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

PLANNING COMMISSION MEETING AGENDA
OCTOBER 17, 2023
5:30 PM

ONLINE VIEWING:
PLANNING COMMISSION: HTTPS://US02WEB.ZOOM.US/J/85054461830
BOARD OF ADJUSTMENT: HTTPS://US02WEB.ZOOM.US/J/85054461830
ZONING REVIEW COMMITTEE: HTTPS://US02WEB.ZOOM.US/J/81807394788

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. October 3, 2023

PUBLIC FORUM:

REPORTS:

1. Staff
   - INFORM Rogers Updates: FLUM & UDC
2. Commissioners

DECLARATION OF ABSTENTION:

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

CONSENT AGENDA:

1. **LSDP: Honeysuckle Lane Trailer**
   A proposal for a 12,160-sf 18-wheeler maintenance shop, and paved parking on a disturbed area of 3.27 acres at 3800 S. Honeysuckle Lane in the I-1 (Light Industrial) zoning district.

   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Patrick Foy*

PUBLIC HEARING:

1. **RZN: Eric Longman**
   A request by Eric Longman to rezone 1101 & 1103 W. Hudson Road from the A-1 (Agricultural) zoning district to the C-2 (Highway Commercial) zoning district.

   - *STAFF: Nicholas Little*
   - *REPRESENTED BY: Garrett Greer*

2. **RZN: Steve & Kim Williams**
   A request by Steve & Kim Williams to rezone 4.99 acres at the corner of E. Old Prairie Creek Road & E. Prairie Creek Drive from the C-2, A-1 (Highway Commercial, Agricultural) zoning district to the C-2 (Highway Commercial) zoning district.

   - *STAFF: Zachery Birdsong*
   - *REPRESENTED BY: Steve & Kim Williams*

CALL FOR RECESS:

1. Zoning Review Committee
   - Any items referred by Commission.
2. Board of Adjustment

CALL TO ORDER:

OLD BUSINESS :

NEW BUSINESS:

1. All recommended items from committees

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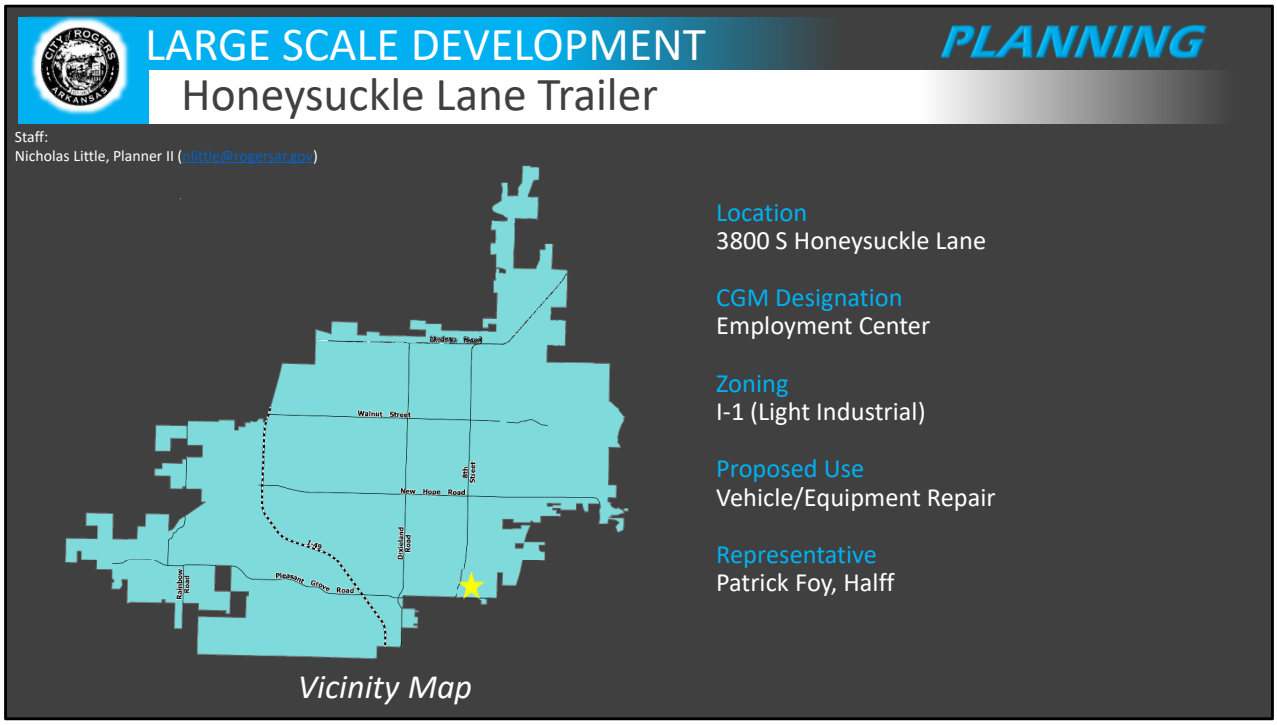
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



Location:

Located in southeast Rogers at 3800 S Honeysuckle Lane

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

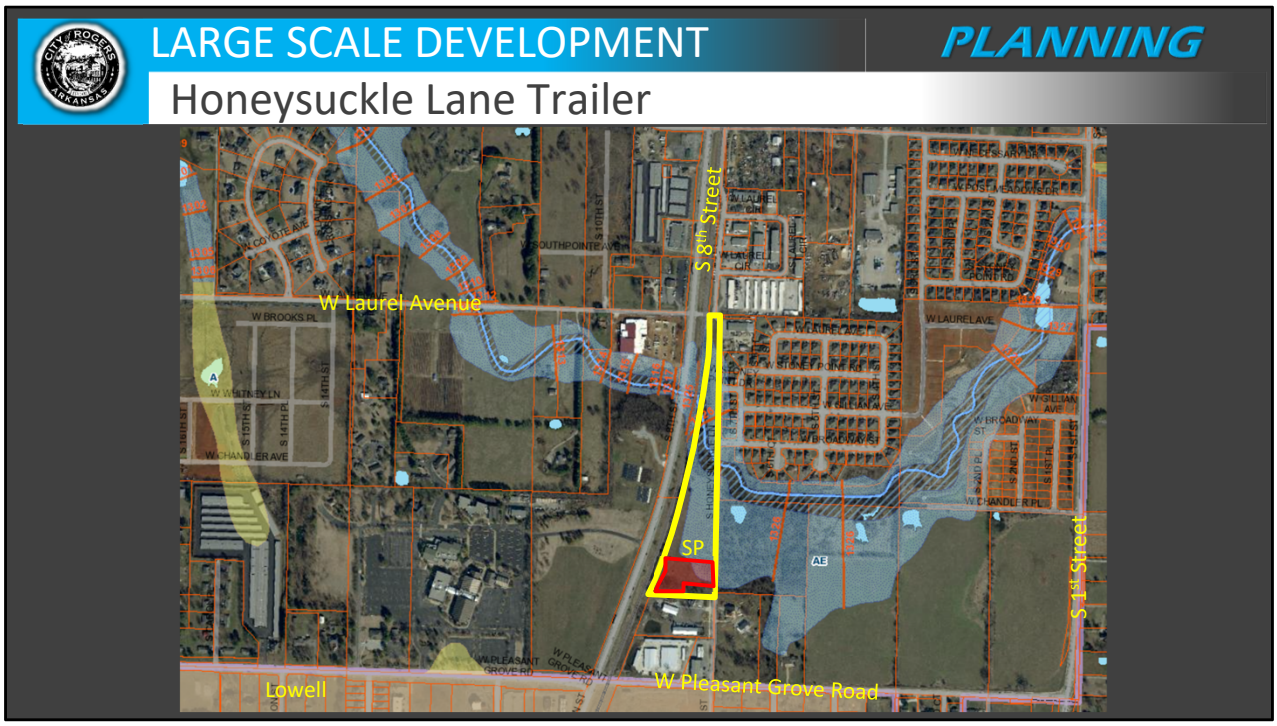
Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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



Geolocation:

Located just northwest of the intersection of W Pleasant Grove Road and S Honeysuckle Lane

ZONING:

I-1 (Light Industrial):

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

Use Definition:

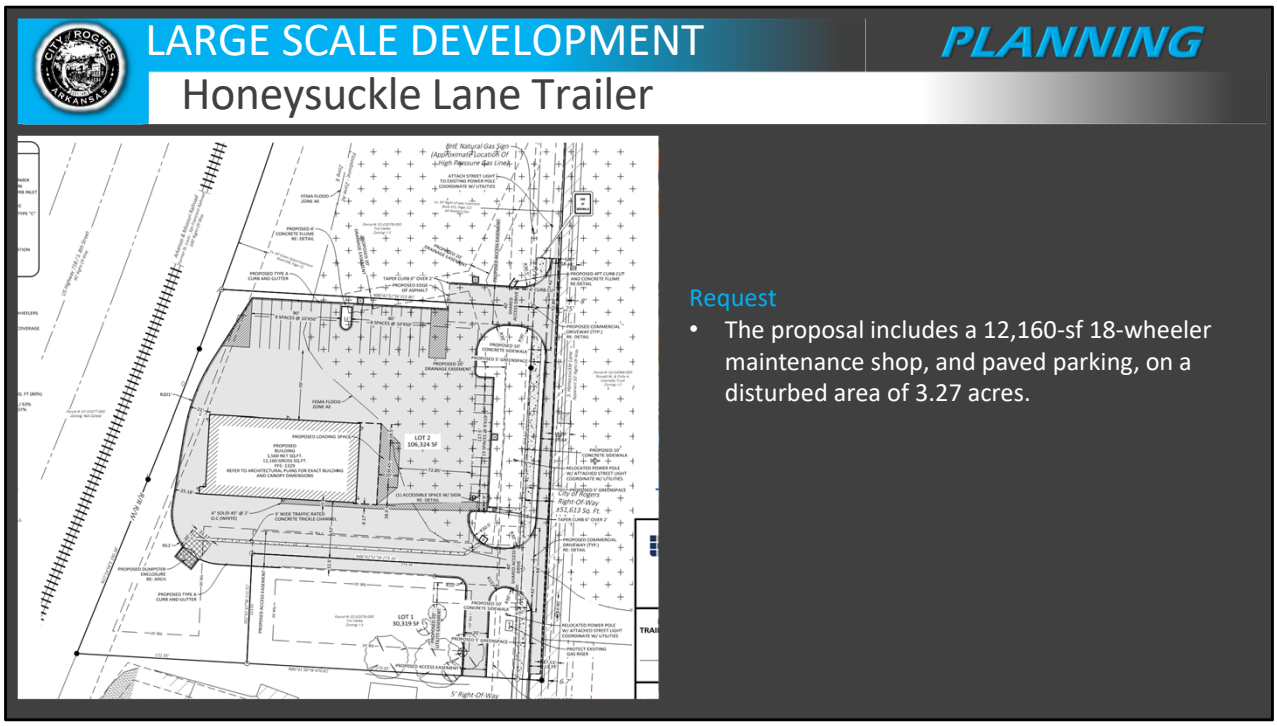
Sec. 14-695(b)(3)(ll.)(1)

Vehicle/Equipment Repair and Installation is a secondary use classification encompassing repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts.

2. Vehicle/Equipment Repair and Installation includes but is not limited to the following tertiary use classifications:

i. Auto repair shops;

ii. Body and fender shops;
iii. Audio, visual, and electronic sales and installation shops;
iv. Wheel and brake shops; and
v. Tire sales and installation.



Request:

- The proposal includes a 12,160-sf 18-wheeler maintenance shop, and paved parking, on a disturbed area of 3.27 acres.

