
- PERM PERMANENTLY
- SMH SEWER MANHOLE
- FL FLOW LINE



5311 W. VILLAGE PKWY
ROGERS, AR 72758
479.286.8181
WEAREOWN.COM

FORMERLY ANDERSON ENGINEERING

DRAWING INFO.

NO.	DESCRIPTION	BY	DATE	JEC / JW

REVISIONS

NO.	DESCRIPTION	BY	DATE	JEC / JW

ECOLOGICAL DESIGN GROUP (EDG)

BOUNDARY & TOPOGRAPHIC SURVEY

LOT 10, PINNACLE VILLAGE
CITY OF ROGERS
BENTON COUNTY, ARKANSAS

DRAWING NO.
NWA-100-0324

SHEET NUMBER

1
OF 1

NOT FOR
CONSTRUCTION

STAMP



PROJECT NAME

PINNACLE
VILLAGE
Rogers,
Arkansas

PERMIT SET

DRAWN BY:
CHECKED BY:

DRAWING TITLE

EXT. ELEVATIONS

DATE: JUNE 23 2023
SCALE:

DRAWING NUMBER

A2.00



1 FRONT ELEVATION
A2.00 SCALE: 1/4" = 1'-0"

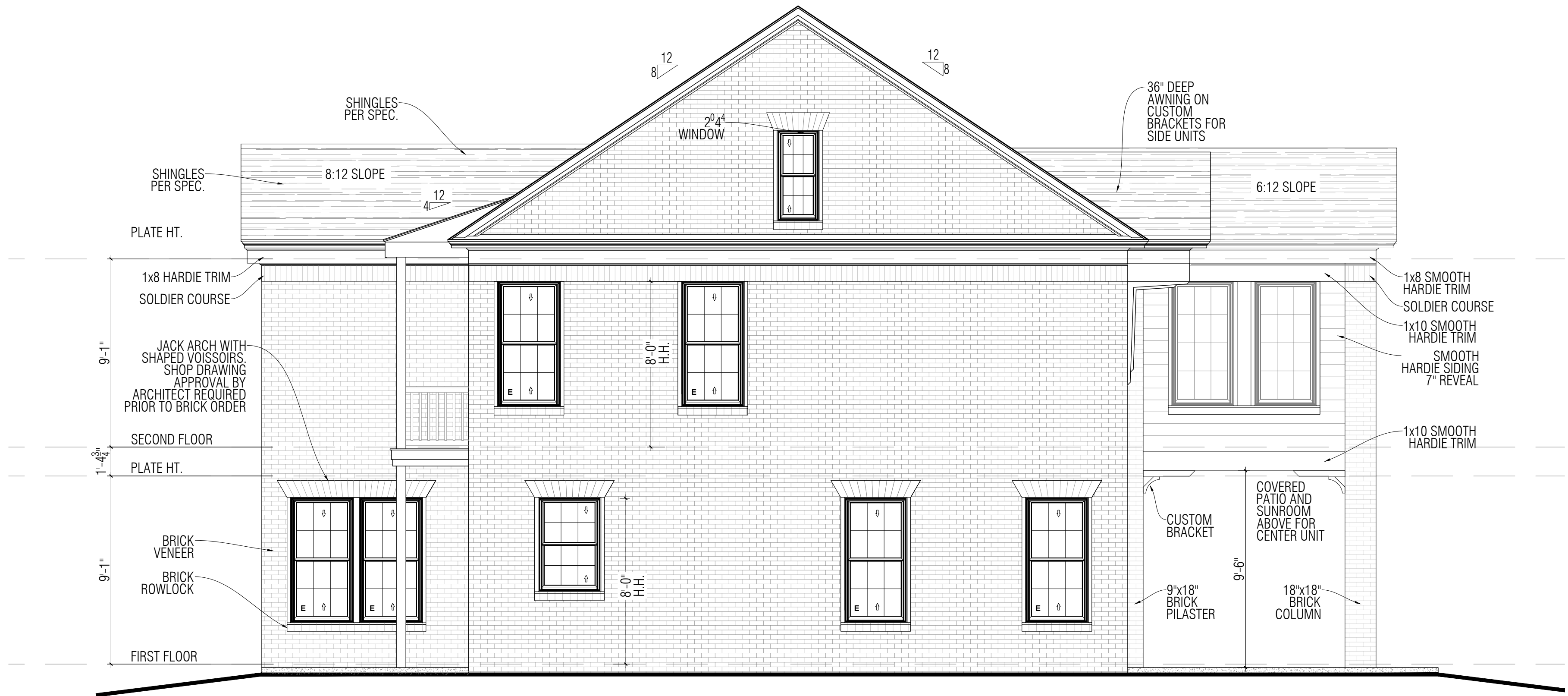
PLAN 41
LOTS 5-9



1
A2.10

RIGHT ELEVATION

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



2
A2.10

LEFT ELEVATION

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

PLAN 41
LOTS 5-9

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CITY OF ROGERS STAMP

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PROJECT NAME

PINNACLE
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Rogers,
Arkansas

PERMIT SET

DRAWN BY:
CHECKED BY:

DRAWING TITLE

EXT. ELEVATIONS

DATE: JUNE 23 2023
SCALE:

DRAWING NUMBER

A2.10



1
A2.20

REAR ELEVATION

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



September 22, 2023

Mr. Brahm Driver, PE
EDG - Civil
314 South 3rd Street
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Pinnacle Village Townhouses Ph. 1

Dear Mr. Driver:

Plans were received for the referenced project which includes 32 LF of water main extension. We have reviewed the plans and are approving them with the following conditions:

1. Construction inspection for this project shall be the responsibility of EDG - Civil
2. Provide a profile of the proposed fire hydrant line extension. Also, show and label the proposed fire hydrant line fittings on the plan and profile.
3. Provide a minimum of 10-foot horizontal separation between parallel water and sewer mains and service lines and label the 10-foot minimum distance on the plans. This includes the outside of manholes with water lines.
4. Show the size of the irrigation meter and RPZA on the plans. Also, the model specified for the RPZA is not a lead-free model which is now required. The equivalent lead-free model would be 975XL2.
5. Match pipe crowns of the proposed 6" sewer service line with the 8" out-flowing pipe at both manholes.
6. Identify the proposed trees on the Utility Plan or Landscape Plan. Large Trees (over 20' tall at maturity in City Code 14-46-paragraph G) must be located at least 10 feet from any water or sanitary sewer main.
7. All plan submittals must include the most current version (2022) of the RWU Standard Detail sheets. These are available at the RWU website.
8. 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.

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



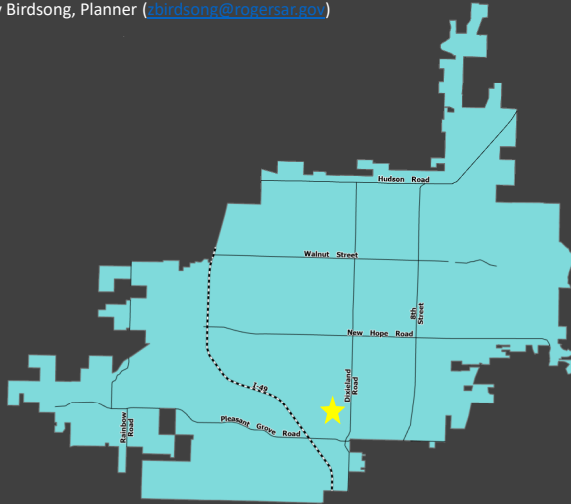
Rezone

Paulo Torres

PLANNING

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation
Neighborhood

Zoning
A-1 (Agricultural)

Proposed Zoning
R-SF (Residential Single Family)

Location
1875 West Laurel

Representative
Paulo Torres

Location:

This is a rezone request for a property located in south Rogers at 1875 West Laurel.



Rezone

Paulo Torres

PLANNING



Geolocation

GEOLOCATION

The property resides near the northwest corner of West Laurel and South Dixieland Road.

*Note: GIS is not correctly showing the placement of the east property line. Correct placement is closer to what is shown by the yellow outline.



Rezone

Paulo Torres

PLANNING



Zoning

Rezone Request A-1 to R-SF

Rezone Request:

The applicant is requesting to rezone the subject property from A-1 (Agricultural) to R-SF (Residential Single-Family).

ZONING:

R-SF (Residential-Single Family):

"This district is intended primarily for single-family detached dwellings at low residential densities. Certain other structures and uses necessary to serve governmental, educational, religious, recreational, and other needs of neighborhood areas are allowed as permitted or conditional uses subject to restrictions intended to preserve and protect the single-family residential character of the district. Internal stability, harmony, attractiveness, order and efficiency are encouraged by providing for adequate light, air and open space for dwellings and related facilities and by consideration of proper functional relationship and arrangement of the different uses permitted in this district." Sec. 14-699(a).



- The subject property is located within the Neighborhood growth designation. The current zone, A-1, is not allowed in this designation. The requested zoning of R-SF is.
- Adjacent and surrounding land contains mostly R-SF zoned parcels within subdivisions with some A-1 and N-R zoning.
- The proposed rezone is consistent with the context of the area.

- The subject property is located within the Neighborhood growth designation. The current zone, A-1, is not allowed in this designation. The requested zoning of R-SF is.
- Adjacent and surrounding land contains mostly R-SF zoned parcels within subdivisions with some A-1 and N-R zoning.
- The proposed rezone matches the surrounding context.

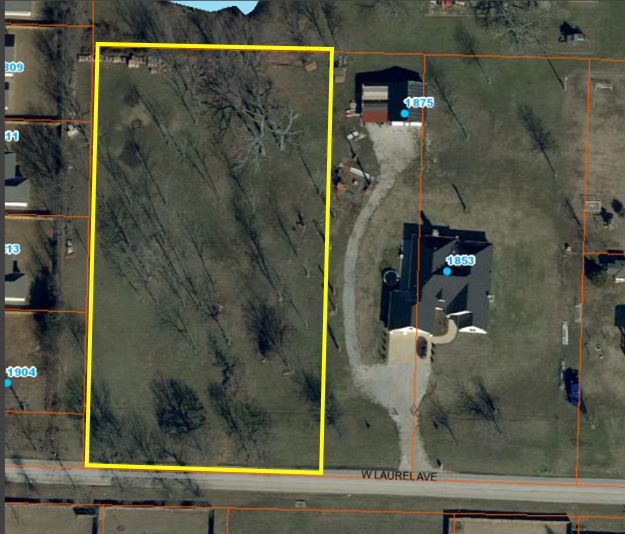
R-SF, N-R, R-DP, R-MF



Rezone

Paulo Torres

PLANNING



Site Aerial

Recommendation:
Approve or Refer to
Committee

Public Input Received:

No public input received.

