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

PLANNING COMMISSION MEETING AGENDA
FEBRUARY 6, 2024
5:30 PM
ONLINE VIEWING:
PLANNING COMMISSION: HTTPS://US02WEB.ZOOM.US/J/85155573960
ZONING REVIEW COMMITTEE: HTTPS://US02WEB.ZOOM.US/J/87211201898

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. January 2, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

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

1.

LSDP: Pleasant Crossing Retail

A proposal for a 7,180 sq. ft. retail store at 4311 S. Pleasant Crossing Boulevard in the C-2 (Highway Commercial) zoning district.
− *STAFF: Nicholas Little*
− *REPRESENTED BY: Ali Karr*

PUBLIC HEARING:

1.

RZN: Kimberly Johnson

A request by Kimberly Johnson to rezone 1203 S. 3rd Street and 0.19 acres directly to the south from the I-1 (Light Industrial) zoning district to the I-A (Industrial Arts) zoning district.
− *STAFF: Christina Moore*
− *REPRESENTED BY: Kimberly Johnson*

2.

RZN: Bellview Place

A request by Bellview Place to rezone 4030 W. West Drive from the RMF-6.5A (Residential Multifamily, 6.5 units per acre, ownership) zoning district to the RMF6.5A-CU (Residential Multifamily, 6.5 units per acre, ownership with Condominium Use) zoning district.
− *STAFF: Nicholas Little*
− *REPRESENTED BY: Aaron Wade*

3.

RZN/DCP: Taylor Subdivision

A request by Taylor Subdivision to rezone 2460 S. 26th Street and 0.46 acres directly to the south from the A-1 (Agricultural) zoning district to the N-R (Neighborhood Residential) zoning district with a Density Concept Plan.
− *STAFF: Nicholas Little*
− *REPRESENTED BY: Jessie Taylor*

CALL FOR RECESS:

1. Zoning Review Committee
   - Any items referred by Commission.

CALL TO ORDER:

OLD BUSINESS:

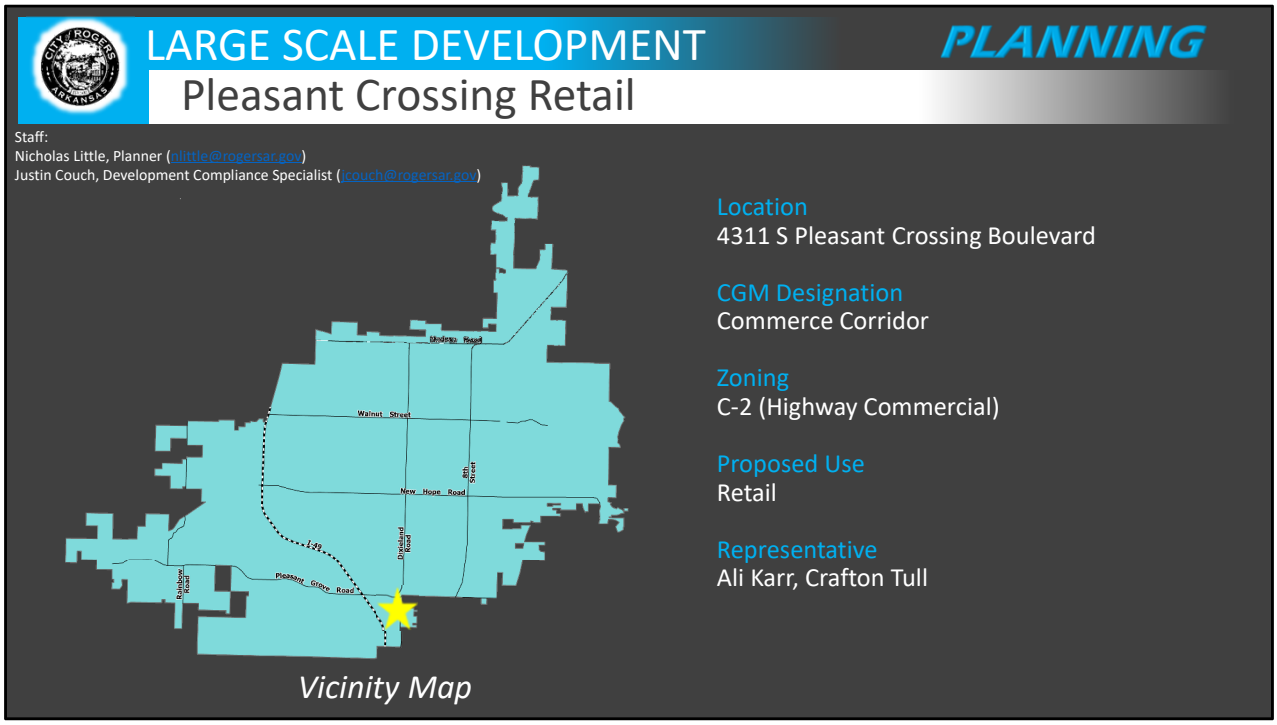
DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



Location:

Located in southeast Rogers, near the intersection of S Pleasant Crossing Blvd and S Dixieland Road

