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

PLANNING COMMISSION MEETING AGENDA
DECEMBER 5, 2023
5:00 PM
ONLINE VIEWING:
PLANNING COMMISSION: HTTPS://US02WEB.ZOOM.US/J/87486999214
BOARD OF ADJUSTMENT: HTTPS://US02WEB.ZOOM.US/J/87486999214
ZONING REVIEW COMMITTEE: HTTPS://US02WEB.ZOOM.US/J/81523732943

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. Novmeber 21, 2023

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

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CONSENT AGENDA:

1. **LSDP: Spivey Martial Arts**
   A proposal for a 5,600-sf building to allow Personal Improvement and Instructional Services at 1705 W. Commerce Drive in the C-2 (Highway Commercial) zoning district.
   - ***STAFF: Zachery Birdsong***
   - ***REPRESENTED BY: Addie Manzi***

PUBLIC HEARINGS:

1. **RZN: The Village at Pinnacle Hills**
   A request by The Village at Pinnacle Hills to rezone 20.59 acres south of W. Perry Road & north of W. Ajax Avenue from the RMF-8A & C-2 (Residential Multifamily, 8 units per acre, ownership & Highway Commercial) zoning districts to the RMF8A-CU & C2-CU (Residential Multifamily, 8 units per acre, ownership with Condominium Use & Highway Commercial with Condominium Use) zoning districts.
   - ***STAFF: Zachery Birdsong***
   - ***REPRESENTED BY: Aaron Wade***

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
2. **WAIVER: NWA Towing & Recovery**

   A request by NWA Towing and Recovery to waive the requirement for paved parking and allow a gravel lot for vehicle storage at 1300 W. Morsani Drive in the I-1 (Light Industrial, Overlay) zoning district.

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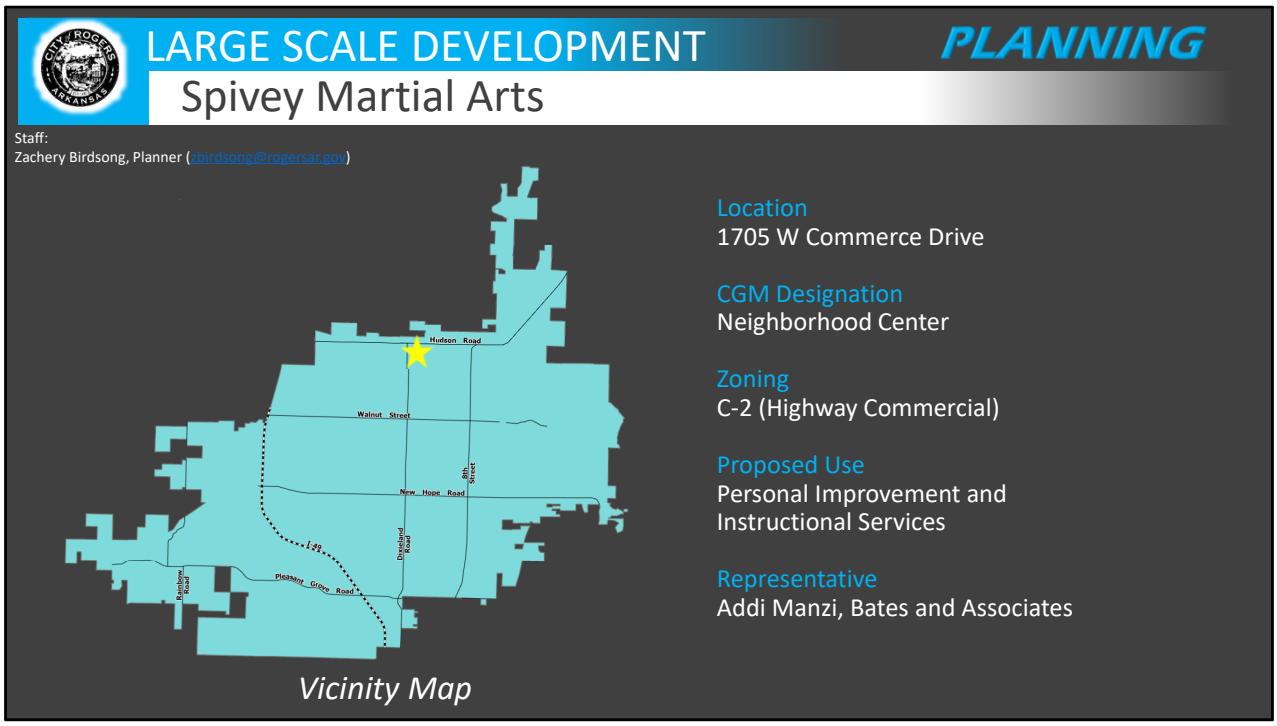
COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



Location:

Located in north Rogers at 1705 W Commerce Drive.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

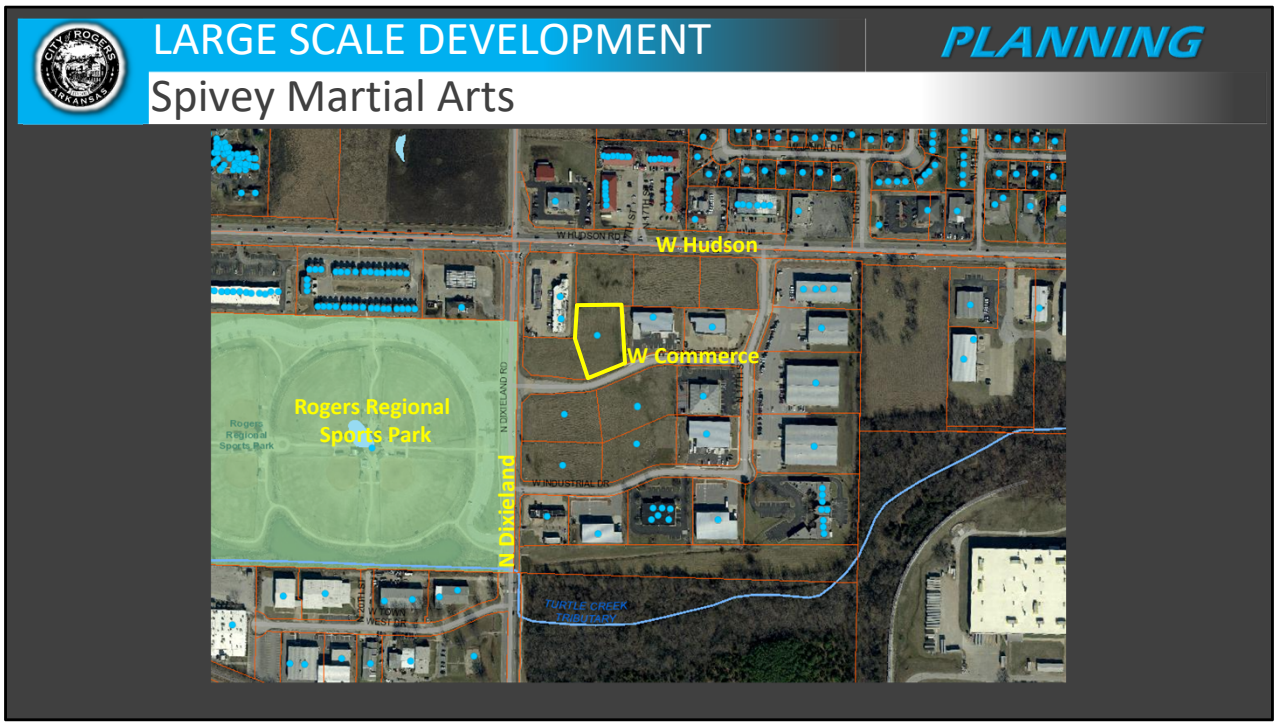
Neighborhood Center

Growth Designation Character:

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

Allowed Zoning Districts:

C-3



Geolocation:

Located near the southeast corner of W Hudson and N Dixieland Road. Just east of the Rogers Regional Sports Park.

ZONING:

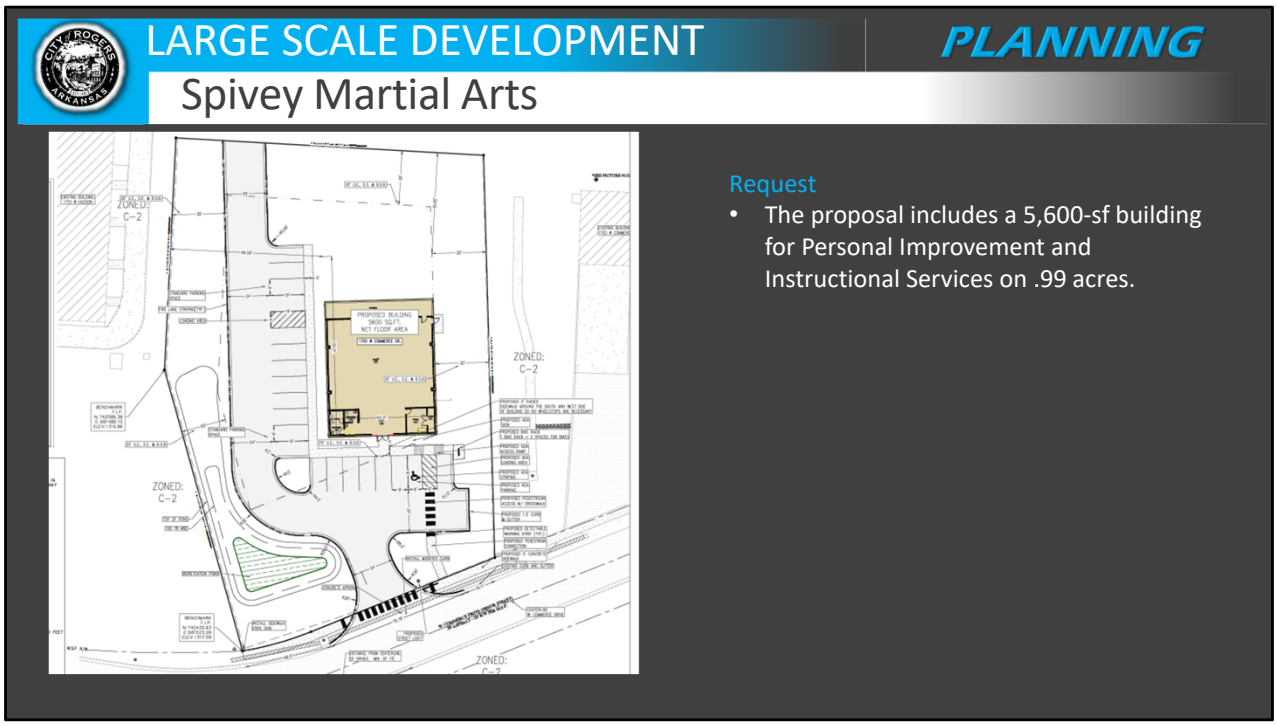
C-2(Highway Commercial):

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)(cc)(1)

Personal Improvement and Instructional Services is a secondary use classification encompassing businesses that provide instructional services or facilities.