RECOMMENDATIONS:

Approve or 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 ⁰⁰ (\$200)
Zoning:	A-1 to RSF
Permit Number:	23-28
CityView Application:	PL202300924
Date:	9/11/23

REZONE APPLICATION

APPLICANT: Paulo and Osvelia Torres

ADDRESS: 1875 W Laurel Drive, Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: Near intersection of W Laurel Avenue & Dixieland Road

PARCEL NUMBER: 02-02087-230

PHONE #: 479-633-1060 / 479-871-4659 (cell of Property Owner Agent, David Lee - Attorney at General Law Group) EMAIL: david@hlgnwa.com

PROPERTY OWNER: Paulo and Osvelia Torres PHONE #: 479-633-1060

PRESENT USE: _____ 1 Open Space, Vacant Land ZONING: Agriculture

PROPOSED USE: Residential Dwelling and Open Space ZONING: Residential ~~Single~~ Single Family

Paulo Torres Osvelia Torres 9-8-23
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 9/11/23 PUBLIC HEARING DATE: 10/3/23 CERTIFIED MAIL DATE: 9/17/23

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Tract 1 of the Property Line Adjustment Filed in Plat Book 2017, Page 638 of the Benton County Records, Being a Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 26, Township 19 North, Range 30 West of the Fifth Principal Meridian, City of Rogers, Benton County, Arkansas, Being More Particularly Described as Follows: Commencing at the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 26, Said Point Being a Found 1/2" Rebar in the Intersection of S. Dixieland Road and W. Laurel Avenue; Thence Along the South Line of Said SE 1/4 of the NW 1/4, N86°50'46" W A Distance of 459.98 Feet to the Point of Beginning; Thence Continuing Along Said South Line N86°50'46" A Distance of 200.01 to a Point; Thence Leaving Said South Line, N02°38'01"E A Distance of 332.59 Feet to a Found 1/2" Rebar; Thence S86°37'16"E A Distance of 200.01 Feet to a Set Iron Pin with Cap "PLS 1156"; Thence S02°38'01"W A Distance of 331.81 Feet to the Point of Beginning, Containing 1.53 Acres (66,440 Sq. Ft.) More or Less, and Subject to the Right of Way of W. Laurel Avenue on the South Side Thereof.

LAYMAN'S DESCRIPTION: 1875 W Laurel Avenue, Rogers, AR 72758

PRESENT ZONING: Agricultural

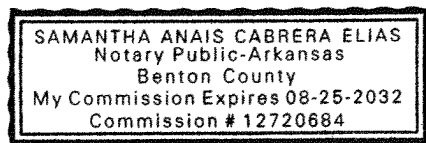
ZONING REQUEST: Residential Single Family

Respectfully Submitted,

By: Paulo Torres
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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



Samantha Anais C.E.
Notary Signature

Samantha Cabrera
Notary Name Printed

8/25/2032
Commission Expires

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Tract 1 of the Property Line Adjustment Filed in Plat Book 2017, Page 638 of the Benton County Records, Being a Part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 26, Township 19 North, Range 30 West of the Fifth Principal Meridian, City of Rogers, Benton County, Arkansas, Being More Particularly Described as Follows: Commencing at the Southeast Corner of the Southeast Quarter of the Northwest Quarter of said Section 26, Said Point Being a Found 1/2" Rebar in the Intersection of S. Dixieland Road and W. Laurel Avenue; Thence Along the South Line of Said SE 1/4 of the NW 1/4, N86°50'46" W A Distance of 459.98 Feet to the Point of Beginning; Thence Continuing Along Said South Line N86°50'46" A Distance of 200.01 to a Point; Thence Leaving Said South Line, N02°38'01"E A Distance of 332.59 Feet to a Found 1/2" Rebar; Thence S86°37'16"E A Distance of 200.01 Feet to a Set Iron Pin with Cap "PLS 1156"; Thence S02°38'01"W A Distance of 331.81 Feet to the Point of Beginning, Containing 1.53 Acres (66,440 Sq. Ft.) More or Less, and Subject to the Right of Way of W. Laurel Avenue on the South Side Thereof.

LAYMAN'S DESCRIPTION: 1875 W Laurel Avenue, Rogers, AR 72758

PRESENT ZONING: Agricultural

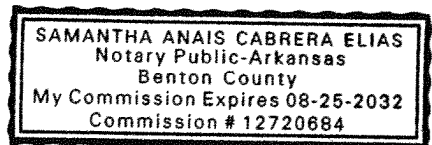
ZONING REQUEST: Residential Single Family

Respectfully Submitted,

By: Osvelia Torres
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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



Samantha Cabrera
Notary Signature

Samantha Cabrera
Notary Name Printed

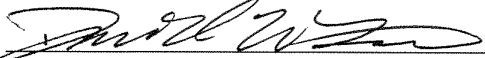
8/25/2032
Commission Expires

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 27th day of September, 2023.

my clients'
(Paulo & Osvelia Torres)



Signed

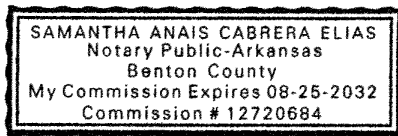
David W. Lee

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 27th day of September, 2023.



Samantha Anais C.E.
Notary Signature

Samantha Anais Cabrera Elias.
Notary Name Printed

8/25/2032
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 **October 3, 2023 at 5:30 p.m.** on the application by **Paulo & Osvela Torres** to rezone **1875 W. Laurel Street** from the **A-1** (Agricultural) zoning district to the **R-SF** (Residential Single Family) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

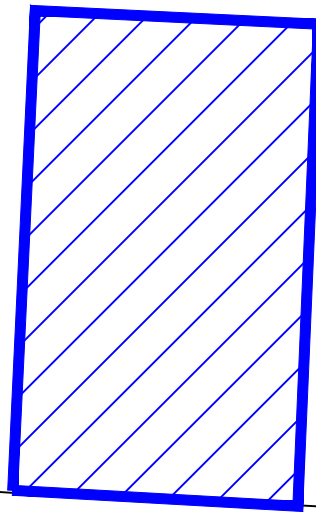
1875 W. Laurel Street

Parcel Number: 02-02087-230

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday September 17, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation



WEST LAUREL AVENUE

BROOKS PLACE

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING REZONE

DESCRIPTION	To rezone 1875 W. Laurel Ave from A-1 (Agricultural) to the R-SF (Residential Single Family) zoning district
APPLICANT	Paula & Osvaldo Torres
BOARD/COMMISSION	Planning Commission
MEETING DATE/TIME	October 3, 2023 at 5:30 PM
MEETING LOCATION	Rogers City Council Chambers 301 W. Chestnut St. Rogers, MO 64580
PUBLIC COMMENTS	planningcommission@rogersmo.gov www.rogersmo.gov/11811811Public%20Comments



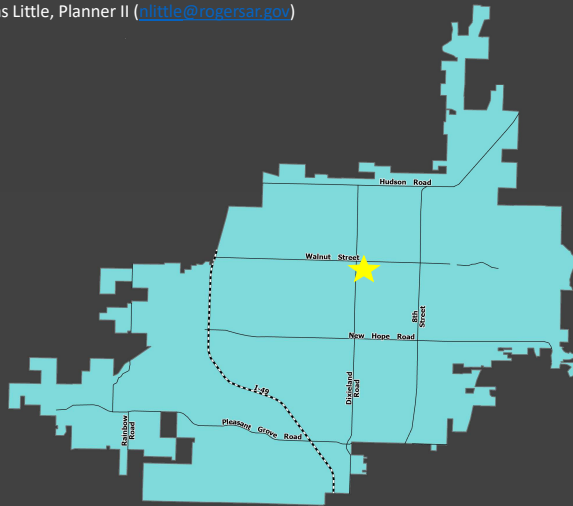
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(417) 621-1188
planning@rogersmo.gov



Rezone Camacho

PLANNING

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



Vicinity Map

CGM Designation
Access Corridor

Zoning
R-SF (Residential Single Family)

Proposed Zoning
C-2 (Highway Commercial)

Location
1708 W Walnut Street

Representative
Chris Tilley, Odyssey Engineering

Location:

This is located in central Rogers, on the south side of W Walnut Street, just east of S Dixieland Road.



Rezone Camacho

PLANNING

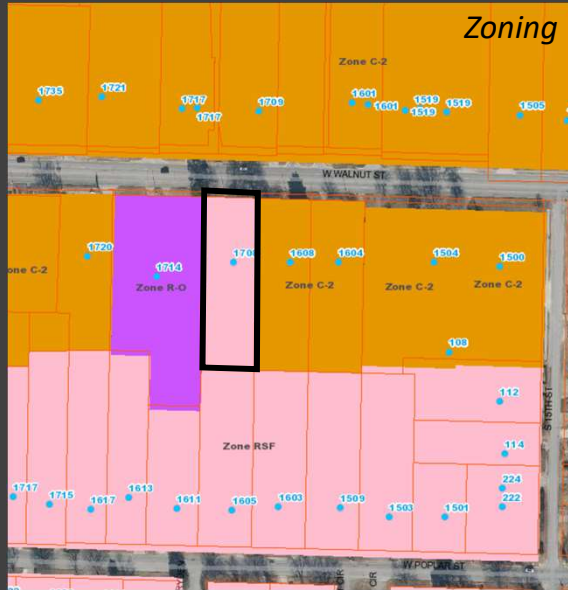


Geolocation



Rezone Camacho

PLANNING



Rezone Request
R-SF to C-2

Rezone Request:

The applicant is requesting to rezone the subject property from R-SF(Residential Single Family) to C-2(Highway Commercial).