Summary
LSDP Staff Recommendation
APPROVE

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	HONEYSUCKLE LANE SECTION
C200	SITE DIMENSION PLAN
C300	EROSION CONTROL PLAN
C301	EROSION CONTROL PLAN
C302	EROSION CONTROL DETAILS
C400	GRADING PLAN
C401	GRADING PLAN
C402	ADJACENT FLOOD HAZARD MAP
C500	DRAINAGE PLAN
C501	DRAINAGE LINES PLAN AND PROFILE
C600	UTILITY PLAN
C601	FIRE LINE PLAN & PROFILE
C602	WATER LINE PLAN & PROFILE
C700	MISCELLANEOUS DETAILS
C701	MISCELLANEOUS DETAILS
C702	CITY DETAILS
C703	CITY DETAILS
C704	RWU DETAILS
C705	RWU DETAILS
C706	RWU DETAILS
L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS

September 2023

Large Scale Development Plans

for

3800 S HONEYSUCKLE LANE TRAILER MAINTENANCE SHOP

PL202300540

Rogers, Benton County, Arkansas

PARCEL ID: 02-02078-000

ZONING: I-1 LIGHT INDUSTRIAL

BUILDING & SITE AREA CALCULATIONS:

OVERALL SITE AREA: ±3.27 ACRES / 142,441 SQ. FT.
USE: MAINTENANCE SHOP FOR TRACTOR TRAILER/18-WHEELERS

DEVELOPMENT AREA: ±3.27 ACRES/ 142,441 SQ. FT.
MAXIMUM BUILDING COVERAGE ALLOWED: 50% SITE COVERAGE
PROVIDED BUILDING COVERAGE: 15%
MINIMUM OPEN SPACE AREA: 28,488.20 SQ. FT. (20%)
PROVIDED OPEN SPACE AREA: 53,406.40 SQ. FT. (37%)

MAXIMUM STRUCTURE HEIGHT: 50 FT.
PROVIDED STRUCTURE HEIGHT: 25 FT.
BUILDING CONSTRUCTION TYPE: II B (SPRINKLERED)
MAINTENANCE AND REPAIR SERVICES

NUMBER OF BUILDINGS: 1
GROSS BUILDING SQUARE FOOTAGE: 12,160 SQ FT.

MAXIMUM IMPERVIOUS AREA ALLOWED: 113,952.80 SQ. FT (80%)

TOTAL PROVIDED IMPERVIOUS AREA: 89,034.60 SQ. FT./ 63%
TOTAL PROVIDED PERVIOUS AREA: 53,406.40 SQ. FT./ 37%

RECORD LEGAL DESCRIPTION

Part of the East-half of the Southwest Quarter (E1/2 SW1/4) of Section 25, Township 19 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, more particularly described as follows:
COMMENCING at a five-eighths inch (5/8") rebar marking the northeast corner of the East-half of the Southwest Quarter (E1/2 SW1/4) of Section 25; thence by bearing and distance (basis of bearings, Grid North), South 02°32'45" West along the east line of said East-half of the Southwest Quarter (E1/2 SW1/4) a distance of 2,026.46 feet to an existing Cotton Picker Spindle; thence leaving said east line, North 86°41'30" West a distance of 25.00 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west right-of-way line of Honeysuckle Lane; thence North 02°32'45" East along and coincident with said west right-of-way line a distance of 111.50 feet to a one-half inch (1/2") rebar with PS #1507 cap and the POINT OF BEGINNING; thence leaving said west right-of-way line, North 86°42'51" West a distance of 273.16 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence South 02°41'47" West a distance of 111.51 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence North 86°41'30" West a distance of 172.35 feet to a one-half inch (1/2") rebar with PS #985 cap on the easterly right-of-way line of the Arkansas & Missouri Railroad; thence North 22°14'58" East along and coincident with said easterly right-of-way line a distance of 190.38 feet to a five-eighths inch (5/8") rebar; thence 205.75 feet continuing along and coincident with said easterly right-of-way line and the arc of a non-tangent curve to the left, said curve having a radius of 5,779.60 feet and being subtended by a chord bearing and distance of North 21°12'01" East 205.74 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said easterly right-of-way line, South 86°42'51" East a distance of 315.80 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west right-of-way line of Honeysuckle Lane; thence South 02°32'45" West along and coincident with said west right-of-way line a distance of 264.52 feet to the Point of Beginning.

FLOOD CERTIFICATION:

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE AE, OR AREAS SUBJECT TO FLOODING BY THE 1% ANNAUL CHANCE FLOOD.
MAP NUMBER: 05007C0270K

EFFECTIVE DATE: JUNE 5, 2012

OWNER/DEVELOPER
TIM OELKE
OELKE CONSTRUCTION
710 NW HIGHFILL ST
SUITE 101
GENTRY, AR 72734
(479) 361-8960

ENGINEER
PATRICK FOY, P.E.
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
(479) 579-3960

SURVEYOR
JAMES AUNSPAUGH, P.S.
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST.
BENTONVILLE, AR 72712
(479) 579-3960

ARCHITECT
CHARLES HENRY
HENRY ARCHITECTURE
1722 N COLLEGE AVE
SUITE C - BOX 153
FAYETTEVILLE, AR 72703
(479) 530-9693

Issued For Review - 09.19.2023
1st Submittal - 05.19.2023
2nd Submittal - 08.29.2023

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No.18918 Patrick R. Foy

The Original Signed and Sealed Document is on file at the Office of Record
09-19-23

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

CERTIFICATE OF AUTHORIZATION HALFF ASSOCIATES, INC. No. 1470 ARKANSAS

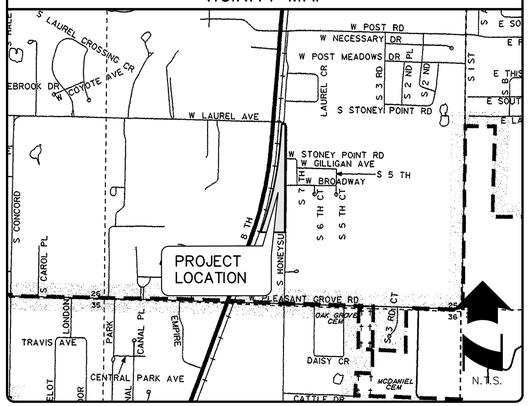
halff

2407 SE COTTONWOOD ST. STE 1 • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM

GENERAL NOTES:

1. 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.
2. 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.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASIN, 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. SLOPE ADJACENT TO THE WETLANDS SHALL BE SODDED IMMEDIATELY UPON COMPLETION OF SLOPE CONSTRUCTION.
4. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
6. PUBLIC STREETS SHALL HAVE 20' 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.
7. THE LARGE SCALE DEVELOPMENT PLAN APPROVAL LETTER ISSUED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT MUST BE SIGNED BY THE OWNER AND THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY DEVELOPMENT OR HIS OR HER DESIGNEE PRIOR TO ISSUANCE OF GRADING PERMIT. BOTH APPROVAL LETTER AND GRADING PERMIT ARE REQUIRED TO BE SUBMITTED TO THE RISK REDUCTION DIVISION PRIOR TO ISSUANCE OF BUILDING PERMIT. SEC. 14-228
8. PLANS ARE REQUIRED TO BE PREPARED AND STAMPED BY LICENSED ARCHITECT OR ENGINEER IF BUILDING COST REQUIRES BY STATE LAW OR IF BUILDING MULTIFAMILY HOUSING EXCEEDING FOR UNITS SEC. 14-228 (5)
9. PROPOSED LANDSCAPING MUST BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE III. LANDSCAPING MUST BE INSTALLED OR BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, IN ADDITION TO A THREE-YEAR MAINTENANCE AND REPLACEMENT AGREEMENT PROVIDED BY OWNER. SEC. 14-228 (27)
10. A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING $20,000.
11. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
12. ALL CIVIL PLANS ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
13. ELEVATION CERTIFICATE WILL BE REQUIRED DUE TO ON-SITE FLOODPLAIN.

VICINITY MAP



I-1 (LIGHT INDUSTRIAL)			
FRONT	INTERIOR SIDE	EXTERIOR SIDE	REAR
50 Feet	25 Feet	50 Feet	25 FEET

L-1 ZONING REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: 50 FEET
- MAXIMUM LOT COVERAGE: 50%
- MINIMUM OPEN SPACE: NOT LESS THAN 20 PERCENT OF THE TOTAL LOT AREA SHALL BE DEVOTED TO OPEN SPACE INCLUDING REQUIRED YARDS AND BUFFERYARDS. OPEN SPACE SHALL NOT INCLUDE AREAS COVERED BY BUILDINGS, STRUCTURES, PARKING AREAS, DIRVEWAYS AND INTERNAL STREETS. OPEN SPACE SHALL CONTAIN LIVING GROUND COVER AND OTHER LANDSCAPING MATERIALS.
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SITE UTILITY CONTACTS

NATURAL GAS
BLACK HILLS ENERGY
CONTACT: BRANDON STUBBS
1255 N. 13TH STREET
ROGERS, AR 72756
PHONE: (479) 333-7020

TELEPHONE
AT&T
CONTACT: ANTHONY WILLIAMS
627 WHITE ROAD
SPRINGDALE, AR 72766
PHONE: (479) 442-3173

WATER & SEWER
ROGERS WATER UTILITIES
CONTACT: STEPHEN PONDER
601 S. 2ND STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1156

ELECTRIC
CARROLL ELECTRIC
CONTACT: DEREK THURMAN
707 SE WALTON BLVD
BENTONVILLE, AR 72712
TELEPHONE: (800) 432-9720

CABLE TELEVISION
COX COMMUNICATIONS
CONTACT: STEVEN THOMPSON
PHONE: (479) 871-2430
4901 S. 48TH STREET
SPRINGDALE, AR 72762

FIRE DEPARTMENT
CITY OF ROGERS
CONTACT: BILL RUMSEY
201 NORTH FIRST STREET
ROGERS, ARKANSAS 72756
PHONE: (479) 621-1117

DEPARTMENT OF HEALTH
ARKANSAS DEPARTMENT OF HEALTH
DIVISION OF ENGINEERING, SLOT 37 4815
W. MARKHAM
LITTLE ROCK, AR 72205
PHONE: (501) 661-2623

GOVERNING AGENCIES

CITY OF ROGERS
301 W. CHESTNUT
ROGERS, AR 72756

COMMUNITY DEVELOPMENT DEPARTMENT
CONTACT: KYLE BELT
ENGINEERING: EVER VILLALOBOS
PHONE: (479) 621-1186

STREET DEPARTMENT
CONTACT: FRANK GUYLL
PHONE: (479) 644-5008

Honeysuckle Lane Trailer Maintenance Shop

Drawing Name: A:\S3000s\S3439\001\LD\CADD\Sheets\C-PLAN-SHEETS-S3439.001.dwg Last Modified: Sep 19, 2023 - 1:37pm Plotted on: Sep 19, 2023 - 1:37pm by pe4825

LEGEND

- PROPOSED EASEMENT LINE
- ??'BSL – PROPOSED BUILDING SETBACK LINE
- PROPOSED TYPE "A" CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK BY DEVELOPER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD
- PROPOSED SAW-CUT LINE
- x PROPOSED FENCE LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED GAS METER
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED FLARED END SECTION
- PROPOSED JUNCTION BOX / CURB INLET
- PROPOSED SIGN
- ACCESSIBLE HANDICAP PARKING
- PROPOSED ACCESSIBLE RAMP, TYPE "C"
- PROPOSED BUILDING
- TC=1366.25 PROPOSED TOP OF CURB ELEVATION
- FG=1366.25 PROPOSED FINISHED SURFACE ELEVATION