ENGINEERING REVIEW

ACCESS MANAGEMENT: The applicant was previously granted an administrative engineering **WAIVER** from Section 14-260 (2) requiring cross access between adjacent lots. Due to existing conditions, cross access to the east and west is not feasible. All other access management standards have been met.

STORMWATER MANAGEMENT & WATER QUALITY:

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

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Commerce Drive is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

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

Sidewalks & Sidepaths:

The applicant proposes to construct a 5-ft sidewalk along W Commerce Drive.

Trails:

Trails are neither required nor proposed.

Streetlights:

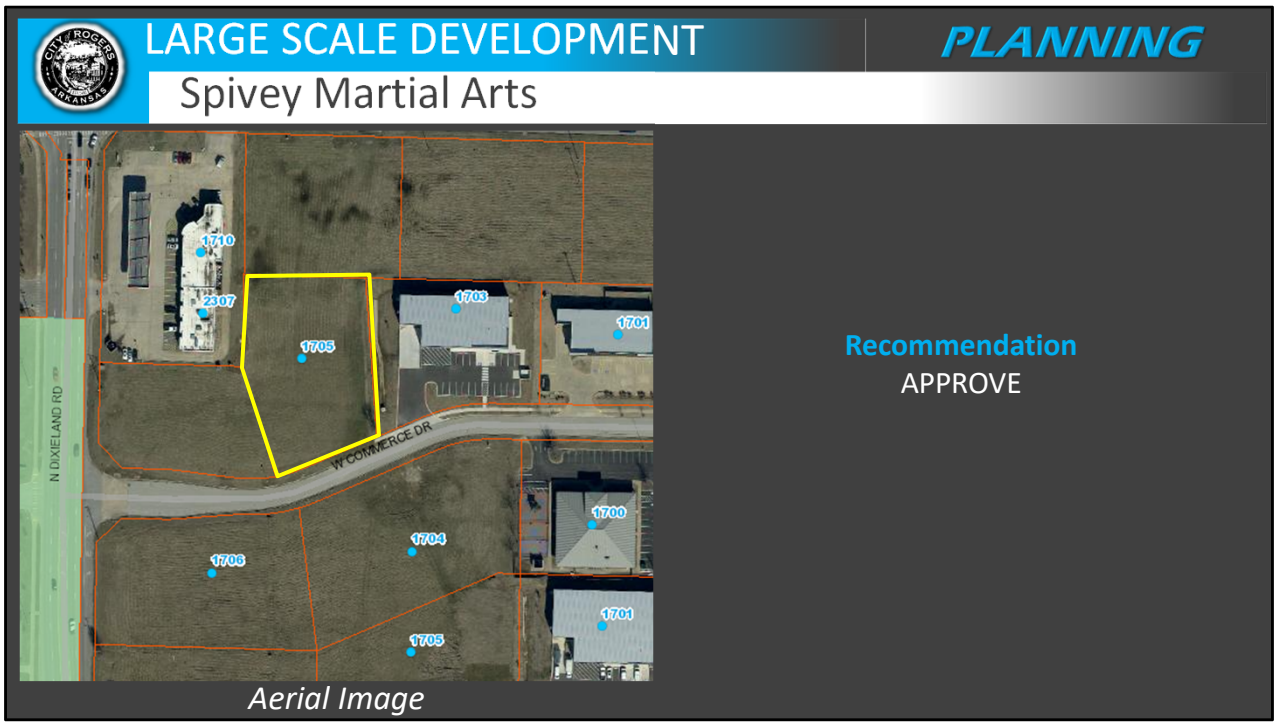
The applicant proposes one streetlight on the east side of the driveway. This meets streetlight requirements.

Street Trees:

The applicant proposes 3 American Hophornbeam trees along W Commerce Drive. The proposed trees are outside of the right-of-way but within a recreation easement, due to utility conflicts. This meets street tree requirements.

RECOMMENDATIONS:

Approve



Summary

LSDP Staff Recommendation

APPROVE

RWU ROGERS WATER UTILITIES

October 5, 2023

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

Re: TAC Review and Conditional Approval of Civil Plans
Spivey Martial Arts

Dear Mr. Bates:

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

1. Provide a profile for the proposed storm sewer line. It appears that it may be conflicting with the existing sanitary sewer where they cross. Also, indicate the rim and flowline information for the nearby sanitary sewer manhole for comparison.

2. A water and sewer service has already been established for this lot. (See the attached sheet with dimensions to the service lines.) If the existing service locations cannot be used, they will need to be abandoned by RWU at the developer's expense.

3. Show the existing utility easements on the Utility Plan.

4. Show the proposed building 911 address.

5. Depict the location of the electric transformer. Locate it as far from the water meter as is practical but in no case within 30 feet of the water meter.

6. Show the existing sewer main and manhole location on the Grading Plan. Show the rim and invert elevations for the existing manhole.

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

Copy: B. Dobler, B. Sartain, S. Ponder, J. Lunsford, T. Tripodi, Community Development Planners
Q:\Spivey Martial Arts\Reviews\SpiveyMartialArtsGeoffBates092523Letterhead.docx

SPIVEY MARTIAL ARTS

1705 W. Commerce Dr. Rogers, Arkansas

Large Scale Development Plan

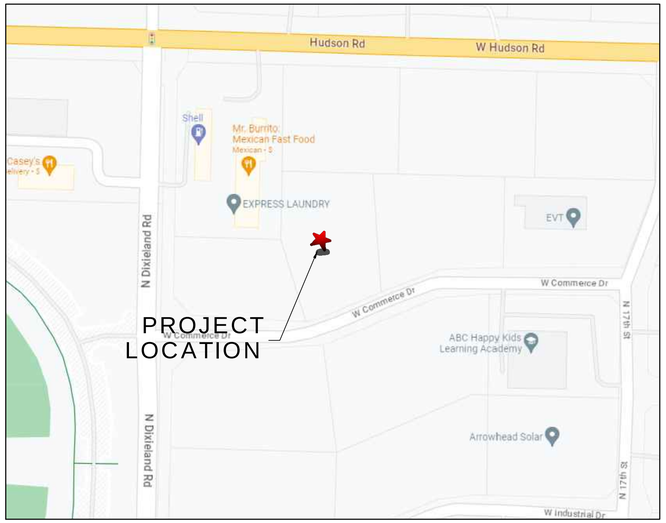
CityView Project #PL202300871

GENERAL NOTES TO CONTRACTOR

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES PRIOR TO STARTING CONSTRUCTION.
3. EXISTING GRADE CONTOURS ARE AT ONE FOOT INTERVALS.
4. PROPOSED CONTOURS ARE AT FINISH GRADE AND ARE AT ONE FOOT INTERVALS.
5. PROPOSED SPOT ELEVATIONS ARE TOP OF FINISH CURB UNLESS OTHERWISE INDICATED OR SHOWN.
6. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL N.P.D.E.S. PERMIT FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
7. CONTRACTOR TO INSTALL MUD ABATEMENT ENTRANCES ANYWHERE PROPOSED STREETS ENTER EXISTING PUBLIC STREETS. ENTRANCE TO BE CONSTRUCTED A MIN. OF 50' IN LENGTH BY WIDTH OF PROPOSED STREET AND TO A DEPTH OF 8 INCHES.
8. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING ANY CONSTRUCTION. FENCING SHALL BE MAINTAINED & REPAIRED AS NECESSARY BY THE CONTRACTOR DURING CONSTRUCTION.
9. CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS.
10. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH OF 3500 PSI.
11. DAMAGE DURING CONSTRUCTION TO ANY EXISTING STRUCTURES TO REMAIN SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE.
12. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH THE CITY OF ROGERS'S REQUIREMENTS. IN THE CASE OF CONFLICTS, THE CITY'S CRITERIA SHALL GOVERN.
13. ALL SIDEWALKS AND HANDICAP RAMPS SHALL BE BUILT TO THE CURRENT STANDARDS OF THE AMERICANS WITH DISABILITIES ACT REQUIREMENTS.
14. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED $250 PER DAY THAT SAID VIOLATION EXISTS.
15. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED."
16. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
17. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE 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.
18. WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
19. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
20. PUBLIC STREETS AND ALLEYWAYS 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.
21. 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.
22. IFC 2021 3311.1 – APPROVED VEHICLE ACCES FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480MM) OF TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE FIRE APPARATUS ACCESS ROADS AR AVAILABLE.
23. BINDER COURSE ASPHALT OR CONCRETE PAVEMENTWILL BE INSTALLED BEFORD COMBUSTIBLESARE ALLOWED ON SITE PER RFD RISK REDUCTION.
24. IFC 2021 3313.1 *--AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVALABLE AS SOON AS COMBUSTIBLE MATERIALS ARRIVES ON THE SITE.

