



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

PLANNING COMMISSION MEETING AGENDA
NOVEMBER 7, 2023
5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/81401726739](https://us02web.zoom.us/j/81401726739)
BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/81401726739](https://us02web.zoom.us/j/81401726739)
ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/81762941346](https://us02web.zoom.us/j/81762941346)

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 17, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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CONSENT AGENDA:

1.
LSDP: Mathis Brothers Furniture

A proposal for a 467,650-sf building for the retail selling of furniture and a retention pond at 5200 S. Dixieland Road in the C2-CU (Highway Commercial, with Condominium Unit) zoning district.
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Noah Geels*
2.
LSDP: Glide Xpress

A proposal for a 4,762-sf automatic carwash, with vacuum bays and paved parking at 3515 W. Walnut Street in the C2-CU (Highway Commercial, with Condominium Unit) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Chris Tilley*

PUBLIC HEARINGS:

1.
CUP: Magness Tire Company

WITHDRAWN BY STAFF.
2.
RZN: Tommy Byrd

A request by Tommy Byrd to rezone 416 N. 5th Street from R-DP (Residential Duplex Patio Home) to the NBT (Neighborhood Transition) zoning district.
– *STAFF: Christina Moore*
– *REPRESENTED BY: Tommy Byrd*
3.
CUP: Event Center Inc.

A request by Event Center Inc. to allow the use “Commercial Assembly, Recreation & Entertainment” at 3169 W. Walnut Street in the C-2 (Highway Commercial) zoning district.
– *STAFF: Christina Moore*
– *REPRESENTED BY: Dawna Swanson*
4.
CUP: Pitchmarks Golf Lounge

A request by Pitchmarks Golf Lounge to allow the use “Commercial Assembly, Recreation & Entertainment” at 1904 W. Pleasant Grove Road in the C-2 (Highway Commercial) zoning district.



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PHONE: (479) 621-1186
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- STAFF: Zachery Birdsong
- REPRESENTED BY: Tyler Marks

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

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



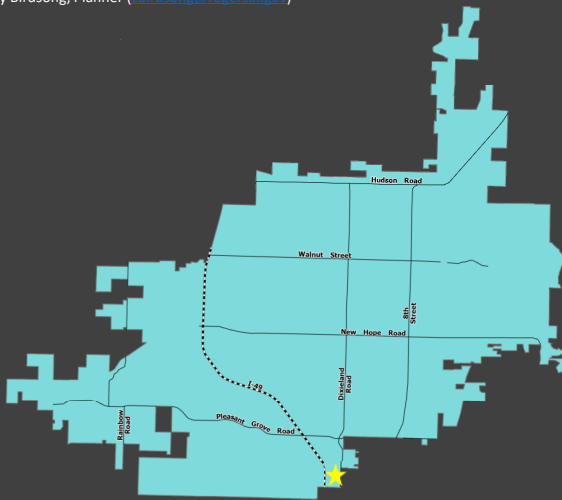
LARGE SCALE DEVELOPMENT

PLANNING

Mathis Brothers Furniture Store

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

Location

5200 S Dixieland Road

CGM Designation

Commerce Corridor

Zoning

C2-CU (Highway Commercial and Condominium Unit)

Proposed Use

Retail Sales

Representative

Noah Geels, Engineering Services Inc.

Location:

Located in south Rogers at 5200 South Dixieland Road.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

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



LARGE SCALE DEVELOPMENT

PLANNING

Mathis Brothers Furniture Store



Request

- The proposal includes a 467,650 sf. building for the retail selling of furniture and a retention pond on about 50 acres.

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:

The applicant was previously granted an administrative engineering WAIVER from Section 14-260 (1)(e) regulating the number of curb cuts allowed on a street based on the length of street frontage. The development has over 1500-ft of frontage along the unnamed street on the north property line, which allows for 3 curb cuts. One additional curb cut is allowed with this waiver. All other access management standards have been met.

2. STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to expand the existing retention pond on the adjacent lot to the south to account for the increased impervious area.

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).



LARGE SCALE DEVELOPMENT

PLANNING

Mathis Brothers Furniture Store



Aerial Image

Recommendation
APPROVE

4. MASTER STREET PLAN IMPROVEMENTS:

a) Street Pavement and Condition: Dixieland Road is not in substandard condition.

b) Connectivity Standards:

The applicant was previously granted an administrative engineering WAIVER from Section 14-604 (c) requiring street connections at intervals not to exceed 660-ft. Street connectivity is infeasible at this location due to the large format retail use on a single parcel.

c) Streetscape:

i) Right-of-Way:

1) The right-of-way width for Dixieland Road, a Major Arterial, is a minimum of 100-ft as required by the Typical Street Section.

2) The right-of-way width for the unnamed Public Street, a Minor Street, is 50-ft as required by the Typical Street Section.

ii) Sidewalks & Sidepaths:

The applicant proposes a 10-ft sidepath along Dixieland Road, and 5-ft sidewalks are proposed along the unnamed Public Street.

d) Trails: Trails are neither required nor proposed.

e) Streetlights: The applicant proposes streetlights along Dixieland Road and the unnamed Public Street to the north. The proposal meets streetlight requirements.

f) Street Trees: The applicant proposes 22 Lacebark Elms and 28 Eastern Redbuds along Dixieland Road and the unnamed Public Street. The proposal meets street tree requirements.

Summary

LSDP Staff Recommendation

APPROVE



October 5, 2023

Mr. Jason Appel, PE
Engineering Service, Inc.
P.O. Box 282
Springdale, AR 72765-0282

Re: Conditional Approval of Civil Plans
Mathis Brothers Furniture Store

Dear Mr. Appel:

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

1. If proposed utilities cross or grade is changed over the City of Bentonville's 48" transmission main, a copy of the plans & notification must be sent to the Bentonville Water Department.
2. Turn off the contours layer on the Overall Utility Plan for clarity.
3. When fire hydrant lines are over 20' in length they must be installed as per RWU Standard Detail WD-1/4B. There are several lines that don't show valve symbols on the plans and/or profiles.
4. Clean-outs that are within paved areas will require traffic rated lids.
5. 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. There is a proposed tree located near the end of Water Main 10 and another near Sta. 25+00 of the existing 8" sanitary sewer main that will be in violation of this code.
6. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. Fire suppression plans approved by the Utility if applicable.

- E. Architectural and plumbing plans submitted for commercial customers.
- 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 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



REVIEW PLANS FOR A PROPOSED LARGE SCALE DEVELOPMENT

MATHIS BROTHERS FURNITURE STORE

A

LARGE SCALE DEVELOPMENT

5200 S DIXIELAND ROAD
ROGERS, ARKANSAS

PL202300402

September 1, 2023

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733

FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

CONTACT LIST

SURVEYOR/ENGINEER
ENGINEERING SERVICES, INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, AR 72764
479-751-8733

ADMINISTRATION
479-621-1117

BUILDING INSPECTIONS
479-621-1100

FIRE DEPARTMENT
479-621-1179

ROGERS COMMUNITY DEVELOPMENT
479-621-1186

ROGERS STREET DEPARTMENT
479-621-1140

ROGERS WATER UTILITIES (Stephen Ponder)
479-621-1156

CARROLL ELECTRIC (Derek Thurman)
479-273-2421 *2690

AEP SWEPCO (Mark Beasley)
479-986-1004

BLACK HILLS ENERGY (Kenneth Peters)
479-877-0430

CATV/ COX (Larry Alexander)
479-871-8806

PHONE/ AT&T (Anthony Williams)
479-422-3173

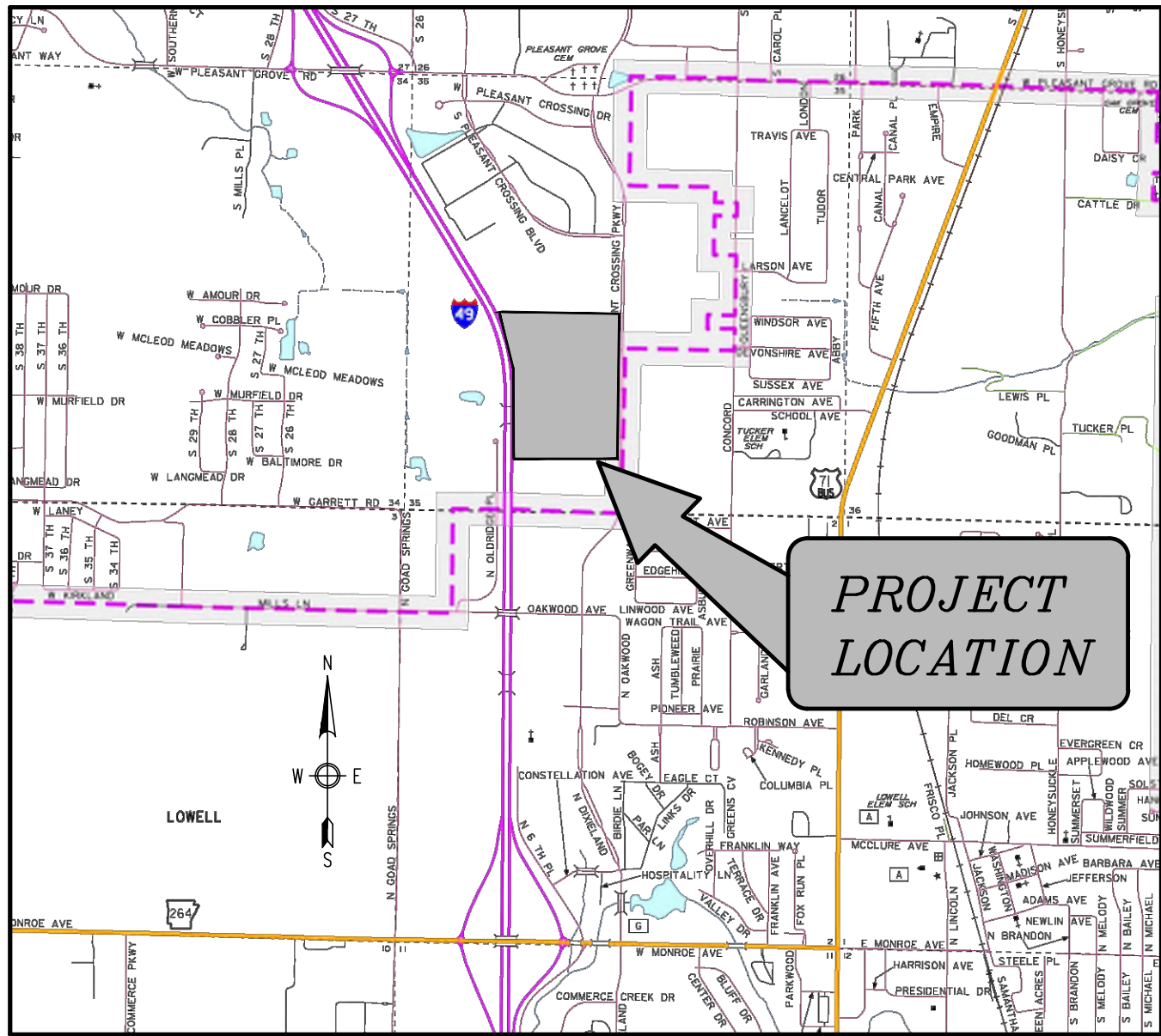
BENTONVILLE WATER UTILITIES
479-271-3140

OWNER/DEVELOPER
3434 W RENO
OKLAHOMA CITY, OK 73107



FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A
100 YEAR FLOOD PLAIN ZONE AS
SHOWN ON THE F.I.R.M. MAP #
05007C0270K, BENTON COUNTY,
ARKANSAS & INCORPORATED AREAS.
EFFECTIVE DATE: JUNE 5, 2012.



VICINITY MAP

INDEX OF SHEETS

SHEET No.	DESCRIPTION
-	COVER
1-1D	EXISTING CONDITIONS
2-3D	LARGE SCALE DEVELOPMENT
4-12	STORM PLAN & PROFILE
13A-13D	GRADING PLAN
14-16	TYPICAL DETAILS
17	OVERALL UTILITY PLAN
18-26	UTILITY PLANS & PROFILES
27-30	UTILITY DETAILS
31	STORM WATER POLLUTION PREVENTION PLAN
32	STORM WATER POLLUTION PREVENTION DETAILS
33-35	LANDSCAPING PLAN
36	PAVING PLAN

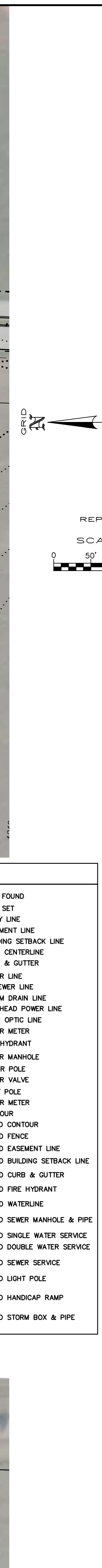
TOTAL SITE AREA:	50.00 ACRES	TOTAL GREEN SPACE RATIO:	1.54:1 (GREEN SPACE:IMPERVIOUS)
DEVELOPMENT AREA:	45.32 ACRES	PARCEL 02-18155-000	
BUILDING COVERAGE AREA:	467650 SF (10.74 AC) RETAIL: 251,400 SF (5.77 AC) WAREHOUSE: 216250 SF (4.96 AC)	TOTAL AREA:	1330291 SF (30.54 AC)
BUILDING COVERAGE PERCENTAGE:	RETAIL: 11.4% WAREHOUSE: 9.92% TOTAL: 21.5%	OPEN SPACE:	489538 SF (11.24 AC) 11.24 / 30.54 = 36.8%
BUILDING USAGE:	PRIMARY: RETAIL SECONDARY: WAREHOUSE TERTIARY: FURNITURE SALES	IMPERVIOUS SPACE:	840753 SF (19.30 AC) 19.30 / 30.54 = 63.2%
ZONING:	C-2 (HIGHWAY COMMERCIAL) INTERSTATE 49 OVERLAY DISTRICT	GREEN SPACE RATIO:	0.58:1 (GREEN SPACE:IMPERVIOUS)
SETBACKS:	FRONT YARD - 65' INTERIOR SIDE YARD - 15' EXTERIOR SIDE YARD - 45' REAR YARD - 15'	PARCEL 02-18156-001	
BUILDING HEIGHT:	49'	TOTAL AREA:	847721 SF (19.46 AC)
CONSTRUCTION TYPE:	2B	OPEN SPACE:	830014 SF (19.05 AC) 19.05 / 19.46 = 97.9%
TOTAL AREA:	2178012 SF (50.00 AC)	IMPERVIOUS SPACE:	17707 SF (0.41 AC) 0.41 / 19.46 = 2.1%
TOTAL OPEN SPACE:	1319552 SF (30.29 AC) 30.29 / 50.00 = 60.6%	GREEN SPACE RATIO:	46.5:1 (GREEN SPACE:IMPERVIOUS)
TOTAL IMPERVIOUS SPACE:	858460 SF (19.71 AC) 19.71 / 50.00 = 39.4%		

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

THOMAS J. APPEL, P.E. No. 13828
ENGINEERING SERVICES, INC.