LEGEND

- EX. BOUNDARY LINE
- EX. ADJACENT BOUNDARY LINE
- R/W EX. RIGHT OF WAY LINE
- EX. ROAD CENTERLINE
- EX. EASEMENT LINE
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL
- EX. FEMA FLOODZONE "AE"
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. GAS METER
- EX. POWER POLE
- EX. TREE
- EX. BUILDING

ZONING: I-1 LIGHT INDUSTRIAL

BUILDING & SITE AREA CALCULATIONS:

OVERALL SITE AREA: ±3.27 ACRES / 142,441 SQ. FT.
USE: MAINTENANCE SHOP FOR TRACTOR TRAILER/18-WHEELERS

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TOTAL PROVIDED IMPERVIOUS AREA: 89,034.60 SQ. FT./ 63%
TOTAL PROVIDED PERVIOUS AREA: 53,406.40 SQ. FT./ 37%

SITE GENERAL NOTES:

1. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.
3. ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF PAVEMENT, OR CENTERLINE OF STRIPE. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN PROJECT AND PAY ALL REQUIRED FEES AND COSTS.
5. UNLESS OTHERWISE NOTED, ALL CURB SHALL BE 6" TYPE "A" CONCRETE CURB AND GUTTER. REFER TO DETAIL SHEETS.
6. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LAYOUT.
7. PROPOSED SIDEWALKS SHALL BE A MINIMUM OF 5' WIDE UNLESS OTHERWISE NOTED.
8. ALL CONSTRUCTION SHALL CONFORM TO THE CITY DEVELOPMENT REGULATIONS.
9. ALL SIGNAGE, PAVEMENT MARKINGS, AND STRIPING SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS AND REGULATIONS.
10. CONTRACTOR MUST OBTAIN A PERMIT PRIOR TO PERFORMING A STREET CUT WITHIN CITY RIGHT-OF-WAY. ALL CONSTRUCTION IN SAID RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY DETAILS AND SPECIFICATIONS.
11. ALL OUTDOOR LIGHTING SHALL HAVE "CUT-OFF" FIXTURES IN ACCORDANCE WITH THE CITY REQUIREMENTS.
12. CONTRACTOR SHALL PROVIDE ACCESS TO ALL DRIVEWAYS, STREETS AND MAILBOXES DURING CONSTRUCTION.
13. WHERE APPLICABLE, UTILITY EASEMENTS TAKE PRECEDENCE OVER BUILDING SETBACKS.
14. ANY PROPOSED SIGNAGE WILL REQUIRE A SEPARATE SIGN PERMIT.
15. OWNER/DEVELOPER SHALL COORDINATE WITH ALL LOCAL UTILITIES TO INSURE THAT EACH LOT HAS WATER, SEWER AND ELECTRIC SERVICE.
16. ALL CONSTRUCTION MATERIALS AND METHODS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CITY OF ROGER'S SUBDIVISION REGULATIONS AND SPECIFICATIONS, LATEST EDITION.
17. A SEPARATE SIGN PERMIT IS REQUIRED. APPROVAL OF LSD PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMIT.
18. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
19. STRUCTURES WITHIN THE ADJACENT SPECIAL FLOOD HAZARD AREA WILL REQUIRE AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND A FINISHED CONSTRUCTION ELEVATION CERTIFICATE. SEE SHEET C402.

I-1 (LIGHT INDUSTRIAL DISTRICT)

FRONT	INTERIOR SIDE	EXTERIOR SIDE	REAR
50 FEET	25 FEET	50 FEET	25 FEET

L-1 ZONING REGULATIONS:
- MAXIMUM STRUCTURE HEIGHT: 50 FEET
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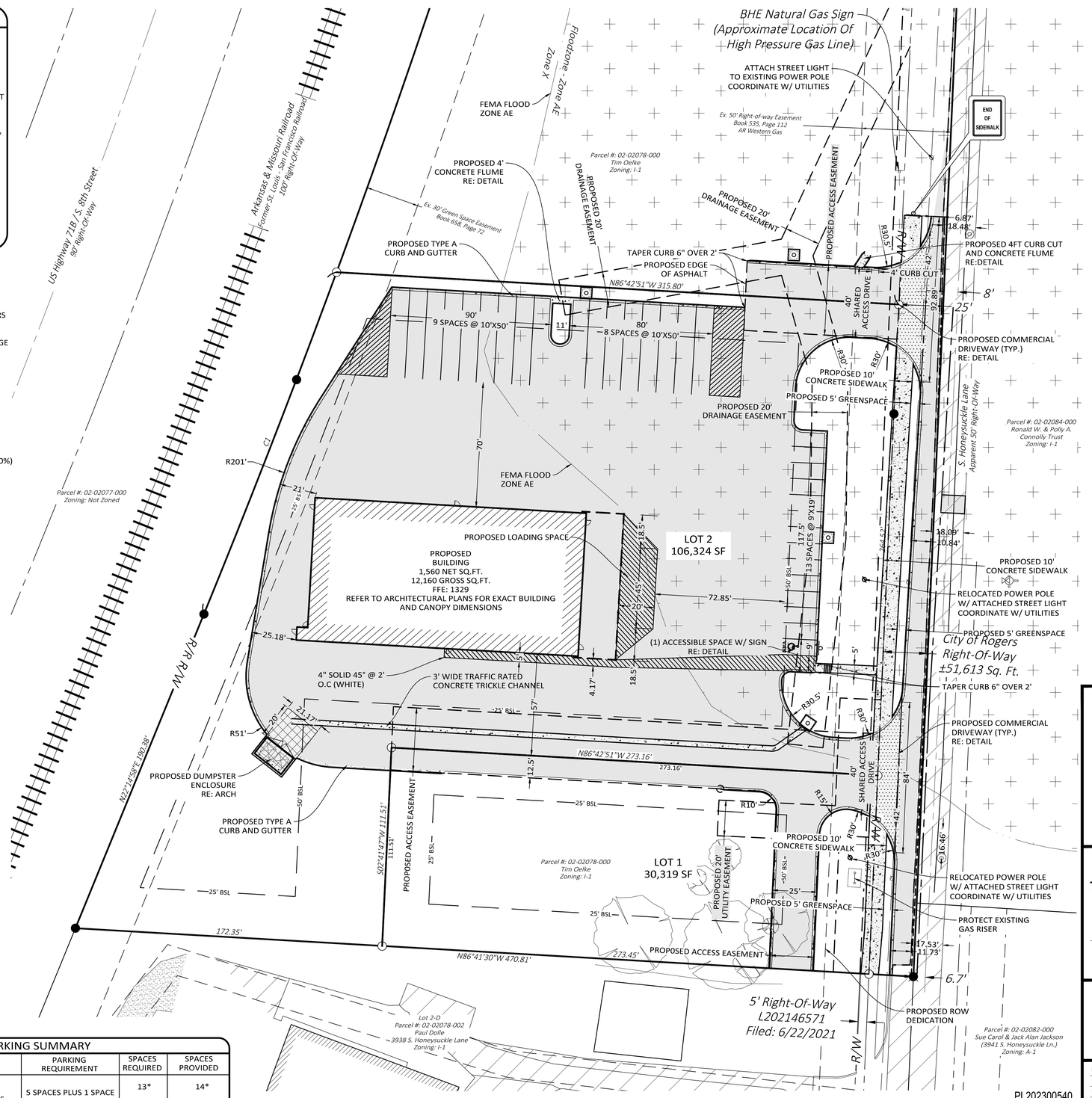
PARKING SUMMARY

DESCRIPTION	PARKING REQUIREMENT	SPACES REQUIRED	SPACES PROVIDED
AUTOMOTIVE SERVICES: SERVICE STATIONS, GARAGES, AUTOMOBILE WASHING FACILITIES, AND SIMILAR USES (1,560 SQ.FT.)	5 SPACES PLUS 1 SPACE PER 200 SQ. FT. OF NET FLOOR AREA	13*	14*
ACCESSIBLE SPACES	1 TO 25 = 1 SPACE	1*	1*
VAN ACCESSIBLE SPACES	1 SPACE	1	1
TOTAL		13*	14*

*Includes All Accessible Spaces



Curve Table					
Curve #	Length	Radius	Tangent	Chord Bearing	Chord Length
C1	205.75'	5779.60'	102.89'	N 21° 12' 01" E	205.74'

30 0 30
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No.18518
The Original Signed and Sealed Document is on file at the Office of Record
09-19-23

halff
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

HONEYSUCKLE LANE TRAILER MAINTENANCE SHOP

City Of Rogers, AR

Issued for Review 09.19.2023

SITE DIMENSION PLAN

Revisions
1 2nd Submittal: 08.29.23, Revised Per Comments
1 1st Submittal: 05.19.23, Revised Per Comments

Drawn By:	HLS	Vert. Scale:	N/A
Approved By:	MDT	Horiz. Scale:	1"= 30'
Date:	09.19.2023	Plot Scale:	1
Project No.:	53439.001	DWG Name:	C-PLANSHEETS

SHEET C200

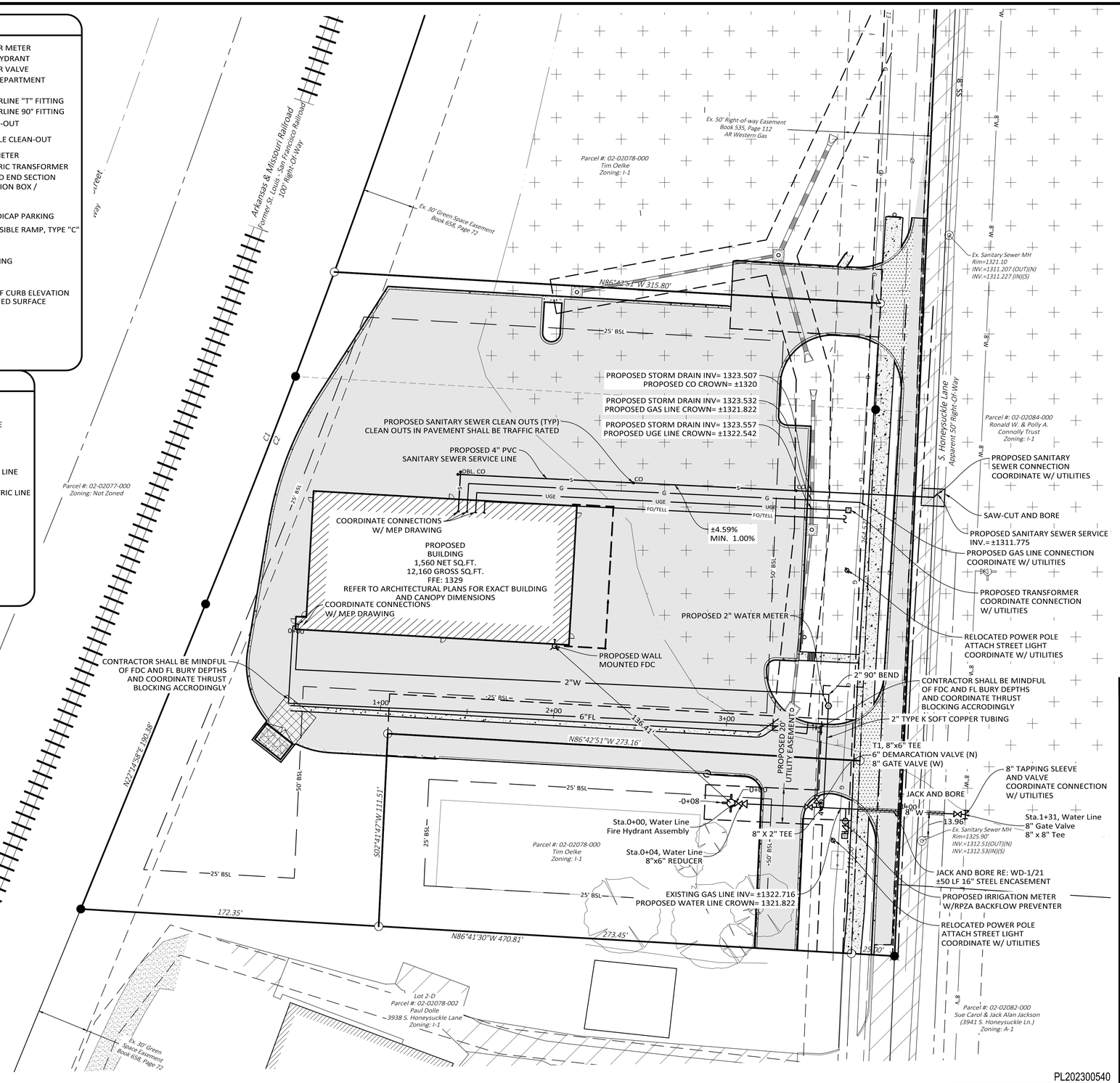
Drawing Name: A:\53000s\53439\001\LD\CADD\Sheets\C-PLAN-SHEETS-53439.001.dwg Last Modified: Sep 19, 2023 - 1:37pm Plotted on: Sep 19, 2023 - 1:37pm Plotted by: ah4825