STANDARD CITY COMMENTS

1. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD, BATES & ASSOCIATES, WITH ALL DITCHES AND BASINS SOLID-SODDED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
2. THE DEVELOPER MUST OBTAIN AN OFF-SITE DRAINAGE EASEMENT FOR ALL AREAS OF DISCHARGE PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
3. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
4. PROVIDE THE CITY PLANNER WITH A COPY OF THE APPROVAL FROM AHTD TO DISCHARGE STORM WATER INTO THEIR SYSTEM PRIOR TO THE FIRST INSPECTION BY THE ROGERS STREET DEPARTMENT.
5. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.
6. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11" X 17") WILL BE REQUIRED.
7. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NOI, A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
8. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
9. IF MORE THAN SEVEN (7) SIGNIFICANT TREES ARE TO BE REMOVED, THE DEVELOPER MUST SUBMIT A TREE PROTECTION OR REPLACEMENT PLAN. THE REPLACEMENT PLAN MUST SHOW 1 TREE FOR EVERY 5 TREES REMOVED IN THE DISTURBED AREA. TREES REMOVED FROM A NON-CONSTRUCTION AREA MUST BE REPLACED AT 5 TREES FOR EVERY 1 TREE REMOVED.
10. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25' WITH A MAXIMUM WIDTH OF 40'.
11. PROVIDE A SOILS REPORT SIGNED AND SEALED BY A PROFESSIONAL ENGINEER TO BE INCLUDED WITH THE BUILDING PERMIT APPLICATION.
12. PROVIDE THE BUILDING OFFICIAL AND CITY PLANNER WITH COMPACTION TESTS FOR ALL PONDS AND FILL AREAS.
13. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTREAM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
14. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 ½" B & B, AND FOR ORNAMENTAL TREES IT IS 1 ½" B & B.
15. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
16. TREES ARE REQUIRED IN THE FRONT LANDSCAPE BUFFER NOT LESS THAN 20 FEET APART.
17. SIDEWALKS MUST BE 5 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
19. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
20. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
21. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. THE ENTIRE DEVELOPMENT MUST COMPLY WITH THE REQUIREMENTS OF THE ROGERS OVERLAY DISTRICT.
24. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
25. CONSTRUCTION DEBRIS MUST BE CLEARED FROM ALL STORMWATER STRUCTURES AND VERIFIED BY A SITE INSPECTION FROM THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
26. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
27. ACCORDING TO CITY CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENTS MADE PURSUANT TO THE APPROVED LARGE-SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY SHALL BE A MISDEMEANOR PUNISHABLE BY A FINE NOT TO EXCEED $250.00 PER DAY THAT SAID VIOLATION EXISTS.
28. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFERENCING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



VICINITY MAP
N.T.S.

NORTH

BASIS OF BEARING:
GPS OBSERVATION – AR NORTH ZONE
NAD83(2011) HORIZONTAL DATUM

BASIS OF ELEVATION:
ON-SITE NETWORK GPS OBSERVATION
NAVD 88 VERTICAL DATUM

CONTACT INFORMATION

CITY:	CITY OF ROGERS DEPARTMENT OF COMMUNITY DEVELOPMENT LORI ERICSON PHONE: (479) 621-1186	SEWER/ WATER	ROGERS WATER UTILITIES 601 S 2ND ST P.O. BOX 338 ROGERS, AR 72756 479-621-1142
FIRE:	ROGERS FIRE DEPARTMENT. 201 N 1ST ST ROGERS, AR 72956 PHONE: (479) 621-1179	SOLID WASTE	INLAND SERVICES 3511 N. ARKANSAS ST ROGERS, AR 72756 (479) 878-1384
GAS:	SOURCE GAS 655 E. MILLSAP DRIVE FAYETTEVILLE, AR 72703 PHONE: (800) 563-0012	ELECTRIC:	CARROLL ELECTRIC 707 SE WALTON BLVD P.O. BOX 329 BENTONVILLE, AR 72712-0329 PHONE: (479) 273-2421 FAX: (479) 273-1231
CABLE:	COX COMMUNICATIONS 115 N. DIXIELAND STE. 3 ROGERS, AR 72756 PHONE: (479) 273-5644	TELEPHONE:	SOUTHWESTERN BELL 1-800-464-7928

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

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.
(FIRM PANEL #05007C0260K. DATED 6/ 5/ 2012)

EASEMENT PLAT IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY

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

INDEX OF DRAWINGS

01	COVER SHEET
02	EXISTING SITE + DEMO PLAN
03	SITE PLAN
04	UTILITY PLAN
05-05.1	GRADING + EROSION CONTROL PLAN
06	LANDSCAPE PLAN
07-07.3	SITE DETAILS
08-09	RWU DETAILS

SITE AREA CALCULATIONS:

SITE AREA:	43161.09 SQ.FT.
IMPERVIOUS AREA:	21503.26 SQ.FT.(49.8%)
GREENSPACE:	21657.83 SQ.FT.(50.2%)

SURVEY DESCRIPTION:
LOT 1A-3 OF VAN DYLE CENTER TO THE CITY OF ROGERS, AS PER PLAT ON FILE IN BOOK 2016 AT PAGE 666 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAYS OF RECORD.

SURVEYOR NOTES:

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

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

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

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

OWNERSHIP OF DOCUMENTS

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

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, OR NEAR THE CONSTRUCTION SITE.

ENGINEER'S NOTICE TO CONTRACTOR

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

PARCEL NUMBERS: 02-14303-002

PROJECT SITE ADDRESS: 1705 W. COMMERCE DR.
ROGERS, AR 72756

ZONING CLASSIFICATION: C-2

PROPOSED USE: PERSONAL IMPROVEMENT AND INSTRUCTIONAL SERVICES

BUILDING HEIGHT: 20 FEET

CONSTRUCTION TYPE: VB

TOTAL SITE AREA: .99 ACRES

OWNER/DEVELOPER: JADE CIRCLE PROPERTIES LLC.
98 GRANSHIRE DR.
BELLA VISTA, AR 72714
EMAIL: JADECIRCLEPROPERTIESLLC@GMAIL.COM
PHONE: 479-426-4906

ARCHITECT: BURRIS ARCHITECTURE
DAVE BURRIS
820 TIGER BLVD
BENTONVILLE, AR 72712
PHONE: (479) 319-6045
EMAIL: DAVE@BURRISARCH.COM

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

ZONING REGULATIONS:

MAX STRUCTURE HEIGHT: 150 FEET EXCEPT ACCESSORY BUILDINGS WHICH ARE 16 FEET OR IN ACCORDANCE WITH ARKANSAS FIRE PREVENTION CODE, VOLUME II, NO BUILDING IN EXCESS OF 65 FEET SHALL BE BUILT WITHIN 300 FEET OF ANY RESIDENTIAL ZONE.

PROPOSED BUILDING HEIGHT: 20 FEET

MAX BUILDING COVERAGE: 60%
PROPOSED BLDG COVERAGE: 13.9%

MINIMUM OPEN SPACE: 20%
PROPOSED OPEN SPACE: 50.2%

MAX IMPERVIOUS SPACE: 80%
PROPOSED IMPERVIOUS SPACE: 49.8%

MINIMUM YARD REQUIREMENTS:

PER REPLAT 2016-666 (SHOWN):
FRONT 75ft
SIDE 25ft & 30ft
REAR 30ft
*PER PLAT 2016-666, ALL SETBACKS ARE ALSO DRAINAGE AND UTILITY EASEMENTS

PER ZONING:
FRONT 65ft
SIDE 15ft (INTERIOR)
SIDE 45ft (EXTERIOR)
REAR 15ft

PARKING REQUIREMENTS: BUSINESS AND PROFESSIONAL OFFICE(AND SIMILAR USE OR ESTABLISHMENT): 1 SPACE 300 FEET OF NET FLOOR AREA.

NET FLOOR AREA: 5599 SQ. FEET
CALCULATION: 5599/300=18.66333(19)
STANDARD SPACES REQ: 19 SPACES
STANDARD SPACES PRO: 19 SPACES

ADA SPACES REQ.: 1 SPACE
ADA SPACES PRO.: 1 SPACE

TOTAL PARKING PRO: 20 SPACES

BICYCLE PARKING:

1 BIKE RACK REQUIRED PER 20 SPACES
TOTAL PARKING: 20 SPACES
BIKE RACKS REQUIRED: 1
BIKE RACKS PROVIDED: 1

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/16/23

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

DRAWN BY: M. WILLIAMS & B. WISE ENGINEER: G. BATES

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REVISIONS

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SPIVEY MARTIAL ARTS
LARGE SCALE DEVELOPMENT
COVER SHEET
ROGERS, ARKANSAS

BATES
Engineers • Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442.9350 / batesnwa.com

PROJECT NO. 23-179

DRAWING NO. 01

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

N

0 20 40
GRAPHIC SCALE IN FEET

TOTAL ACREAGE
PARCEL #02-14303-002
43161.09 SQ FT.
0.99 ACRES +/-

SITE AREA CALCULATIONS:

SITE AREA:	43161.09 SQ.FT.
IMPERVIOUS AREA:	21503.26 SQ.FT.(49.8%)
GREENSPACE:	21657.83 SQ.FT.(50.2%)

LEGEND

PROPOSED	EXISTING	DESCRIPTION
AE AE		ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
o	o	BOLLARD
		BUILDING
		BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
1255		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
UE UE		UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (EX. WIRE/PK SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN - (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