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

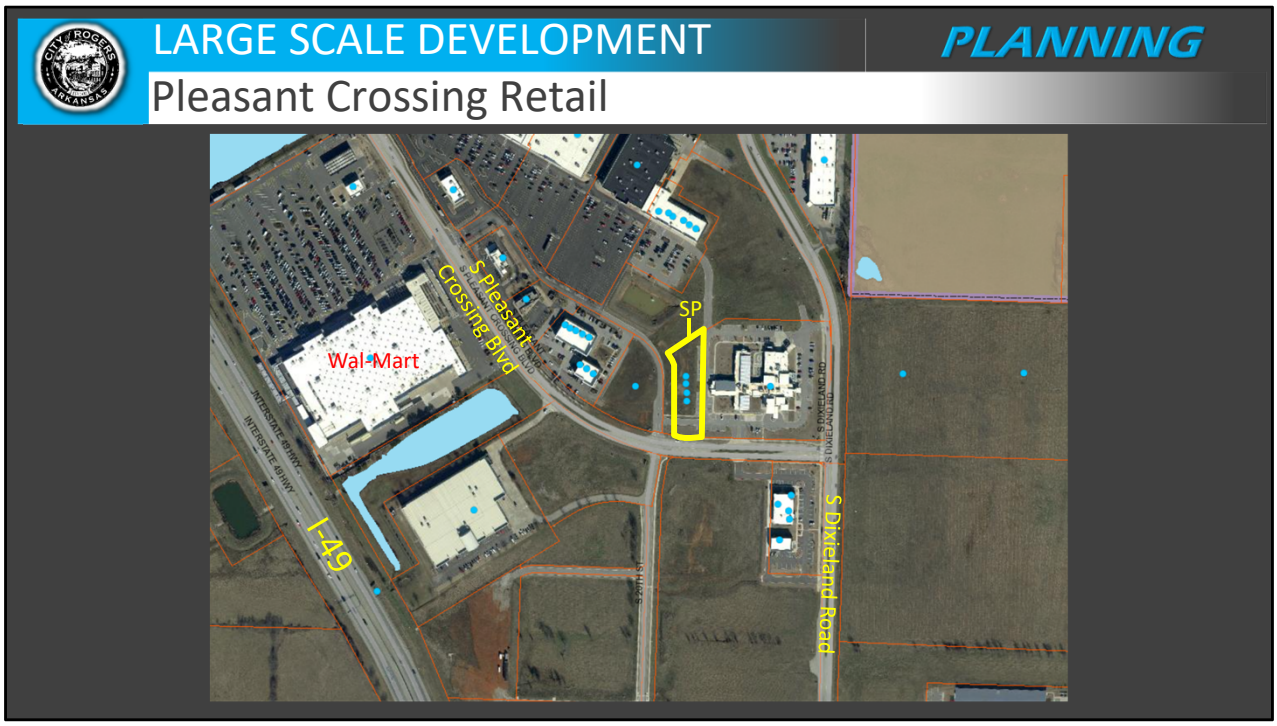
Commerce Corridor

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*



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)(gg)

Retail Sales is a secondary use classification encompassing the retail sale of merchandise not specifically listed under another use category.

LARGE SCALE DEVELOPMENT

PLANNING

Pleasant Crossing Retail

Site Plan

Request

- The proposal includes a 7,180 square-foot retail store on 1.47 acres.

Summary
LSDP Staff Recommendation
APPROVE

PLEASANT CROSSING RETAIL

4311 S PLEASANT CROSSING BOULEVARD, ROGERS, AR 72758

LARGE SCALE DEVELOPMENT PLAN
CITYVIEW PROJECT #LSD23-0058

LEGEND (EXISTING SYMBOLS)

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- AC — AIR CONDITIONER
- ARV — AIR RELEASE VALVE
- ELECTRIC BOX/PEDESTAL
- EB — ELECTRIC JUNCTION BOX
- E — ELECTRIC METER
- ELECTRIC TRANSFORMER
- FDC — FIRE DEPARTMENT CONNECTION
- FH — FIRE HYDRANT
- GM — GAS METER
- GV — GAS VALVE
- GUARD POST
- LP — LIGHT POLE
- PP — POWER POLE
- SANITARY MANHOLE
- CO — SANITARY SEWER CLEANOUT
- SIGN
- SPRINKLER HEAD
- T — TELEPHONE PEDESTAL
- TV PEDESTAL
- WATER FAUCET
- WM — WATER METER
- WV — WATER VALVE
- DOWN GUY
- STORM SEWER MANHOLE
- STORM SEWER PIPE
- DROP/CURB INLET
- GRATED INLET
- TREE
- TREE TO BE REMOVED

LINEWORK

- EASEMENT
- CURB
- 1206 — INTERMEDIATE CONTOUR
- 1205 — INDEX CONTOUR
- SS — SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
- G — GAS LINE
- W — WATER LINE (SPECIFY SIZE & TYPE)
- UGT — UNDERGROUND TELEPHONE
- UGE — UNDERGROUND ELECTRIC
- OHE — OVERHEAD ELECTRIC
- UGTV — UNDERGROUND TELEVISION
- OHTV — OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- X — BARBED WIRE FENCE
- FO — FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS

- SET IRON PIN
- LIGHT POLE
- POWER POLE
- TELEPHONE PEDESTAL
- TV PEDESTAL
- MANHOLE
- SANITARY SEWER CLEANOUT
- GAS METER
- GAS VALVE
- STORM SEWER PIPE
- X-X — STRUCTURE NUMBER
- WATER VALVE
- FIRE HYDRANT ASSEMBLY
- AIR RELEASE VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- BACK FLOW PREVENTER
- REDUCER
- RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK

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- CURB
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- WOOD FENCE
- X — BARBED WIRE FENCE
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

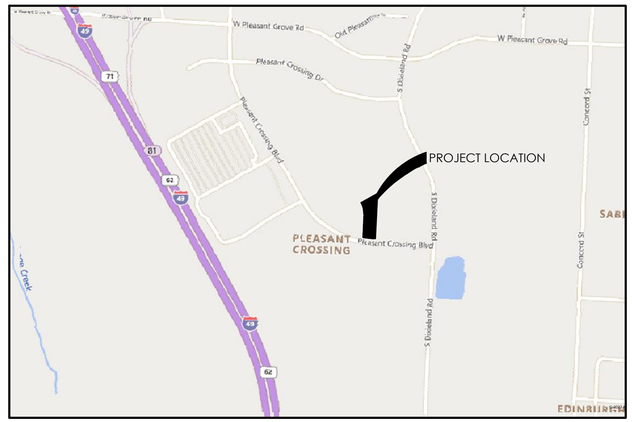
SITE STABILIZATION AND CERTIFICATION

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

Arkansas One Call 811

Know what's **below**.