LEGEND

- PROPOSED EASEMENT LINE
- ??'BSL — PROPOSED BUILDING SETBACK LINE
- PROPOSED TYPE "A" CURB & GUTTER
- PROPOSED CONCRETE SIDEWALK BY DEVELOPER
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT
- PROPOSED HEAVY DUTY CONCRETE DUMPSTER PAD
- 8"W — PROPOSED WATER LINE W/SIZE
- 2"W — PROPOSED 2" SERVICE LINE
- 4"FDC — PROPOSED DRY FIRE LINE W/SIZE
- 6"FL — PROPOSED FIRE LINE W/SIZE
- S — PROPOSED 4" PVC SAN. SEWER SERVICE LINE
- G — PROPOSED GAS LINE
- UGE — PROPOSED UNDERGROUND ELECTRIC LINE
- 24" RCP — PROPOSED STORM DRAIN PIPE
- 1350 — PROPOSED MAJOR CONTOUR
- 1349 — PROPOSED MINOR CONTOUR
- PROPOSED SAW-CUT LINE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED WATERLINE "T" FITTING
- PROPOSED WATERLINE 90° FITTING
- CO — PROPOSED CLEAN-OUT
- DBL. CO — PROPOSED DOUBLE CLEAN-OUT
- PROPOSED GAS METER
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED FLARED END SECTION
- PROPOSED JUNCTION BOX / CURB INLET
- PROPOSED SIGN
- ACCESSIBLE HANDICAP PARKING
- PROPOSED ACCESSIBLE RAMP, TYPE "C"
- PROPOSED BUILDING
- TC=1366.25 — PROPOSED TOP OF CURB ELEVATION
- FG=1366.25 — PROPOSED FINISHED SURFACE ELEVATION

LEGEND

- EX. BOUNDARY LINE
- EX. ADJACENT BOUNDARY LINE
- R/W — EX. RIGHT OF WAY LINE
- EX. ROAD CENTERLINE
- EX. EASEMENT LINE
- EX. ASPHALT
- EX. CONCRETE
- EX. GRAVEL
- EX. FEMA FLOODZONE "AE"
- EX. FIRE HYDRANT
- EX. WATER VALVE
- EX. SEWER MANHOLE
- EX. GAS METER
- EX. POWER POLE
- W — EX. WATER LINE
- 8"SS — EX. SANITARY SEWER LINE
- G — EX. GAS LINE
- EX. OVERHEAD ELECTRIC LINE
- X — EX. FENCE LINE
- 1350 / 1351 — EX. CONTOURS
- EX. TREE
- EX. BUILDING



30 0 30
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No.18518 Robert M. Daniel

The Original Signed and Sealed Document is on file at the Office of Record
09-19-23

halff
HALFF ASSOCIATES, INC.
2407 SE COTTONWOOD ST. STE 1
BENTONVILLE, AR 72712
479.273.2209 - HALFF.COM

SITE UTILITY GENERAL NOTES:

1. EXISTING UTILITIES ACROSS OR ALONG THE LINE OF THE PROPOSED WORK ARE SHOWN ONLY IN AN APPROXIMATE LOCATION ON THESE PLANS. THE CONTRACTOR SHALL CALL THE STATE ONE-CALL SYSTEM PRIOR TO CONSTRUCTION @ 1-800-482-8998. THE CONTRACTOR SHALL, ON HIS OWN INITIATIVE AND AT NO ADDITIONAL COST, LOCATE ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. THE CONTRACTOR SHALL VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM HALFF ENGINEERS AND/OR THE OWNER OF ANY CONFLICTS OR REQUIRED DEVIATIONS FROM THE PLANS. HALFF SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION.
2. ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS AND REQUIREMENTS. ALL UTILITY COMPANY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANY. CONTRACTOR SHALL FURTHER COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICE WITH ADJACENT PROPERTY OWNERS.
3. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY INDICATE WORK WHICH IS REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH.
4. ALL UTILITIES SHALL TERMINATE FIVE (5) FEET OUTSIDE THE BUILDING UNLESS OTHERWISE NOTED. THE END OF ALL SERVICE LINES SHALL BE TIGHTLY CAPPED OR PLUGGED AND MARKED UNTIL SUCH TIME AS CONNECTIONS ARE MADE INSIDE THE BUILDING. COORDINATE ALL ENTRANCES TO THE BUILDING WITH THE ARCHITECTURAL PLANS AND MEP PLANS.
5. ALL DOMESTIC WATER SERVICE SHALL INCLUDE AN INTERNAL RPZ TYPE BACKFLOW PREVENTER. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE FOR VENT DISCHARGE.
6. ADH REVIEW AND APPROVAL OF THIS PROJECT IS LIMITED TO WATER AND SEWER LINES THAT ARE DESIGNED, INSTALLED, TESTED, AND INSPECTED TO ROGERS WATER UTILITIES STANDARD SPECIFICATIONS AND DETAILS AND DOES NOT CONTAIN PLUMBING REVIEW.
7. ALL SANITARY SEWER AND WATER SYSTEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ROGERS WATER UTILITIES STANDARD SPECIFICATIONS.
8. ALL SINGLE DOMESTIC WATER SERVICES SHALL INCLUDE AN INTERNAL RPZ TYPE BACKFLOW PREVENTER. EACH DOMESTIC WATER METER WILL REQUIRE AN RPZ. PROVISIONS SHALL BE PROVIDED FOR THERMAL EXPANSION AND DRAINAGE WITH THE DOMESTIC WATER SERVICE LINE TO THE RPZ. REFER TO M.E.P. PLANS FOR LOCATION AND DETAILS OF DOMESTIC RPZ.
9. ALL PROPOSED TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ALL PUBLIC UTILITIES.
10. WHEN THE WATER MAIN IS EXTENDED, PROPER ENCASEMENT OR SEPARATION WILL BE REQUIRED WHERE THE WATER MAIN PASSES BY THE MANHOLE.
11. RELOCATION OF ANY EXISTING UTILITIES SHALL BE AT THE OWNER'S EXPENSE.
12. ELECTRIC FACILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEBSITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.

PL202300540

HONEYSUCKLE LANE TRAILER MAINTENANCE SHOP

City Of Rogers, AR

Issued for Review
09.19.2023

UTILITY PLAN

Revisions

1	2nd Submittal: 08.29.23, Revised Per Comments
1	1st Submittal: 05.19.23, Revised Per Comments

Drawn By:	HLS	Vert. Scale:	N/A
Approved By:	MDT	Horiz. Scale:	1"= 30'
Date:	09.19.2023	Plot Scale:	1
Project No.:	53439.001	DWG Name:	C-PLANSHEETS

SHEET **C600**

Drawing Name: A:\53000s\53439\001\LD\CADD\Sheets\C-PLAN-SHEETS-53439.001.dwg Last Modified: Sep 19, 2023 - 1:37pm Plotted on: Sep 19, 2023 - 1:38pm by ah4825

LANDSCAPE NOTES:

1. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND RELATED ITEMS REQUIRED FOR THE COMPLETE INSTALLATION OF LANDSCAPE.
2. ALL PLANT MATERIAL SHALL BE NURSERY GROWN. PLANT MATERIAL SIZES AND GRADING SHALL COMPLY WITH THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
3. ALL PLANT MATERIAL SHALL BE HEALTHY AND FREE FROM ALL VISIBLE SIGNS OF DISEASE OR PEST INFESTATION.
4. CONTRACTOR SHALL ASCERTAIN LOCATION OF ALL UTILITIES PRIOR TO EXCAVATION. PRIOR TO COMMENCING ANY WORK, CONTACT 1-800-482-8998, OR BY DIALING 811.
5. NO CHANGES TO APPROVED PLANT SCHEDULE WILL BE ALLOWED WITHOUT THE APPROVAL OF THE OWNER.
6. ALL TREES SHALL BE INSTALLED, MULCHED, GUYED AND STAKED PER THE DETAILS. ALL SHRUBS SHALL BE INSTALLED AND MULCHED PER THE DETAILS.
7. THE CONTRACTOR SHALL PROVIDE A THREE YEAR MINIMUM WARRANTY FOR ALL PLANT MATERIALS AND INSTALLATION FROM THE DATE OF ACCEPTANCE.
8. THE CONTRACTOR SHALL SPOIL AND EXCESS TOPSOIL LOCATED ON THE SITE THAT IS NOT REQUIRED TO PERFORM LANDSCAPE OPERATIONS. IF SUFFICIENT TOPSOIL IS NOT PRESENT ON SITE, THE CONTRACTOR SHALL IMPORT TO THE SITE IN ORDER TO COMPLETE THE LANDSCAPE OPERATIONS. THE CONTRACTOR SHALL PERFORM A SOIL TEST ON THE EXISTING AND IMPORTED TOPSOIL AND APPLY LIME AND FERTILIZER AS RECOMMENDED BY THE TESTING AGENCY.
9. IN ALL PLANTING BEDS, SOD SHALL BE REMOVED ENTIRELY AND SOIL SHALL BE AMENDED WITH TWELVE INCHES OF TOPSOIL AND A MINIMUM OF 6 INCHES OF COMPOST TILLED INTO THE BEDS.
10. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
11. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
12. IRRIGATION PROVIDED BY OTHERS.

SITE SODDING NOTE:

ALL AREAS TO BE SODDED SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE, AND SODDED WITH TIFF BERMUDA GRASS. IF LOCATED ON SLOPES 3:1 OR GREATER, THE CORNERS OF THE SOD MUST BE PINNED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

SITE SEEDING NOTE:

ALL DISTURBED AREAS NOT TO BE PAVED, LANDSCAPE BEDS, OR SODDED SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE, AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 S.F. AND TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 S.F. THE AREA MUST ALSO BE MULCHED. IF THE SEEDED AREAS ARE 20% OR GREATER SLOPE, EROSION CONTROL MAT SHALL BE INSTALLED. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.