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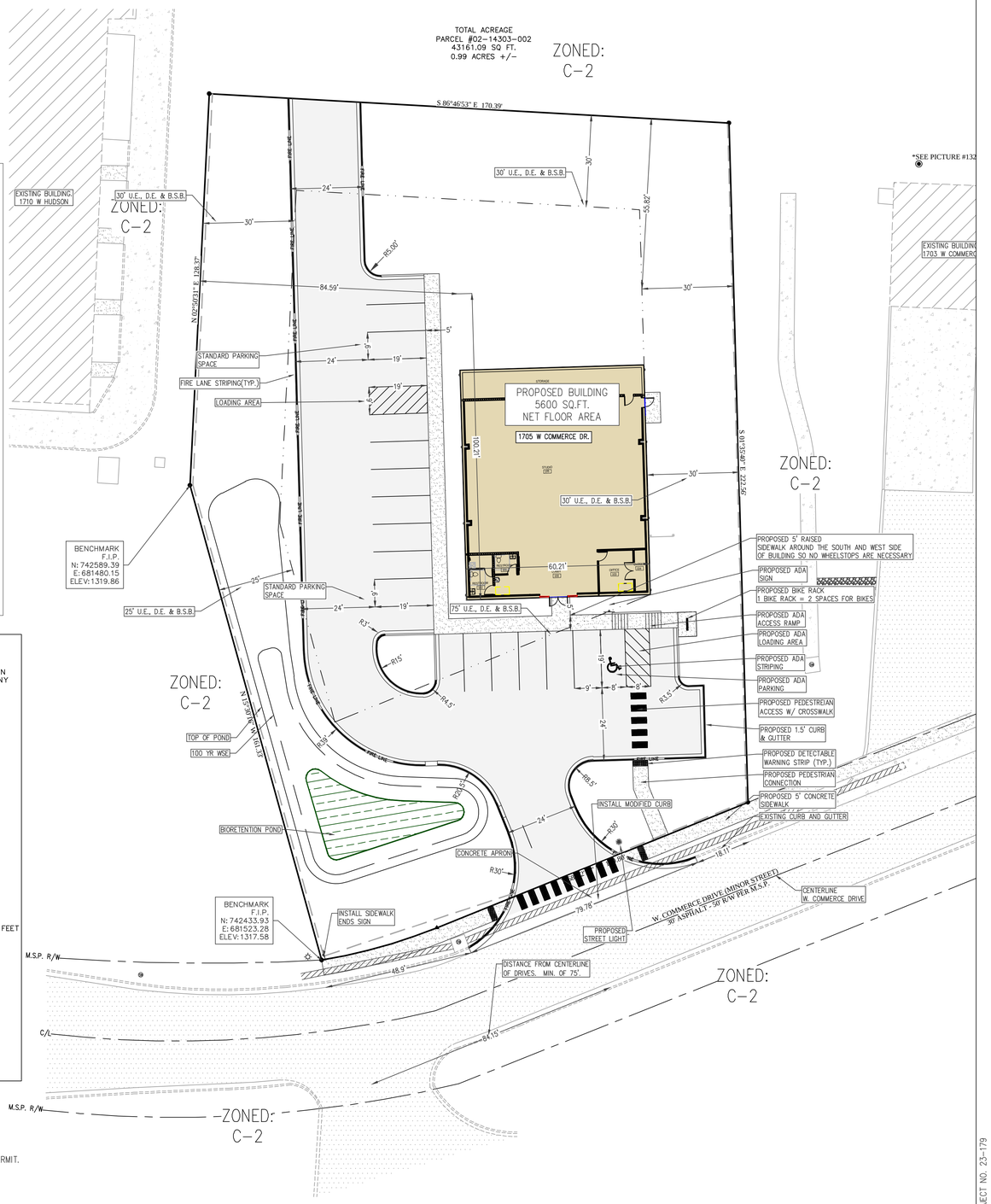
ADA SPACES REQ.: 1 SPACE
ADA SPACES PRO.: 1 SPACE

TOTAL PARKING PRO: 20 SPACES

BICYCLE PARKING:

1 BIKE RACK PER 20 AUTOMOBILE PARKING SPOTS
20 TOTAL PARKING SPACES PROVIDED
BIKE RACK REQUIRED 1
BIKE RACK PROVIDED 1



SITE NOTES:

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

DRAWN BY: M. WILLIAMS & B. WISE ENGINEER: G. BATES

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

11/16/23

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

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SPIVEY MARTIAL ARTS
LARGE SCALE DEVELOPMENT

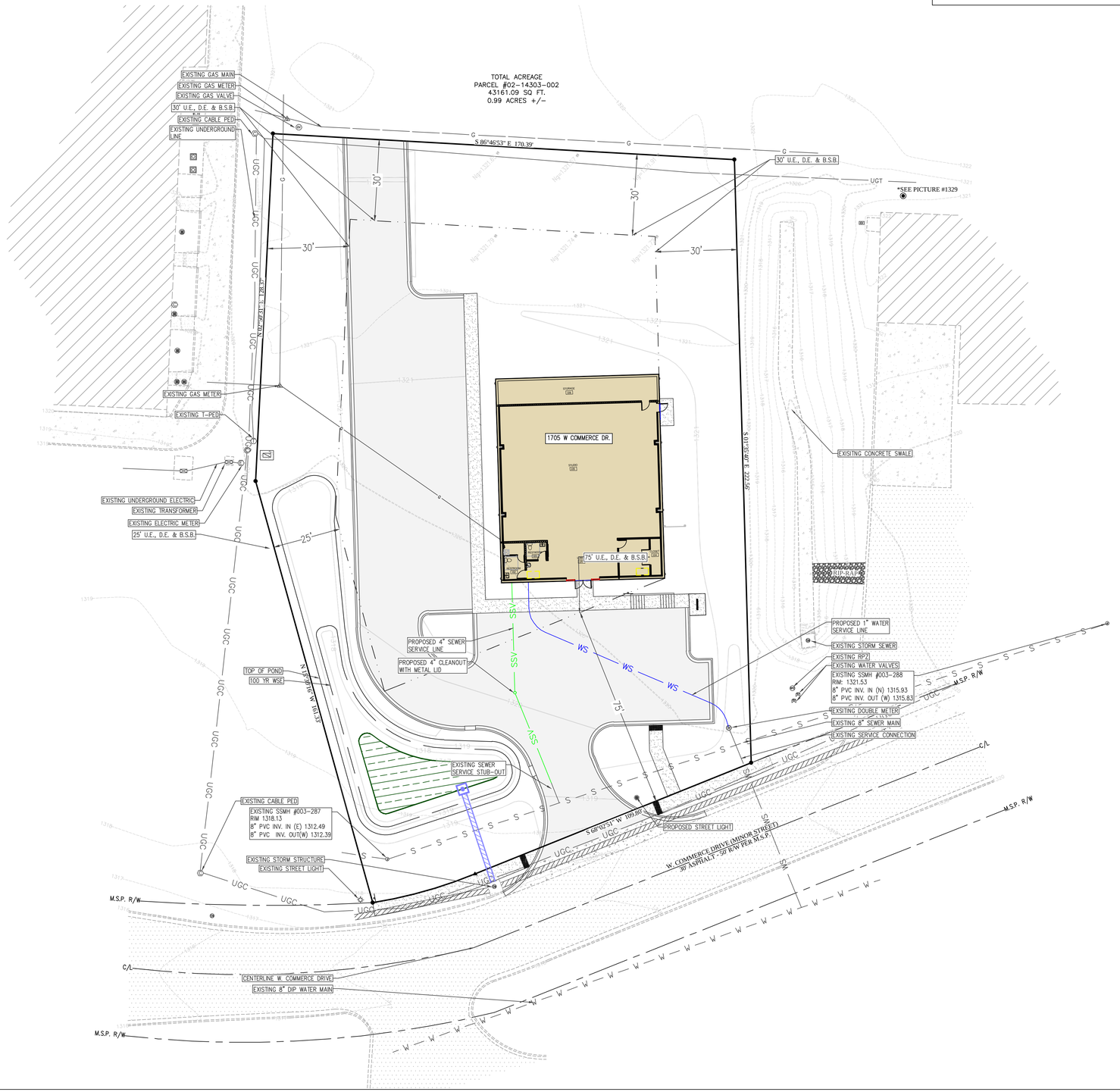
SITE PLAN

ROGERS, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 23-179

DRAWING NO. 03



SITE AREA CALCULATIONS:		
SITE AREA:	43161.09 SQ.FT.	
IMPERVIOUS AREA:	21503.26 SQ.FT.	(49.8%)
GREENSPACE:	21657.83 SQ.FT.	(50.2%)

LEGEND		
PROPOSED	EXISTING	DESCRIPTION
AE	AE	ACCESS EASEMENT
		ASPHALT (EDGE)
		ASPHALT (SURFACE)
o	o	BOLLARD
		BUILDING
BSB	BSB	BUILDING SETBACK LINE
		CABLE TV (UNDERGROUND)
		CENTERLINE
		CONCRETE (EDGE)
		CONCRETE (SURFACE)
		CONDUIT
		CONTOURS
		CURB & GUTTER
		DRAINAGE FLOW
		DUMPSTER
UE	UE	UTILITY EASEMENT
		ELECTRICAL (UNDERGROUND)
		ELECTRICAL (OVERHEAD)
		ELECT. TRANSFORMER
		EROSION CONTROL FENCE
		EROSION CONTROL RIP-RAP
		FENCE (CK. WIRE/PPL SCREENING)
		FIBER OPTIC CABLE
		FIRE HYDRANT ASSEMBLY
		FLOWLINE
		FORCE MAIN
		GAS MAIN
		GAS METER/VALVE
		GRAVEL (EDGE)
		GRAVEL (SURFACE)
		IRON PIN = (RE-BAR)
		LIGHT
		POND
		POWER POLE
		PROPERTY LINE
		RETAINING WALL
R/W		RIGHT-OF-WAY
		SANITARY SEWER MANHOLE
		SANITARY SEWER PIPE
		SANITARY SEWER SERVICE
		SECTION/TIE LINE
		SIDEWALK
		SIGN
		SPOT ELEVATION
		STABILIZED CONSTRUCTION ENT.
		STORM SEWER INLET
		STORM SEWER PIPE
		STRIPE (PAINTED OR STICKY)
		TELEPHONE PED/MANHOLE
		TELEPHONE (UNDERGROUND)
		TREE LINE CANOPY
		TREE/TREE TO BE REMOVED
		WATER MAIN BLOWOFF VALVE
		WATER MAIN FIRE DEPT. CONN.
		WATER MAIN PIPE
		WATER MAIN REDUCER
		WATER MAIN THRUST BLOCK
		WATER METER
		WATER METER (IRRIGATION)
		WATER VALVE

SITE AND UTILITY NOTES:

1. ALL OUTDOOR LIGHTING SHALL BE REVIEWED PRIOR TO BUILDING PERMIT APPROVAL FOR COMPLIANCE WITH THE OUTDOOR LIGHTING ORDINANCE.
2. ALL MECHANICAL, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
3. ALL EXISTING UTILITIES BELOW 12KV SHALL BE RELOCATED UNDERGROUND. ALL INSTALL UTILITIES SHALL BE LOCATED UNDERGROUND.
4. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY THE END OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES.
5. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
6. TREES MUST BE LOCATED 7.5' FROM PUBLIC UTILITIES. TREES OVER 20' TALL MAY NOT BE CLOSER THAN 10' TO A WATER OR SEWER MAIN.
7. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION.
8. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.
9. DOMESTIC BACKFLOW PREVENTION DEVICES TO BE LOCATED INSIDE BUILDING. SEE RWU STANDARD DETAILS FOR INSTALLATION REQUIREMENTS.
10. IRRIGATION BACKFLOW PREVENTION DEVICE SHALL BE INSTALLED INA HEATED SPACE OR FROST-PROOF ENCLOSURE PRIOR TO ANY TEES OR BRANCHES.
11. RPZA DEVICE SHALL BE WILKINS 975XL2 (LEAD FREE), HORIZONTAL ORIENTATION
12. STANDARD HEIGHT OF THE STREET LIGHT HEAD SHALL BE 15 FEET (TYP)
13. STREET LIGHTS SHALL BE PELCO POST TOP LUMINAIRE POLES WITH BRISTOL SERIES, DARK SKY LED LUMINAIRES, HOLOPHANE WASHINGTON UTILITY LED LUMINAIRE WITH FLUTED POSTS AND HAMILTON BASES, OR STAFF APPROVED EQUAL, SPACED AT A MAXIMUM OF 200 FEET AND AT INTERSECTIONS. OLES AND LUMINAIRES SHALL BE POWDER COATED BRONZE FEDERAL STANDARD COLOR 20062. DIRECT BURIAL POLES NOT ALLOWED. SEE WEBSITE FOR DETAILED SPECIFICATIONS.
14. INSTALLATION OF STREET LIGHTS TO BE COORDINATED WITH AMERICAN ELECTRIC POWER.

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

N

0 20 40
GRAPHIC SCALE IN FEET

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

DRAWN BY: M. WILLIAMS & B. WISE ENGINEER: G. BATES

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

11/16/23

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

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SPIVEY MARTIAL ARTS
LARGE SCALE DEVELOPMENT

UTILITY PLAN

ROGERS, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 23-179

DRAWING NO.
04

LANDSCAPING GENERAL NOTE:

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

LANDSCAPING GENERAL NOTE:

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

LANDSCAPING WARRANTY NOTE:

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

STREET TREE LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
3	AH	AMERICAN HOPHORNBEAM *Ostrya virginiana*	B&B	4" CAL. 8' TALL	DECIDUOS (MEDIUM SPECIES)

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

INTERIOR LANDSCAPING PLANT LIST

QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
3	LG	MAGNOLIA (LITTLE GEM) *Magnolia grandiflora 'Little Gem'*	B&B	2.5" CAL. 8' TALL	EVERGREEN (SMALL SPECIES)
5	NS	NELLIE STEVENS HOLLY *Ilex x 'Nellie R. Stevens'*	B&B	4" CAL. 8' TALL	EVERGREEN (SMALL SPECIES)
4	GR	GOLDEN RAIN TREE *Koelreuteria paniculata*	B&B	2.5" CAL 6' TALL	DECIDUOS SHADE TREE (MEDIUM SPECIES)
12	YH	YAUPON HOLLY *Ilex vomitoria*		5 GAL.	EVERGREEN SHRUB
21	BW	BOXWOOD *buxus sempervirens*		5 GAL.	EVERGREEN SHRUB

SITE AREA CALCULATIONS:

SITE AREA:	43161.09 SQ.FT.
IMPERVIOUS AREA:	21503.26 SQ.FT.(49.8%)
GREENSPACE:	21657.83 SQ.FT.(50.2%)

LANDSCAPE REQUIREMENTS (SEC. 14-256):

PLANTINGS PROVIDED:

PARKING LOT TREES PROVIDED (1 PER 15 SPACES / 20 TOTAL PROPOSED SPACES)	1 TREE
PARKING LOT ISLAND TREES PROVIDED:	1 DECIDUOUS SHADE TREE

STREET TREE REQUIREMENTS:

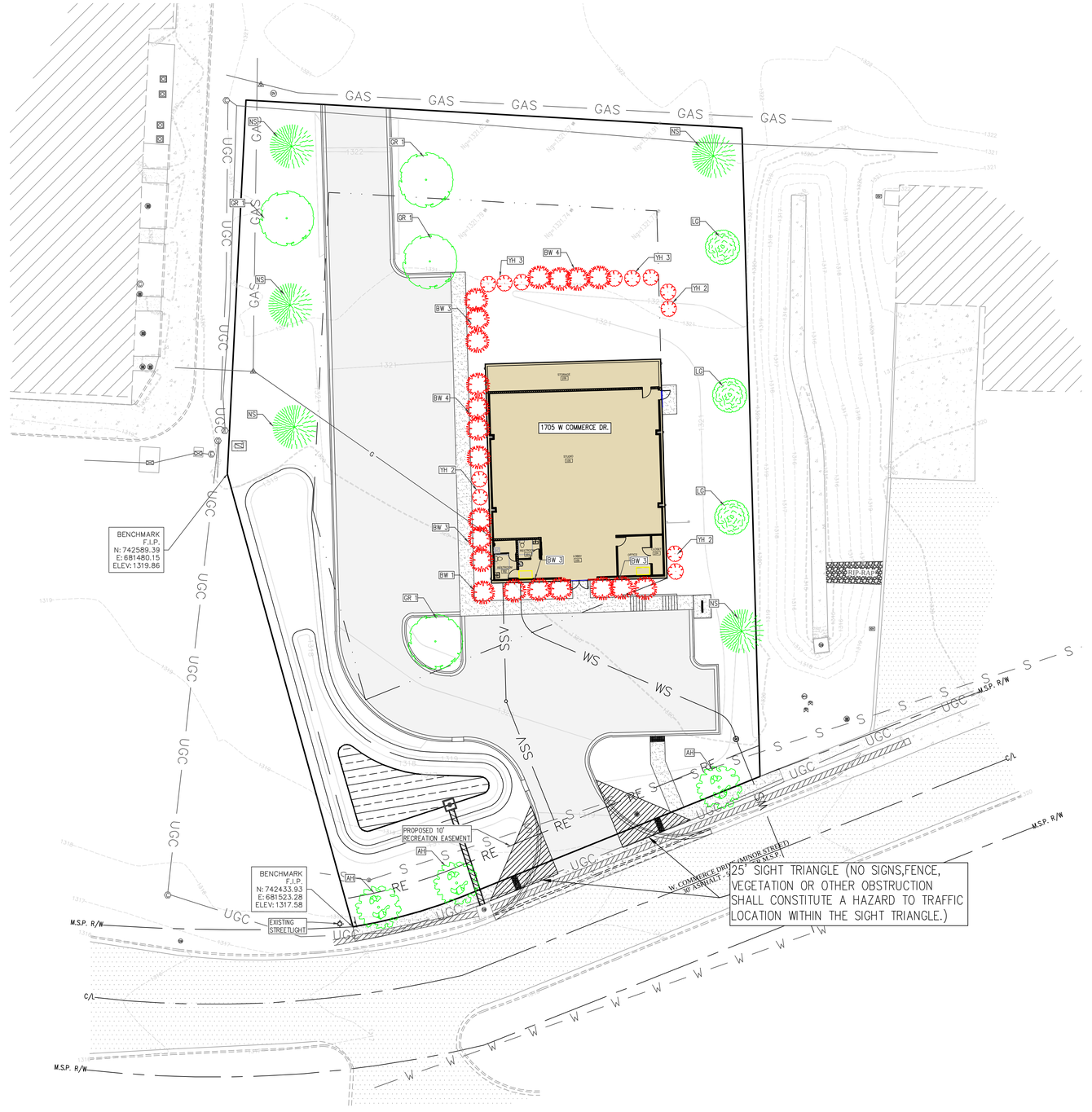
- TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' OR TALLER.
- TREES SHALL NOT BE PLANTED WITHIN 20' OF LIGHT POLE.
- ONLY TREES ON THE <20' TALL LIST MAY BE USED WITHIN 20' OF OVERHEAD UTILITIES OR WITHIN 10' OF UNDERGROUND UTILITIES.
- TOTAL PROPOSED FRONTAGE: 70' 2.3333 TREES REQUIRED(3)
- STREET TREES PROVIDED: 3 MEDIUM (30'-50') STREET TREES

PLANTINGS REQUIRED FOR DEVELOPMENT LESS THAN 2 ACRES

(1 TREE PER 1,000 SQ. FT. OF SITE AREA PER SEC. 14-256.12)	44 TOTAL PLANTINGS REQUIRED
MITIGATION TREES REQUIRED (1 NEW TREE FOR EVERY 5 REMOVED - 0 SIGNIFICANT TREES REMOVED):	0 TREES
PLANTINGS REQUIRED + MITIGATION (MINIMUM 25% TREES (14-256.14.A))	11 TREES / 33 SHRUBS
SIGNIFICANT TREES PRESERVED/CREDITED TOWARDS LANDSCAPE REQUIREMENTS	0 TREES
TOTAL PLANTINGS PROVIDED:	11 TREES / 33 SHRUBS

PLANTING STATISTICS:

TOTAL PLANTINGS:	48
TOTAL TREES:	15
% EVERGREEN:	53.3% (8)-(10% REQUIRED)
% ORNAMENTAL:	0 (25% ALLOWED)
TOTAL SHRUBS:	33
% EVERGREEN:	100%



GRAPHIC SCALE IN FEET 0 20 40

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

DRAWN BY: M. WILLIAMS & B. WISE ENGINEER: G. BATES

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 9810 GEOFFREY H. BATES 11/16/23

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SPIVEY MARTIAL ARTS
LARGE SCALE DEVELOPMENT

LANDSCAPE PLAN

ROGERS, ARKANSAS

B A T E S
Engineers - Surveyors
7230 S Pleasant Ridge Dr / Fayetteville, AR 72704
PH: (479) 442-9350 / batesnwa.com