NOTES :

- REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF ROGERS ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF ROGERS, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.
- ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF ROGERS, ARKANSAS, AS CONTAINED IN CHAPTER 14, ARTICLE IV, OF THE CODE OF ORDINANCES, CITY OF ROGERS, ARKANSAS.
- ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH ROGERS WATER UTILITIES STANDARD SPECIFICATIONS.
- DEVELOPER TO COORDINATE WORK AROUND 48" TRANSMISSION MAIN W/ CITY OF BENTONVILLE WATER UTILITIES
- 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 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 STUB OUTS, 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 SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT



MATHIS BROS ARKANSAS LLC
3434 W RENO
OKLAHOMA CITY, OK 73107

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

21961

C-2 (HIGHWAY COMMERCIAL)
INTERSTATE 49 OVERLAY DISTRICT

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765
21961

21961

C-2 (HIGHWAY COMMERCIAL)
INTERSTATE 49 OVERLAY DISTRICT

RETAIL: 11.4%
WAREHOUSE: 10.0%
TOTAL: 21.5%

PRIMARY: COMMERCIAL
SECONDARY: RETAIL SALES
TERTIARY: FURNITURE SALES

FRONT YARD - 65'
INTERIOR SIDE YARD - 15'
EXTERIOR SIDE YARD - 45'
REAR YARD - 15'

FRONT YARD - 65'
INTERIOR SIDE YARD - 15'
EXTERIOR SIDE YARD - 45'
REAR YARD - 15'

GROSS-50.00 ACRES
NET- 48.68 ACRES

1 PARKING SPACE FOR EVERY 250 SQ. FT.
OF RETAIL SPACE UP TO 10,000 SQ. FT.
(MULTIPLY BY 0.8 AFTER 40,000 SQ. FT.)
5 SPACES PLUS 1 PARKING SPACE FOR
EVERY 2000 SQ. FT. OF FLOOR AREA OF
WAREHOUSE SPACE UP TO 50K SQ. FT. 1
SPACE PER 10,000 SQ. FT. AFTER 50K.
TOTAL BUILDING IS 467,650 SQ. FT.

251400 SQ. FT RETAIL SPACE YIELDS 824 SPACES

216250 SQ. FT. WAREHOUSE SPACE YIELDS 47 SPACES

824 + 47 = 817 (17 ADA) REQUIRED SPACES

428 SPACES PROVIDED
(INCLUDING 8 VEHICLE & TRAILER SPACES &
12 ADA)

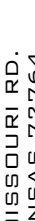
32 LOADING SPACES

VARIANCE APPROVAL: A VARIANCE TO PROVIDE 428 PARKING SPACES WAS APPROVED BY THE BOARD OF ADJUSTMENTS ON JUNE 20TH 2023

BIKE RACKS: 1 BIKE RACK FOR EVERY 20 PARKING SPACES
428 / 20= 21 REQUIRED BIKE RACKS
22 BIKE RACKS PROVIDED

FLOOD ZONE:
THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE 'X', (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE F.I.R.M. MAP # 05007C0270K, PANEL 270 OF 560 BENTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAPS REVISED: JUNE 5, 2012.

CITY APPROVAL STAMP

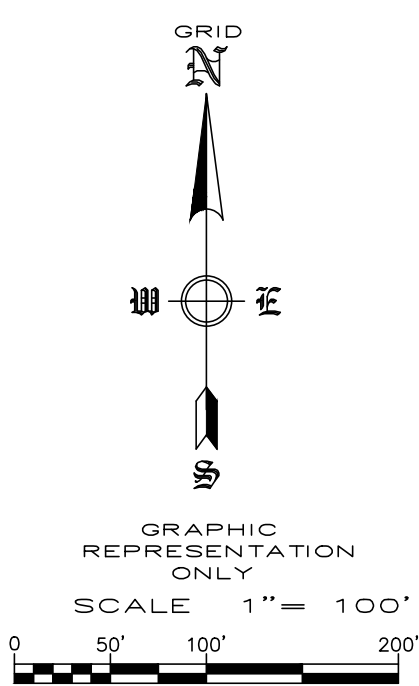


ESI
ENGINEERING SERVICES INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

**LARGE SCALE DEVELOPMENT
MATHIS BROTHERS FURNITURE
DIXIELAND ROAD
ROGERS, ARKANSAS**

[illegible]

3



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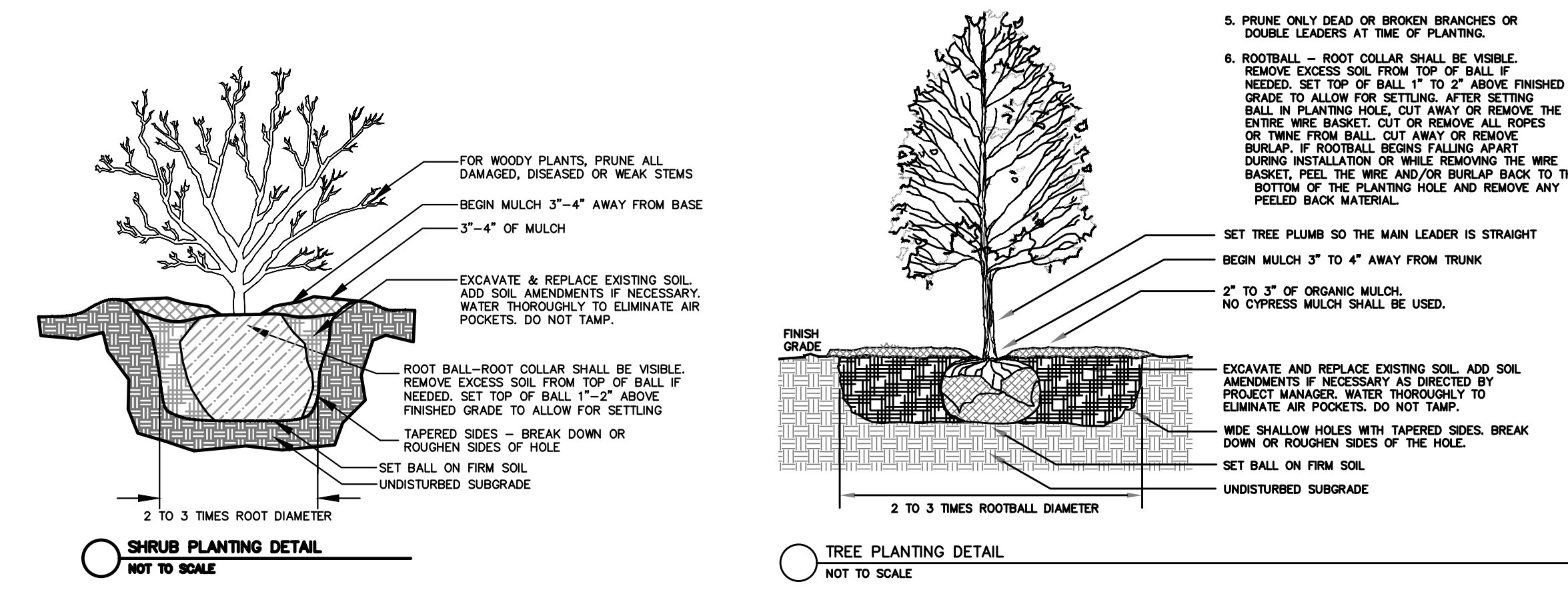
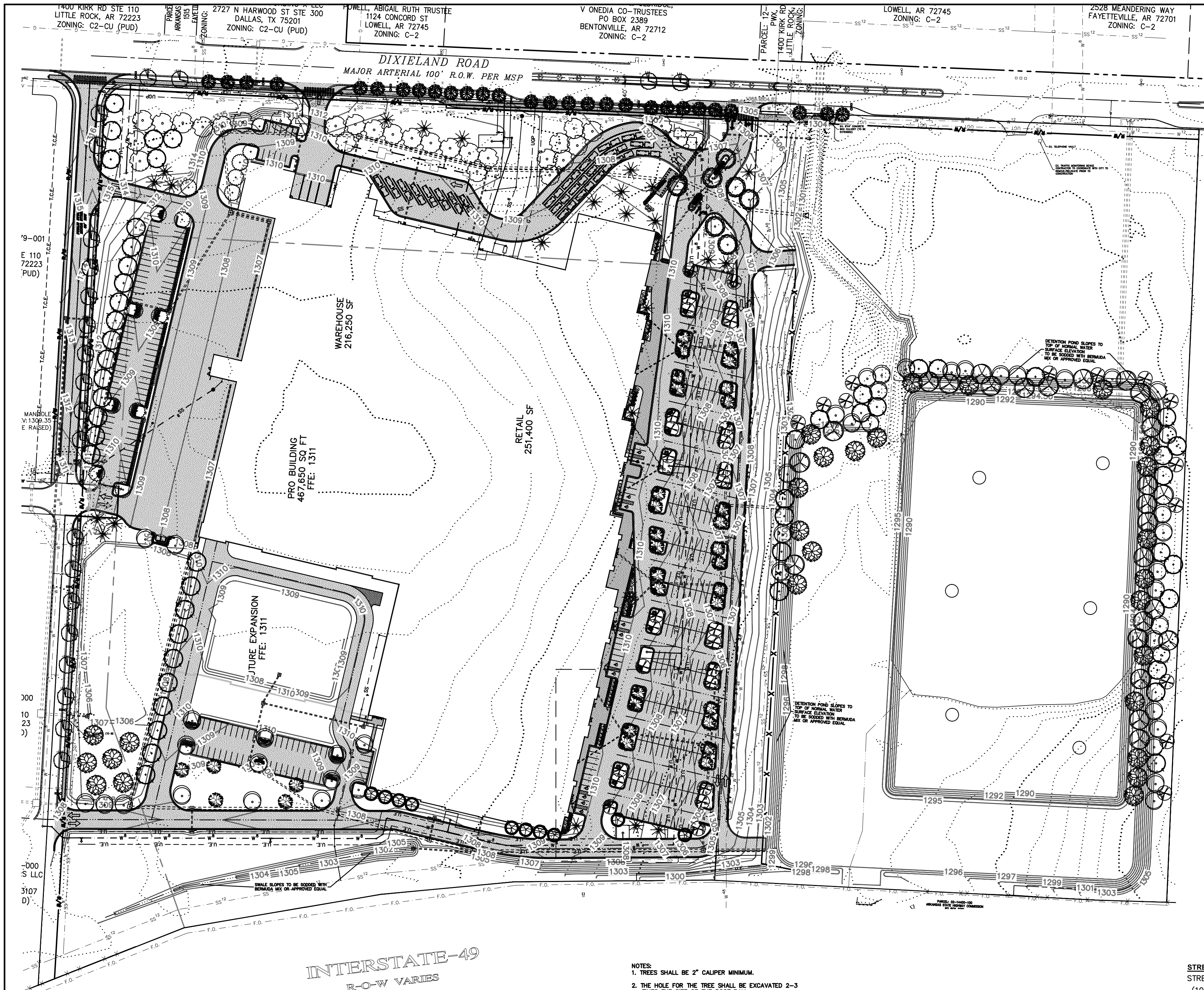
- NOTES:
- 1) ALL MATERIAL & METHODS USED TO CONSTRUCT, MODIFY, OR TAP ANY PUBLIC WATER OR SEWER MAIN SHALL CONFORM TO RWU STANDARD SPECIFICATIONS & STANDARD DETAILS.
 - 2) CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL STREET CUTS, BORES, AND RESPECTIVE RIGHT-OF-WAY PERMITS FOR THE PROPOSED PROJECT.
 - 3) FIELD LOCATION AND VERIFY THE LOCATION OF EXISTING WATER AND SANITARY SEWER FACILITIES. INDICATE THE LOCATION OF THESE FACILITIES ON THE DRAWING AND PROVIDE ADEQUATE EASEMENTS, ON-SITE AND OFF-SITE, ACCEPTABLE TO THE SPRINGDALE WATER UTILITIES. EASEMENTS SHALL BE ESTABLISHED SUCH THAT A 10'-FOOT SPACE SHALL BE PROVIDED BETWEEN THE UTILITY AND ANY PERMANENT STRUCTURE. EASEMENTS SHALL BE PROVIDED SUCH THAT 7.5' OR DEPTH OF MAIN WHICHEVER IS GREATER IS BETWEEN THE UTILITY AND EASEMENT LINE.
 - 5) FULL DEPTH COMPACTED CLASS 7 BASE MATERIAL IS REQUIRED FOR THE WATER AND SEWER TRENCHES UNDER PRIVATE EXISTING OR PROPOSED DRIVING SURFACES.
 - 6) THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
 - 7) ALL SEWER SERVICES HAVE A 1% SLOPE, UNLESS OTHERWISE NOTED.
 - 8) WHERE SEWER SERVICES ARE ABOVE WATER MAIN, THEY SHALL BE ENCASED.
 - 10) ALL WATER MAIN SHALL BE 8" DUCTILE IRON CLASS 350 UNLESS OTHERWISE NOTED. VERTICAL BENDS AND THIRDS NECESSARY FOR CONSTRUCTION AS SHOWN ARE CONSIDERED SUBSIDIARY TO WATER MAIN CONSTRUCTION.
 - 9) ALL SEWER MAIN SHALL BE 8" SDR 26 PVC UNLESS OTHERWISE SPECIFIED.
 - 10) ANY EXISTING WATER OR SEWER SERVICES ON SITE SHALL BE ABANDONED BY RWU AT THE DEVELOPERS EXPENSE.
 - 11) ALL WATER SERVICES WILL CROSS ABOVE SEWER WITH A MINIMUM OF 18" VERTICAL SEPARATION.
 - 12) THE DOMESTIC WATER SERVICE LINE AND WATER METER SIZE WILL NEED TO BE EVALUATED TO ENSURE IT CAN SUPPORT THE HYDRAULIC DEMAND OF THE 130 FPI SPRINKLER SYSTEM.
 - 13) FUTURE UTILITY CONNECTIONS WILL BE DESIGNED BY UTILITY COMPANY AND PAID FOR BY DEVELOPER.
 - 14) ESI RESPONSIBILITY FOR DESIGN ENDS AT THE PUBLIC/PRIVATE TRANSITION PER RWU DETAIL DWG WD-2-2. PRIVATE FIRE PROTECTION SYSTEM PLANS FOR INFRASTRUCTURE BEYOND THIS TRANSITION WILL BE SUBMITTED TO ADH BY OTHERS.
 - 15) INSTALL VERTICAL BENDS AS NECESSARY OR AS DIRECTED BY THE ENGINEER OR RWU. VERTICAL BENDS ARE SUBSIDIARY TO WATER MAIN PAY ITEMS.
 - 16) ALL WATER AND SEWER MAINS AS SHOWN HEREIN SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST REVISION (SEPTEMBER 2022) OF THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS.