Call before you dig.



VICINITY MAP (NTS)

GENERAL NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
2. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
3. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
4. THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.
9. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
10. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
11. IF THE PROJECT EXCEEDS $20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SECTION 14-228(6).
12. 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.
13. 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.
14. IFC 2021 3310.1 – APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30,480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS., CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
15. IFC 2012 3312.1 – AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
16. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
17. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
18. BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
19. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
20. 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.
21. PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TOW-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 65' INTERIOR SIDE 15' EXTERIOR SIDE 45' REAR 15'
PROPOSED IMPERVIOUS COVER:	50,857.69/64,052 = 79.4%
OPEN SPACE/GREENSPACE:	13,194.82/64,052 = 20.6%
SITE/DEVELOPMENT AREA:	1.47 AC. (64,052 SQ.FT.)
BUILDING SIZE:	7,180 SQ. FT.
BUILDING COVERAGE:	7,180/64,052 = 11.2%
PROPERTY/BUILDING USAGE:	RETAIL STORE
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
CONSTRUCTION TYPE:	IIB
ZONING:	C2-CU
PROPERTY USAGE:	RETAIL
BUILDING HEIGHT:	28'-0'
ADDRESS:	4311 S PLEASANT CROSSING BLVD. ROGERS, AR 72758
OWNER/DEVELOPER:	SITTON GROUP, LLC 1704 W INDUSTRIAL DRIVE, ROGERS, AR, 72756
SITE ENGINEER:	CRAFTON TULL A. KARR P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
REQUIRED PARKING:	1 SPACE PER 250 SQUARE FEET OF NET FLOOR AREA UP TO 10,000 SQUARE FEET. 7,200/250 = 29 TOTAL STALLS
PROVIDED PARKING:	ONSITE RETAIL ONLY STALLS: 36 ONSITE ADA STALLS: 2 OFFSITE SHARED STALLS: 55 TOTAL STALLS: 93
REQUIRED BIKE RACKS:	1 RACK PER 20 AUTOMOBILE PARKING SPACES
PROVIDED BIKE RACKS:	38 STALLS/20 = 1.9 BIKE RACKS 2 BIKE RACKS

UTILITY CONTACTS

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

PROPERTY DESCRIPTION

DESCRIPTION LOT 3D3:

LOT 3D2 AND PART OF LOT 3B11 OF PLEASANT CROSSING PHASE 1, AS PER PLAT RECORD L201815923 AND PLAT RECORD L201919771 IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS , MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 3D2, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY OF PLEASANT CROSSING BOULEVARD;
THE ALONG SAID NORTH RIGHT-OF-WAY N86°57'51"W 8.93 FEET;
THE ALONG SAID NORTH RIGHT-OF-WAY 95.28 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 793.00 FEET AND A LONG CHORD OF N83°31'20"W 95.22 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3D2;
THE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY 20.74 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 793.00 FEET AND A LONG CHORD OF N79°19'52"W 20.74 FEET;
THE LEAVING SAID NORTH RIGHT-OF-WAY N02°29'24"E 214.94 FEET;
THENCE 91.70 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 202.38 FEET AND A LONG CHORD OF N12°24'24"W 90.92 FEET;
THENCE 65.77 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 275.93 FEET AND A LONG CHORD OF N38°59'45"W 65.62 FEET;
THENCE N66°04'06"E 213.58 FEET;
THENCE N90°00'00"E 49.59 FEET;
THENCE S02°59'44"W 29.43 FEET TO THE SOUTHERLY LINE OF SAID LOT 3B11;
THENCE ALONG SAID SOUTHERLY LINE S61°10'41"W 53.19 FEET TO THE NORTHEAST CORNER OF SAID LOT 3D2;
THENCE ALONG THE EAST LINE THEREOF S03°02'09"W 401.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.36 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0270K, EFFECTIVE DATE 06/05/2012.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, NO INDEPENDENT STUDY OF THE LIKELIHOOD OF FLOODING OF THE SURVEYED PROPERTY HAS BEEN DONE BY THE SURVEYOR AND NO OPINION OF FLOOD HAZARDS IS INCLUDED IN THIS SURVEY. THE FLOOD HAZARD ZONE BOUNDARIES SHOWN HEREON WERE SCALED FROM THE MAPS CITED AND ARE NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

Sheet List Table

SHEET NUMBER	SHEET TITLE
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C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	GRADING PLAN (C)
C-104	UTILITY PLAN (C)
C-105	EROSION CONTROL PH.1
C-106	EROSION CONTROL PH.2
C-107	PAVING PLAN (C)
C-108	PARKING AGREEMENT EXHIBIT
C-201	FIRELINE P&P (C)
C-501	SITE DETAILS
C-502	CITY OF ROGERS DETAILS
C-503	EROSION CONTROL DETAILS
WD-1	RWU WD-1
WD-2	RWU WD-1
SD-1	RWU SD-1
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
LI-501	IRRIGATION DETAILS 1 OF 2
LI-502	IRRIGATION DETAILS 2 OF 2

901 N. 47th St., Suite 400
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t
www.craftontull.com

CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION — CRAFTON, TULL & ASSOCIATES, INC. No. 109 — ARKANSAS ENGINEER

CITY OF ROGERS STAMP

PLEASANT CROSSING RETAIL
4311 S PLEASANT CROSSING BOULEVARD,
ROGERS, AR 72758

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	11/03/2023
2	SECOND SUBMITTAL	12/01/2023

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PROJECT NO: 23105800
ISSUE DATE: 11/03/2023
CONTACT: A.KARR
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION — REVIEW SET — THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