PROJECT NO. 23-179

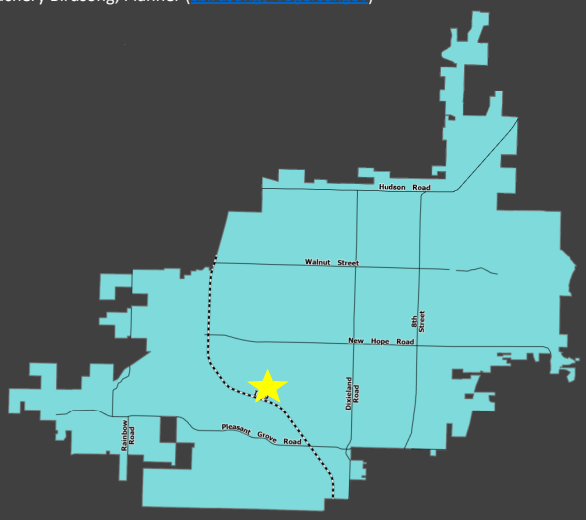
DRAWING NO. 06

Rezone

PLANNING

Village at Pinnacle Hills

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



Vicinity Map

CGM Designation
Neighborhood and Commerce Corridor

Zoning
RMF-8A and C-2 (Residential Multi-Family, 8 units per acre and Highway Commercial)

Proposed Zoning
RMF-8A, C-2 and CU (Residential Multi-Family, 8 units per acre, Highway Commercial and Condominium Unit)

Location
About 20 acres near the southeast corner of South Bellview Road and West Perry Road

Representative
Aaron Wade, Bespoke Homes

Location:
This is located in southwest Rogers, near the southeast intersection of South Bellview Road and West Perry Road

Rezone

PLANNING

Village at Pinnacle Hills

Geolocation:

Located in between West Perry and Ajax Avenue, southeast of the Promenade Mall.

Rezone

PLANNING

Village at Pinnacle Hills

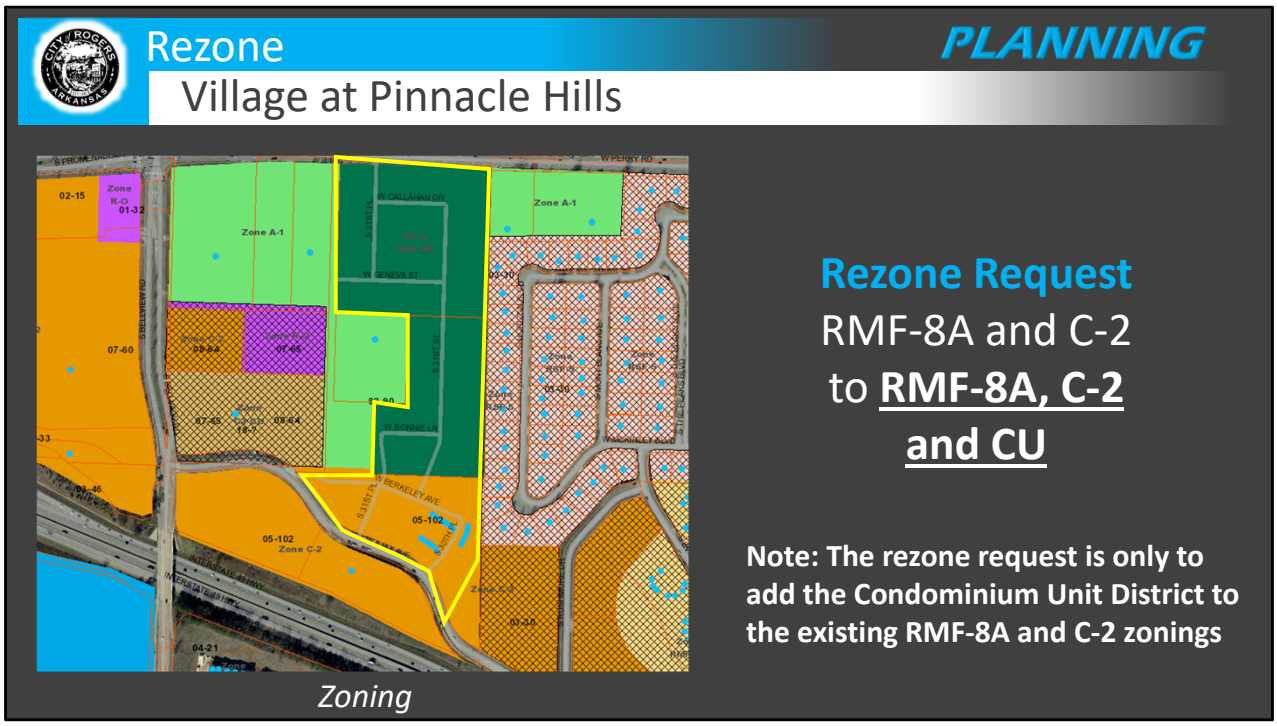
Approved Site Plan

Background

- A RZN/DCP was approved by Planning Commission on 1/4/22.
- Subsequently, the Large Scale Development Plans were approved by Planning Commission on 11/1/2022

Background Information:

- Planning Commission approved a rezone/density concept plan for this site on 1/4/22.
- The Large Scale Development Plans were approved by Planning Commission on 11/1/2022.



Zoning

Rezone Request:

The applicant is requesting to rezone the subject property from RMF-8A and C-2 to RMF-8A, C-2 and CU. This request is to add the condominium unit district to the existing zoning designations.

ZONING:

RMF-8A (Residential Multi-family, 8 units per acre, to own)

This district is intended to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate rental or individual ownership with "A" being individual ownership and "B" being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district. This zoning district replaces the former R-3 and all former RMF zoning districts. Sec. 14-703(a)

ZONING:

C-2 (Commercial Highway)

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)

ZONING:

CU (Condominium Unit District)

The condominium unit district is established to allow multiple ownership of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development. These district combinations shall be located in those areas of the City where adequate facilities either exist prior to development or can be provided in conjunction with development and where the proposed development is compatible with the surrounding environment. Sec. 14-716(a)

Rezone

PLANNING

Village at Pinnacle Hills

Zoning

Condominium Unit District Purpose and Intent Sec. 14-716(a)

- "The condominium unit district is established to allow multiple ownership of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development. These district combinations shall be located in those areas of the City where adequate facilities either exist prior to development or can be provided in conjunction with development and where the proposed development is compatible with the surrounding environment."

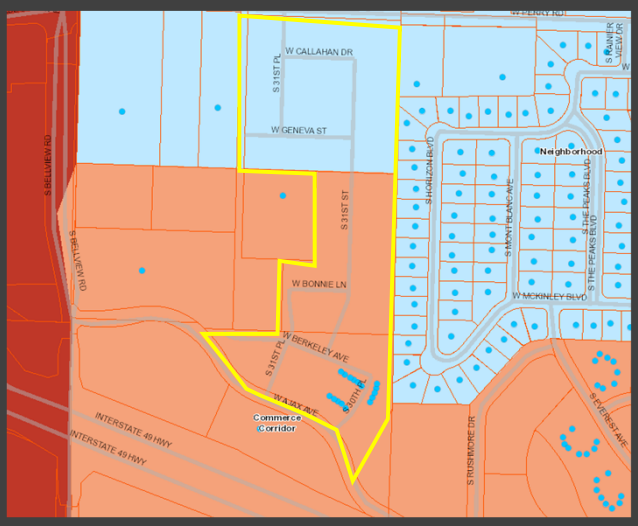
Condominium Unit District Purpose and Intent:

"The condominium unit district is established to allow multiple ownership of a building and or property utilizing the zero lot line and townhouse concepts. This district must be used in combination with another district to establish the land use limitations and the maximum density of development. These district combinations shall be located in those areas of the City where adequate facilities either exist prior to development or can be provided in conjunction with development and where the proposed development is compatible with the surrounding environment." Sec. 14-716(a)

Rezone

PLANNING

Village at Pinnacle Hills



CGM

Staff Analysis

- The subject location is zoned correctly per the Comprehensive Growth Map. The Condominium Unit district can be used in combination with any zoning district.
- Adequate facilities will be provided in conjunction with the development. The proposed development has already been deemed as suitable with the surrounding context through DCP and Large-Scale approval.

Staff Analysis

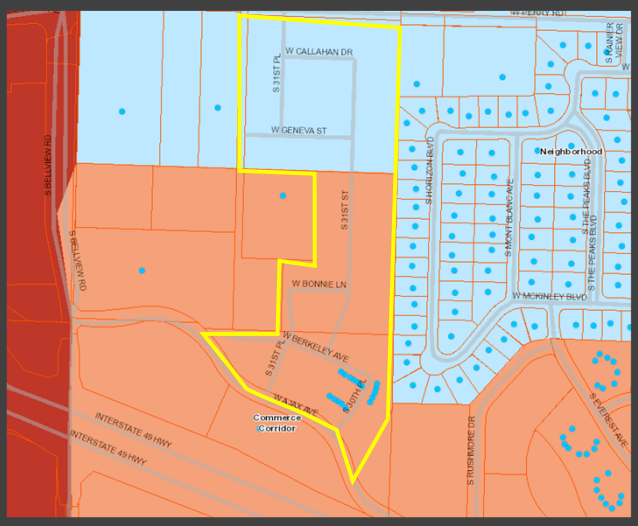
- RMF-8 is allowed within the Neighborhood and Commerce Corridor Growth Designation. The C-2 zoning designation along West Ajax is allowed within the Commerce Corridor. The Condominium Unit district can be used in combination with any zoning district.
- Adequate facilities will be provided in conjunction with the development. This proposal has already been deemed as suitable with the surrounding context through DCP and Large-Scale approval.

Growth Designation:
Neighborhood
Growth Designation Character:
Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low density residential while limiting its proliferation in areas proposed for higher-intensity development. (CGM Page 1)
Base Density:
6 units/acre
Max Density:
12 units/acre
Allowed Zoning Districts
R-SF, N-R, R-DP, R-MF

Rezone

PLANNING

Village at Pinnacle Hills



CGM

Staff Analysis

- The applicant is requesting to add the condominium unit district to the pre-approved zones in order to allow for subdivision of land.