ZONING:

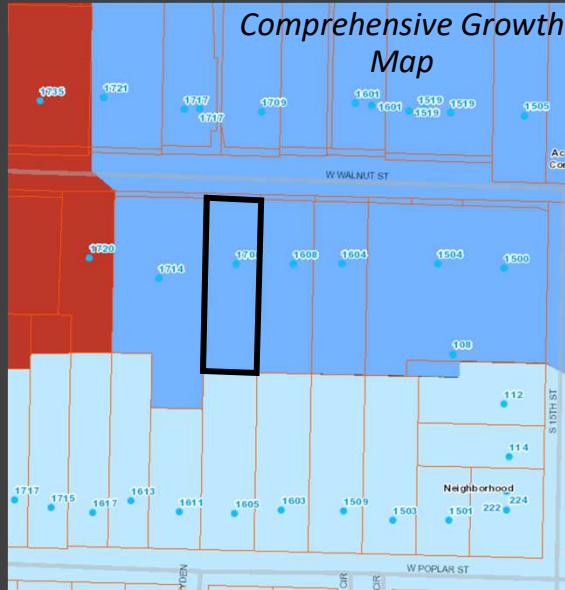
C-2(Highway Commercial):

This 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 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).



Rezone Camacho

PLANNING



Staff Analysis

- The subject property is located within the Access Corridor growth designation, which allows C-2 zoning, per the CGM Guide.
- Nearly every property along W Walnut Street on this block is zoned C-2.
- Most common zoning designation along Walnut, outside of Downtown Rogers.

COMPREHENSIVE GROWTH MAP:

- Designated for access corridor growth, which allows C-2 zoning.
- Every property along Walnut on this block is C-2, except the western adjacent neighbor, which is zoned R-O and used as an optometrist clinic.
- Most common zoning district along Walnut, outside of DTR, is C-2.

Growth Designation:

Access Corridor

Growth Designation Character:

Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development.(CGM Page 1).

Base Density:

6 units per acre

Max Density:

12 units per acre

Allowed Zoning Districts

R-MF, R-O, C-2



Recommendation:
**Approve or Refer to
Committee**

Public Input Received:

No Public Input Received

RECOMMENDATIONS:

Refer to committee – More than one option.

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: R-SF to C-2
Permit Number: 23-29
CityView Application: PL 202300897
Date: 9/11/2023

REZONE APPLICATION

APPLICANT: Odyssey Engineering, LLC Everardo Camacho
ADDRESS: 117 Parkwood Street, Lowell AR 72745 SUITE #: 101
GENERAL LOCATION OF PROPERTY: 1708 W. Walnut Street
PARCEL NUMBER: 02-06007-000
PHONE #: 479.480.3330 EMAIL: ctilley@odysseynwa.com
PROPERTY OWNER: Everardo Camacho PHONE #: 479.480.3330
PRESENT USE: Single Family Residential ZONING: R-SF
PROPOSED USE: General Commercial ZONING: C-2

[Signature]
Applicant Signature

9-5-2023
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 9/11/23 PUBLIC HEARING DATE: 10/3/23 CERTIFIED MAIL DATE: 9/17/23
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

Section 11, Township 19 North, Range 30 West; Lot 6, Mitchell Place, a subdivision to the City of Rogers, Benton County, Arkansas, as shown on plat record "J" at page 476.

LAYMAN'S DESCRIPTION:

1708 W. Walnut Street, Rogers, AR 72756

PRESENT ZONING: R-SF

ZONING REQUEST: C-2

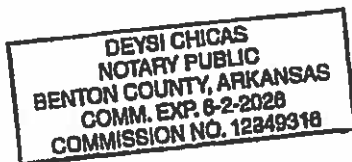
Respectfully Submitted,

By: EVERARDO CAMACHO
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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

[Signature]
Notary Signature



Deysi Chicas
Notary Name Printed

10/8/2026
Commission Expires

Legal Description
Camacho Rezoning
1708 W. Walnut Street; or Parcel No. 02-06007-000

Section 11, Township 19 North, Range 30 West; Lot 6, Mitchell Place, a subdivision to the City of Rogers, Benton County, Arkansas, as shown on plat record "J" at page 476.



479.480.3330



facebook.com/odysseynwa

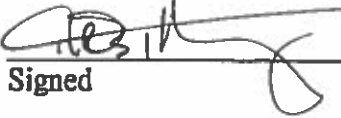


117 Parkwood St., Suite 101, Lowell, AR 72745

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 18 day of SEPTEMBER, 2023.

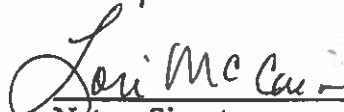

Signed

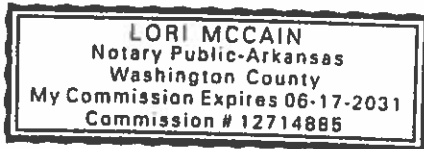
Chris Tilley
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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


Notary Signature



Lori McCain
Notary Name Printed

06-17-2031
Commission Expires

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Garfield, AR 72732

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Total Postage \$8.56

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Street and Apt. 21621 VISTA SHORES DR

City, State, ZIP+4® GARFIELD AR 72732-9009

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Street and Apt. 1611 W POPLAR ST

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Street and Apt. 6500 SUMMERHILL RD STE 2E

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Sent To MANAO O MANOA LLC

Street and Apt. C/O BERRIGAN, CHRISTIAN

City, State, ZIP+4® 1509 W POPLAR ST

City, State, ZIP+4® ROGERS AR 72758

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Sent To WALKER, CALVIN JR & JAMIE A

Street and Apt. 112 S 15TH ST

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Sent To JONES, MILLIE J & WEBER, ZACHARY J

Street 1905 SUMMERS WAY

City JEFFERSON CITY MO 65109

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Street 3374 N HWY 171

City MALVERN AR 72104-9087

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City LITTLE ROCK AR 72203

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City ROGERS AR 72758

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Street % WALGREENS #5237

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Street 4271 TREMBLAY WAY

City PALM HARBOR FL 34685

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City ROGERS AR 72758-4144

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Street 1095 E 2100 S STE 110

City SALT LAKE CITY UT 84106

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Postage	\$0.66		
Total	\$8.56		
Sent To	WAFFLE HOUSE INC		
Street	5986 FINANCIAL DR		
City, State, ZIP+4®	NORCROSS GA 30071		

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☐ Certified Mail Restricted Delivery	\$0.00		
☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.66		
Total	\$8.56		
Sent To	PRIMUS INVESTMENTS LLC		
Street	1504 W WALNUT ST		
City, State, ZIP+4®	ROGERS AR 72758		

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☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.66		
Total	\$8.56		
Sent To	PEACH INVESTMENTS CORPORATION		
Street	18828 INTERSTATE 30 N		
City, State, ZIP+4®	BENTON AR 72019		

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OFFICIAL USE
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☐ Adult Signature Required	\$0.00		
☐ Adult Signature Restricted Delivery	\$0.00		
Postage	\$0.66		
Total	\$8.56		
Sent To	ELIAS PROPERTIES ARKANSAS LLC		
Street	500 N BROADWAY		
City, State, ZIP+4®	JERICHO NY 11753-2127		

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Camacho Rezoning**Adjacent Property Owners (300')**

ARKANSAS STATE HIGHWAY COMMISSION
PO BOX 2261
LITTLE ROCK AR 72203

DICKINSON, DAVID P & SUZANNE L
3374 N HWY 171
MALVERN AR 72104-9087

ELIAS PROPERTIES ARKANSAS LLC
500 N BROADWAY
JERICO NY 11753-2127

ERV INVESTMENT GROUP LLC
5012 S KATILLUS RD
LITTLE ROCK AR 72223

FRISCO ON WALNUT APARTMENTS LLC
1095 E 2100 S STE 110
SALT LAKE CITY UT 84106

HANEY, LINDA L & SCOTT, DARRELL KENTON
1617 W POPLAR ST
ROGERS AR 72758

HARD KNOX TRUST-JONES, PAUL S & KARI C
4271 TREMBLAY WAY
PALM HARBOR FL 34685

JL ROGERS LLC
% WALGREENS #5237
PO BOX 1159
DEERFIELD IL 60015-6002

JONES, MILLIE J & WEBER, ZACHARY J
1905 SUMMERS WAY
JEFFERSON CITY MO 65109

LANDIS HOLDINGS LLC
PO BOX 3010
ROGERS AR 72757

LONG WATSON LONG DEVELOPMENT LLC
2000 HWY 25 B N STE D2
HEBER SPRINGS AR 72543-6418

MANAO O MANOA LLC C/O BERRIGAN, CHRISTIAN
1509 W POPLAR ST
ROGERS AR 72758

MAX ALLEY INVESTMENTS LLC
6500 SUMMERHILL RD STE 2E
TEXARKANA TX 75503

PEACH INVESTMENTS CORPORATION
18828 INTERSTATE 30 N
BENTON AR 72019

PRIMUS INVESTMENTS LLC
1504 W WALNUT ST
ROGERS AR 72758

REYES, VANESSA S
1613 W POPLAR ST
ROGERS AR 72758-4144

ROSS, DANIEL R & SHERYL L
1715 W POPLAR ST
ROGERS AR 72758

TUCHEL, NORBERT A & PATRICIA
1605 W POPLAR ST
ROGERS AR 72758-4144

WAFFLE HOUSE INC
5986 FINANCIAL DR
NORCROSS GA 30071

WALKER, CALVIN JR & JAMIE A
112 S 15TH ST
ROGERS AR 72758-4103

WARD, MICHAEL
1611 W POPLAR ST
ROGERS AR 72758-4144

WEN INVESTMENT GROUP LLC
21621 VISTA SHORES DR
GARFIELD AR 72732-9009



479.480.3330



facebook.com/odysseynwa



117 Parkwood St., Suite 101, Lowell, AR 72745



NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING

RESOLUTION NO. 10-001

DEPARTMENT OF PUBLIC WORKS

COMMUNITY DEVELOPMENT

PLANNING DIVISION

10/15/2010

www.maryland.gov



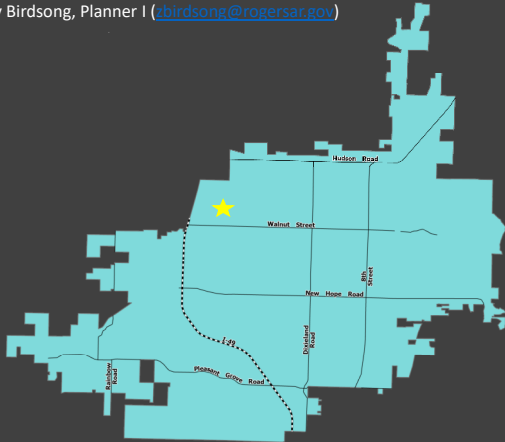
Rezone/DCP

PLANNING

37th Street Townhomes

Staff:

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



Vicinity Map

CGM Designation

Neighborhood

Zoning

C-2 (Commercial Highway)

Proposed Zoning

RMF-16 (Residential Multi-Family, 16 units per acre gross density) with a Density Concept Plan

Location

At the SE intersection of N 37th Street and W Cedar Circle

Representative

Charles Zardin, Jorgensen and Associates

Location:

The applicant is proposing a rezone and density concept plan located in west Rogers at the southeast intersection of North 37th Street and West Cedar Circle.