[illegible]

SCALE: 1"=100'
DATE: Sep 1, 2023
ENGINEER: TJA
DRAWN BY: BJR
W.O. #: 21961

18

OVERALL UTILITY PLAN
MATHIS BROTHERS FURNITURE
DIXIELAND ROAD
ROGERS, ARKANSAS



- NOTES:**
1. TREES SHALL BE 2" CALIPER MINIMUM.
 2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
 3. STAKE ONLY IF NECESSARY AND AS DIRECTED BY THE PROJECT MANAGER.
 4. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
 5. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
 6. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. AFTER SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT AWAY OR REMOVE ALL ROPE OR TWINE FROM BALL, CUT AWAY OR REMOVE BURLAP IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, FEEL THE WIRE AND/OR BURLAP BACK TO THE BOTTOM OF THE PLANTING HOLE AND REMOVE ANY PEELLED BACK MATERIAL.
 7. SET TREE PLUMB SO THE MAIN LEADER IS STRAIGHT.
 8. BEGIN MULCH 3" TO 4" AWAY FROM TRUNK.
 9. EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS IF NECESSARY. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.
 10. ROOT BALL-ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. SET TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
 11. TAPERED SIDES - BREAK DOWN OR ROUGHEN SIDES OF HOLE.
 12. SET BALL ON FIRM SOIL.
 13. UNDISTURBED SUBGRADE.
- LANDSCAPE NOTES:**
1. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
 2. ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
 3. ORGANIC MULCH AND LANDSCAPE EDGING SHALL BE PLACED AROUND ALL TREES AND WITHIN ALL LANDSCAPE BEDS AS SHOWN ON PLANS.
 4. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
 5. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
 6. ALL PLANTING BEDS SHALL RECEIVE 3"-4" OF ORGANIC MULCH AT TIME OF INSTALLATION. MULCH SHALL NOT BE PLACED IMMEDIATELY ADJACENT TO THE TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
 7. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2.5" AND 6' HEIGHT. ORNAMENTAL TREES SHALL HAVE A MIN. CALIPER OF 2" AND 6' HEIGHT. EVERGREEN TREES SHALL BE B&B AND HAVE A MIN HEIGHT OF 8' FROM NATURAL GRADE.
 8. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED PROMPTLY.
 9. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
 10. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
 11. TREES SHALL BE AT LEAST 10 FEET FROM ANY UTILITY MAIN LINES.
 12. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5 FEET FROM ALL PUBLIC UTILITIES.
- ADDITIONAL LANDSCAPE NOTES:**
1. A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE (3) YEARS STARTING ONCE INSTALLATION IS COMPLETE BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 2. PLANTING IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

INDEX OF STREET TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	# PLANTING SIZE	TYPE	MATURE HEIGHT
	Alle Lacebark Elm	Ulmus parvifolia 'Alle'	22	2.5" Cal B & B 6' H min	S	45'-55'
	Eastern Redbud	Cercis Canadensis	28	2" Cal B & B 6' H min	O	15'-20'

INDEX OF TREES						
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL TREES	# PLANTING SIZE	TYPE	MATURE HEIGHT
	American Elm 'Princeton'	Ulmus americana	7	2.5" Cal B & B 6' H min	S	45'-50'
	Blackgum 'Wildfire'	Nyssa sylvatica	51	2.5" Cal B & B 6' H min	S	30'-45'
	Frontier Elm	Ulmus 'Frontier'	31	2.5" Cal B & B 6' H min	S	40'-50'
	Shumard Oak 'Panache'	Quercus shumardi	39	2.5" Cal B & B 6' H min	S	30'-60'
	Ginkgo	Ginkgo biloba	14	2.5" Cal B & B 6' H min	S	25'-50'
	Northern Red Oak	Quercus rubra	46	2.5" Cal B & B 6' H min	S	60'-75'
	Little Gem Magnolia	Magnolia grandiflora	10	2" Cal B & B 6' H min	O	15'-20'
	Legacy Sugar Maple	Acer saccharum	33	2.5" Cal B & B 6' H min	S	45'-50'
	Blue Atlas Cedar	Cedrus atlantica 'Glauca'	25	B & B 8' H min	E	50'-55'
	Bald Cypress	Taxodium distichum	28	2.5" Cal B & B 6' H min	S	50'-70'
	Willow Oak	Quercus phellos	25	2.5" Cal B & B 6' H min	S	50'-75'

INDEX OF SHRUBS				
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # PLANTS	SIZE
①	WINTERGREEN BOXWOOD	Buxus sinica var insularis 'Wintergreen'	170	5 GAL.
②	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	171	5 GAL.
③	Dwarf Burford Holly	Ilex cornuta 'Dward Burford'	118	5 GAL.
④	GREY OWL JUNIPER	Juniperus virginiana 'Grey owl'	85	5 GAL.
⑤	VIRGINIA SWEETSPIRE	Itea virginica 'Little Henry'	143	5 GAL.
⑥	GRAPE MYRTLE	Lagerstroemia indica	9	5 GAL.
⑦	TAYLOR JUNIPER	Juniperus virginiana	43	5 GAL.
⑧	Dwarf Fountain grass*	Pennisetum alopecuroides	54	6" POT
⑨	Annual Mix**	Various species	xx	4" pot

STREET LANDSCAPING REGULATIONS:

STREET FRONTAGE S. DIXIELAND RD -948 LF
(100/50= 2 TREES, 848/30=28 TREES)
30 TREES REQUIRED.
30 TREES PROVIDED.

STREET FRONTAGE NORTH PUBLIC STREET -890 LF =
18 TREES REQUIRED.
18 TREES PROVIDED.

STREET MEDIAN -100 LF =
2 TREES REQUIRED.
2 TREES PROVIDED.

LANDSCAPING REGULATIONS

TOTAL SITE AREA: 1,974,139 SF TOTAL AREA. / 45.32 ACRES

REQUIRED LANDSCAPING RATE: 1 PLANT PER 2,000 SQ FT. OF AREA

REQUIRED LANDSCAPE AMOUNT: 987 PLANTS: 25% - TREES, MIN. 10% - EVERGREEN 246 TREES (24 EVERGREEN) 741 SHRUBS, ORNAMENTAL MAX 25% OF TREE COUNT - 61

LANDSCAPE PROVIDED: 987 TOTAL: 246 TREES (221 SHADE TREES, 25 EVERGREEN, AND 10 ORNAMENTALS) 741 SHRUBS, (54 PERENNIALS COUNTED AS 2 OF THE REQUIRED SHRUBS)

PARKING LOT TREES: 428 SPACES: 1 TREE PER 15 SPACES
29 TREES REQUIRED - 29 TREES PROVIDED

EXISTING TREES REMOVED: 24 EXISTING TREES OF SIGNIFICANT SIZE TO BE REMOVED. MITIGATION TREES TO BE PLANTED AT A RATE OF 1:5 OR 5:1 = 63 TREES (SEE TREE PRESERVATION PLAN FOR CALCULATIONS)

PROPOSED MITIGATION TREES: 63 MITIGATION TREES PROVIDED IN ADDITION TO 166 REQUIRED TREES.

OWNER: MATHIS BROS ARKANSAS LLC
3434 W RENO
OKLAHOMA CITY, OK 73107

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

WORK ORDER #: 21961

CITY ZONING: C-2 (HIGHWAY COMMERCIAL)

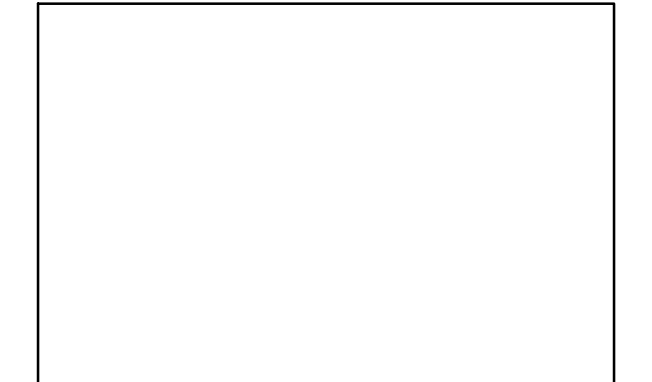
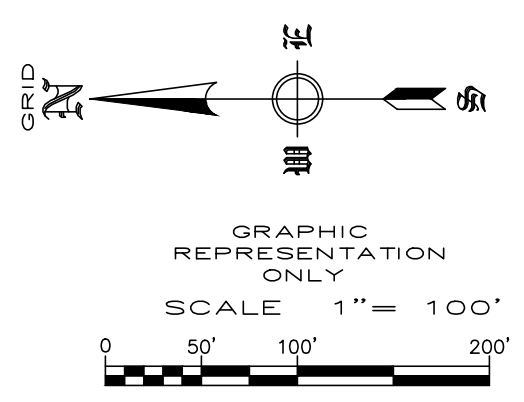
SETBACKS: OVERLAY DISTRICT
FRONT YARD - 65'
INTERIOR SIDE YARD - 15'
EXTERIOR SIDE YARD - 45'
REAR YARD - 15'
OVERLAY DISTRICT SETBACK - 75'

GROSS/NET AREA: GROSS-50.00 ACRES
NET- 48.68 ACRES

OPEN SPACE: 1,319,552 SF (30.29 AC)

IMPERVIOUS SPACE: 858,460 SF (19.71 AC)

GREENSPACE RATIO: 1.54:1 (GREEN SPACE:IMPERVIOUS)



ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
SPRINGDALE, ARKANSAS 72764

LANDSCAPE PLAN
MATHIAS BROTHERS
DIXIELAND ROAD
ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=100'
DATE: Sep 1, 2023
DRAWN BY: JSA
W.O. #: 21961

33



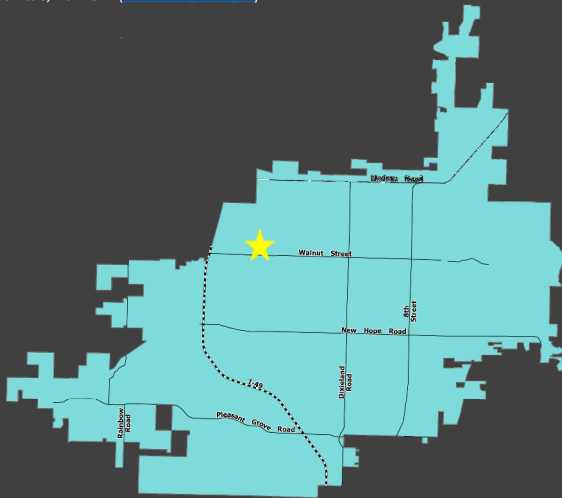
LARGE SCALE DEVELOPMENT

PLANNING

Glide Xpress

Staff:

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



Vicinity Map

Location

3515 W Walnut

CGM Designation

Access Corridor

Zoning

C2-CU (Highway Commercial, with Condominium Unit)

Proposed Use

Vehicle Washing

Representative

Chris Tilley, Odyssey Engineering

Location:

Located in northwest Rogers at 3515 W Walnut

Planning Review:

COMPREHENSIVE GROWTH MAP:

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)

Allowed Zoning Districts:

R-MF, R-O, C-2



LARGE SCALE DEVELOPMENT

PLANNING

Glide Xpress



Geolocation:

Located generally east of the intersection of W Walnut and S Promenade/N 40th, near the Chick-fil-A on Walnut. More specifically, the subject property is on the north side of Walnut, catty-corner from the Ozark Lanes Bowling Alley.

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).

Use Definition:

Sec. 14-695(b)(3)(ii.)