Staff Analysis

- The applicant is requesting to add the condominium unit district to the pre-approved zones in order to allow for subdivision of land.

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)

Base Density:

-

Max Density:

-

Allowed Zoning Districts

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

Public Input Received:
No Public Input Received

RECOMMENDATIONS:
APPROVE

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)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Bespoke Homes

ADDRESS: 2090 W. Pleasant Grove Rd, Rogers SUITE #: _____

GENERAL LOCATION OF PROPERTY: between W. Perry Rd. + W. Ajax Ave., east of S. Bellview Rd.

PARCEL NUMBER: 02-01694-264, 02-01694-231, 02-02087-315

PHONE #: 662-808-8522 EMAIL: aaron@bespokeNWA.com

PROPERTY OWNER: Cottages at Pinnacle Hills, LLC PHONE #: 662-808-8522

PRESENT USE: single/multi-family residential ZONING: RMF-8A

PROPOSED USE: single/multi-family residential - CU ZONING: RMF8A-CU

Applicant Signature 11-9-23 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: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, Cottages at Pinnacle Hills, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:
Current Zoning: C2
Proposed Zoning: C2-CU

PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A ONE-HALF INCH (1/2") REBAR BESIDE A SIX INCH BY FIVE INCH BY TWENTY-TWO INCH (6" X 5" X 22") STONE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) OF SECTION 27; THENCE BY BEARING AND DISTANCE (BASIS OF BEARING, GRID NORTH), SOUTH 02°29'07" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) A DISTANCE OF 274.97 FEET TO A FIVE-EIGHTHS INCH (5/8") REBAR AT THE NORTH CORNER OF A TRACT ORIGINALLY CONVEYED BY CORRECTION WARRANTY DEED, FILED FOR RECORD IN BOOK 2006 AT PAGE 1109, JANUARY 6, 2006; THENCE LEAVING SAID EAST LINE, SOUTH 33° 11'46" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 280.41 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP ON THE NORTHERLY RIGHT-OF-WAY LINE OF AJAX AVENUE, CONVEYED BY STREET RIGHT-OF-WAY DEED, FILED FOR RECORD IN BOOK 2004 AT PAGE 37468, AUGUST 13, 2004; THENCE LEAVING SAID WESTERLY LINE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX COURSES, (1) NORTH 20°10'55" WEST 30.23 FEET, (2) 275.57 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°06'15" WEST 267.63 FEET, (3) NORTH 68*01'37" WEST 190.06 FEET, (4) 159.84 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°04'03" WEST 157.52 FEET, (5) NORTH 34°06'29" WEST 107.06 FEET, (6) 101.63 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42*55'49" WEST 101.23 FEET TO A ONE-HALF INCH (1/2") REBAR WITH PS #1507 CAP ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4); THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 86°48'27" EAST ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4 NW1/4) A DISTANCE OF 791.13 FEET TO THE POINT OF BEGINNING. KNOWN AS TRACT 1 OF SURVEY L202172744.

Current Zoning: **RMF 8A**
Proposed Zoning: **RMF-8A-CU**

PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 22; THENCE ALONG THE SOUTH LINE THEREOF N 86°48'42" W 461.04 FEET; THENCE LEAVING SAID SOUTH LINE N 02°44'59" E 296.22 FEET; THENCE S 86°48'33" E 127.26 FEET; THENCE N 02°44'59" W 367.10; THENCE N 86°49'43" W 296.77 FEET; THENCE N 02°43'00" E 613.19 FEET; THENCE S 86°57'51" E 631.32 FEET TO THE EAST LINE OF THE SW 1/4 OF THE

SW 1/4 OF SAID SECTION 22; THENCE ALONG SAID EAST LINE S 02°46'08" W 1278.09 FEET TO THE POINT OF BEGINNING, CONTAINING 14.84 ACRES, MORE OR LESS, AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT. BEING SHOWN AS TRACT 1 OF A PROPERTY LINE ADJUSTMENT PLAT FILED FOR RECORD IN/AS DOCUMENT NO. L202203886 OF THE RECORDS OF BENTON COUNTY, ARKANSAS. THIS LEGAL DESCRIPTION INCLUDES PARCELS: 02-01694-264 & 02-01694-231

LAYMAN'S DESCRIPTION:
Cottages at Pinnacle Hills, LLC
W. Perry Rd.
Rogers, AR 72758

PRESENT ZONING: C2 & RMF-8A

ZONING REQUEST: C2-CU & RMF8A-CU

Respectfully Submitted,

By: Larry Statt
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 30th day of November, 2023.

DAIRA LEDING
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION # 12716539
MY COMMISSION EXPIRES 8-10-2031

Daira Leding
Notary Signature

Daira Leding
Notary Printed Name

8-10-2031
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 21 day of November, 2023

Signed.

Aaron Wade

Name printed.

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 21st day of November, 2023

Daira Leding

Notary Signature

Daira Leding

Notary Name Printed

DAIRA LEDING
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION # 12716539
MY COMMISSION EXPIRES 8-10-2031

8-10-2031

Commission Expires

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

NOTICE OF PUBLIC HEARING

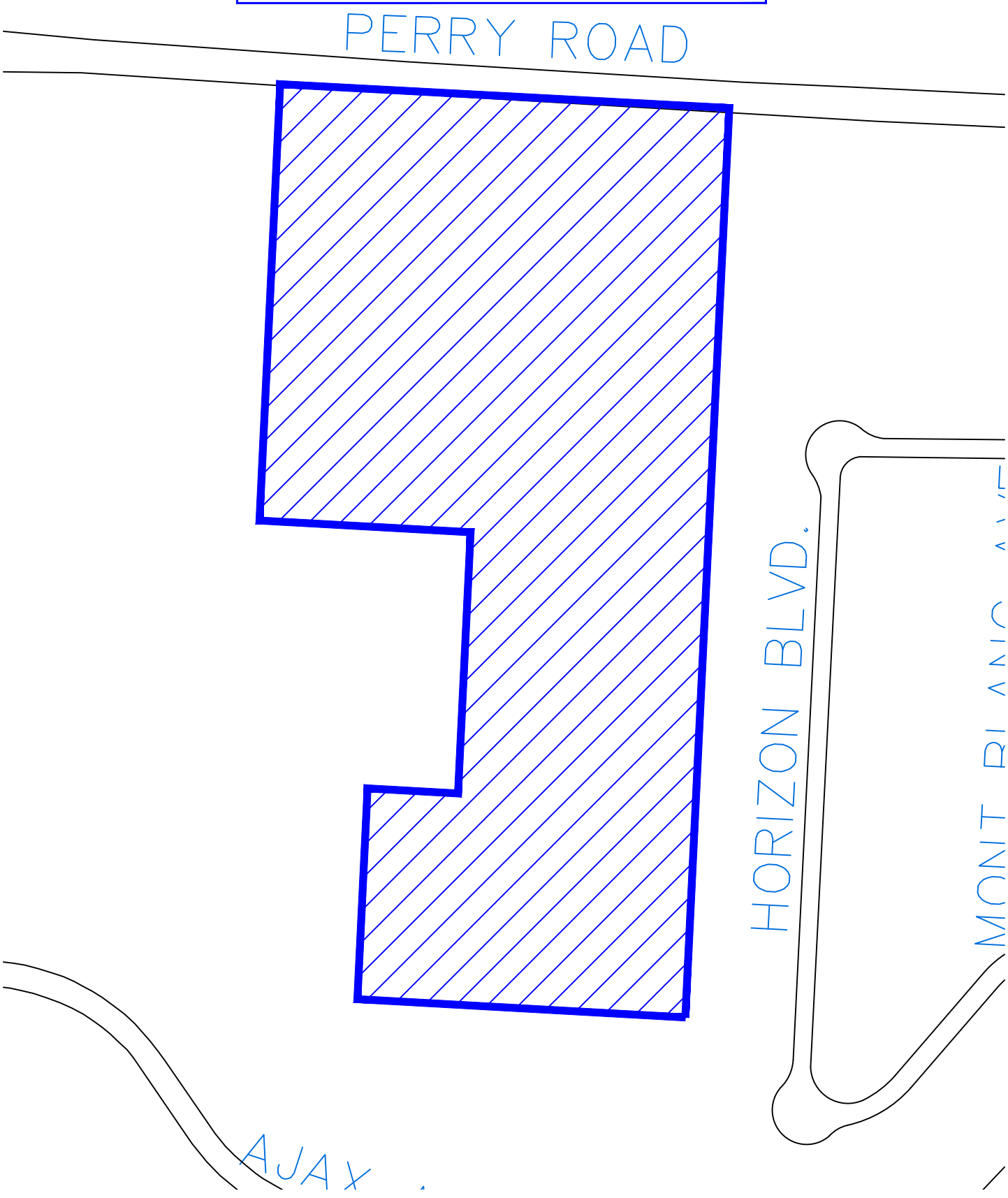
Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **December 5, 2023** at **5:30 p.m.** on the application by **The Village at Pinnacle Hills** to rezone **20.59 acres south of W. Perry Road & north of W. Ajax Avenue** from the **RMF-8A & C-2** (Residential Multifamily, 8 units per acre, ownership & Highway Commercial) zoning districts to the **RMF8A-CU & C2-CU** (Residential Multifamily, 8 units per acre, ownership with Condominium Use & Highway Commercial with Condominium Use) zoning districts, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
20.59 acres south of W. Perry Road & north of W. Ajax Avenue
Parcel Numbers: 02-01694-264, 02-01694-231 & 02-02087-315