37th Street Townhomes



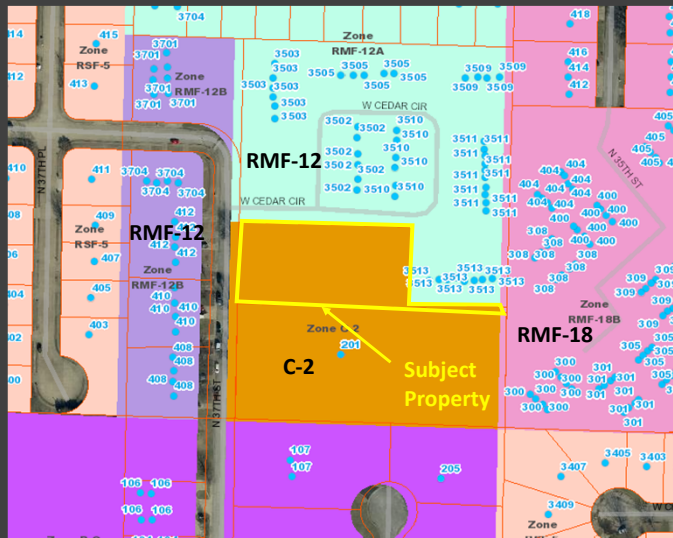
Geolocation

GEOLOCATION

The property is located east of North 40th and slightly north of West Walnut.



37th Street Townhomes



Zoning

Rezone Request

- From C-2 to RMF-16

Rezone Request:

The applicant is requesting to rezone the subject property from C-2 (Highway Commercial) to RMF-16B (Residential Multi-Family, 16 units/acre, to rent). The property is surrounded by Residential Multifamily development to the west, north, and east.

ZONING:

RMF with DCP:

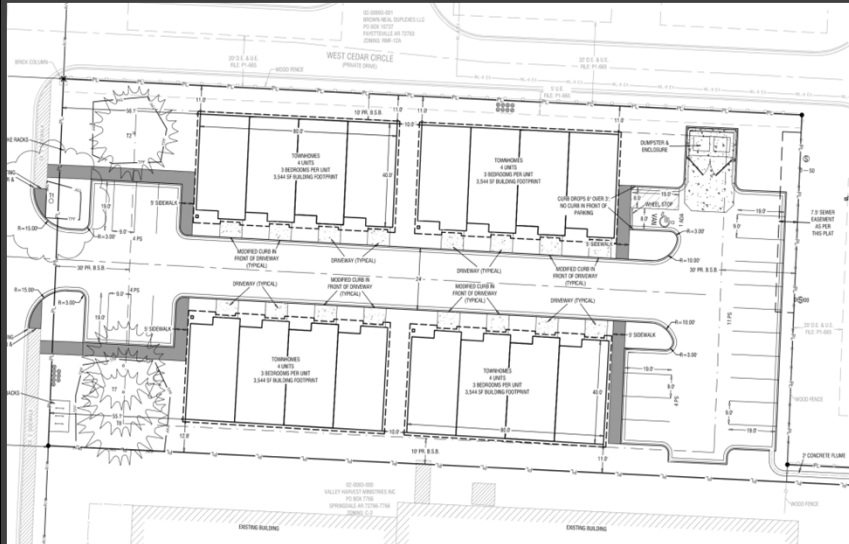
The purpose and intent of the RMF zoning district is “to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter “A” or “B” will follow unit density to designate rental or individual ownership with “A” being individual ownership and “B” being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot- line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district.” Sec. 14-703(a).



Rezone/DCP

37th Street Townhomes

PLANNING



Site Plan

Density Concept Plan Request

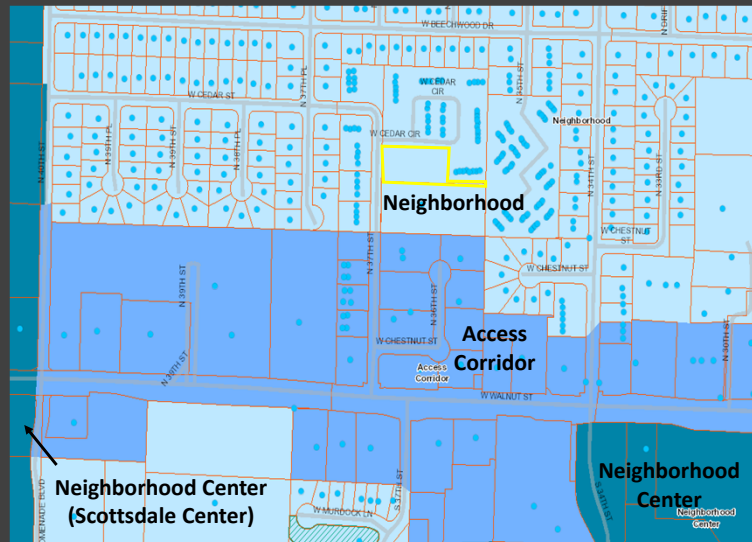
A proposal to develop 16 units on about 1 acre resulting in roughly 16 units/acre

Density Concept Plan Request:

The applicant is proposing an 16 unit townhome development on 1 acre at about 16 units/acre.



37th Street Townhomes



Comprehensive Growth Map

Staff Analysis

- The requested zoning is allowed within the Neighborhood Growth Designation
- The proposed density of 16 units/acre is above the max for this growth designation at 12 units/acre
- The development is located in close proximity to the Access Corridor along Walnut. It is also less than half a mile from the Scottsdale Center to the west and another Neighborhood Center to the southeast.

COMPREHENSIVE GROWTH MAP:

This site is located within a Neighborhood Growth Designation. The requested zoning of RMF-16 is permitted within this area. The proposed density is four units above the max density of 12 units/acre. The development is just north of the Access Corridor along Walnut. It is also less than half a mile from the Scottsdale Center to the west and another Neighborhood Center to the south west. The proposed location is in close proximity to areas that provide goods and services.

Growth Designation:

Neighborhood

Growth Designation Character:

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

Base Density:

6 units/acre

Max Density:

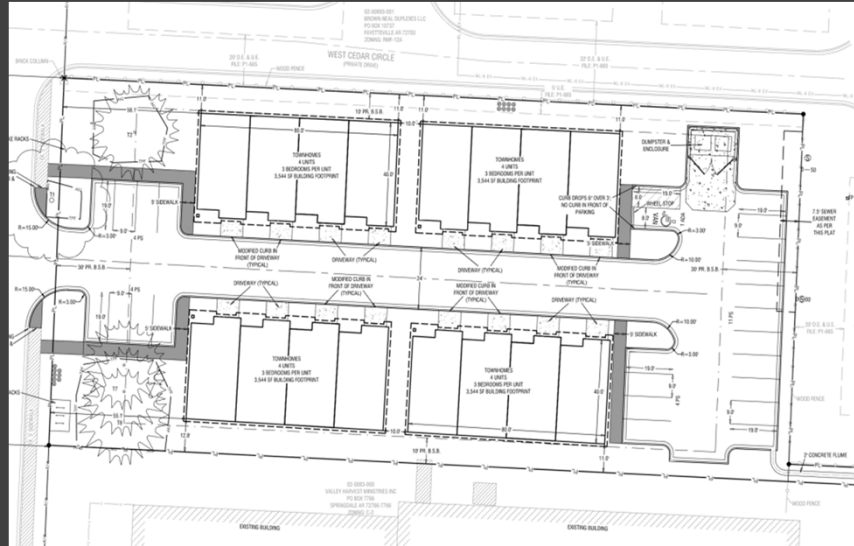
12 units/acre



Rezone/DCP

37th Street Townhomes

PLANNING



Site Plan

Staff Analysis:

- The proposed use is allowed within the requested zoning designation.
- R-MF underlying zoning setbacks are being met.

Staff Analysis:

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



37th Street Townhomes

Staff Analysis:

- The proposed building height is about 29'. This is below the maximum height of 35' per the underlying R-MF zoning district.



Elevation

Staff Analysis:

The maximum height allowed for R-MF is 35'. The applicant is proposing a height of about 29'.



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

OFFICE USE ONLY

Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	37th Street Townhomes
ADDRESS/LOCATION:	SE Corner of the intersection of N 37th St. & W. Cedar Cir.
PROPOSED ZONING:	R-MF (Residential Multifamily)
PROPOSED DENSITY:	15.84 units per acre
GROSS SITE AREA:	1.01 acres
DWELLING UNITS:	16
BUILDING TYPE:	2 story townhomes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Charles Zardin w/ Jorgensen & Associates	PHONE:	479-442-9127
		EMAIL:	charles@jorgensenassoc.com
PROJECT OWNER/DEVELOPER:	Chad White w/ White Mountain Construction	PHONE:	479-653-5200
		EMAIL:	rchadwhite@outlook.com
PROPERTY OWNER:	Chad White w/ White Mountain Construction	PHONE:	479-653-5200
		EMAIL:	rchadwhite@outlook.com
REQUEST:	Rezone to R-MF and allow for 16 townhomes on the 1.01 acre property.		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To protect and maintain existing residential areas in between nodes of other Growth Designations while encouraging low-density infill. 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.
BASE DENSITY:	6 units per acre
MAX DENSITY:	12 units per acre
CURRENT ZONING:	C-2 highway commercial district

APPLICANT SIGNATURE:  _____

SUBMITTAL DATE: 8.31.2023 _____



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

OFFICE USE ONLY

Permit Fee: \$ 200⁰⁰ (\$200)
Zoning: C-2 to RMF-16
Permit Number: 23-30
CityView Application: PL202300893
Date: 9/11/23

REZONE APPLICATION

APPLICANT: Charles Zardin w/ Jorgensen & Associates (37th Street Townhomes)

ADDRESS: _____ SUITE #: _____

GENERAL LOCATION OF PROPERTY: SE Corner of the intersection of N 37th St. & W. Cedar Cir.