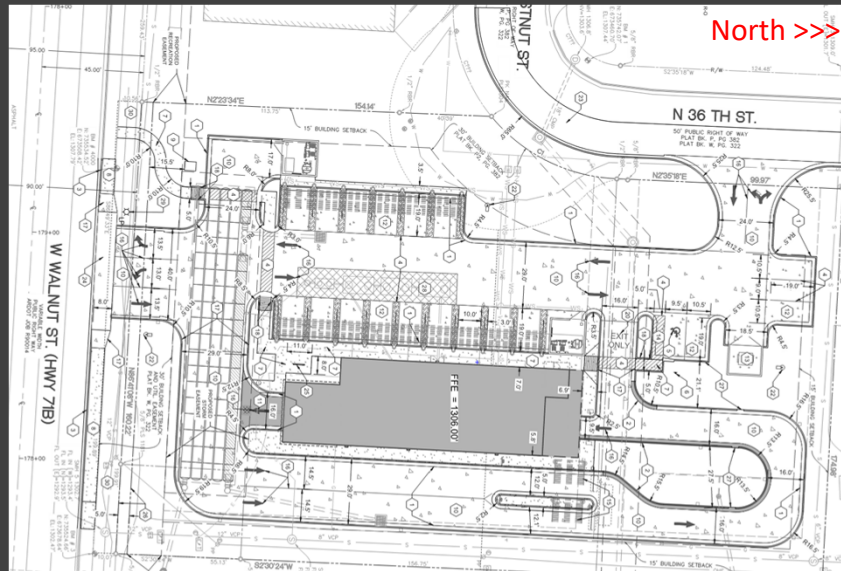
Vehicle Washing is a secondary use classification encompassing washing, waxing, or cleaning of automobiles or similar light vehicles;



LARGE SCALE DEVELOPMENT

Glide Xpress

PLANNING



Request

- The proposal includes a 4,762-sf automatic car wash, with vacuum bays and paved parking on 1.35 acres.
- **NOTE:** The depicted 3-lane 40-ft driveway is not approved with Planning Commission acceptance. The applicant has agreed to narrow the driveway to a 2-lane 24-ft driveway, and this will be reflected on the construction plan set.

ENGINEERING REVIEW

1.ACCESS MANAGEMENT:

a)The applicant was previously granted an administrative engineering WAIVER from Section 14-260 (1)(f) requiring 250-ft of separation between curb cuts. This development will reduce the number of access drives onto W Walnut Street. All other access management standards have been met.

b)NOTE: The depicted 3-lane 40-ft driveway is not approved with Planning Commission acceptance. The applicant has agreed to narrow the driveway to a 2-lane 24-ft driveway, and this will be reflected on the construction plan set.

2.STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes an underground detention facility and a porous landscape pond which meets Stormwater Management and Water Quality requirements.

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:

i)W Walnut Street is not in substandard condition.

ii)W Chestnut Street/N 36th Street was found to be in substandard condition per the geotechnical report. The applicant proposes street improvements (mill and overlay) to the centerline.

b)Connectivity Standards: Connectivity standards are not applicable on this site.

c)Streetscape: i)Right-of-Way:

1)The right-of-way width for W Walnut Street, a Major Arterial, is 100-ft as required by the Typical Street Section.

2)The right-of-way width for W Chestnut Street and N 36th Street, both Minor Streets, is each 50-ft, as required by the Typical Street Section.

ii)Sidewalks & Sidepaths: The applicant proposes to re-construct the existing 6-ft sidewalk along W Walnut Street.

d)Trails: Trails are neither required nor proposed.

e)Streetlights: The applicant proposes one streetlight on the west side of the driveway. This meets streetlight

requirements.

f)Street Trees: The applicant proposes 5 Redbud Trees along W Walnut Street behind the right-of-way and within a recreation easement. 7 Redbud Trees are proposed along W Chestnut Street/N 36th Street within the right-of-way. This meets street tree requirements.

5.RECOMMENDATIONS: Approve



LARGE SCALE DEVELOPMENT

PLANNING

Glide Xpress



Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

CITYVIEW PROJ: #PL202300757

CITY APPROVAL STAMP

C0.0	COVER SHEET
S1	ALTA/NSPS LAND TITLE SURVEY
S2	ALTA/NSPS LAND TITLE SURVEY
C0.1	GENERAL NOTES
C0.2	DEMOLITION PLAN
C1.0	SITE LAYOUT PLAN
C1.1	DRIVEWAY PLAN
C2.0	SITE GRADING PLAN
C2.1	EROSION CONTROL PLAN
C2.2	STORMWATER PLAN & PROFILE
C3.0	SITE UTILITY PLAN
C3.1	WATER MAIN PLAN & PROFILE
C4.0	LANDSCAPE PLAN
C5.0	SITE DETAILS
C5.1	SITE & STORM DETAILS
C5.2	STORM & ARDOT DETAILS
C5.3	STORMTECH DETAILS
C5.4	EROSION CONTROL DETAILS
C5.5	POROUS LANDSCAPE POND DETAILS
A2.0C	COLOR ELEVATIONS
A2.1C	COLOR ELEVATIONS
E4.1	SITE PHOTOMETRIC PLAN
P1.0	PLUMBING PLAN
P2.0	PLUMBING DETAILS AND SCHEDULES
WD-1	RWU WATER DETAILS
WD-2	RWU WATER DETAILS
SD-1	RWU SEWER DETAILS

LOT 3 AND PART OF LOT 2, PRESSIONAL PARK ADDITION TO THE CITY OF ROGERS, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK W, PAGE 322, AND PART OF THE VACATED CUL-DE-SAC OF WEST CHESTNUT STREET ACCORDING TO ORDINANCE NO. 99-52 OF THE CITY OF ROGERS, ARKANSAS, DATED AUGUST 24, 1999, FILED FOR RECORD SEPTEMBER 3, 1999, AS DOCUMENT NO. 99094868, OF THE PUBLIC RECORDS OF BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 5/8-INCH REBAR AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOTS 2 AND 3, S. 02°30'24"W 256.67 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1181; THENCE DEPARTING SAID EAST LINE, N86°49'32"W 39.97 FEET TO A FOUND RR SPIKE; THENCE S3°15'01"W 55.03 FEET TO A FOUND 5/8-INCH REBAR WITH CAP PLS 1181 ON THE NORTH RIGHT OF WAY LINE OF WALNUT STREET (AR HWY 71B); THENCE ALONG SAID RIGHT OF WAY, N86°41'08"W 160.22 FEET TO A FOUND 1/2-INCH REBAR ON THE WEST LINE OF SAID LOT 2; THENCE ALONG SAID WEST LINE, S02°23'34", CROSSING A FOUND 1/2-INCH REBAR AT A DISTANCE OF 113.75 FEET AND CONTINUING FOR A TOTAL DISTANCE OF, 154.14 FEET TO A FOUND P.K. NAIL WITH WASHER PLS 1304 ON THE EAST RIGHT OF WAY OF N 36 TH STREET; THENCE ALONG SAID ALONG SAID EAST RIGHT OF WAY, THE FOLLOWING TWO (2) COURSES:

1) 63.73 FEET ALONG A CURVE TO THE LEFT HAVING CENTRAL ANGLE OF 48°41'20", A RADIUS OF 75.00 FEET, A LONG CHORD THAT BEARS N26°26'14"E, 61.83 FEET TO A FOUND 1/2-INCH REBAR;

2) N02°35'18"E 99.97 FEET TO A FOUND 5/8-INCH REBAR WITH CAP AT THE NORTHWEST CORNER OF AFORESAID LOT 3; THENCE S86°57'17"E 174.98 FEET TO THE POINT OF BEGINNING, CONTAINING 58,802 SQUARE FEET OR 1.35 ACRES, MORE OR LESS, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.



AT&T	479-442-3173
COX COMMUNICATIONS	479-254-3459
BLACK HILLS ENERGY, FAYETTEVILLE	479-333-7009
SWEPCO / AEP	479-973-2333
CITY OF ROGERS, PLANNING	479-621-1186
CITY OF ROGERS, DRAINAGE & STORMWATER	479-621-1186
CITY OF ROGERS, FIRE DEPARTMENT	479-621-1100
ROGERS WATER UTILITIES	479-621-1146

BM #3: N: 735524.66, E: 673678.64, EL: 1302.47

TOTAL SITE AREA	1.35 ACRES
DEVELOPMENT AREA	1.35 ACRES
GROSS BUILDING COVERAGE AREA	4,762 SF 0.11 ACRES 8.1%
BUILDING SETBACKS	FRONT YARD: 30' (PLATTED) INTERIOR SIDE YARD: 15' EXTERIOR SIDE YARD: 30' (PLATTED) REAR YARD: 15'
BUILDING HEIGHT	29'-10"
OPEN SPACE	0.50 ACRES 37.0%
IMPERVIOUS AREA	0.85 ACRES 63.0%
BUILDING CONSTRUCTION TYPE	VB

Know what's below.
Call before you dig.

[illegible]

C0.0



1 CONSTRUCT 2' CONCRETE CURB AND GUTTER PER
TYPE A DETAIL ON SHEET C5.0. CONCRETE SHALL
BE BLACK IN COLOR AT THE TUNNEL EXIT ONLY.

2 CONSTRUCT 2' CONCRETE MOUNTABLE CURB PER
TYPE E-1 DETAIL ON SHEET C5.0.

3 CONSTRUCT 18" TYPE A CONCRETE COMBINATION
CURB AND GUTTER PER ARDOT STANDARD DETAIL
CG-1.

4 STRIPING TO BE 4" HI-VIS WHITE PER CITY OF
ROGERS STANDARDS AND SPECS.

5 INSTALL ADA ACCESSIBLE SYMBOL.

6 INSTALL ADA POLE MOUNTED SIGNAGE PER DETAIL
ON SHEET C5.0.

7 CONSTRUCT PRIVATE 4" CONCRETE SIDEWALK PER
DETAIL ON SHEET C5.0.

8 CONSTRUCT CONCRETE SIDEWALK PER CITY OF
ROGERS STANDARDS AND SPECIFICATIONS.

9 CONSTRUCT SITE MONUMENT SIGN, REFER TO
ARCHITECTURAL PLANS. SEPARATE SIGN PERMIT
REQUIRED.

10 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT
SECTION PER DETAIL ON SHEET C5.0.

11 CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT
SECTION AND ADJACENT WITH BLACK CONCRETE
AT TUNNEL EXIT PER DETAIL ON SHEET C5.0.

12 CONSTRUCT STANDARD DUTY CONCRETE
PAVEMENT SECTION PER DETAIL ON SHEET C5.0.

13 CONSTRUCT TRASH ENCLOSURE PER
ARCHITECTURAL PLANS.

14 HANDICAP ACCESS UNLOADING ZONE:
SLOPE 2% MAX. EACH WAY (ADA COMPLIANT) AND
STRIPES AS SHOWN. 4" STRIPES @ 24" O.C. AT 45
DEGREES. PAINT COLOR TO BE PER AJD.

15 OUTDOOR DRIVE THRU CANOPY. PLANS PROVIDED
BY OWNER, REFER TO ARCHITECTURAL PLANS.

- 16 INSTALL STANDARD DIRECTIONAL ARROWS AND
LANE STRIPING PER CITY OF ROGERS STANDARDS
AND SPECIFICATIONS.
- 17 INSTALL ADA RAMP PER SPOT GRADES ON SHEET
C2.0.
- 18 CONSTRUCT 6" ADA RAMP CURB WALL.
- 19 NOT USED.
- 20 INSTALL "EXIT ONLY" STRIPING. CONTRACTOR TO
COORDINATE WITH OWNER.
- 21 NOT USED.
- 22 PROPOSED SITE LIGHTING. REFER TO
ARCHITECTURAL PLANS.
- 23 SEE SHEET C1.1 FOR STREET IMPROVEMENTS.
- 24 DRIVEWAY TO BE DR-1 ENTRANCE PER DOT
STANDARD DETAILS. SEE SHEET C5.2.
- 25 INSTALL BIKE RACKS PER CITY OF ROGERS
STANDARDS AND SPECIFICATIONS. SEE SHEET C5.4.
- 26 PROPOSED 5' ROW DEDICATION.
- 27 PROPOSED 3' CURB CUT.
- 28 CONSTRUCT RECLAIM TANK & OWS CONCRETE
PAVEMENT SECTION PER DETAIL ON SHEET C5.0.
- 29 PROPOSED STREET LIGHT AT DRIVEWAY PER CITY
OF ROGERS REQUIREMENTS.
- 30 ALL WORK IN ARDOT ROW TO BE PER ARDOT
STANDARDS.

CITY APPROVAL STAMP

PROFESSIONAL SEAL:

The seal is circular with a rope-like border. Inside the border, the text "STATE OF ARKANSAS" is at the top, followed by three stars. Below the stars is "REGISTERED PROFESSIONAL ENGINEER", also followed by three stars. At the bottom of the seal, it says "No. 19640" and "MOLLY ROBB".

STATE OF
ARKANSAS

REGISTERED
PROFESSIONAL
ENGINEER

No. 19640
MOLLY ROBB

Molly Robb
10-2-23

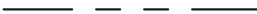
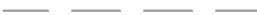
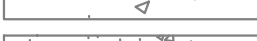
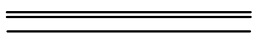
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**ODYSSEY
ENGINEERING**

**117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330**

PARKING INFORMATION	
REQUIRED PARKING	5 SPACES PLUS 1 SPACE FOR EACH 200 SQUARE FEET OF NET BUILDING APPROX. NET BUILDING AREA = 4,800 SF REQUIRED SPACES = $24 + 5 = 29$ SPACES
PROVIDED PARKING	4 STANDARD SPACES 1 ADA SPACES 15 VACUUM BAY SPACES <u>14 DRIVE THRU STACKING SPACES</u> 34 TOTAL SPACES

DEVELOPMENT STANDARDS	
TOTAL SITE AREA	1.35 ACRES
DEVELOPMENT AREA	1.35 ACRES
GROSS BUILDING COVERAGE AREA	4,762 SF 0.11 ACRES 8.1%
BUILDING SETBACKS	FRONT YARD: 30' (PLATTED) INTERIOR SIDE YARD: 15' EXTERIOR SIDE YARD: 30' (PLATTED) REAR YARD: 15'
BUILDING HEIGHT	29'-10"
OPEN SPACE	0.50 ACRES 37.0%
IMPERVIOUS AREA	0.85 ACRES 63.0%
BUILDING CONSTRUCTION TYPE	VB

EXISTING LEGEND	
	PROPERTY LINE
	EXISTING PAVEMENT
	EXISTING SETBACK
	EXISTING EASEMENT
	EXISTING ELECTRIC LINE
	EXISTING ELECTRIC POLE
	EXISTING WATER MAIN
	EXISTING WATER SYMBOLS
	EXISTING SEWER MAIN
	EXISTING SEWER SYMBOLS
PROPOSED LEGEND	
	PROPOSED BUILDING
	PROPOSED RECLAIM TANK & OWS CONCRETE
	PROPOSED HEAVY DUTY CONCRETE
	PROPOSED STANDARD DUTY CONCRETE
	PROPOSED BLACK HEAVY DUTY CONCRETE
	PROPOSED SIDEWALK
	PROPOSED CURB & GUTTER
	PROPOSED MOUNTABLE CURB & GUTTER

1. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
2. SEPARATE SIGN PERMIT IS REQUIRED.
3. UTILITY AND DRAINAGE EASEMENTS MUST BE A MINIMUM WIDTH OF 15-FEET.