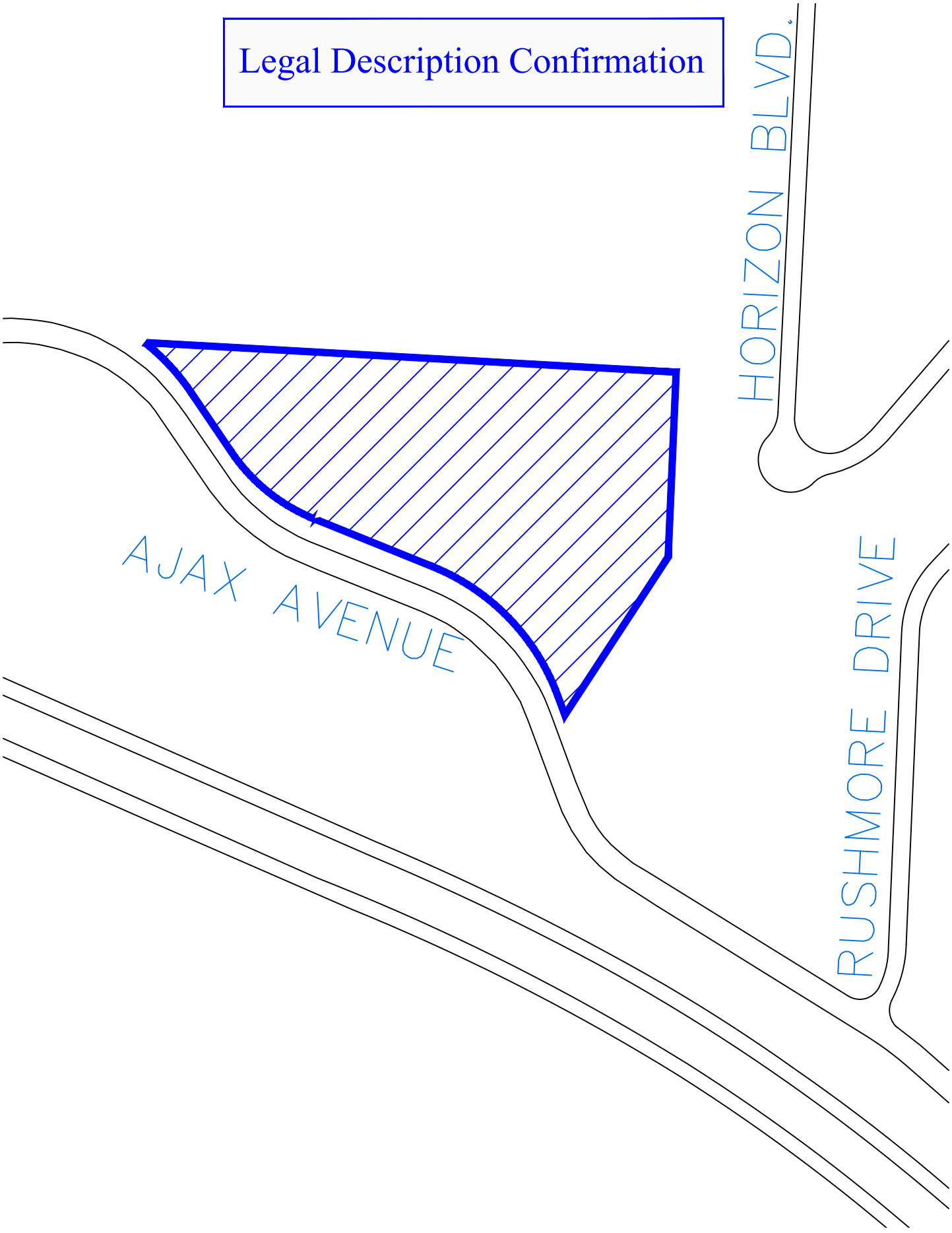
Jorge Andrade, Secretary
Planning Commission

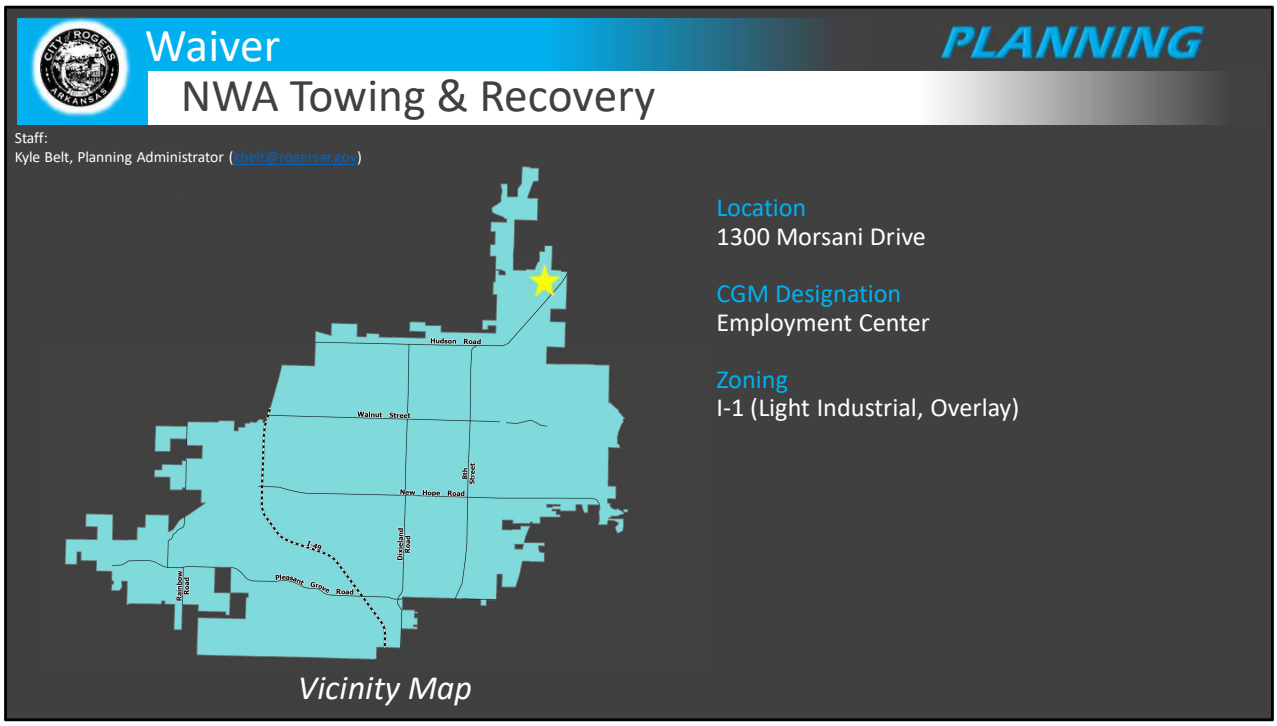
PUBLISH ONE TIME ONLY: **Sunday November 19, 2023**
BILL THE CITY OF ROGERS

Legal Description Confirmation



Legal Description Confirmation





Location:

Located east of the airport at the intersection of NE Hudson Rd. and Morsani Dr. at 1300 Morsani Dr.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

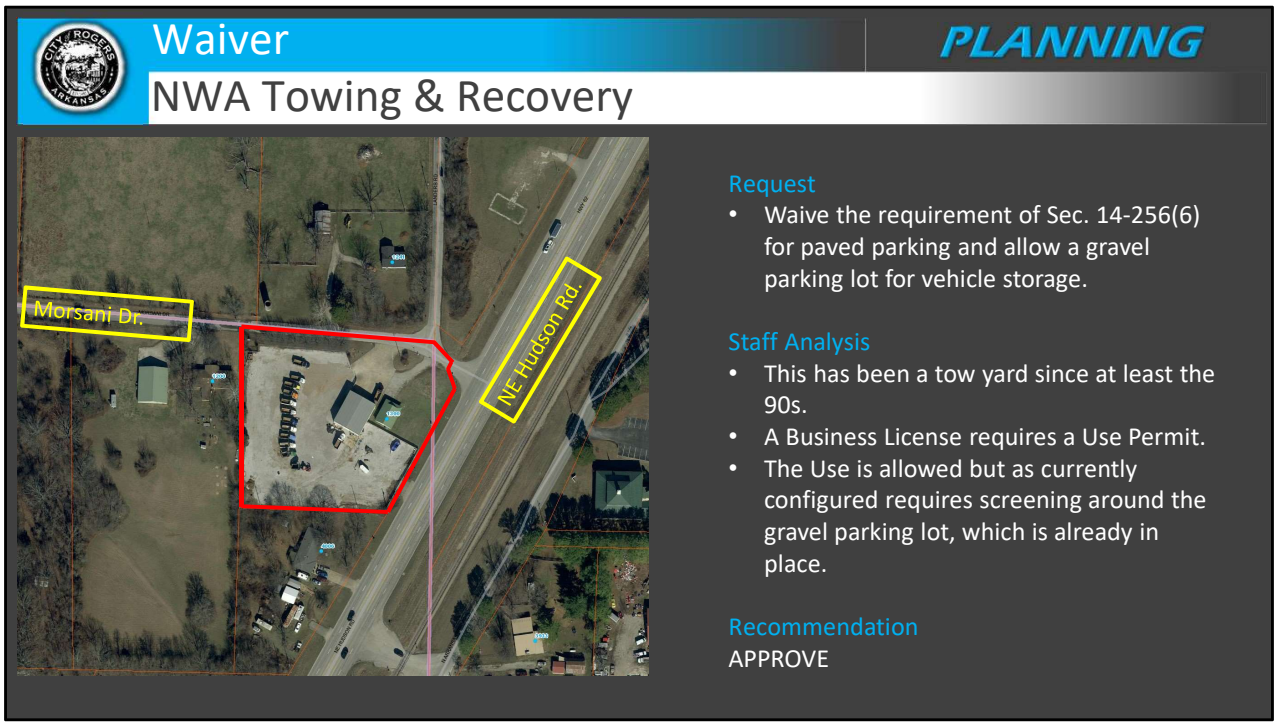
Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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



Geolocation:

Located east of the airport at the intersection of NE Hudson Rd. and Morsani Dr.

ZONING:

I-1(Light Industrial, Overlay):

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

Code Reference:

Sec. 14-256(6)

Parking must meet the requirements of the zoning ordinance and must be paved. However, the Planning Commission may upon request waive the paving requirement under this subdivision if the parking is intended for storage of a vehicle and is screened from public view. Handicap spaces provided must meet local, state and ADA requirements, including truncated domes at all handicap ramps.