PARCEL NUMBER: 02-00893-002

PHONE #: 479-442-9127 EMAIL: charles@jorgensenassoc.com

PROPERTY OWNER: Chad White w/ White Mountain Construction PHONE #: 479-653-5200

PRESENT USE: Tennis Courts ZONING: C-2 highway commercial

PROPOSED USE: Townhomes ZONING: R-MF (Res. Multifamily)
Per DCP App RMF-16

CAZ 5.10.2023
Applicant Signature Date

Attachment Checklist:

- ☒ Legal description of property
- ☒ Parcel Number for property
- ☐ Applicant Certification (Will be provided when meeting date is known and notifications are mailed.)
- ☒ Property Owner Affidavit
- ☒ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 9/11/23 PUBLIC HEARING DATE: 10/3/23 CERTIFIED MAIL DATE: 9/17/23

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

NOTES:

1. PARCEL #02-00893-002
2. CURRENT ZONING: C-2, HIGHWAY COMMERCIAL
3. PROPOSED ZONING: R-MF, RESIDENTIAL MULTI-FAMILY
4. ROTATION BASED ON ARKANSAS STATE PLANE, NORTH ZONE, NAD83
5. BOUNDARY BASED ON:
I. WARRANTY DEED, FILE #L202300148
II. BOUNDARY SURVEY, BOOK 2014, PAGE 347
III. LOT SPLIT PLAT, FILE #L202257082
6. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0260K BEARING AN EFFECTIVE DATE OF 6/5/2012 AND IS/IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

OWNER/DEVELOPER:

WHITE, ROBERT CHAD & SCARLETT, LEE
11267 WALTERS ROAD
BENTONVILLE, AR 72712

ZONING & SETBACKS:

EXISTING ZONING: C-2

SETBACKS:

FRONT: 65'
INTERIOR SIDE: 15'
EXTERIOR SIDE: 45'
REAR: 15'

PROPOSED ZONING: R-MF

SETBACKS:

FRONT: 30'
INTERIOR SIDE: 10' (SEE NOTE)
EXTERIOR SIDE: 30'
REAR: 30'

SIDE SETBACK NOTE:

INTERIOR SIDE SETBACK ALONG ONE SIDE MAY BE ZERO PROVIDED THERE IS A MINIMUM OF 20 FEET OF SEPARATION ALONG THE OTHER INTERIOR SIDE LOT LINE.

PARCEL #02-00893-002:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SAID SECTION 10, AND RUNNING S02°12'10"W 1322.48 FEET; S86°52'04"E 192.92 FEET; S86°56'22"E 470.09 FEET; S02°32'32"W 451.84 FEET TO THE TRUE POINT OF BEGINNING, AND RUNNING THENCE S02°30'16"W 10.00 FEET; THENCE N87°19'48"W 134.47 FEET; THENCE N02°36'47"E 3.30 FEET; THENCE N87°19'52"W 335.64 FEET TO THE EASTERN RIGHT OF WAY OF NORTH 37TH STREET, AND RUNNING ALONG SAID RIGHT OF WAY N02°30'31"E 141.70 FEET; THENCE LEAVING SAID RIGHT OF WAY S87°19'52"E 300.10 FEET; THENCE S02°30'16"W 135.00 FEET; THENCE S87°19'52"E 169.99 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 1.01 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

SITE CALCULATIONS:

EXISTING SITE:
SITE AREA: 44,108 SQ. FEET ± 100%

BUILDINGS: 0 SQ. FEET ± 0%
SIDEWALKS: 700 SQ. FEET ± 1.6%
DRIVEWAYS/PARKING LOT: 0 SQ. FEET ± 0%
TENNIS COURTS: 28,167 SQ. FEET ± 63.9%

TOTAL IMPERVIOUS: 28,867 SQ. FEET ± 65.5%
GREEN SPACE: 15,241 SQ. FEET ± 34.5%

PROPOSED SITE:
SITE AREA: 44,108 SQ. FEET ± 100%

BUILDINGS: 13,976 SQ. FEET ± 31.7%
SIDEWALKS: 1,116 SQ. FEET ± 2.5%
DRIVEWAYS/PARKING LOT: 14,357 SQ. FEET ± 32.5%

TOTAL IMPERVIOUS: 29,449 SQ. FEET ± 66.8%
GREEN SPACE: 14,159 SQ. FEET ± 32.1%

OFF-STREET PARKING REQUIREMENTS:

SINGLE-FAMILY DWELLING: 2 SPACES PER DWELLING UNIT

16 DWELLINGS X 2 = 32 PARKING SPACES REQUIRED

24 STRIPED PARKING SPACES PROVIDED (INCLUDING 1 ADA VAN SPACE) & 16 GARAGES PROVIDED

40 PARKING SPACES TOTAL PROVIDED.

BUILDING HEIGHT

2 STORIES - 29 FEET

RESIDENTIAL UNIT DENSITY

16 RESIDENTIAL UNITS TOTAL ÷ 1.01 ACRES = 15.84 UNITS PER ACRE

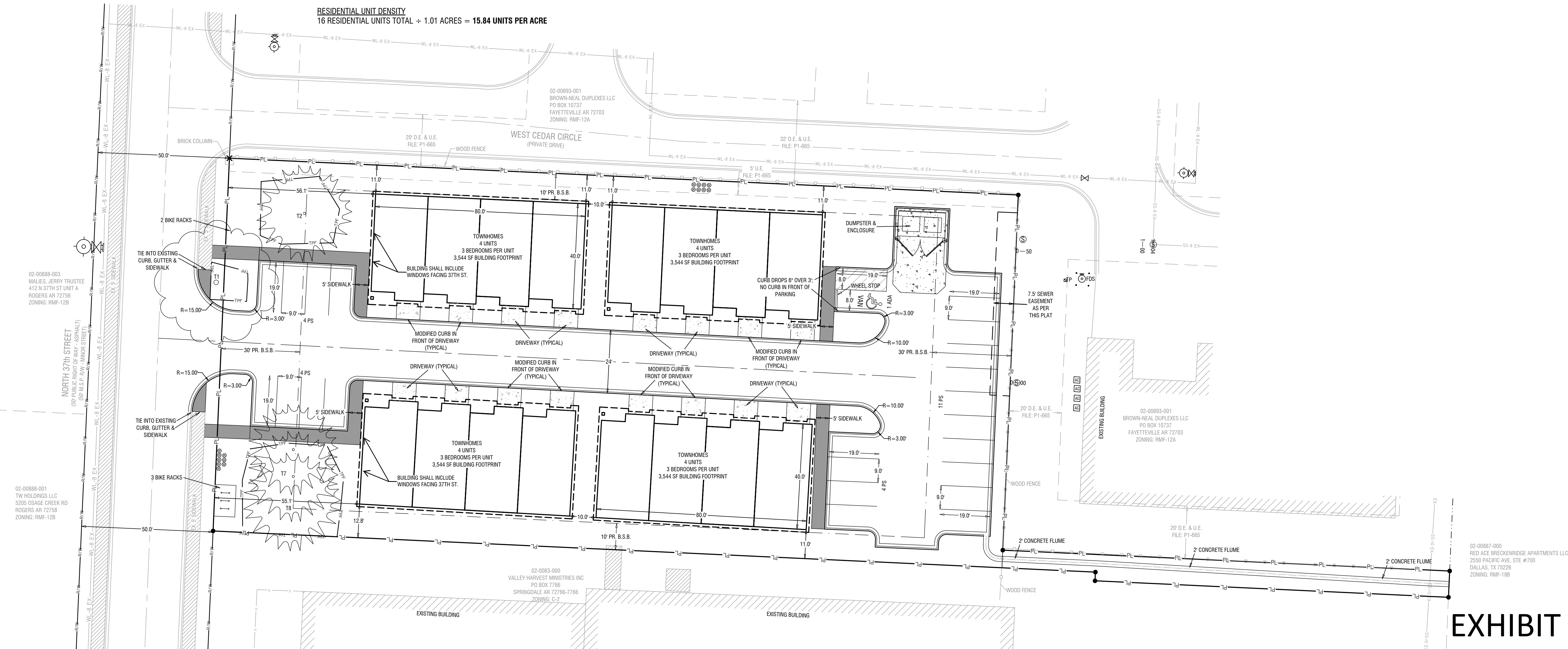
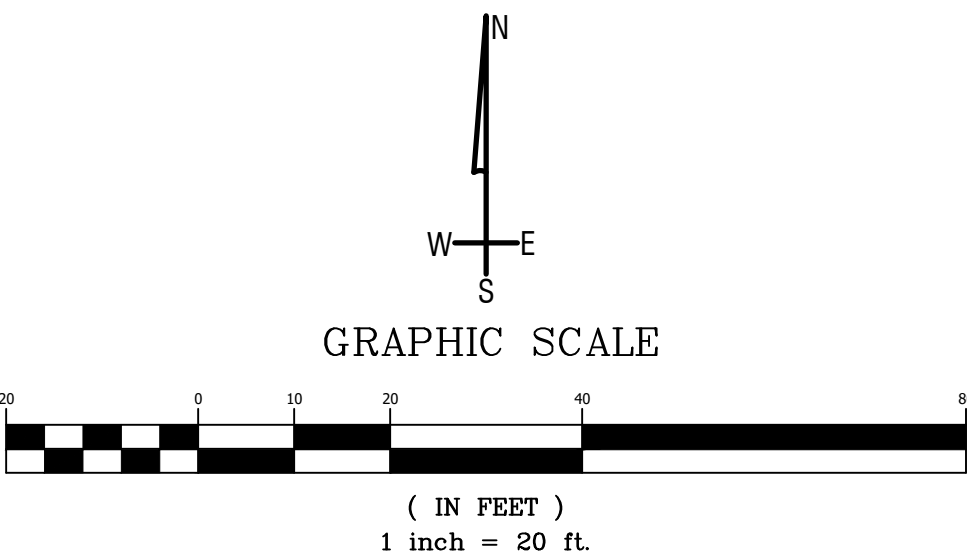