MAX ALLEY INVESTMENTS, LLC
GLIDE XPRESS
LARGE-SCALE DEVELOPMENT PLAN SET
3515 W. WALNUT ST.
ROGERS, AR 72756

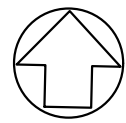
PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0041	MR	MR
PLAN DATE:	10.02.2023	

SHEET NAME:

SITE LAYOUT PLAN

SHEET NO.

C1.0



KEY NOTES:

- 1 CONNECT TO SEWER LINE TO BUILDING. FL = 1302.00, REFER TO CONFIRM LOCATION AND ELEVATION
- 2 RECLAMATION TANKS. REFER TO PLUMBING PLANS.
- 3 INSTALL 94 LF OF 1" WATER SERVICE WITH 1" METER PER RWU & STATE REQUIREMENTS. REFER TO MEP PLANS FOR BUILDING CONNECTION. DEVELOPER TO CONSTRUCT WATER METER SERVICE AT DEVELOPER'S EXPENSE. REFER TO RWU STANDARD DETAILS.
- 4 INSTALL 24 LF OF 6"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE.
- 5 INSTALL CELANOUT DOWNSTREAM OF RECLAMATION AND OIL SEPARATION SYSTEM. REFER TO PLUMBING PLANS FOR RECLAMATION TANK SYSTEM. HIGHEST SS INV = 1301.00'.
- 6 INSTALL 30 LF OF 6"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE.
- 7 INSTALL 6" X 6" X 4" WYE AND CONNECT LATERALS.
- 8 INSTALL 74 LF OF 6"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE. CONNECT TO EXISTING MANHOLE AT INV = 1294.3'. PROVIDE CLEANOUTS AT EACH BEND PER RWU REQUIREMENTS. CLEANOUTS WITHIN PAVED AREAS REQUIRE METAL LIDS.
- 9 INSTALL 130 LF OF 4"Ø PVC SEWER SERVICE @ MINIMUM 2% SLOPE.
- 10 INSTALL 94 LF OF 1" IRRIGATION SERVICE WITH 5/8" METER PER RWU AND STATE REQUIREMENTS. COORDINATE CONNECTION AT BUILDING WITH MEP PLANS. DEVELOPER TO CONSTRUCT WATER METER SERVICE AT DEVELOPER'S EXPENSE. REFER TO RWU STANDARD DETAILS. IRRIGATION BACKFLOW PREVENTER RPZA (WATTS: LF009M3-QT 3/4); WITH BRONZE 3/4" WYE STRAINER (WATTS: LF777).
- 11 EXISTING ELECTRICAL EQUIPMENT. CONTRACTOR TO MAINTAIN AND PROTECT DURING CONSTRUCTION AND COORDINATE WITH UTILITY COMPANY ON REUSE.
- 12 PROPOSED 46 LF OF 3/4" PEX TUBING SERVICE LINE TO YARD HYDRANTS. REFER TO MEP PLANS FOR LOCATION AT BUILDING.
- 13 PROPOSED 190 LF OF 3/4" PEX TUBING SERVICE LINE TO YARD HYDRANTS. REFER TO MEP PLANS FOR LOCATION AT BUILDING.
- 14 PROPOSED 38 LF OF GAS SERVICE LINE. REFER TO MEP PLANS FOR BUILDING CONNECTION. COORDINATE WITH BLACK HILLS ENERGY.
- 15 PROPOSED 117 LF OF ELECTRICAL SERVICE. REFER TO MEP PLANS FOR METER LOCATION AND BUILDING CONNECTION. COORDINATE WITH AEP.
- 16 PROPOSED WATER MAIN REROUTE. SEE PAGE C3.1.
- 17 EXISTING SEWER SERVICE CONNECTION TO WEST SIDE OF EXISTING SMH 4 TO BE REMOVED WITH DEMOLITION OF ON-SITE IMPROVEMENTS PER RWU REQUIREMENTS.

EXISTING LEGEND

- | | |
|---|------------------------|
|  | PROPERTY LINE |
|  | EXISTING CONTOUR |
|  | EXISTING PAVEMENT |
|  | EXISTING SETBACK |
|  | EXISTING EASEMENT |
|  | EXISTING ELECTRIC LINE |
|  | EXISTING ELECTRIC POLE |
|  | EXISTING WATER MAIN |
|  | EXISTING WATER SYMBOLS |
|  | EXISTING SEWER MAIN |
|  | EXISTING SEWER SYMBOLS |

PROPOSED LEGEND

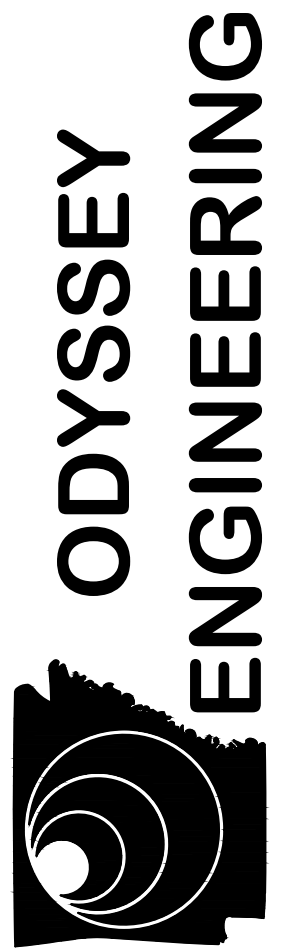
- | | |
|---|---------------------------|
|  | PROPOSED BUILDING |
|  | PROPOSED SEWER SERVICE |
|  | PROPOSED WATER SERVICE |
|  | PROPOSED WATER SYMBOLS |
|  | PROPOSED ELECTRIC SERVICE |
|  | PROPOSED GAS SERVICE |

CITYVIEW PROJ: #PL202300757

CITY APPROVAL STAMP



REVISIONS

[illegible]

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

MAX ALLEY INVESTMENTS, LLC

GLIDE XPRESS

LARGE-SCALE DEVELOPMENT PLAN SET

3515 W. WALNUT ST.

ROGERS, AR 72756

PROJECT NO.	DESIGNED BY	REVIEWED BY
ODY0041	MR	MR
PLAN DATE:	10.02.2023	

SHEET NAME:

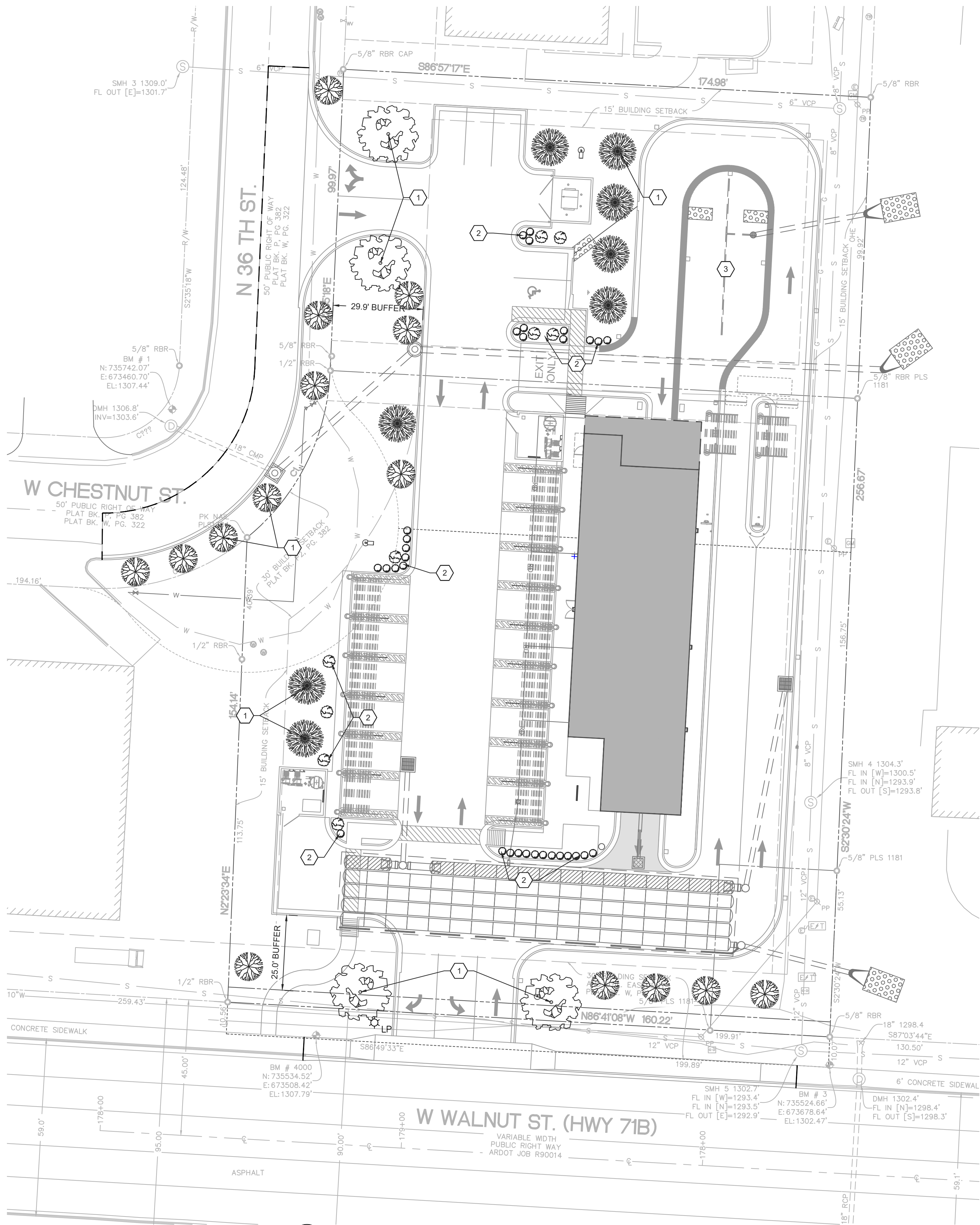
SITE UTILITY PLAN

SHEET NO.:

C3.0



Know what's below.
Call before you dig.



LANDSCAPE PLAN

LANDSCAPING REQUIREMENTS:

GREEN SPACE:
NO MINIMUM GREEN SPACE FOR DEVELOPMENT AREA LESS THAN 2 ACRES.
TOTAL SITE AREA = 1.35 ACRES
GREEN SPACE = 0.50 ACRES
IMPERVIOUS = 0.85 ACRES

INTERIOR LANDSCAING:

- 1 TREE OR SHRUB PER 1,000 SF OF TOTAL LAND AREA FOR LESS THAN 2 ACRES
TOTAL AREA = 58,802 SF
REQUIRED = 58,802 SF / 1000 SF = 58.8 = 59
PROVIDED = 59
PROVIDED TREE = 15
PROVIDED SHRUB = 41
- PROVIDE A MINIMUM OF 1 TREE ISLAND FOR EVERY 15 PARKING SPACES WITH A MAXIMUM RUN OF 15 PARKING SPACES WITHOUT A TREE ISLAND
NO 15 PARKING SPACE RUNS ARE PROPOSED, THEREFOR ENO TREE ISLANDS HAVE BEEN PROVIDED.
- INTERIOR TREES SHALL BE PLACED ON EITHER SIDE OF POINTS OF ACCESS WITHIN TREE ISLANDS AND SHALL BE DECIDUOUS SHADE TREES.
4 DECIDUOUS SHADE TREES HAVE BEEN PROVIDED. 2 AT EACH POINT OF ACCESS.

MINIMUM 25% OF REQUIRED PLANTS MUST BE TREES (25% PROVIDED)
MINIMUM 10% OF REQUIRED TREES MUST BE EVERGREEN (53% PROVIDED)
MAXIMUM 25% OF REQUIRED TREES MAY BE ORNAMENTAL (20% PROVIDED)

STREET TREES:

FOR TREES LESS THAN 20', MAXIMUM SPACING IS 30'.

WALNUT

TOTAL FRONTAGE (EXCLUDING DRIVEWAY) = 154'
REQUIRED STREET TREES = 154/30 = 5 TREES
PROVIDED STREET TREES = 5 TREES

CHESTNUT / 36TH

TOTAL RECONSTRUCTED STREET (EXCLUDING DRIVEWAY) = 191'
REQUIRED STREET TREES = 191/30 = 7 TREES
PROVIDED STREET TREES = 7 TREES

OVERLAY LANDSCAPING REQUIREMENTS:

PROVIDE 25' LANDSCAPE BUFFER ALONG ROW WITH TREES SPACED AT 20' FOR FULL WIDTH.
25' BUFFER HAS BEEN PROVIDED. NO TREES ARE PROPOSED DUE TO EXISTING UTILITIES AND EASEMENT.
PROVIDE 15' LANDSCAPE BUFFER ADJACENT TO ROW AND OFFICE, RESIDENTIAL, OR COMMERCIAL ZONINGS.
15' LANDSCAPE BUFFER HAVE BEEN PROVIDED ON WEST PROPERTY LINES.

TREE PRESERVATION

IF MORE THAN 7 SIGNIFICANT TREES ARE REMOVED, THEY MUST BE REPLACED AT A RATE OF ONE TO FIVE.
PROPOSED PLAN TO REMOVE 13 SIGNIFICANT TREE (SEE DEMOLITION PLAN).
3 REPLACEMENT TREES HAVE BEEN PROVIDED.

LANDSCAPING FINAL LOCATION TO BE DETERMINED IN THE FIELD BY OWNER/CONTRACTOR.