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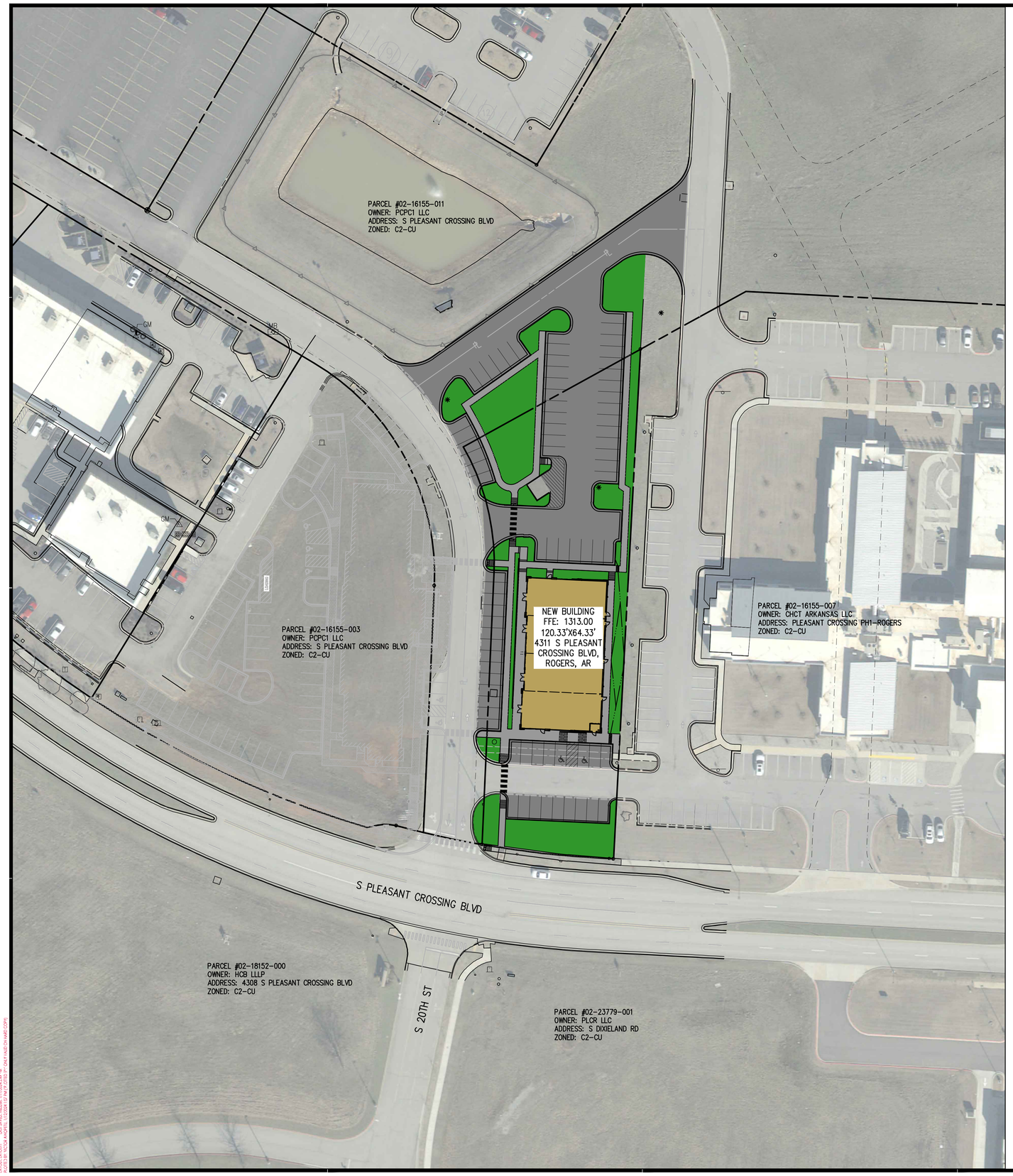
COVER SHEET

C-001



LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIPE/REBAR	CURB
	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
SET IRON PIN	CURB
	PROPERTY LINE

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FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
CONSTRUCTION TYPE:	IIB
ZONING:	C2-CU
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OWNER/DEVELOPER:	SITTON GROUP, LLC 1704 W INDUSTRIAL DRIVE, ROGERS, AR, 72756
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www.craftontull.com

CERTIFICATE OF AUTHORIZATION:

CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEER

CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
50' 0 50'

PLEASANT CROSSING RETAIL

4311 S PLEASANT CROSSING BOULEVARD,
ROGERS, AR 72758

Key Plan

No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 23105800
ISSUE DATE: 11/03/2023
CONTACT: A.KARR
QC by:
QC Date:

PRELIMINARY PLANS

NOT FOR CONSTRUCTION · REVIEW SET

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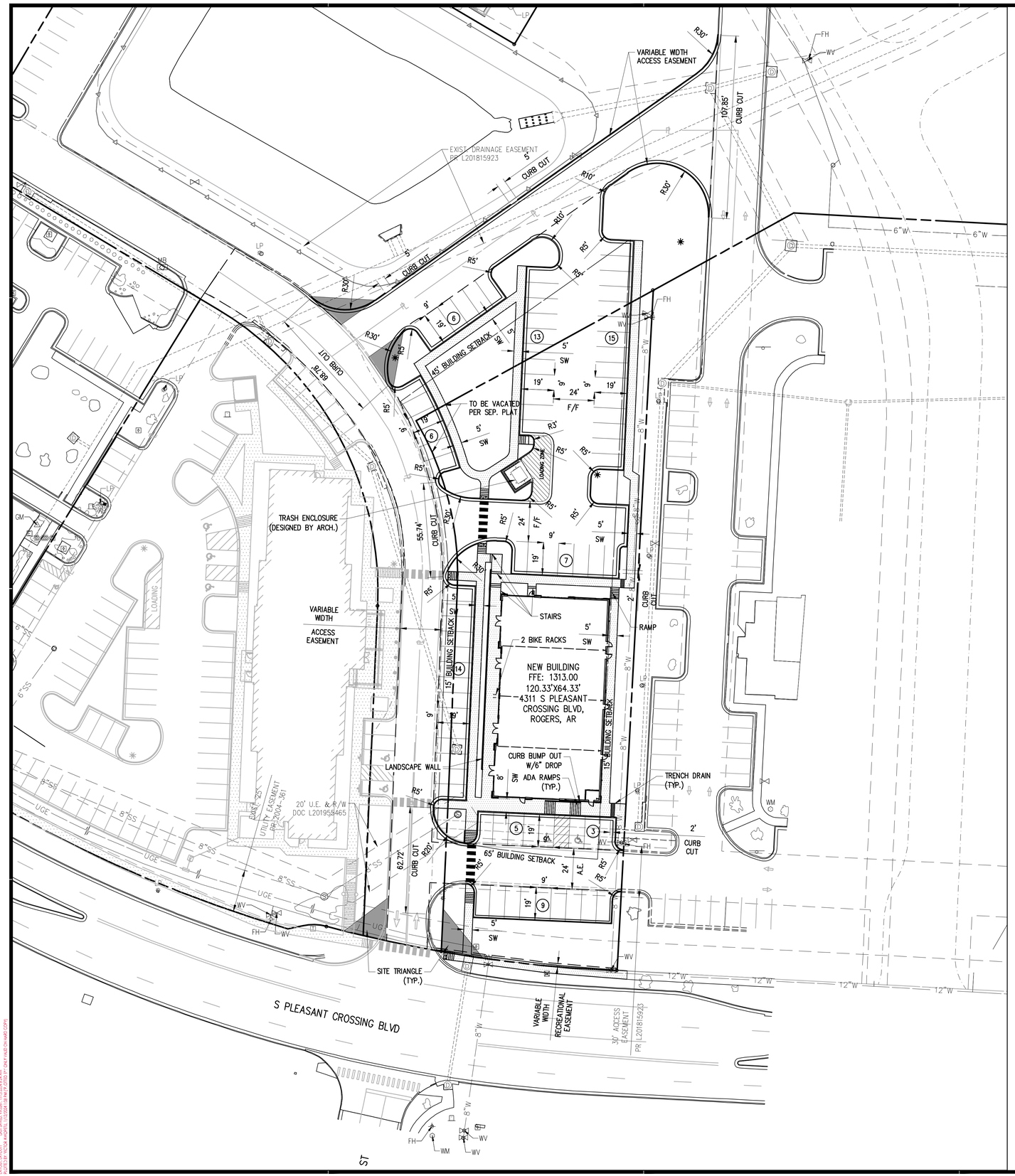
OVERALL SITE PLAN (C)

C-101



LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	FOUND IRON PIPE/REBAR
	ELECTRIC BOX/PEDESTAL
	ELECTRIC METER
	ELECTRIC TRANSFORMER
FH	FIRE HYDRANT
LP	LIGHT POLE
	SANITARY MANHOLE
	SIGN
	TELEPHONE PEDESTAL
	TV PEDESTAL
WM	WATER METER
WV	WATER VALVE
	STORM SEWER MANHOLE
	DROP/CURB INLET

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN

LINEWORK

- CURB
- BUILDING SET BACK
- PROPERTY LINE
- SIDEWALK

PROJECT INFORMATION

BUILDING SETBACK:	FRONT 65' INTERIOR SIDE 15' EXTERIOR SIDE 45' REAR 15'
PROPOSED IMPERVIOUS COVER: OPEN SPACE/GREENSPACE:	 50,857.69/64,052 = 79.4% 13,194.82/64,052 = 20.6%
SITE/DEVELOPMENT AREA:	1.47 AC. (64,052 SQ.FT.)
BUILDING SIZE:	7,180 SQ. FT.
BUILDING COVERAGE:	7,180/64,052 = 11.2%
PROPERTY/BUILDING USAGE:	RETAIL STORE
FINISHED FLOOR ELEVATION:	SEE GRADING PLAN
CONSTRUCTION TYPE:	IIB
ZONING:	C2-CU
PROPERTY USAGE:	RETAIL
BUILDING HEIGHT:	28'-0'
ADDRESS:	4311 S PLEASANT CROSSING BLVD. ROGERS, AR 72758
OWNER/DEVELOPER:	SITTON GROUP, LLC 1704 W INDUSTRIAL DRIVE, ROGERS, AR, 72756
SITE ENGINEER:	CRAFTON TULL A. KARR P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
REQUIRED PARKING:	1 SPACE PER 250 SQUARE FEET OF NET FLOOR AREA UP TO 10,000 SQUARE FEET. 7,200/250 = 29 TOTAL STALLS
PROVIDED PARKING:	ONSITE RETAIL ONLY STALLS: 36 ONSITE ADA STALLS: 2 OFFSITE SHARED STALLS: 55 TOTAL STALLS: 93
REQUIRED BIKE RACKS:	1 RACK PER 20 AUTOMOBILE PARKING SPACES
PROVIDED BIKE RACKS:	38 STALLS/20 = 1.9 BIKE RACKS 2 BIKE RACKS

SITE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW

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CITY OF ROGERS STAMP

GRAPHIC SCALE IN FEET
30' 0 30'

PLEASANT CROSSING RETAIL

4311 S PLEASANT CROSSING BOULEVARD,
ROGERS, AR 72758

Key Plan

No.	Description	Date

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PROJECT NO: 23105800
ISSUE DATE: 11/03/2023
CONTACT: A.KARR
QC by:
QC Date:

PRELIMINARY PLANS

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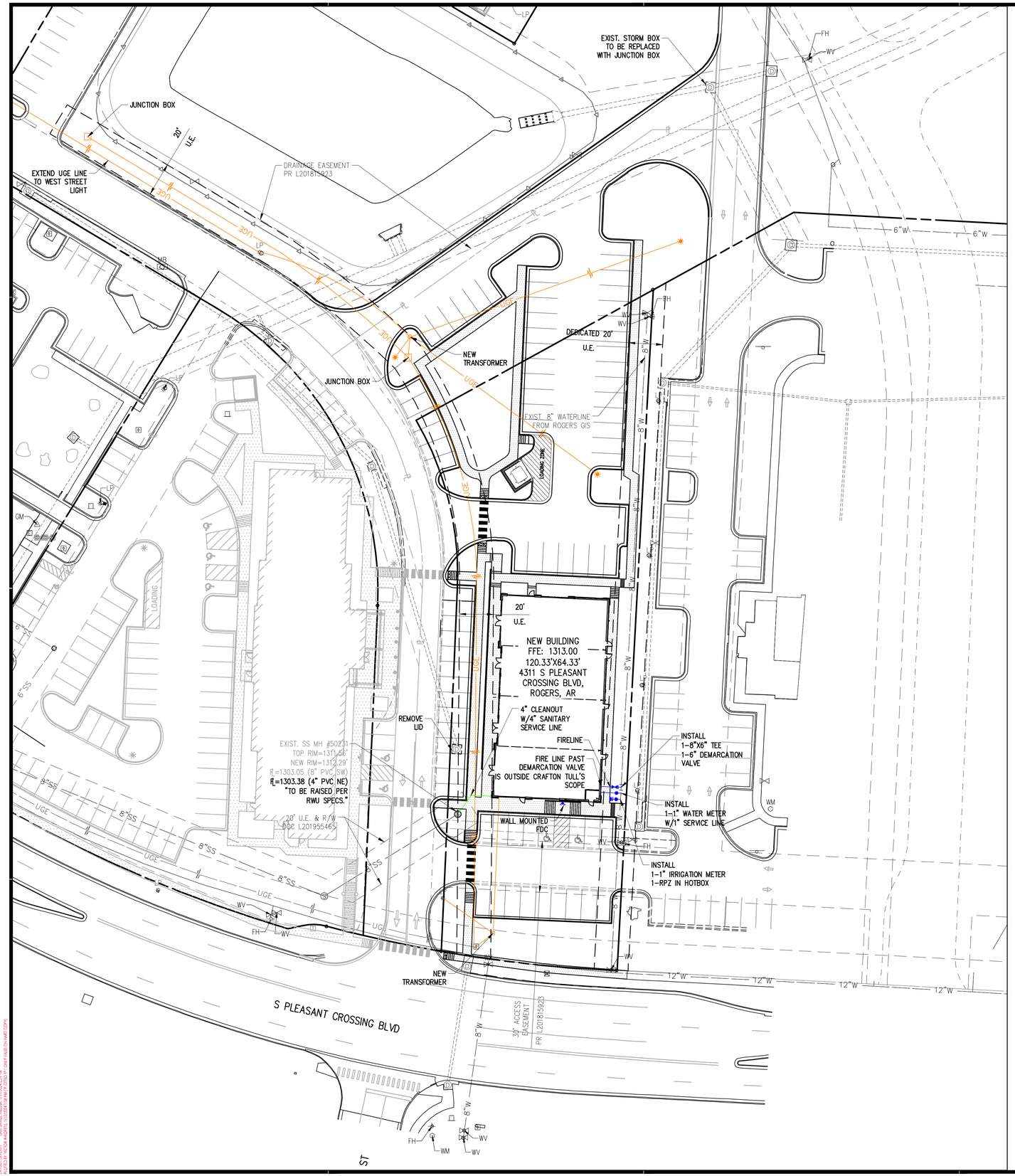
SITE PLAN

C-102



LEGEND (EXISTING SYMBOLS)

SYMBOLS	
	FOUND IRON PIPE/REBAR
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	ELECTRIC METER
	ELECTRIC TRANSFORMER
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WM	WATER METER
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	STORM SEWER MANHOLE
	STORM SEWER PIPE
	DROP/CURB INLET

LINEWORK: EASEMENT; CURB; RIGHT OF WAY; ROAD CENTERLINE; SS — SANITARY SEWER LINE; W — WATER LINE

LEGEND (CONSTRUCT)

SYMBOLS	
	SET IRON PIN
	LIGHT POLE
	CLEAN OUT
	STORM SEWER PIPE
X-X	STRUCTURE NUMBER
	WATER VALVE
	FIRE HYDRANT ASSEMBLY
	FIRE DEPARTMENT CONNECTION
	WATER METER
	BACK FLOW PREVENTER
	REDUCER
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

LINEWORK: EASEMENT; CURB; SS — SANITARY SEWER LINE; W — WATER LINE; PROPERTY LINE; UGE — UNDERGROUND ELECTRIC

UTILITY NOTES

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE TIE-INS/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.
6. THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.
8. MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT ENDS EXTENDING AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.
9. THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL AND/OR STATE AGENCIES.
10. TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.
11. ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS.
12. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELECTRICAL PLAN.
13. ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.
14. THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
15. DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE.
16. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY ENTRANCE LOCATIONS.
17. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE ON FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING.
18. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.
19. THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY RECORD KEEPING OF THE RECORD CONDITION OF ALL OF THE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED, AND ALL OTHER INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
20. ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES; ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

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GRAPHIC SCALE IN FEET
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PLEASANT CROSSING RETAIL