EXHIBIT A



124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985



LEGEND

- X CALCULATED POINT
- FOUND IRON PIN
- SET IRON PIN & CAP
- POWER POLE
- △ CENTERLINE MARKER
- ⊙ SEWER MANHOLE
- ⊙ FIRE HYDRANT
- ⊙ STREET LIGHT
- EXISTING 8" SEWER LINE
- EX SS-8
- PROPOSED 8" SEWER LINE
- SS-8
- EXISTING WATERLINE
- EX WL-8
- PROPOSED 8" WATER LINE
- WL-8
- CENTERLINE STREET
- BUILDING SETBACK
- UTILITY EASEMENT
- NEW SIDEWALK
- UTILITY CROSSING
- UTX
- EXISTING CONTOUR
- FINISHED CONTOUR

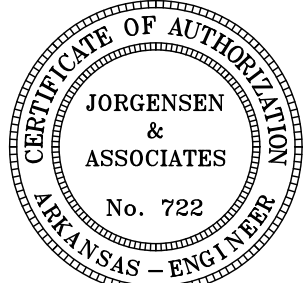
PROJECT DETAILS

PROJECT TITLE:
37th STREET
TOWNHOMES

PROJECT LOCATION:
ROGERS, AR

REVISIONS

DATE: 8/22/2023
DRAWN BY: JH
PROJECT #2023020
FILE PATH: Z:\LSD\ 2023020.DWG
SHEET SIZE: 22" x 34"
SCALE = 1" = 20'



SHEET TITLE

LARGE SCALE
DEVELOPMENT PLAN

SHEET NUMBER

C1.2

Triplex House Plan with Matching 3 Bed, 2.5 Bath Units



BUILDINGS SHALL INCLUDE
WINDOWS FACING 37TH ST.

View this and more for this plan by visiting
www.architecturaldesigns.com/623050DJ

Need Help?
800-854-7852

Plan
623050D

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

See Attachment

LAYMAN'S DESCRIPTION:

PRESENT ZONING: C-2 highway commercial

ZONING REQUEST: R-MF (Residential Multifamily)

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

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



[Signature]
Notary Signature

Tiffany Mendez
Notary Name Printed

07.10.2029
Commission Expires

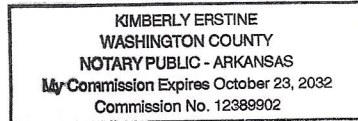
CERTIFICATION

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 18th day of September, 20 23.


Signed

Charles Zardin
Name Printed



STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 18 day of September, 20 23


Notary Signature

Kimberly Erstine
Notary Name Printed

October 23, 2032
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 **October 3, 2023 at 5:30 p.m.** on the application by **37th Street Townhomes** to rezone **1.01 acres at the southeast corner of N. 37th Street & W. Cedar Circle** from the **C-2** (Highway Commercial) zoning district to the **RMF-16** (Residential Multifamily, 16 units per acres) zoning district with a Density Concept Plan, the property being more particularly described as follows:

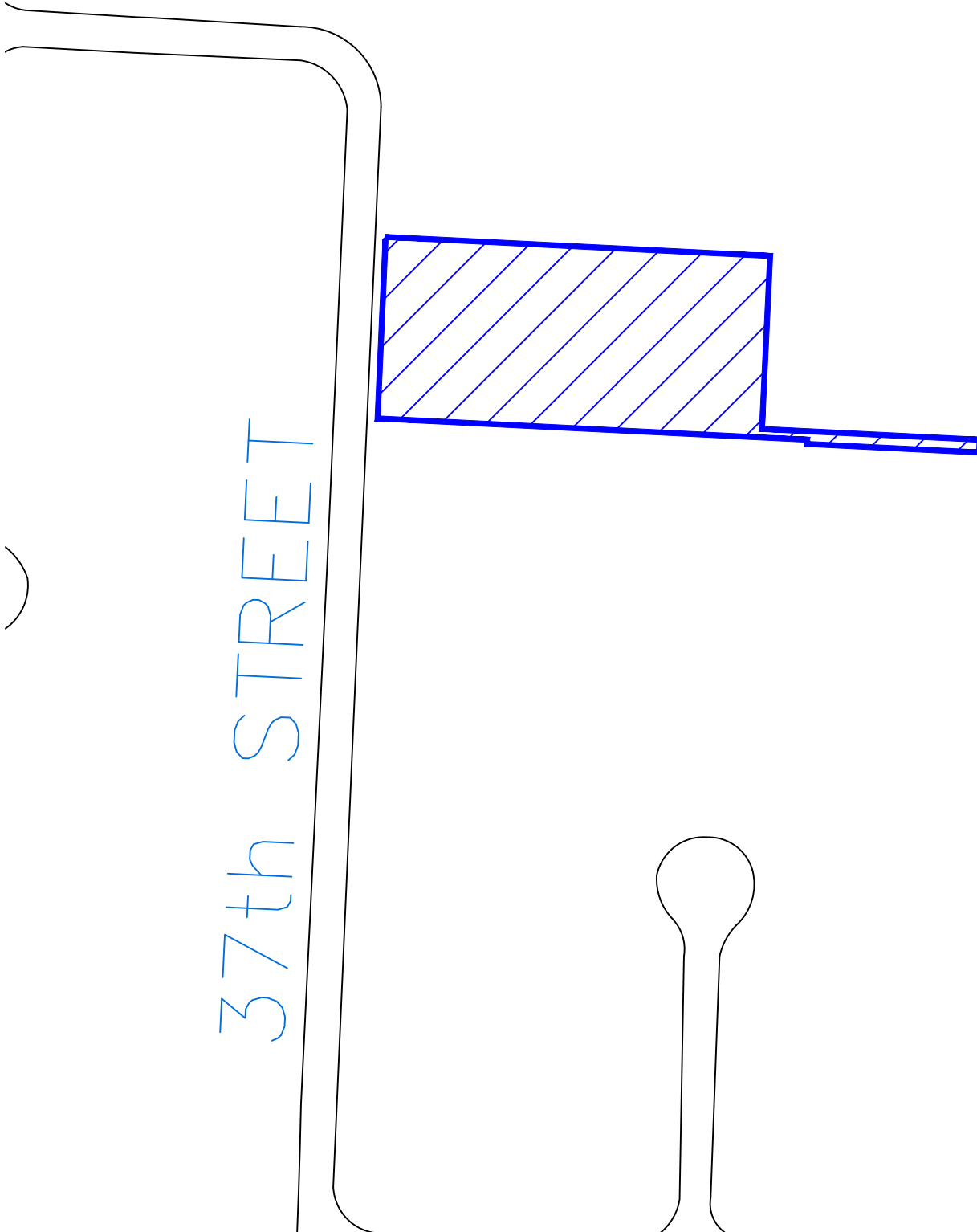
PROPERTY DESCRIPTION:

1.01 acres at the southeast corner of N. 37th Street & W. Cedar Circle
Parcel Number: 02-00893-002

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday September 17, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation



CH

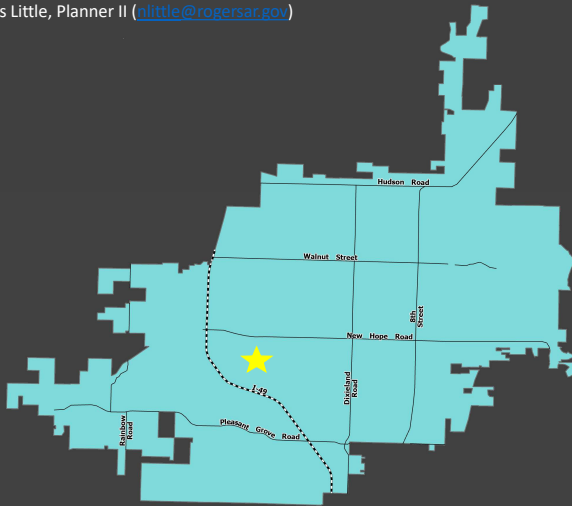




CGM Amendment Paschal Living Trust

PLANNING

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



Vicinity Map

CGM Designation
Neighborhood

Zoning
A-1 (Agricultural)

Desired Growth Designation
Regional Center - Uptown

Proposed Zoning
U-COM (Uptown Commercial Mixed Use)

Location
Southeast of Intersection of S 31st Street and
W Green Acres Drive

Representative
Barry Williams, Crafton Tull

Location:

Central Rogers, roughly 0.4 miles southeast of the intersection of S Bellview and W New Hope Road.



CGM Amendment Paschal Living Trust

PLANNING



GEOLOCATION

Located just east of S Bellview Road, at the intersection of S 31st Street and W Green Acres Drive.



CGM Amendment

Paschal Living Trust

PLANNING

Zoning Map

Staff Analysis

- Subject parcel is roughly 2.61 acres.
- Regional Center was initially intended to extend just one parcel deep on the east side of S Bellview Road.
- Adjacent parcels that are zoned U-COM were all rezoned after a prior CGM Amendment from 2021. 'Pinnacle Auto' currently under construction on adjacent U-COM properties.