LANDSCAPING KEY NOTES:

- TREE PLANTING
- SHRUB PLANTING AREA
- POROUS LANDSCAPE POND AREA. LANDSCAPER TO PROVIDE SUBMITTAL OF NATIVE PLANTINGS WITHIN POND TO EOR FOR REVIEW AND APPROVAL.

SPECIAL NOTES:

ONLY TREES LESS THAN 20' AT MATURE HEIGHT MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES, WITHIN UTILITY EASEMENTS OR WITHIN 10' OF UNDERGROUND UTILITIES.
TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

LANDSCAPING LEGEND

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	TYPE
ON-SITE LANDSCAPING					
	REDBUD	CERCIS CANADENSIS	3	2" CALIPER B & B MIN. 6'	ORNAMENTAL
	YOUPON HOLLY	ILEM VOMITORIA	8	2.5" CALIPER B & B MIN. 8'	EVERGREEN
	BLACK GUM	NYSSA SYLVATICA	4	2.5" CALIPER B & B MIN. 8'	DECIDUOUS SHADE
	NELLY STEVENS HOLLY	ILEX X 'NELLIE R STEVENS'	9	5 GAL	SHRUB
	INKBERRY HOLLY	ILEX GLABRA	32	5 GAL 6' MATURE HEIGHT	SHRUB
STREET TREES					
	REDBUD	CERCIS CANADENSIS	12	2" CALIPER B & B MIN. 6'	ORNAMENTAL

CITYVIEW PROJ: #PL202300757

CITY APPROVAL STAMP

PROFESSIONAL SEAL:



REVISIONS

NO. DATE REVISION

ODYSSEY
ENGINEERING

117 PARKWOOD STREET, SUITE 101
LOWELL, AR 72745
(479) 480-3330
AR COA # 4188

MAX ALLEY INVESTMENTS, LLC

GLIDE XPRESS

LARGE-SCALE DEVELOPMENT PLAN SET

3515 W. WALNUT ST.

ROGERS, AR 72756

PROJECT NO. ODY0041 DESIGNED BY MR REVIEWED BY MR
PLAN DATE: 10.02.2023

SHEET NAME:

LANDSCAPE PLAN

SHEET NO.:

C4.0





August 18, 2023

Ms. Molly Robb, PE
Odyssey Engineering
117 Parkwood St. Ste. 101
Lowell, AR 72745

Re: Conditional Approval of Civil Plans
Glide Express

Dear Ms. Robb:

Plans were received for the referenced project which includes 124 LF of water main relocation. We have reviewed the plans and are approving them with the following conditions:

1. Display the approximate location of the existing water main to be abandoned on the storm sewer profile.
2. The service line invert into the existing manhole appears to be incorrect on the plan view but is displayed correctly in the Key Notes.
3. RWU only constructs water meter services when connecting to an existing main. The services will be connecting to a new main on this project. Key Notes #3 and #10 need to be modified accordingly.
4. Show and label the water fittings on the Water Main profile.
5. Show the size of the storm pipe crossing on the Water Main profile.
6. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Architectural and plumbing plans submitted for commercial customers.
 - D. An executed copy of the Facilities Extensions Contract (form attached).
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.

- G. Two full-sized copies and one half-sized copy of the approved plans submitted at the pre-construction meeting.
- 7. Construction inspection for this project shall be the responsibility of Odyssey Engineering
- 8. 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

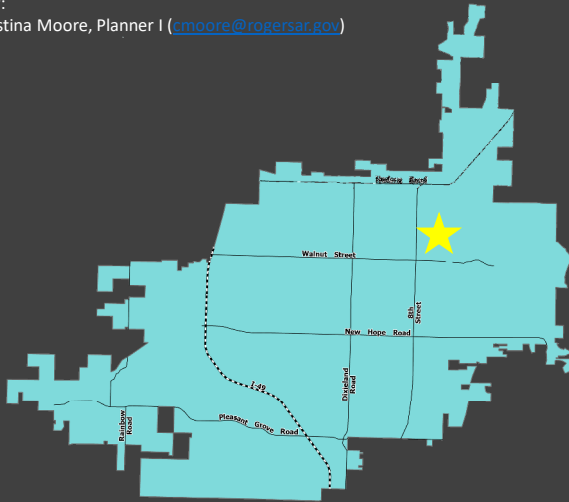
Attachment(s): Facilities Extension Contract Form



Rezone Byrd

PLANNING

Staff:
Christina Moore, Planner I ([c.moore@rogersar.gov](mailto:cmoore@rogersar.gov))



Vicinity Map

Location

416 N 5th Street

Current Zoning

R-DP (Residential Duplex & Patio Home)

Requested Zoning

NBT (Neighborhood Transition Unit)

Growth Designation

Downtown Regional Center

Representative

Tommy Byrd

SUMMARY:

Request to rezone subject location from R-DP to NBT



Rezone Byrd

PLANNING



Geolocation

GEOLOCATION:

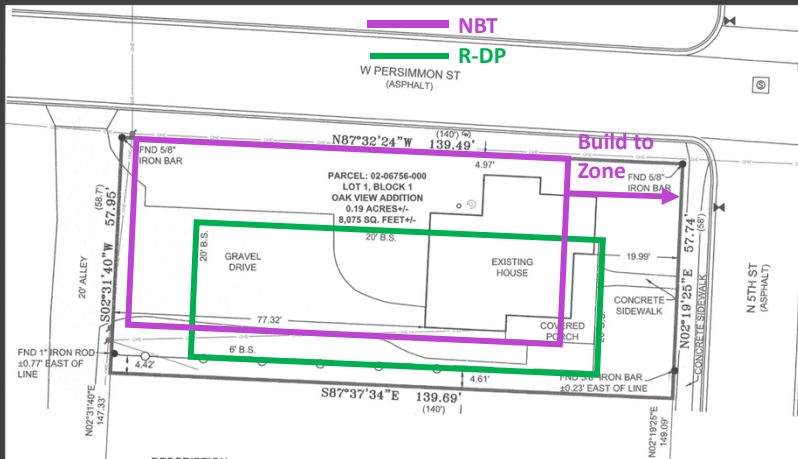
The property is located east of the Post Office at the corner of Persimmon and N 5th Street



Rezone

Byrd

PLANNING



Setback Illustration

FINDINGS:

- Under R-DP zoning, the house encroaches the setbacks creating a non-conformity.
- With a rezone to NBT the existing house will meet setback requirements.

General Findings:

- The subject property is currently zoned R-DP, which is not an allowed zoning district within the Regional Center (CGM Page 1).
- The requested zoning of NBT is an allowed zoning district within the Regional Center (CGM Page 1).
- This property is designated to be NBT per the Downtown Regional Center Zoning Map.
- Under R-DP the existing house is in the setbacks. A rezone to NBT will allow the existing home to be in compliance with setback requirements.



Rezone

Byrd

PLANNING



Zoning Map

FINDINGS CONTINUED:

- This property is a corner lot and adjacent to other NBT zoned properties
- Under the residential transition standards, no new construction or additions could take place within 10ft of the southern property line.

General Findings:

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

Current Zoning:

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

Requested Zoning:

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

Growth Designation:

Downtown Regional Center.

Growth Designation Purpose:

To focus urban development in three areas – Downtown, Midtown, and Uptown – that serve as centers of gravity for the greater Northwest Arkansas region. (CGM Page 1).

Allowed Zoning Districts:

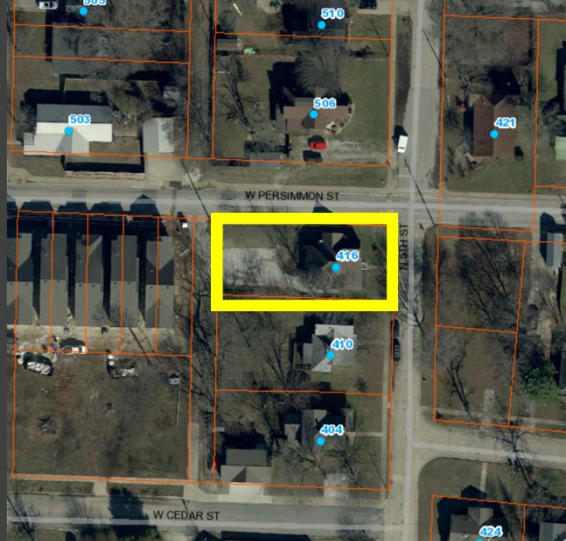
NBT



Rezone

Byrd

PLANNING



Aerial Map

Recommendation
REFER TO COMMITTEE

Public Input Received:

- No public input

RECOMMENDATIONS:

Refer to committee

Possible Committee Motions:

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

Possible Planning Commission Motions:

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



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

OFFICE USE ONLY

Permit Fee: \$200 (\$200)
Zoning: R-DP to NBT
Permit Number: 23-34
CityView Application: PL202300994
Date: 10/16/23

REZONE APPLICATION

APPLICANT: Tommy Byrd
ADDRESS: 416 N 5th St SUITE #: _____
GENERAL LOCATION OF PROPERTY: Corner of Persimmon and 5th.
PARCEL NUMBER: 02-06756-000
PHONE #: 479-685-5588 EMAIL: tommybyrd@cox.net
PROPERTY OWNER: Tommy Earl Byrd Family Revocable Living Trust
Journie Helen Byrd PHONE #: 479-685-5588
PRESENT USE: Single Family Residence ZONING: RDP
PROPOSED USE: Single Family Residence ZONING: NBT

Tommy Byrd
Applicant Signature

9-27-23
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 10/16/23 PUBLIC HEARING DATE: 11/7/23 CERTIFIED MAIL DATE: 10/23/23
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

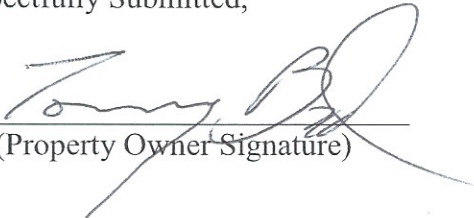
LEGAL DESCRIPTION: Parcel ID #: 02-06756-000
Oak View Addition, Lot 1, Block 1, Rogers,
Benton County, Arkansas.

LAYMAN'S DESCRIPTION: 416 N 5th St., Rogers, AR 72756

PRESENT ZONING: ROP

ZONING REQUEST: NBT

Respectfully Submitted,

By: 
(Property Owner Signature)

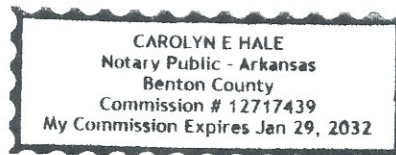
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 28th day of September, 20 23.


Notary Signature

Carolyn E Hale
Notary Name Printed

1/29/2032
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 18 day of October, 20 23.

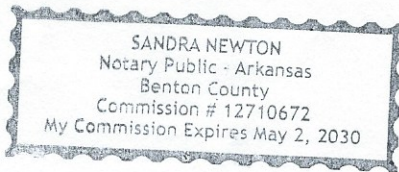
Signed

Name Printed

STATE OF ARKANSAS

COUNTY OF

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



Notary Signature

Notary Name Printed

Commission Expires

9589 0710 5270 1583 1474 24

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☐ Adult Signature Restricted Delivery	\$0.00	
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Total Postage and Fees	\$7.21	10/18/2023

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City, State, ZIP+4® **Rogers, AR 72757**

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Street and Apt. No., or PO Box No. **P.O. Box 2006**
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Sent To **Burton Investment Properties**
Street and Apt. No., or PO Box No. **9965 Admiral Dr.**
City, State, ZIP+4® **Rogers, AR 72756**

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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$7.21	10/18/2023

Sent To **Michael Siden**
Street and Apt. No., or PO Box No. **9062 Lane Lane**
City, State, ZIP+4® **Rogers, AR 72756**

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$7.21	10/18/2023

Sent To **Johnson Brothers Properties**
Street and Apt. No., or PO Box No. **8962 Kennedy Rd**
City, State, ZIP+4® **Rogers, AR 72758-9671**

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Sent To **Ben Cowell**
Street and Apt. No., or PO Box No. **604 NE Sadler Ridge Rd**
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Sent To
Rosa Raya
507 N 6th St
Rogers, AR 72756-3619

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Sent To
Leslie Stalzer
506 N 5th St
Rogers, AR 72756-3614

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Sent To
Kathryn Thompson
503 N 6th St
Rogers, AR 72756

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☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$7.21	10/18/2023

Sent To
Kate Sheerin
424 W Cedar St
Rogers, AR 72756

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Wittkins Trine Renewable Trust
420 W Cedar St
Rogers, AR 72756-3746

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00	
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☒ Return Receipt (electronic)	\$0.00	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$7.21	10/18/2023

Sent To
Timothy Poets
419 W Cedar St
Rogers, AR 72756

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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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 Postage and Fees	\$7.21	

Sent To Cedar Cottage Revocable Trust
Street and Apt. No., or PO Box No. 416 W Cedar St
City, State, ZIP+4® Rogers AR 72756

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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 Postage and Fees	\$7.21	

Sent To Shuchter Revocable Trust
Street and Apt. No., or PO Box No. 415 W Cedar St
City, State, ZIP+4® Rogers AR 72756-3745

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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 Postage and Fees	\$7.21	

Sent To Martha Cole
Street and Apt. No., or PO Box No. 4100 SW Cornerstone Rd
City, State, ZIP+4® Bentonville AR 72713

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Extra Services & Fees (check box, add fee as appropriate)		
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☒ Return Receipt (electronic)	\$2.20	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$7.21	

Sent To James Beck
Street and Apt. No., or PO Box No. 415 W Persimmon St
City, State, ZIP+4® Rogers AR 72756-3649

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)		
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☒ Return Receipt (electronic)	\$2.20	
☐ Certified Mail Restricted Delivery	\$0.00	
☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$7.21	

Sent To Colin Shaw
Street and Apt. No., or PO Box No. 415 W Cedar St
City, State, ZIP+4® Rogers AR 72756-3745

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☐ Adult Signature Required	\$0.00	
☐ Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.66	
Total Postage and Fees	\$7.21	

Sent To Milman Family Living Trust
Street and Apt. No., or PO Box No. 404 N 5th St
City, State, ZIP+4® Rogers AR 72756-3724

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Total Postage and Fees	\$7.21

Sent To **Jason Newby**
Street and Apt. No., or PO Box No. **17264 Birch Ln**
City, State, ZIP+4® **Rogers, AR 72756**

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Sent To **Ironwood Homes, LLC**
Street and Apt. No., or PO Box No. **1550 Kridger Run**
City, State, ZIP+4® **Bentonville, AR 72713**

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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 Postage and Fees	\$7.21

Sent To **Katherine Prince**
Street and Apt. No., or PO Box No. **121 Mayfair Dr.**
City, State, ZIP+4® **Bella Vista, AR 72715-5370**

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Rogers, AR 72756

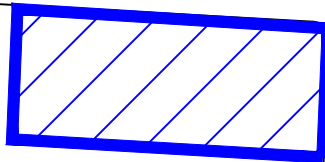
Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$0.00
☒ Return Receipt (electronic)	\$2.20
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$7.21

Sent To **4 Kids Properties, LLC**
Street and Apt. No., or PO Box No. **1113 E Walnut St**
City, State, ZIP+4® **Rogers, AR 72756-0634**

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark Here
OCT 18 2023
10/18/2023

Legal Description Confirmation



N 6th ST

CEDAR

ST.