ZONING: I-1 LIGHT INDUSTRIAL

BUILDING & SITE AREA CALCULATIONS:

OVERALL SITE AREA: ±3.27 ACRES / 142,441 SQ. FT.
USE: MAINTENANCE SHOP FOR TRACTOR TRAILER/18-WHEELERS

DEVELOPMENT AREA: ±3.27 ACRES/ 142,441 SQ. FT.
MAXIMUM BUILDING COVERAGE ALLOWED: 50% SITE COVERAGE
PROVIDED BUILDING COVERAGE: 15%
MINIMUM OPEN SPACE AREA: 28,488.20 SQ. FT. (20%)
PROVIDED OPEN SPACE AREA: 53,406.40 SQ. FT. (37%)

MAXIMUM STRUCTURE HEIGHT: 50 FT.
PROVIDED STRUCTURE HEIGHT: 25 FT.
BUILDING CONSTRUCTION TYPE: II B (SPRINKLERED)
MAINTENANCE AND REPAIR SERVICES

NUMBER OF BUILDINGS: 1
GROSS BUILDING SQUARE FOOTAGE: 12,160 SQ FT.

MAXIMUM IMPERVIOUS AREA ALLOWED: 113,952.80 SQ. FT (80%)

TOTAL PROVIDED IMPERVIOUS AREA: 89,034.60 SQ. FT./ 63%
TOTAL PROVIDED PERVIOUS AREA: 53,406.40 SQ. FT./ 37%

LANDSCAPE REQUIREMENTS:

STREET TREES:
REQUIRED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
PROVIDED: 1 SHADE TREE EVERY 40 LF STREET FRONTAGE.
376 / 40 = 9 STREET TREES REQUIRED
9 PROVIDED

STREET TREES ARE NOT COUNTED TOWARDS DEVELOPED AREA PLANT REQUIREMENTS.

DEVELOPED AREA:
1 PLANT UNIT PER 2000 SF DEVELOPED AREA
REQUIRED: 152,067 / 2000 = 76 PLANT UNITS
PROVIDED: 76 PLANT UNITS
25% PLANT UNITS MUST BE TREES
25% (19) TREES PROVIDED (76 X 0.25 = 19)
10% EVERGREEN TREES MINIMUM
10% (5) EVERGREEN TREES PROVIDED (19 X 0.10= 2)
25% ORNAMENTAL TREES MAX
25% (0) ORNAMENTAL TREES PROVIDED

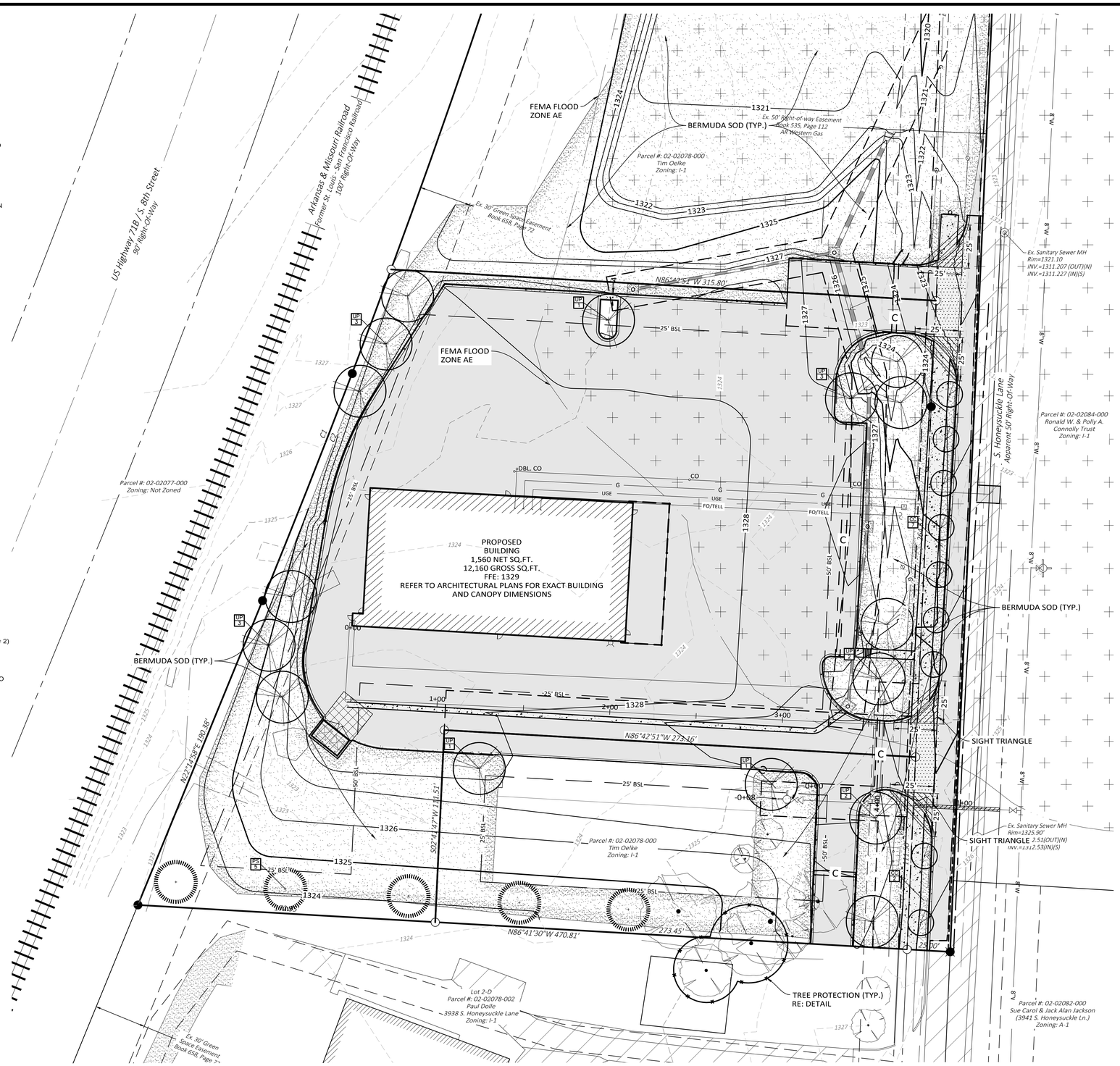
TREE MITIGATION
FOR EVERY 5 TREES REMOVED, 1 TREE NEEDS TO BE PROVIDED. 8, 12" CAL. OAKS ARE BEING REMOVED AND 2 SHADE TREES ARE PROVIDED.

LEGEND

Proposed Bermuda Sod

PLANT SCHEDULE (76 Units Required + 9 Street Trees)

KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	QTY.
NO PERENNIALS					
NO SHRUBS					
EVERGREEN TREES (3 UNITS MINIMUM)					
PS	WHITE PINE	PINUS STROBUS	8' B&B 8' Minimum at Planting	As Shown	5
SHADE TREES (20 UNITS MINIMUM)					
UP	LACEBARK ELM	ULMUS PARVIFLORA	2.5" Cal. B&B 6' Minimum at Planting	As Shown	14
SHADE TREES MITIGATED					
UP	LACEBARK ELM	ULMUS PARVIFLORA	2.5" Cal. B&B 6' Minimum at Planting	As Shown	2
SHADE STREET TREES (16 Units Minimum)					
CC	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" Cal. B&B 10-12' Minimum at Planting	As Shown	9



PL202300540

30 0 30
Scale in Feet

CALL BEFORE YOU DIG 1-800-482-8998 ARKANSAS ONE CALL SYSTEM

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No.18818

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HONEYSUCKLE LANE TRAILER MAINTENANCE SHOP

City Of Rogers, AR

Issued for Review 09.19.2023

LANDSCAPE PLAN

Revisions
1 2nd Submittal: 08.29.23, Revised Per Comments
1 1st Submittal: 05.19.23, Revised Per Comments

Drawn By:	HLS	Vert. Scale:	N/A
Approved By:	MDT	Horiz. Scale:	1"= 30'
Date:	09.19.2023	Plot Scale:	1
Project No.:	53439.001	DWG Name:	C-PLANSHEETS

SHEET L100

Drawing Name: A:\53000s\53439\001\LD\CADD\Sheets\C-PLAN-SHEETS-53439.001.dwg Last Modified: Sep 19, 2023 - 2:08pm Plotted on: Sep 19, 2023 - 2:08pm Plotted by: ah4825

June 16, 2023

Mr. Patrick Foy, PE
Halff
2407 S.E Cottonwood St. Suite 1
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans
Honeysuckle Lane Maintenance Shop

Dear Mr. Foy:

Plans were received for the referenced project which include 100 LF of water main extension. We have reviewed the plans and are approving them with the following conditions:

1. Move the proposed fire hydrant to be a minimum of 10' behind the curb of the drive.

2. Depict and label a demarcation valve on the fireline at the branch of the tee in the public waterline.

3. The valve after/downstream of the fire line tee should be 8" followed by an 8" x 6" reducer and then into the fire hydrant. Review our details.

4. Label any sanitary sewer cleanouts within a paved area to be "Traffic Rated".

5. The sanitary sewer line within the storm sewer profile is listed as a 1" line?

6. The water main, the fire hydrant, and the water meter must be within a public utility easement.

7. All plan submittals must include RWU's current, unedited, Standard Water & Sewer Details. 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. Fire suppression plans approved by the Utility if applicable.

D. Architectural and plumbing plans submitted for commercial customers.

E. Approved offsite easements filed for record if applicable.

F. An executed copy of the Facilities Extensions Contract (form attached).

G. A copy of the executed contract between the developer or general contractor and the utility contractor.

H. Performance and payment bonds executed by the utility contractor.

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

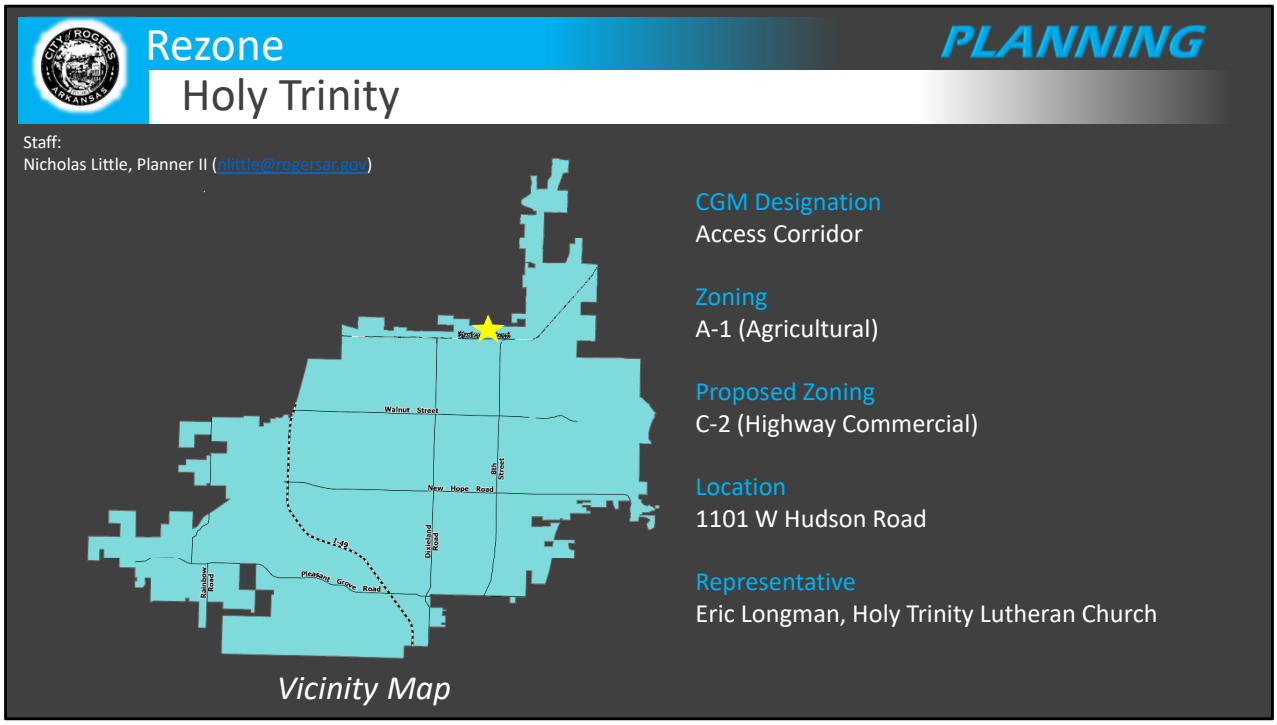
9. Construction inspection for this project shall be the responsibility of Morrison-Shipley l Halff