PROPOSED

Growth Designation:

Regional Center

Growth Designation Character:

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

Base Density:

N/A

Max Density:

N/A

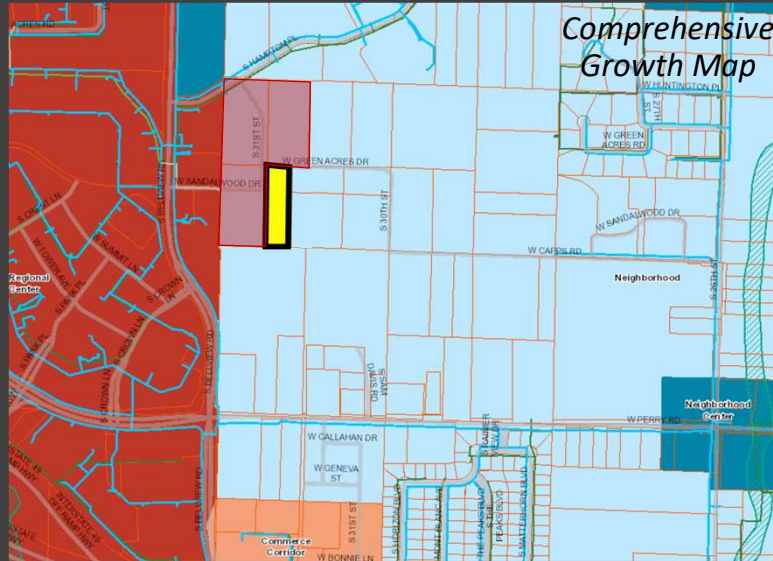
Allowed Zoning Districts

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



CGM Amendment Paschal Living Trust

PLANNING



Staff Analysis

- Amending the CGM here would continue undesired creep of the Uptown Regional Center to the east into a primarily residential area.
- The size and shape of the subject parcel by itself would be challenging to develop using the URDC.

PROPOSED

Growth Designation:

Regional Center

Growth Designation Character:

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

Base Density:

N/A

Max Density:

N/A

Allowed Zoning Districts

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



PLANNING



Recommendation
CONSIDER

Public Input Received:

No public input received.

RECOMMENDATIONS:

Consider



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

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

APPLICANT: Crafton Tull & Associates / Barry R. Williams, RLA , representing

LOCATION DESCRIPTION and/or ADDRESS: W. Green Acres Road, Rogers, AR

See attached Warranty Deed for legal description

PARCEL NUMBER: 02-01694-050

APPLICANT PHONE #: 479-636-4838

EMAIL: Barry.Williams@craftontull.com

PRESENT CGM GROWTH DISTRICT: Neighborhood

REQUESTED CGM GROWTH DISTRICT: Regional Center

PRESENT ZONING: A-1, Agriculture

PROPOSED ZONING: URDC; U-COM, Uptown Commercial Mixed Use

Barry R. Williams 9/6/23
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ PROJECT NUMBER: _____

L201849548

BENTON CO. AR FEE \$25.00

PRESENTED & E-RECORDED

09/19/2018 03:51:05 PM

BRENDA DESHIELDS
Circuit Clerk & Recorder*File #18-2899-2*


ADVANTAGE

TITLE & ESCROW

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That **Douglas L. Friesen and Alica A. Friesen, husband and wife**, GRANTORS for the consideration of the sum of One Dollar and no/100 (\$1.00), in hand paid by **Gregory Vance Paschal and Catherine Emily Paschal Trustees of The Gregory and Catherine Paschal Living Trust dated January 22, 2018**, GRANTEE the receipt of which is hereby acknowledged, do grant, bargain, sell and convey unto the said GRANTEE and unto its heirs and assigns forever the following described land, situate in the **County of Benton, State of Arkansas**, to-wit:

Part of the SW 1/4 of the NW 1/4 of Section 22, Township 19 North, Range 30 West in Rogers, Benton County, Arkansas, and being more particularly described as Beginning S88°00'E 339.6 feet from the SW Corner of the said SW 1/4 of the NW 1/4; thence N01°43'E 661.11 feet; thence S88°27'40"E 172.4 feet; thence S01°43'W 661.85 feet; thence N88°13'W 172.4 feet to the Point of Beginning containing 2.62 acres, more or less. Subject to the right-of-way of Green Acres Drive on the North side thereof.

And part of the SW 1/4 of the NW 1/4 of Section 22, Township 19 North, Range 30 West in Rogers, Benton County, Arkansas, and being more particularly described as Commencing at the SW Corner of said SW 1/4 of the NW 1/4, thence S88°00'E 339.6 feet; thence S88°13'E 172.4 feet to the Point of Beginning; thence N01°43'E 450.85 feet; thence S88°00'50"E 435.0 feet; thence S01°43'W 449.30 feet; thence N88°13'W 435.0 feet to the Point of Beginning containing 4.49 acres, more or less.

Together with and Subject to an Easement for Ingress, Egress and Utilities described as located in a part of the SW 1/4 of the NW 1/4 of Section 22, Township 19 North, Range 30 West in Rogers, Benton County, Arkansas, more precisely described as follows: Starting at a found 5/8" rebar at the Southeast Corner of the SW 1/4 of the NW 1/4 of Section 22 for the true POINT OF BEGINNING; thence along the South line of the SW 1/4 of the NW 1/4 and also being the South line of Parcel #02-01694-060 (the Servient Tract), North 86°59'22" West, 382.38 feet to a found 5/8" rebar; thence along the West line of said parcel, North 02°58'41" East 30.00 feet; thence South 86°59'22" East 382.40 feet; thence along the East line of said parcel, South 03°00'38" West, 30.00 feet to a found 5/8" rebar and the true POINT OF BEGINNING containing 0.263 acres, more or less.

Subject to Easements, Rights of Way, and Covenants of Record, if any. Subject to all prior reservations, restrictions, and conveyances of gas, oil, and/or other minerals and rights thereto. Subject to oil and gas leases, if any. Subject to all matters that would be shown by an accurate survey and inspection of the premises

TO HAVE AND TO HOLD the same unto the GRANTEE and unto its heirs and assigns forever, with all appurtenances thereunto belonging. And we hereby covenant with the GRANTEE that we will forever warrant and defend the title to the property against all lawful claims whatever and relinquish unto the GRANTEE all of our rights of dower, curtesy, and homestead in and to the above described property, if applicable.

WITNESS our hands this 14th day of September, 2018.

Douglas L. Friesen
Douglas L. Friesen

Alica A. Friesen
Alica A. Friesen

ACKNOWLEDGMENT

STATE OF ARKANSAS)
COUNTY OF Benton)ss

I, a Notary Public, duly commissioned, qualified and acting, within and for this County and State, do hereby certify that **Douglas L. Friesen and Alica A. Friesen husband and wife**, are personally known to me or sufficiently proven to be the same persons whose names are subscribed to the forgoing instrument and that they appeared before me this day in person and acknowledged and swore that the statements set forth in the forgoing instrument are true and correct and that they signed and delivered the instrument as their free and voluntary act, for the consideration uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 14 day of September, 2018.

My commission expires: 11/2/27

Thomas Tackel
Notary Public

I certify under penalty of false swearing that the legally correct amount of documentary stamps or documentary symbol have been placed on this instrument.

Grantee/Grantee Agent: John

Grantee Address for Tax Purposes:

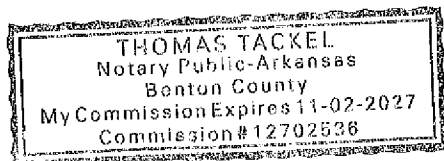
3200 Capps Rd.
Rogers, AR 72758

Prepared by or under the supervision of:

Thorn Law Firm, PLLC
1236 Silver Oak St.
Elkins, AR 72727

Contact for questions:

Advantage Title & Escrow, LLC
2744 E Millennium Drive, Ste 3
Fayetteville, AR 72703





STATE OF ARKANSAS
DEPARTMENT OF FINANCE AND ADMINISTRATION
MISCELLANEOUS TAX SECTION
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

Real Estate Transfer Tax Stamp

Proof of Tax Paid



File Number: 18-2899-2

Grantee: THE GREGORY AND CATHERINE PASCHAL LIVING TRUST DATED
Mailing Address: JANUARY 22, 2018
3200 WEST CAPPS ROAD
ROGERS AR 727580000

Grantor: DOUGLAS L FRIESEN AND ALICA A FRIESEN
Mailing Address: 3 JARROD DRIVE
BELLA VISTA AR 727140000

Property Purchase Price: \$670,000.00
Tax Amount: \$2,211.00

County: BENTON
Date Issued: 09/19/2018
Stamp ID: 891105280

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Tanya Nall

Grantee or Agent Name (signature): Tanya Nall Date: 09/19/2018

Address: 3418 West Sunset Ave., Ste. C

City/State/Zip: Springdale, AR 72762



CERTIFICATE OF RECORD
STATE OF ARKANSAS, COUNTY OF BENTON
I hereby certify that this instrument was
Filed and Recorded in the Official Records
in **Doc Num L201849548**
09/19/2018 03:51:05 PM
Brenda DeShields
BENTON COUNTY Circuit Clerk & Recorder

PROPERTY OWNER AFFIDAVIT

The petitioner, Paschal Living Trust, Gregory & Catherine, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: Parcel I.D. # 02-01694-050

LAYMAN'S DESCRIPTION: +/- 2.61 acres located at W. Green Acres Road, Rogers, AR

PRESENT ZONING: A-1, Agriculture

ZONING REQUEST: URDC; U-COM, Uptown Commercial Mixed Use

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

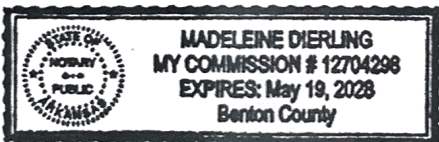
STATE OF ARKANSAS
COUNTY OF Washington

Subscribed and sworn before me this the 25th day of August, 2023

[Signature]
Notary Signature

Madeleine Dierling
Notary Name Printed

5-19-28
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 **Paschal Living Trust, Gregory & Catherine** is applying to the Rogers Planning Commission to rezone certain real property at **W. Green Acres 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 **Regional Center** Growth Designation.