NOTICE OF PUBLIC HEARING

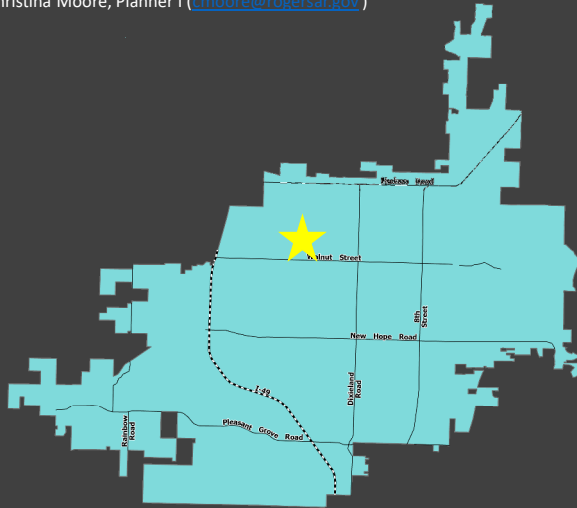


CONDITIONAL USE PERMIT

PLANNING

Event Center

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



Vicinity Map

Location:

3169 W Walnut Street

Proposed Use:

Commercial Assembly, Recreation & Entertainment

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Neighborhood

Applicant:

Jeff Bell, Crye-Leike

Proposal

The site in question is located off of W Walnut near the United Bank Building

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 center, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.

Allowed Zoning Districts:

R-SF; N-R; R-DP; R-MF



Event Center



Geolocation

The property is located northeast of the Rogers Bowling Alley



Event Center



Aerial View

Proposal

- The applicant is requesting a conditional use permit for Commercial Assembly, Recreation & Entertainment

Proposal

The applicant is requesting to have a conditional use permit for commercial assembly, recreation and entertainment to use the space as an event center to hold church services, birthday parties, graduations and holiday parties.

ZONING:

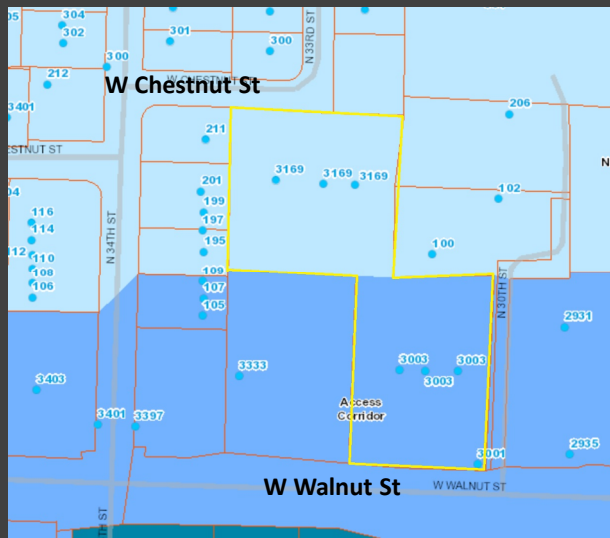
C-2 (Highway Commercial):

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

Use Definition:

"Commercial Assembly, Recreation, and Entertainment" is defined as "a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment." Sec. 14-695(b)(3)(p)(1).

Event Center



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in C-2.
 - It is not zoned correctly, per the Neighborhood Growth Designation this property is designated to be zoned R-SF, N-R, R-DP, & R-MF

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

The proposed use is conditional in C-2 and C-2 zoning is not consistent with the Neighborhood Growth Designation. Per the neighborhood zoning map this property is designated to be R-SF, N-R, R-DP or R-MF.

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 center, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.

Allowed Zoning Districts:

R-SF; N-R; R-DP; R-MF



CONDITIONAL USE PERMIT

PLANNING

Event Center



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - The proposed use is compatible with the surroundings. The building is within an existing commercial building
 - The proposed use is contrary to the current CGM but consistent with the proposed FLUM.

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

The proposed use is compatible with adjacent properties. The building is on a lot with other commercial uses.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

“Commercial Assembly, Recreation, and Entertainment” is defined as “a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment.” Sec. 14-695(b)(3)(p)(1).



Event Center



Aerial Map

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Zoning requirements can be met.
- The use limitations for this proposed use in C-2 are:
 - "All principal access shall be from an arterial highway or street and no truck traffic shall be routed through any adjacent residential areas." (Sec. 14-709(c) (11)).
- If this use were approved a condition should be applied that no truck traffic could enter or exit the property from the W Chestnut St entrance.

Can all other zoning requirements be met?

Zoning requirements can be met. A condition should be applied that no trucks can access the site from the W Chestnut St entrance per the C-2 zoning standards.



Event Center



Aerial Map

CONSIDERATIONS & FINDINGS

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

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

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



CONDITIONAL USE PERMIT

PLANNING

Event Center

SUMMARY

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

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

In Summary:

All conditional use permit considerations can be met except for:

1. The property should be zoned R-SF, N-R, R-DP, or R-MF per the Neighborhood growth map.
2. This would set a precedent contrary to the City Land Use plan because this property is designated to be residential; however, it is currently a commercial office park and is surrounded by other commercial properties. The proposed use is consistent with the proposed FLUM.
3. The zoning requirements can be met but a condition that no trucks can use the W Chestnut St entrance.



CONDITIONAL USE PERMIT

PLANNING

Event Center



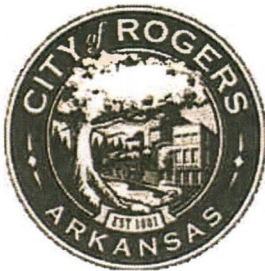
Aerial Map

Recommendation
REFER TO COMMITTEE

RECOMMENDATION:

REFER TO COMMITTEE

Recommendation to Approve



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

OFFICE USE ONLY

Permit Fee: \$100 (\$100)
Zoning: C-2
Permit Number: 23-07
CityView Application: PL202300979
Date: 10/16/2023

CONDITIONAL USE PERMIT

APPLICANT: Event Center, Inc.
ADDRESS: 3169 W. Walnut SUITE #: D
GENERAL LOCATION OF PROPERTY: On W. Walnut approximately 1 mile east of I-49
PARCEL NUMBER: 02-00894-000
PHONE #: 479-659-9000 EMAIL: DAWNA.SWANSON@crye-leike.com
PROPERTY OWNER: Harold E. Crye Rev. Living Trust PHONE #: 615-373-2044
PRESENT USE: VACANT Space ZONING: C-2
PROPOSED CONDITIONAL USE: Event Center
PARKING SPACES AVAILABLE: 72 HOURS OF OPERATION: 8am - 12 midnight
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

A Bell

9/22/2023

Applicant Signature

Date

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

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
☒ No

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 10/16/2023 PUBLIC HEARING DATE: 11/7/2023 CERTIFIED MAIL DATE: 10/23/2023

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

Property Information for 3169 W Walnut- Suite D

- The business will be an Event Center available to the public to rent for ongoing events like church services or special events like birthday, graduation and holiday parties.
- The business will be available Monday-Sunday from 8 a.m. until 12 midnight.
- There will be some additional traffic generated, as the center is currently only 30% occupied.
- No additional parking will be required as there are currently 72 available paved parking spots in the center, with overflow or additional parking available in the neighboring center located adjacent to this center at 3003 W. Walnut. Both centers are under the same ownership.
- No additional signage is to be erected at this time.
- No flammable or hazardous materials will be present on the property.
- There may be some additional noise as the space the business will be located in is vacant at this time but there should be little or no noise outside of the interior space this business will occupy. There will be no additional light that will result from this business.
- The property is surrounded on three sides by other commercial properties and on the backside by a buffer as well as a West Chestnut Street.

Thank you,

Jeff Bell VP GM
CRYE-LEIKE Commercial
11600 Kanis Rd
Little Rock, AR 72211

OWNERSHIP RECORD AND DESCRIPTION

APPRAISAL SUMMARY

Owner Name CRYE REVOCABLE LIVING TRUST, HAROLD E

Land

923,700

Improvements

2,165,150

Total Appraised

3,088,850

Property Address 3003 W WALNUT ST

Assessed Land

184,740

Assessed Improvements

433,030

Total Assessed

617,770

Taxpayer Name CRYE HAROLD E TRUSTEE

Year

2023

Land

184,740

Improvements

433,030

Address 5111 PETER TAYLOR PARK DR

2022

184,740

433,030

617,770

No

Comments

BRENTWOOD TN 37027-7513

2021

184,740

435,070

619,810

No

A79 UPDATE Mass Update - Advance

Exemption Status NON-EXEMPT

2017

184,740

435,070

619,810

No

2021 REAPP MASS UPDATE - PASTE

LEGAL DESCRIPTION

2016

184,740

435,070

619,810

No

2016 REAPP MASS UPDATE - PASTE

Lot

Stamps

Price

Grantor/Grantee

Date Sold

Book/Page

Type

Block

0

0

CRYE, HAROLD E TO CRYE REVOCABLE LIVING TR

10/28/19

L2019/56297

CERT

Subdivision

0

0

CRYE TO CRYE(8P)

08/11/09

2009/40330

AFF

School District

0

0

CRYE TR TO CITY OF ROGERS

12/08/08

2008/50618

EA

Acres

0

0

CRYE TR TO CITY OF ROGERS

10/28/08

2008/43607

EA

Old Parcel

3313.2

1004000

LMR TO CRYE TR

12/08/05

2005/66757

WD

Legal Description

957

290000

LMR TO UNITED HLDG 1.33AC

08/11/03

2003/22490

WD

ALL OF TRACT 1 AS SHOWN ON TRACT SPLIT SURVEY RECORDED IN PLAT BOOK 2003 AT PAGE 548, BEING PART OF THE SE1/4 OF THE NW1/4 OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS ALSO BEING DESCRIBED AS FOLLOWS: BEGINNING AT A FOUND IRON PIN AT A SOUTHWEST CORNER OF SAID TRACT 1, ALSO BEING THE NORTHWEST CORNER OF TRACT 2 OF SAID TRACT SPLIT; THENCE N02°22'52"E 261.45 FEET TO A FOUND CONCRETE POST; THENCE S87°01'19"E 276.39 FEET TO FOUND IRON PIN; THENCE S01°43'08"W 249.03 FE

TREND

Improving

Concrete

No Water

High

Good

LANDSCAPING

Static

Asphalt

No Sewer

Low

Average

Declining

G & G

No Gas

Rough

Poor

None

Gravel

No Electric

Flat

None

Dir

No Phone

COMMENTS

RA24; -50% ADU FOR SIZE

REVIEW RECORD

Date

By

B-COMM

USE CODES

PRINTED

09/22/23

WEB

IMP

ENTERED

06/30/22

EBENGS

L-COMM

INSPECT-24

06/30/22

EBENGS

N-NOTICE RETURNED

NOTICE

07/02/21

GAS

LAND

03/02/21

SROLLER

LAND-CAMA

03/02/21

ELA

ENTERED

03/08/18

SROLLER

INSPECT-21

02/28/18

SROLLER

TOTALS

923,693

CODE DATA- 2012 AFPC

EXISTING BUILDING

TYPE OF CONSTRUCTION (NON-COMBUSTIBLE MATERIALS) ASSUMED TYPE II, B -
SPRINKLED

PROPOSED TENANT FINISH-OUT

TYPE OF CONSTRUCTION TYPE II, B - SPRINKLED

TENANT FINISH-OUT AREA= 3952.67 GROSS SQUARE FEET PRIMARY OCCUPANCY=
GROUP A2 -ASSEMBLY

USE-ASSEMBLY AT 2313 NSF AT 15 SF/PERSON= 154 O.L. 3 EXITS WITH PANIC
DEVICES

CERTIFICATION

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

Dated this the 23 day of October, 2023.

Signed



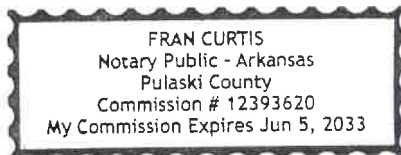
Jeff Bell

Name Printed

STATE OF ARKANSAS

COUNTY OF PULASKI

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



Notary Signature

FRAN CURTIS

Notary Name Printed

6-5-2033

Commission Expires

PROPERTY OWNER PERMISSION

I, HAROLD E. CRYE, hereby permit the use of EVENT CENTER
(name) (use)
on my property at 3169 WEST WALNUT, Rogers, Arkansas.
(address)

Dated this the 6TH day of OCTOBER, 2023.