10. 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:TD



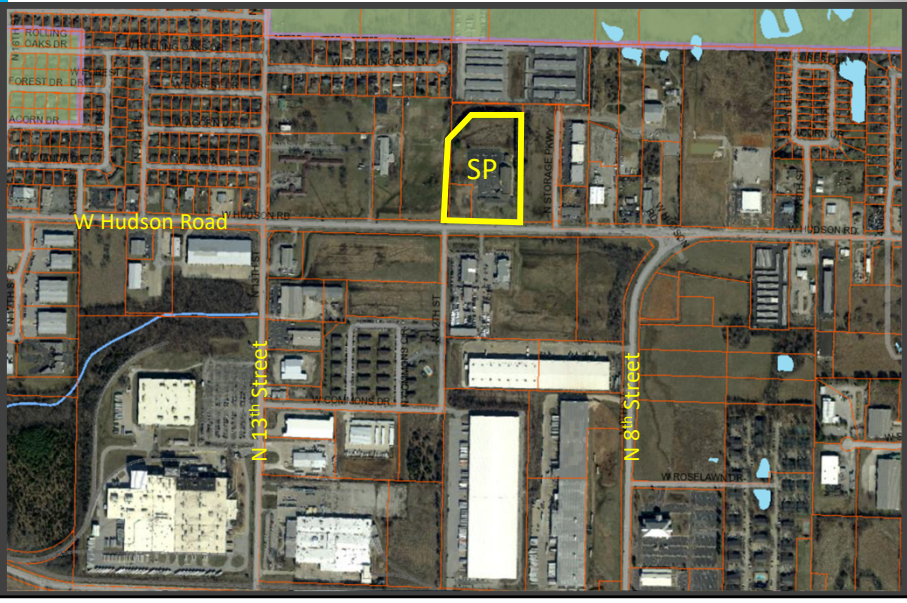
Location:

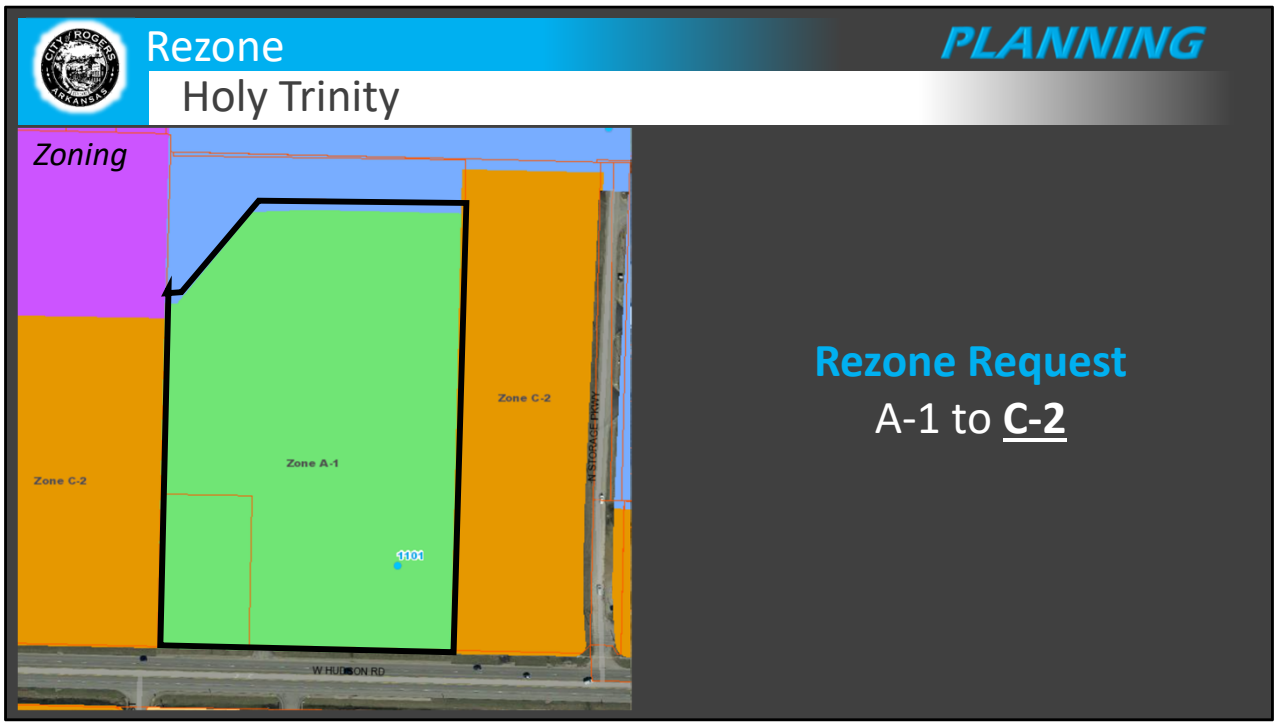
This is located in north Rogers, just west of the intersection of 8th and Hudson

Rezone

PLANNING

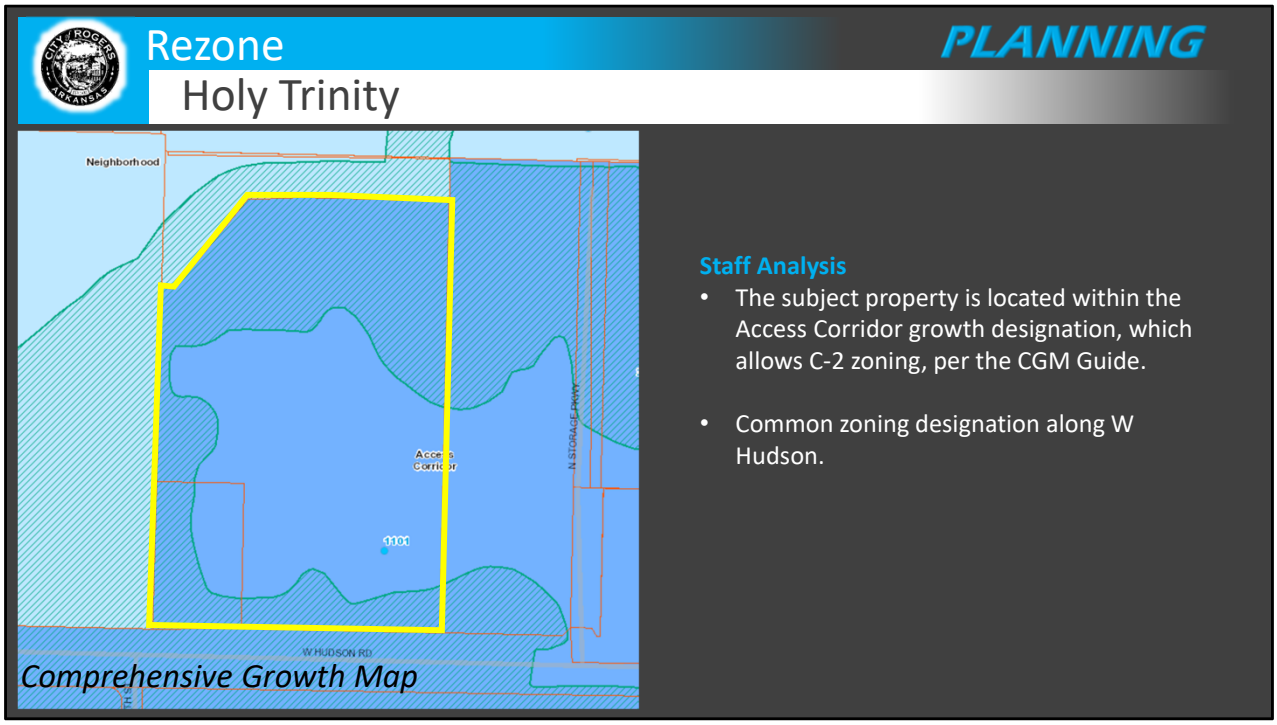
Holy Trinity





Rezone Request:
The applicant is requesting to rezone the subject property from A-1(Agricultural) 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).



COMPREHENSIVE GROWTH MAP:

- The subject property is located within the Access Corridor growth designation, which allows C-2 zoning, per the CGM Guide.
- Common zoning designation along W Hudson.

Growth Designation:
Access Corridor

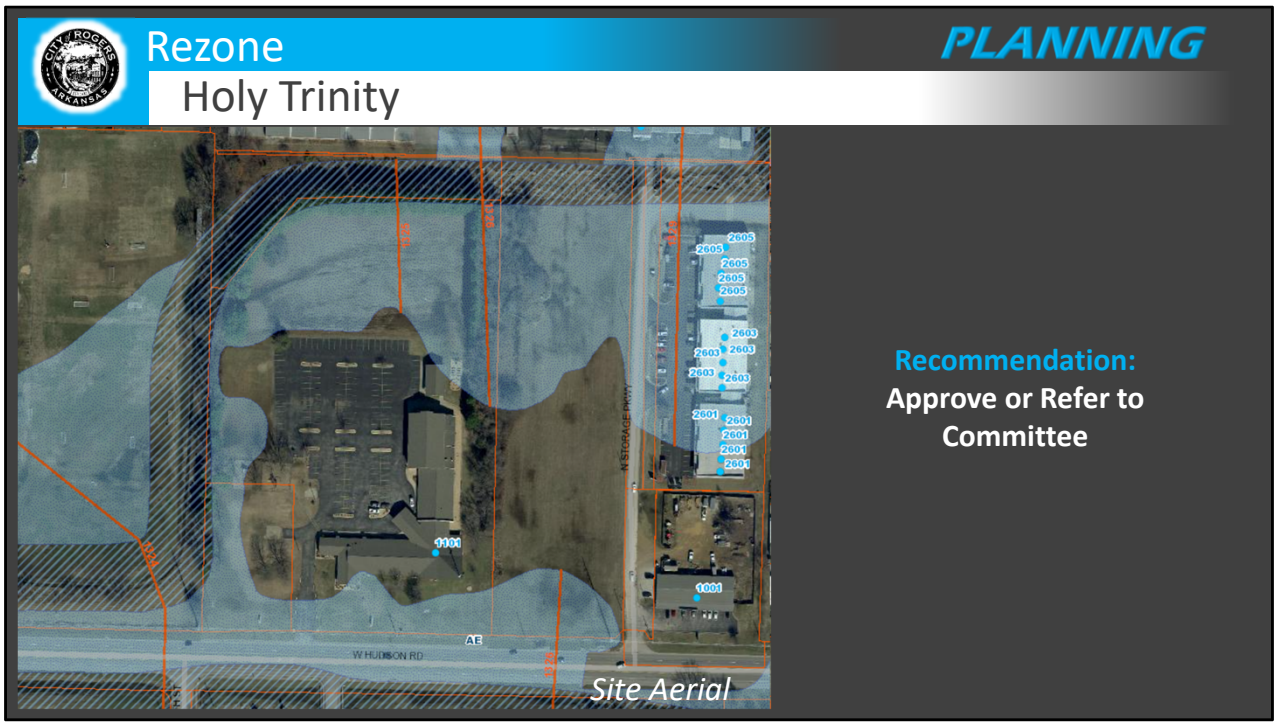
Growth Designation Character:
Stretches of single-use highway corridors in between other Growth Designation nodes. Goals include emphasizing access management, restricting uses with high trip generation, and encouraging compact residential development.(CGM Page 1).