4311 S PLEASANT CROSSING BOULEVARD,
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Key Plan

No.	Description	Date

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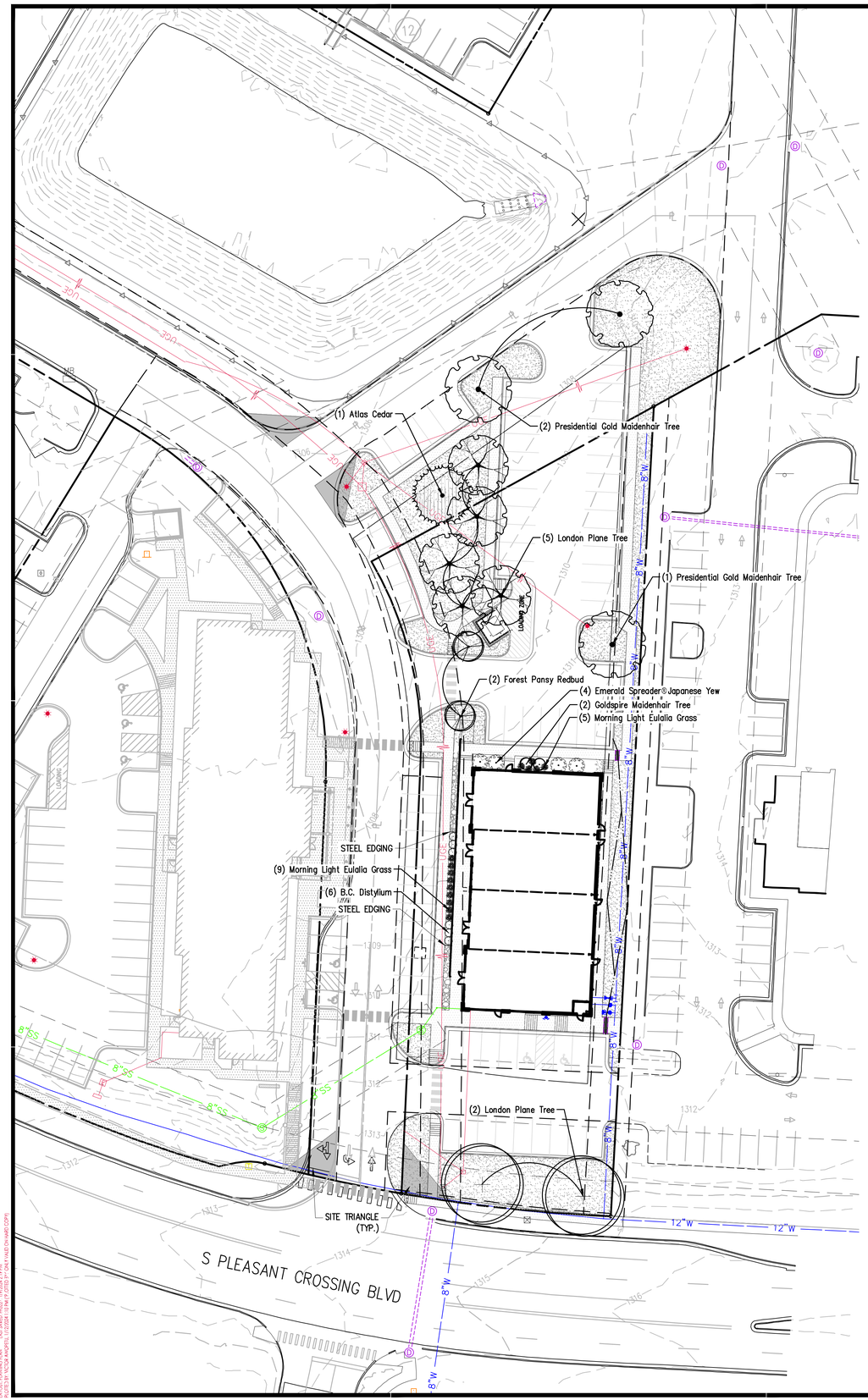
UTILITY PLAN (C)