[Signature]
Signed

HAROLD E. CRYE
Name Printed

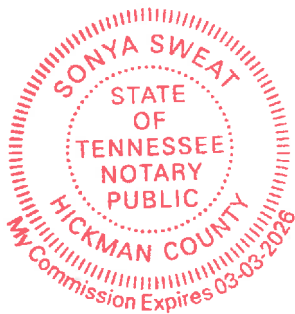
TN
STATE OF ARKANSAS

COUNTY OF Davidson

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

[Signature]
Notary Signature

Sonya Sweat
Notary Name Printed



3-3-2026
Commission Expires

7022 2410 0002 3658 7557

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Shreveport, LA 71119

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☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

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 1025 Greenwood Rd
 City, State, ZIP+4®
 Shreveport, LA 71119

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

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Lowell, AR 72745

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Postage \$0.66

Total Postage and Fees \$8.56

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 Angell Legacy Properties, LLC
 Street and Apt. No., or PO Box No.
 12827 S Zion Rd
 City, State, ZIP+4®
 Lowell, AR 72745

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

9589 0710 5270 0500 9666 50

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Rogers, AR 72756

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Postage \$0.66

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 Howard + Deborah Besett
 Street and Apt. No., or PO Box No.
 301 N 34th St
 City, State, ZIP+4®
 Rogers, AR 72756

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9589 0710 5270 0500 9666 43

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Fayetteville, AR 72704

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☐ Return Receipt (electronic)	\$0.00
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☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

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 BAJ LLC
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 1845 Shelby Ln
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 Fayetteville, AR 72704

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Rogers, AR 72756

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Postmark Here
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 10/20/2023
 USPS

Sent To
 City of Rogers Attn: city clerk
 Street and Apt. No., or PO Box No.
 301 W Chestnut St.
 City, State, ZIP+4®
 Rogers, AR 72756

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Rogers, AR 72757

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Postmark Here
 OCT 20 2023
 10/20/2023
 USPS

Sent To
 John + Karen Blair
 Street and Apt. No., or PO Box No.
 PO Box 1715
 City, State, ZIP+4®
 Rogers, AR 72757

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 Benton, AR 72019

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To William and Helena Daque
 Street and Apt. No., or PO Box No. 6150 Congo Rd
 City, State, ZIP+4® Benton, AR 72019

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 Rogers, AR 72756

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To William E Clark
 Street and Apt. No., or PO Box No. 304 N 33rd St
 City, State, ZIP+4® Rogers, AR 72756

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For delivery information, visit our website at www.usps.com.
 Springdale, AR 72762

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To DSM Associates LLC
 Street and Apt. No., or PO Box No. 8001 Willowwood Court
 City, State, ZIP+4® Springdale, AR 72762

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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 Rogers, AR 72756

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To Driver Real Prop Holding Co, L
 Street and Apt. No., or PO Box No. 18100 AR 303 Highway
 City, State, ZIP+4® Rogers, AR 72756

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☐ Return Receipt (hardcopy)	\$0.00
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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 Postage and Fees \$8.56

Sent To Troy L Farriester
 Street and Apt. No., or PO Box No. 102 N 30th St
 City, State, ZIP+4® Rogers, AR 72756

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

☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To Kenneth R + Lois Jean Easterli
 Street and Apt. No., or PO Box No. 303 N 33rd St
 City, State, ZIP+4® Rogers, AR 72756

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Certified Mail Fee	\$4.35
Extra Services & Fees (check box, add fee as appropriate)	\$3.55
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To **Phillip C. Lutz** USPS Apt 8
 Street and Apt. No., or PO Box No. **2323 W. Beechwood Dr**
 City, State, ZIP+4® **Rogers, AR 72756**

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Rogers, AR 72758

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To **Land Grab Inc**
 Street and Apt. No., or PO Box No. **16 Fiddlesticks Trail**
 City, State, ZIP+4® **Rogers, AR 72758**

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To **Martin Management, LLC**
 Street and Apt. No., or PO Box No. **305 N 33rd St**
 City, State, ZIP+4® **Rogers, AR 72756**

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Extra Services & Fees (check box, add fee as appropriate)	\$3.55
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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To **LYTM Properties, LLC**
 Street and Apt. No., or PO Box No. **212 N 34th St**
 City, State, ZIP+4® **Rogers, AR 72756**

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To **Monarca LLC**
 Street and Apt. No., or PO Box No. **5810 S 47th St**
 City, State, ZIP+4® **Rogers, AR 72758**

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☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.66
Total Postage and Fees	\$8.56

Sent To **MBM Investments, LLC**
 Street and Apt. No., or PO Box No. **305 N 33rd St**
 City, State, ZIP+4® **Rogers, AR 72756**

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To Sungsoo Moon

Street and Apt. No., or PO Box No.

PO BOX 532
Rogers, AR 72757

City, State, ZIP+4®

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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 Postage and Fees \$8.56

Sent To Giladis Perez

Street and Apt. No., or PO Box No.

300 N 33rd St
Rogers, AR 72756

City, State, ZIP+4®

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To BA Robbins WC Robbins, AR Robbins

Street and Apt. No., or PO Box No.

307 N 33rd St
Rogers, AR 72756

City, State, ZIP+4®

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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To Sunsoo Moon + Saughin Jee

Street and Apt. No., or PO Box No.

1113 S 41st St
Rogers, AR 72758

City, State, ZIP+4®

PS Form 3807, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)
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☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To Lilia E Pacheco + Joel A Alba

Street and Apt. No., or PO Box No.

4107 Highplains Dr
Rogers, AR 72756

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Bryant, AR 72022

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Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.66

Total Postage and Fees \$8.56

Sent To Resortments NWA, LLC

Street and Apt. No., or PO Box No.

205 Progress Way, Suite 201
Bryant, AR 72022

City, State, ZIP+4®

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Rogers, AR 72756

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees

Sent To

Joshua Ryan Smith

Street and Apt. No., or PO Box No.

302 N. 33rd St.

City, State, ZIP+4® Rogers, AR 72756

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Rogers, AR 72756

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees

Sent To

Lan + Pete Vu

Street and Apt. No., or PO Box No.

109 N 30th St.

City, State, ZIP+4® Rogers, AR 72756

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Rogers, AR 72756

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees

Sent To

Budra Hotels, LLC

Street and Apt. No., or PO Box No.

2431 W Walnut St

City, State, ZIP+4® Rogers, AR 72756

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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

Springdale, AR 72764

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees

Sent To

United Bank

Street and Apt. No., or PO Box No.

2600 S. Thompson St.

City, State, ZIP+4® Springdale, AR 72764

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Conway, NH 03818

Certified Mail Fee \$4.35

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

☐ Return Receipt (hardcopy) \$0.00

☐ Return Receipt (electronic) \$0.00

☐ Certified Mail Restricted Delivery \$0.00

☐ Adult Signature Required \$0.00

☐ Adult Signature Restricted Delivery \$0.00

Postage

Total Postage and Fees

Sent To

Wehrli Rentals, LLC

Street and Apt. No., or PO Box No.

55 Jack Frost Ln

City, State, ZIP+4® Conway, NH 03818

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

NOTICE OF PUBLIC HEARING

**NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT**

DESCRIPTION: To allow the use of Conditional Use Permit for Assembly at 300 W. Central St. in Rogers, Arkansas.

APPLICANT: Rogers City Council

BOARD COMMISSION: Planning Commission

MEETING DATE/TIME: November 7, 2024 at 6:30 PM

MEETING LOCATION: Rogers City Council Chambers, 300 W. Central St., Rogers, Arkansas 72756

PUBLIC COMMENTS: www.rogersar.gov/1618

**COMMUNITY DEVELOPMENT
PLANNING DIVISION**
479-571-1166
planning@rogersar.gov



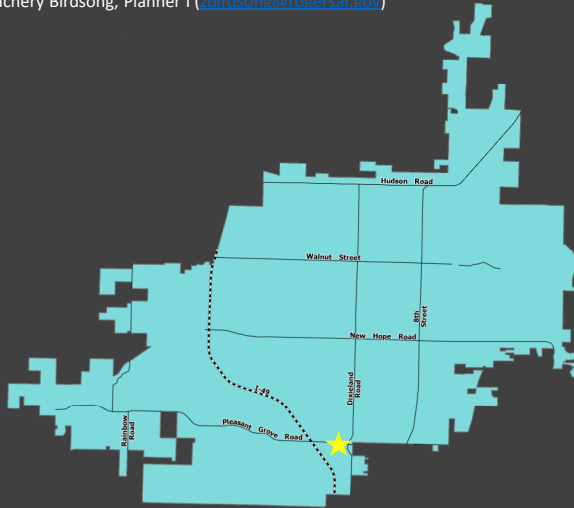


CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge

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



Vicinity Map

Location:

1904 W Pleasant Grove Road

Proposed Use:

Commercial Assembly, Recreation and Entertainment

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Commerce Corridor

Applicant:

Tyler Marks

Proposal

This site is located at 1904 W Pleasant Grove Road.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

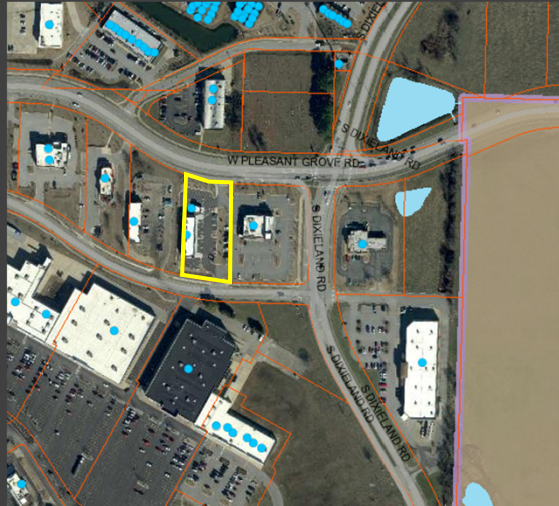
"Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include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

Allowed Zoning Districts:

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



Pitchmarks Golf Lounge



Geolocation

It is located near the southwest corner of W Pleasant Grove Road and S Dixieland Road. Just west of Old Chicago Pizza and Taproom.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Aerial View

Proposal

The applicant is requesting a conditional use permit for commercial assembly, recreation and entertainment.

Proposal

The applicant is requesting to have a conditional use permit for commercial assembly, recreation and entertainment.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

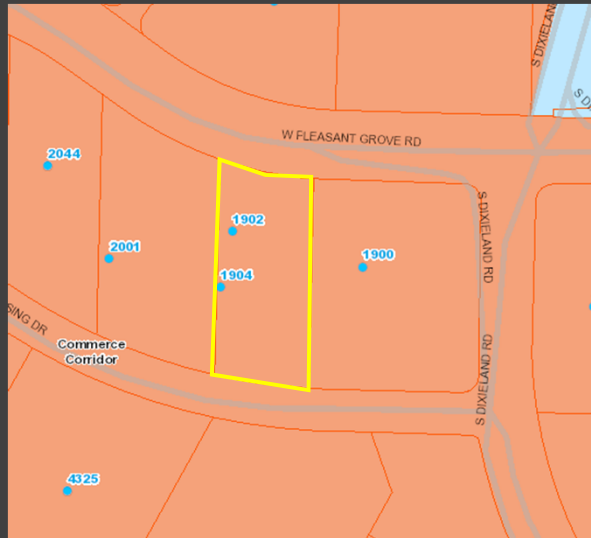
“Commercial Assembly, Recreation, and Entertainment” is defined as “a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment.” Sec. 14-695(b)(3)(p)(1).



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in C-2.
- C-2 is an allowed zone per the Commerce Corridor Growth Designation.

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

The proposed use is conditional in C-2. The Commerce Corridor Growth Designation allows for this zoning.

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Commerce Corridor

Growth Designation Character:

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

Allowed Zoning Districts:

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



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - The proposed use is compatible with the surrounding context. Much of this area is zoned C-2 and primarily contains a mix of restaurants and retail stores.
- This use would not set a precedent contrary to the city land use plan.

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

The proposed use is compatible with adjacent properties. Much of the area is zoned C-2 and consists primarily of restaurants and retail stores. This use would not set a precedent contrary to the city land use plan.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

“Commercial Assembly, Recreation, and Entertainment” is defined as “a secondary use classification encompassing facilities that provide participant or spectator recreation or entertainment.” Sec. 14-695(b)(3)(p)(1).



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Aerial Map

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Zoning requirements can be met. The applicant does not currently plan on adding to the existing structure.

Can all other zoning requirements be met?

Zoning requirements can be met. The applicant plans on using the existing structure as is.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Aerial Map

CONSIDERATIONS & FINDINGS

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

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

Ingress and egress here would not create any traffic hazards.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge

SUMMARY

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

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

In Summary:

All conditional use permit considerations are met.



CONDITIONAL USE PERMIT

PLANNING

Pitchmarks Golf Lounge



Aerial Map

Recommendation

Postpone to the next meeting

Applicant did not send out public notices before the deadline

RECOMMENDATION:
Postpone to the next meeting

Applicant Request Submitted Information

Present Use

- Shell building (Commercial)

Proposed Conditional Use

- Sports recreation/entertainment building (specifically golf related)

Parking Spaces Available

- 39.00

Hours of Operation

- 11AM-10PM

Would allowance of this CUP require new construction?

- No

Considering neighboring properties, are there conditions that should be placed on this property if the CUP is approved for the use proposed?

- No

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

- No

PROPERTY OWNER PERMISSION

I, QAG QAG LUO, hereby permit the use of Sports Recreation and Entertainment
(name) (use)
on my property at 1904W Peasant Grove Road Rogers, Arkansas.
(address)

Dated this the 11 day of October, 2023.

LS
Signed

QAG QAG LUO
Name Printed

STATE OF ARKANSAS

COUNTY OF WASHINGTON

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



Halsey Taylor Richardson
Notary Signature

Halsey Taylor Richardson
Notary Name Printed

9/20/2026
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **November 7, 2023** at **5:30 p.m.** on the application by **Tyler Marks for Pitchmarks Golf Lounge** for a **Conditional Use Permit** to allow the uses “**Commercial Assembly, Recreation & Entertainment**” at **1904 W. Pleasant Grove Rd.** in the **C-2** (Highway Commercial) zoning district at the following described location:

PROPERTY DESCRIPTION:

1904 W. Pleasant Grove Rd.

Parcel Numbers: 02-16158-005

Jorge Andrade, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 22, 2023**
BILL THE CITY OF ROGERS