Base Density:

6 units per acre

Max Density:
12 units per acre
Allowed Zoning Districts

R-MF, R-O, C-2



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

Exhibit "A"

Property Description: Parcel [02-02121-000, 02-02122-000] Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 North, Range 30 West, more particularly described as follows: Beginning at the Southwest corner of said Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4), running thence East 501 feet, thence North 880 feet, thence West 501 feet, thence South 880 feet to the place of beginning, containing 10 acres, more or less.

Less and except: Part of the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4) of Section 36, Township 20 North, Range 30 West, more particularly described as follows: Beginning at a point which is 880 feet North of the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 36; thence East 501 feet, thence South 75 feet, thence West 261 feet, thence S 86°23'10" W, 95.19 feet, thence S 38°10'23" W, 202.25 feet, thence West 20 feet to a point 240 feet South of the point of beginning, thence North 240 feet to the point of beginning.

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 12 day of October, 2023.

Signed

Don Callaway

Name Printed

STATE OF ~~ARKANSAS~~ Missouri

COUNTY OF Newton

Subscribed and sworn before me this the 12 day of October, 2023.

GARRETT KALOB GREER
MY COMMISSION EXPIRES
8-7-2025
NOTARY SEAL
#17768494
NEWTON COUNTY
NOTARY PUBLIC, STATE OF MISSOURI

Notary Signature

Garrett Kalob Greer

Notary Name Printed

8/7/25

Commission Expires

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: See Attached

LAYMAN'S DESCRIPTION: 1101 W. Hudson Rd., Rogers, AR 72756

PRESENT ZONING: A-1

ZONING REQUEST: C-2

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 20 day of September, 2023.

_____
Notary Signature

Karen L. Cwiklinski
Notary Name Printed

11-30-2029
Commission Expires

KAREN L CWIKLINSKI
Notary Public - Arkansas
Benton County
Commission # 12709480
My Commission Expires Nov 30, 2029

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7019 2970 0000 2254 6839
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Extra Services & Fees (check box, add fee as appropriate)
[X] Return Receipt (hardcopy) $ 3.55
[ ] Return Receipt (electronic) $
[ ] Certified Mail Restricted Delivery $
[ ] Adult Signature Required $
[ ] Adult Signature Restricted Delivery $
Postage $ .63
Total Postage and Fees $ 8.53
Sent To BROOKE WARD
Street and Apt. No., or PO Box No. 1202 W ROLLING OAKS LN
City, State, ZIP+4® ROGERS AR 72756
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
[X] Return Receipt (hardcopy) $ 3.55
[ ] Return Receipt (electronic) $
[ ] Certified Mail Restricted Delivery $
[ ] Adult Signature Required $
[ ] Adult Signature Restricted Delivery $
Postage $ .63
Total Postage and Fees $ 8.53
Sent To TRAMMEL BC PROPERTIES LP
Street and Apt. No., or PO Box No. PO BOX 629
City, State, ZIP+4® POCAHONTAS AR 72455
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage $ .63
Total Postage and Fees $ 8.53
Sent To SSCP STORAGE PARKWAY LLC
Street and Apt. No., or PO Box No. 1735 MARKET ST STE A 462
City, State, ZIP+4® PHILADELPHIA PA 19103-7501
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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[ ] Adult Signature Restricted Delivery $
Postage $ .63
Total Postage and Fees $ 8.53
Sent To CITY OF ROGERS
Street and Apt. No., or PO Box No. 301 W CHESTNUT STREET
City, State, ZIP+4® ROGERS AR 72756-3770
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
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Postage $ .63
Total Postage and Fees $ 8.53
Sent To RICKY L & KIMBERLY S FLOYD
Street and Apt. No., or PO Box No. 130 NICHOLSON RD
City, State, ZIP+4® SEARCY AR 72143
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
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Postage $ .63
Total Postage and Fees $ 8.53
Sent To VREC STOR MART LLC
Street and Apt. No., or PO Box No. 7004 BEE CAVE RD STE 3-300
City, State, ZIP+4® AUSTIN TX 78746-5065
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee $ 4.35
Extra Services & Fees (check box, add fee as appropriate)
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Postage $ .63
Total Postage and Fees $ 8.53
Sent To HUGO ORTEGA & MARIA ALMARAZ
Street and Apt. No., or PO Box No. 1206 N 23RD PLACE
City, State, ZIP+4® ROGERS AR 72756-2063
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

CERTIFIED MAIL® RECEIPT
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OFFICIAL USE
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Certified Mail Fee $ 4.35
Extra Services & Fees (check box, add fee as appropriate)
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[ ] Adult Signature Required $
[ ] Adult Signature Restricted Delivery $
Postage $ .63
Total Postage and Fees $ 8.53
Sent To MICHAEL D & CHRISTINE C MULLIN
Street and Apt. No., or PO Box No. 1001 W HUDSON ROAD
City, State, ZIP+4® ROGERS AR 72756-2326
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE
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Certified Mail Fee $ 4.35
Extra Services & Fees (check box, add fee as appropriate)
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[ ] Certified Mail Restricted Delivery $
[ ] Adult Signature Required $
[ ] Adult Signature Restricted Delivery $
Postage $ .63
Total Postage and Fees $ 8.53
Sent To GOFF REVOCABLE TRUST DC
Street and Apt. No., or PO Box No. PO BOX 1465
City, State, ZIP+4® FAYETTEVILLE AR 72702-1465
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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OFFICIAL USE
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Certified Mail Fee $ 4.35
Extra Services & Fees (check box, add fee as appropriate)
[X] Return Receipt (hardcopy) $ 3.55
[ ] Return Receipt (electronic) $
[ ] Certified Mail Restricted Delivery $
[ ] Adult Signature Required $
[ ] Adult Signature Restricted Delivery $
Postage $ .63
Total Postage and Fees $ 8.53
Sent To ERIC & KESHI DELLINGER REV TRUST
Street and Apt. No., or PO Box No. 1200 W ROLLING OAKS LN
City, State, ZIP+4® ROGERS AR 72756
DUENWEG MO 64841 OCT - 2 2023 Postmark Here USPS
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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 17, 2023** at **5:30 p.m.** on the application by **Eric Longman** to rezone **1101 & 1103 W. Hudson Road** from the **A-1** (Agricultural) zoning district to the **C-2** (Highway Commercial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
1101 & 1103 W. Hudson Road
Parcel Number: 02-02121-000 & 02-02122-000

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 1, 2023**
BILL THE CITY OF ROGERS

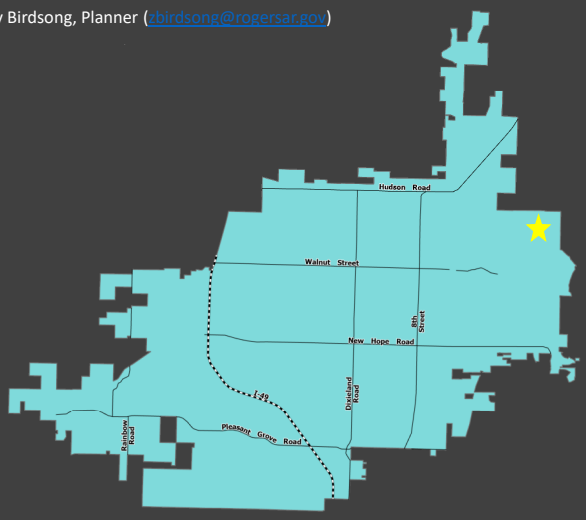
NOTICE OF PUBLIC HEAR
NOTICE OF PUBLIC HEARING
REZONE
DESCRIPTION
To rezone 1101 & 1103 W. Hudson Rd. from A-1 (Agricultural) to the C-2 (Highway Commercial) zoning district
APPLICANT
Eric Longman
BOARD/COMMISSION
Planning Commission
MEETING DATE/TIME
October 17, 2023 at 5:30 PM
MEETING LOCATION
Rogers City Council Chambers 301 W. Chestnut St.
PUBLIC COMMENTS
planningcommission@rogersar.gov
www.rogersar.gov/1181/Public-Hearing-Signs
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621-1186
planning@rogersar.gov

Rezone

Williams

PLANNING

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



Vicinity Map

CGM Designation
Access Corridor

Zoning
A-1 (Agricultural) and C-2 (Highway Commercial)

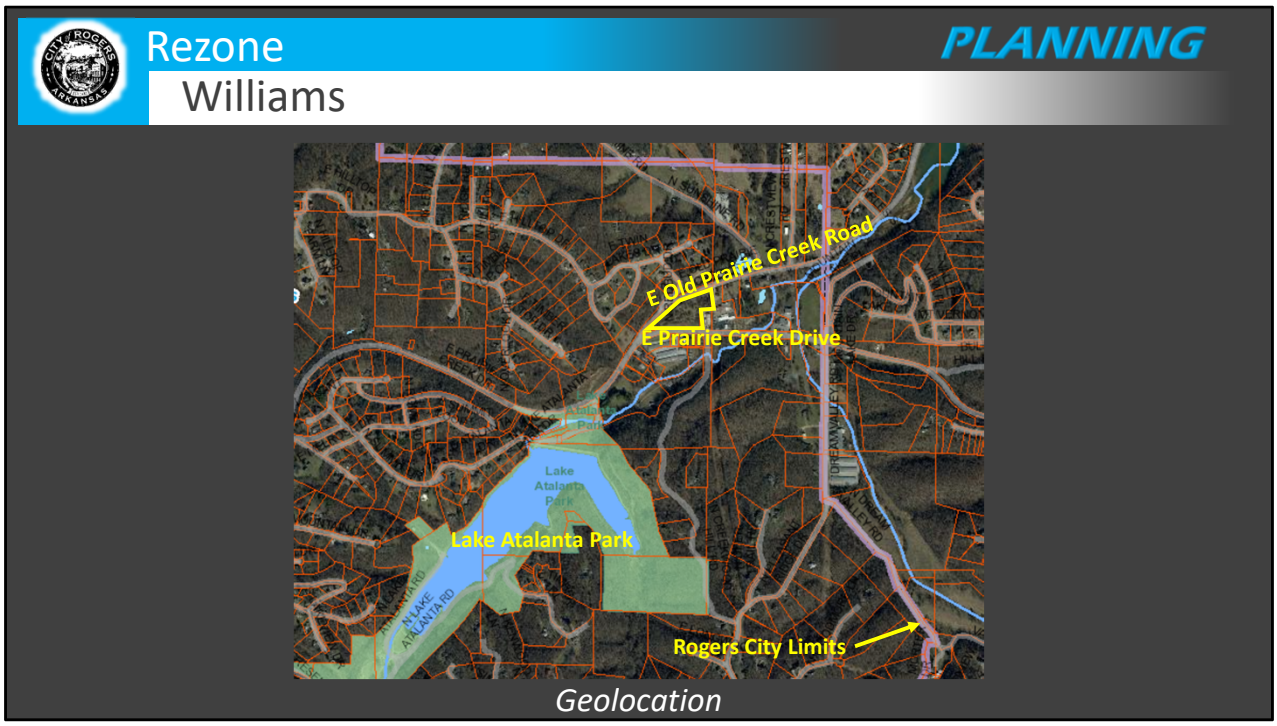
Proposed Zoning
C-2 (Highway Commercial)