LEGAL DESCRIPTION/PARCEL NUMBER:

Parcel I.D. # 02-01694-050

LAYMAN'S DESCRIPTION:

W. Green Acres Road, Rogers, AR (See Attached Exhibit A, Vicinity Map)

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

ZONING REQUEST: **URDC; U-COM, Uptown Commercial Mixed Use**

A public hearing by the Rogers Planning Commission will be held on **October 3, 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: _____

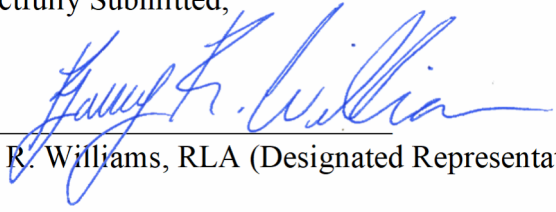

Barry R. Williams, RLA (Designated Representative)

Exhibit A, Vicinity Map



September 6, 2023

1:4,514

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),



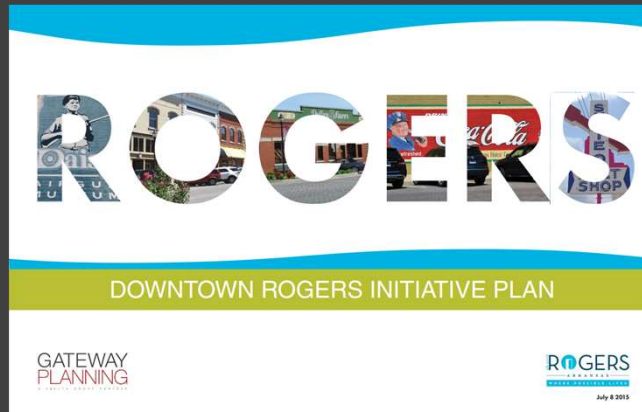
Location:

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



Downtown Rogers Development Code (DRDC)

- 2015:Downtown Rogers Initiative Plan
 - Heavy public engagement
 - Called for DTR Parks Projects
- July 2015: DRDC Adopted
 - Form-based versus Use-based Code
 - Allows minimal setbacks, mixed use
- To date: 46 residential rezones to NBT



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.



Successes and Challenges

- Investments in DTR have significantly increased foot traffic, and the shift to a form-based Code has allowed for a number of key mixed-use projects
 - The 1907 Building
 - Old City Hall
- Reduced setbacks and “mixed use everywhere” have been a cause for concern
- (Recent) State Law prohibits cities from imposing any design standards on residential structures



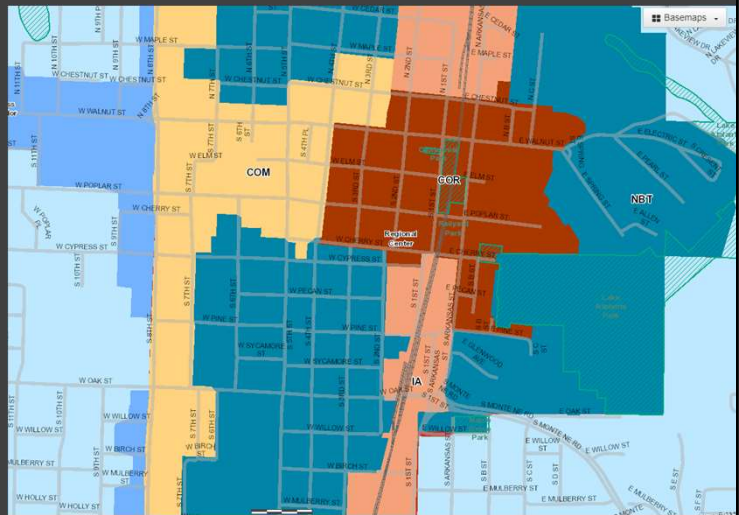
Location:

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



Neighborhood Transition

- 46 parcels have rezoned to NBT, to date
- 28 of those parcels are not adjacent to other NBT zoned properties



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.



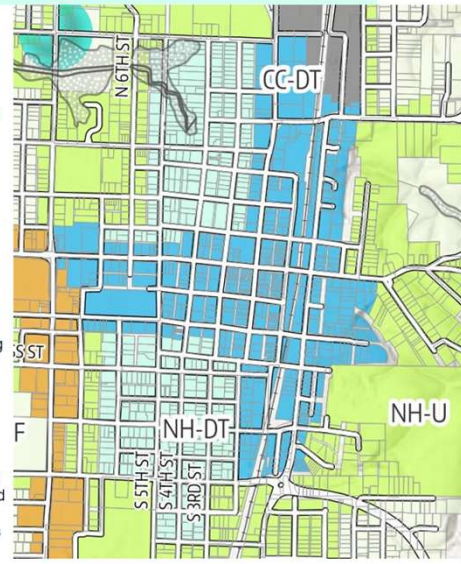
Downtown Neighborhood

Downtown Neighborhood consists of **established neighborhoods adjacent to the downtown center**. These are primarily comprised of residential and institutional uses characterized by their **eclectic mix of architectural styles**, periods, and scales. These neighborhoods provide a unique sense of place and history in Rogers, and their preservation and evolution are vital to maintaining the charm of the city.

In order to **preserve the general character** of these neighborhoods while allowing for thoughtful evolution and redevelopment, the city should focus on strategies managing the scale and disposition of new development, including:

- Limiting the consolidation of lots to prevent the creation of disproportionately large developments that may disrupt the existing neighborhood scale.
- Encouraging a mix of housing types, sizes, and styles that respect the existing eclectic nature of these neighborhoods.
- Promoting sensitive infill development that complements the scale and massing of the surrounding built environment.
- Ensuring new development adheres to any applicable design guidelines or zoning requirements that help maintain the unique character of these neighborhoods.

Although the city cannot directly regulate architectural style for single-family homes, the implementation of these strategies can help guide development that contributes to the charm and historical character of the Downtown Neighborhood area. The overall goal of the Downtown Neighborhood area is to **foster a balance between preservation and evolution, allowing the area to thrive as a vibrant, unique, and attractive neighborhood.**



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.



Current Conditions in downtown Rogers

- Conducted a survey of existing setbacks throughout the Sikes Addition
- Front and exterior side setbacks ranged from 15' to 37', with 27' the most common but many examples of front setbacks in the low 20s
- Side interior setbacks typically range from 10' to 13' but, but with quite a few less than 10' and a few in the 3' – 5' range
- Rear setbacks vary greatly, but many examples of 0' off alley

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.



Proposed UDC Standards

SECTION 14-22. OVERLAY DISTRICTS

Purpose. Overlay districts establish additional or alternative building and site design requirements within specific areas of the community. Each overlay district modifies or replaces standards within the base zoning district.

14-22.1 General.

1. Overlay districts may modify or exempt applicable sites from the standards of this code.
2. Overlay districts may specify additional standards for applicable sites.
3. In case of conflicts between the standards of an overlay district and other requirements of this code, the standards of the overlay district prevail.
4. Overlay district standards apply only to sites within the district, as specified in the official zoning map.

14-22.2 Historic downtown neighborhood overlay district.

1. Purpose. To encourage compatibility between new and historic buildings within historic downtown neighborhoods by:
 - a. Requiring that the location of new buildings on their sites is similar to the site location of historic buildings; and
 - b. Allowing a wider variety of housing options and occasional non-residential uses, while retaining the historic neighborhood character.
2. The front and side street setbacks must match or be between the front setback of existing buildings on abutting properties.
3. Non-residential uses permitted in the overlay district are restricted as follows:
 - a. May only be on corner properties abutting, adjacent, or across a street from properties zoned T5; and
 - b. Are limited to no more than 2,000 square feet per property.
4. Off-street parking is limited to no more than 4 spaces.

15.2 Neighborhood Historic

The diagram illustrates a rectangular lot with various setbacks and building footprints. Key features include:

- Front Setback (B):** A shaded rectangular area at the front of the lot.
- Side Street Setback (C):** A shaded rectangular area along the left side of the lot.
- Side Setback (D):** A shaded rectangular area along the right side of the lot.
- Rear Setback (E):** A shaded rectangular area at the rear of the lot.
- Rear (Alley) Setback (F):** A shaded rectangular area at the rear of the lot, adjacent to an alley.
- Building Footprint (A):** A shaded rectangular area in the center of the lot.
- Lot Width and Area (G):** A shaded rectangular area at the front of the lot.
- Setback Dimensions:** Dimensions are indicated for setbacks: 12 ft. min. for front, side street, and rear setbacks; 6 ft. min. for side setbacks; and 15 ft. from centerline of alley for rear (alley) setbacks.

TABLE 15.1.5 ZONE T4.3

Building Location		Site Design	
A	Building Footprint	TBD	
B	Front Setback	12 ft. min.	
C	Side Street Setback	12 ft. min.	
D	Side Setback	6 ft. min.	
E	Rear Setback	12 ft. min.	
F	Rear (alley) Setback	15 ft. from centerline of alley	
Building Height		Parking Location	
	Max. Building Height	3 stories	
	Max. Non-Habitable Structure Height	14 ft.	
Building Elevations		Loading	
Required Entries		See section... xxx	
Entry Frequency		xx ft.	
Required Glazing		Driveways and Drive-Throughs	
Ground Floor		xx%	
Upper Floor		xx%	
Lot Size Requirements		Impermeable Area	
G	Lot Width and Area	20 ft. min. width	
Fencing and Walls		See section... xxx	
See section... xxx		See section... xxx	
H	Max. Impervious Area		
	Front Setback	15 ft. from centerline of alley	
	Side Street Setback	TBD	
	Side Setback	TBD	
	Rear Setback	TBD	
	Rear (alley) Setback	TBD	
Uses		Max. Impervious Area	
TBD		xx%	

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.



NR / NBT / T4.2 Comparison

	N-R	NBT	T 4.2	Typical
Front	20	0 - 20	12	15
Ext Side	20	0 - 20	12	15
Int Side	0 or 6	0 or 6	6	10
Rear	20	0 or 6	12 or 0	0

The UDC also includes the following overlay requirements:

- Front and exterior side setbacks can be no less than abutting/adjacent properties
- Commercial uses would be limited to corner parcels or parcels abutting/adjacent to, or across the street from commercial (higher T district) lots

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.



Summary Recommendation

- Amend Chapter 14, 4.5, "Neighborhood Transition" section to reflect the proposed T 4.2 building disposition standards;
- Include the stipulation that front and exterior side setbacks can be no closer to the street than what already exists for adjacent / abutting properties
- Update the schedule of uses to render all commercial uses in DRDC NBT "Conditional." Given the criteria for CUP approval, specifically that the proposed use not set a pattern contrary to planned land use, this would effectively meet the proposed future standards for use

Location:

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QUESTIONS?

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.