Location
At the corner of E Prairie Creek Drive and E Old Prairie Creek Road

Representative
Steve Williams

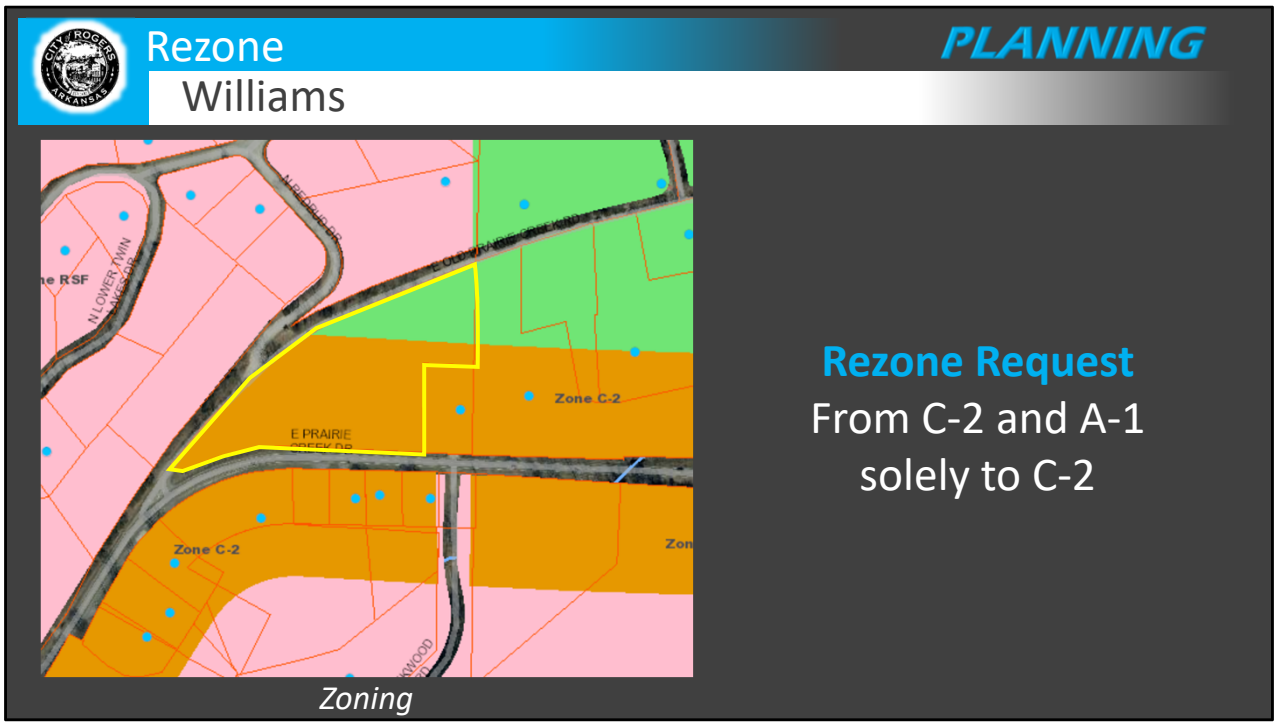
Location:

This is a rezone request for a property located in east Rogers at the corner of E Prairie Creek Drive and E Old Prairie Creek Road.



GEOLOCATION

The property is just west of Rogers City Limits and is northeast of Lake Atalanta Park.

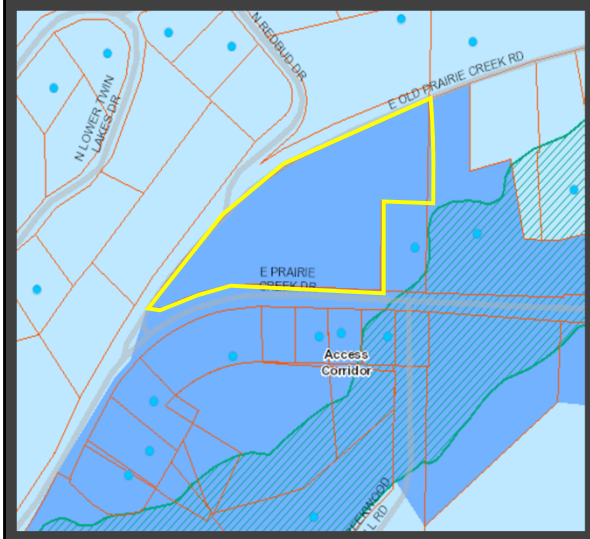


Rezone Request:
The applicant is requesting to rezone the subject property from C-2 (Highway Commercial) and A-1 (Agricultural) to just C-2.

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
Williams

PLANNING



Comprehensive Growth Map

Staff Analysis

- The subject property is located within the Access Corridor growth designation. The requested zoning of C-2 is allowed within this growth designation. A-1 is not an allowed zoning per the comprehensive growth map.
- C-2 zoning exist to the east and south of this site. Residential uses exist to the north and west across from East Old Prairie Creek Road.
- The proposed rezone is consistent with the development pattern in this area and is separated from residential by public roads.

Staff Analysis:

- The subject property is located within the Access Corridor Growth Designation. A portion of this property is currently zoned A-1, which is not allowed per this Growth Designation. The requested zone of C-2 is allowed.
- C-2 zoning exist to the east and south of this site within the Access Corridor Growth Designation. Residential use exists to the north and west across the road from East Old Prairie Creek Road.
- The proposed rezone is consistent with the development pattern in the area and is separated from residential use by public roads.

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

Rezone

Williams

PLANNING

Site Aerial

Recommendation:
Refer to Committee

Public Input Received:
An individual did speak out regarding this request, referencing a rezone proposal to C-2 east of this site that was denied. However, the adjacent property being referenced is located in a Neighborhood Growth Designation and does not allow for C-2 zoning.

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

Possible Committee Motions:
- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:
- Move to recommend approval to City Council as presented
- Move to deny the request as presented

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

OFFICE USE ONLY

Permit Fee: $200 ($200)
Zoning: C-2, A-1 to C-2
Permit Number: 23-33
CityView Application: PL202300894
Date: 9/25/23

REZONE APPLICATION

APPLICANT: Steve & Kim Williams

ADDRESS: 1600 Block Hwy 12E SUITE #:

GENERAL LOCATION OF PROPERTY: Corner Hwy 12E & Old Prairie Creek Rd

PARCEL NUMBER: 02-00017-001

PHONE #: 479-936-66664 EMAIL: skicndsports@att.net

PROPERTY OWNER: Steve & Kim Williams PHONE #: 479-936-66664

PRESENT USE: vacant land ZONING: C-2, A-1

PROPOSED USE: To make contiguous ZONING: C-2

Kim Williams 9-12-23
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: 9/25/23 PUBLIC HEARING DATE: 10/17/23 CERTIFIED MAIL DATE: 10/2/23

PLANNING COMMISSION ACTION: DATE:

CITY COUNCIL ACTION: DATE:

ORDINANCE NUMBER: COMMENTS:

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

Parcel Number - 02-00032-001

LAYMAN'S DESCRIPTION: corner Old Prairie Creek Rd & Hwy 12E

PRESENT ZONING: C-2 & A-1

ZONING REQUEST: C-2

Respectfully Submitted,

By: Kim Williams
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 13th day of September, 2023.

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

Betsy Van Dusen
Notary Signature

Betsy Van Dusen
Notary Name Printed

5/13/2032
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 10th day of October, 2023.

Kimberly Williams
Signed

Kimberly Williams
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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

JACOB CANOY
Notary Public - Arkansas
Benton County
Commission # 12706685
My Commission Expires Feb 3, 2029

Jacob Canoy
Notary Signature

Jacob Canoy
Notary Name Printed

Feb 3, 2029
Commission Expires

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

NOTICE OF PUBLIC HEARING

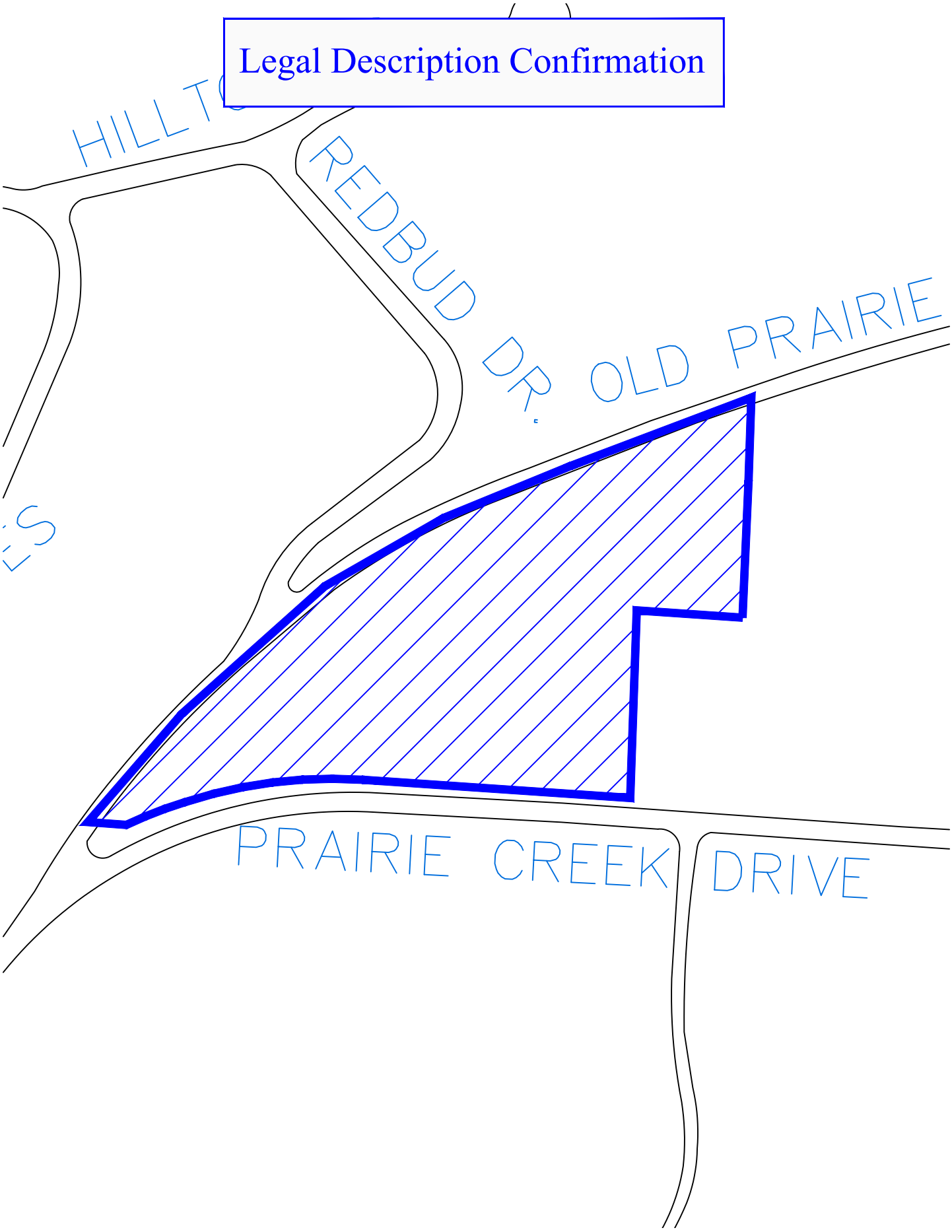
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **October 17, 2023** at **5:30 p.m.** on the application by **Steve & Kim Williams** to rezone **4.99 acres at the corner of E. Old Prairie Creek Road & E. Prairie Creek Drive** from the **C-2, A-1** (Highway Commercial, Agricultural) zoning district to the **C-2** (Highway Commercial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
4.99 acres at the corner of E. Old Prairie Creek Road & E. Prairie Creek Drive
Parcel Number: 02-00017-001

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 1, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation



HWY
OLD PRAIRIE CREEK RD
Adopt-A-Road
This road adopted by
South Sun
Estates POA
NOTICE OF PUBLIC HEARING