C-104



LANDSCAPE NOTES

1. CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK BY CONTACTING THE ONE-CALL SYSTEM. ALL UTILITY LOCATIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND ARE BASED ON SURVEY INFORMATION, SITE DEVELOPMENT PLANS, UTILITY RECORDS, ETC.
2. CONTRACTOR SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. ANY DAMAGES TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCUR AS A RESULT OF LANDSCAPE CONSTRUCTION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO COST TO OWNER.
3. ALL PLANT MATERIALS SHALL BE NURSERY GROWN (CONTAINER OR BALLED & BURLAPPED) AND SHALL MEET OR EXCEED THE SIZE AND GRADING REQUIREMENTS ESTABLISHED BY THE LATEST EDITION OF "AMERICAN STANDARDS FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
4. ALL PLANT MATERIALS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND/OR DISEASE.
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
7. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT OR QUANTITY DISCREPANCIES PRIOR TO BEGINNING CONSTRUCTION.
8. NO CHANGES TO THE PLANT SCHEDULE ARE ALLOWED WITHOUT APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT, AND CITY. APPROVED ALTERNATE MATERIALS SHALL MEET THE SAME CRITERIA FOR TYPE, SIZE, AND FUNCTION AS THOSE SHOWN ON LANDSCAPE PLAN.
9. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
10. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS PROVIDED.
11. ALL LAWN AREAS SHALL RECEIVE 4" OF TOPSOIL TO MEET FINAL GRADE IN ACCORDANCE WITH GRADING PLAN.
12. ALL PLANTING BED AREAS SHALL BE PREPARED BY REMOVING EXISTING SOD AND WEEDS. PLANTING BED AREAS SHALL RECEIVE 6" OF TOPSOIL AMENDED TO ENHANCE FAVORABLE GROWING CONDITIONS. SOIL MIX SHALL BE TILLED INTO BED AREA TO A MINIMUM DEPTH OF 12"
13. PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" SHREDDED HARDWOOD MULCH. ALL TREES NOT LOCATED IN PLANTING BEDS SHALL RECEIVE A MULCH SAUCER PER DETAIL.
14. CONTRACTOR TO FIELD VERIFY THE LIMITS OF DISTURBANCE. ALL DISTURBED AREAS MUST BE STABILIZED PER CITY CODE PRIOR TO PROJECT CLOSE-OUT.
15. TURF AREAS SHALL BE SEEDED OR SODDED PER PLANTING PLAN. REFER TO PLANT SCHEDULE, LANDSCAPE NOTES, AND HYDROSEEDING NOTES FOR SPECIES AND INSTALLATION REQUIREMENTS.
16. ALL SLOPES 3:1 AND GREATER SHALL RECEIVE SOD. ON SLOPES OF 4:1 OR GREATER, SOD SHALL BE STAPLED IN PLACE.
17. ALL ENTRANCE/EXIT PLANTINGS SHALL BE INSTALLED AND MAINTAINED TO PROVIDE CLEAR SIGHT DISTANCE FROM THE STREETS AND ALL SITE ENTRANCES/EXITS PER CITY CODE.
18. IF A LANDSCAPE IRRIGATION SYSTEM IS TO BE CONSTRUCTED, LANDSCAPE CONTRACTOR SHALL CONFIRM LOCATION OF PLANNED IRRIGATION LINE WITH THE IRRIGATION CONTRACTOR PRIOR TO PLANTING BED CONSTRUCTION AND PLANT INSTALLATION.
19. CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL. (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS APPROVED AND ACCEPTED IN TOTAL BY OWNER.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	HEIGHT	TYPE
PARKING LOT TREES						
	3	GINKGO BILOBA 'THE PRESIDENT' TM / PRESIDENTIAL GOLD MAIDENHAIR TREE	B & B	2.5" CAL	10' HT MIN	SHADE
	2	GINKGO BILOBA 'GOLDSPIRE / GOLDSPIRE MAIDENHAIR TREE	B & B	2.5"CAL	8' HT. MIN.	SHADE
SITE TREES						
	1	CEDRUS ATLANTICA / ATLAS CEDAR	B & B	2"CAL	8' HT. MIN.	EVERGREEN
	2	CERCIS CANADENSIS 'HEARTS OF GOLD' / FOREST PANSY REDBUD	B & B	2"CAL	8' HT. MIN.	ORNAMENTAL
	5	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5"CAL	10' HT. MIN.	SHADE
STREET TREES						
	2	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B	2.5" CAL	10'-12' HT.	SHADE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD
SHRUBS					
	6	DISTYLIUM X 'PIIDIST-II' TM / B.C. DISTYLIUM	3 GAL	18" HT. MIN.	18" SPREAD MIN.
	14	MISCANTHUS SINENSIS 'MORNING LIGHT' / MORNING LIGHT EULALIA GRASS	5 GAL	18" HT. MIN.	18" SPREAD MIN.
	4	TAXUS CUSPIDATA 'MONLOO' / EMERALD SPREADER®JAPANESE YEW	5 GAL	18" HT. MIN.	18" SPREAD MIN.

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
GROUND COVERS			
	255 SF	1" TO 2" BROWN WASHED RIVER ROCK / INSTALLED MIN 4" DEPTH OVER WEED BARRIER	STONE MULCH
	14,520 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOLID SOD

ROGERS UTILITIES AND PLANT MATERIALS

1. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF UTILITIES PRIOR TO LANDSCAPE INSTALLATION AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS.
2. TREES AND LANDSCAPING SHALL NOT BE PLACED WHERE THEY INTERFERE WITH SITE DRAINAGE CHANNELS, LINES, OR STRUCTURES, NOR WHERE THEY IMPEDE DETENTION/RETENION FUNCTIONS.
3. TREES WITH A MATURE HEIGHT GREATER THAN 20' SHALL NOT BE PLANTED WITHIN 10' OF OVERHEAD UTILITIES.
4. TREES SHALL NOT BE PLACED WITHIN 10' OF UNDERGROUND UTILITIES.
5. TREES AND LANDSCAPING THAT OBSCURE VISIBILITY SHALL NOT BE PLACED WITHIN 10' OF A FIRE HYDRANT. ALL OTHER LANDSCAPING MUST BE MAINTAINED TO ENSURE VISIBILITY OF FIRE HYDRANT.
6. CITY RESERVES THE RIGHT TO REMOVE LANDSCAPING THAT BLOCKS ACCESS TO UTILITIES OR FAILS TO MEET THE REQUIREMENTS SET FORTH HEREIN.

ROGERS MAINTENANCE NOTES

1. ONCE LANDSCAPING IS INSTALLED, THE OWNER MUST PROVIDE A LANDSCAPE GUARANTEE TO THE CITY OF ROGERS FOR FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY. LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION FOR A GUARANTEE PERIOD OF THREE YEARS, AND ANY PLANT MATERIAL THAT DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO GUARANTEE EXPIRATION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
2. AFTER THE REQUIRED 3 YEAR GUARANTEE PERIOD, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION BY THE OWNER OF THE PROPERTY. ALL PLANTS THAT DIE SHALL BE REPLACED BY THE OWNER OF THE PROPERTY.
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME.
4. TREES SHALL NOT BE TOPPED AT ANY TIME.
5. WHEN PRUNING IS NECESSARY TO MAINTAIN THE HEALTH OF THE TREE OR FOR PUBLIC SAFETY, PROPER PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR TREE CARE OPERATIONS" SHALL BE UTILIZED.

LANDSCAPE REQUIREMENTS

STREET TREES REQUIRED:
S PLEASANT CROSSING BLVD (106 LF) = 1 TREE PER 50LF
2 TREES REQUIRED
2 TREES PROVIDED

PARKING LOT TREES REQUIRED:
77 PARKING LOT SPACES/15= 5 TREES REQUIRED; 5 TREES PROVIDED

SITE PLANTS REQUIRED:
1 PLANT PER 2,000 SF
64,037 SF / 2,000 = 32 PLANTS REQUIRED
32 X 25% = 8 TREES REQUIRED
32 X 75% = 24 5 GALLON SHRUBS REQUIRED

SITE TREES PROVIDED:
DECIDUOUS SHADE TREES = 5 (65%)
ORNAMENTAL DEC. TREES = 2 (25%)
EVERGREEN TREES = 1 (10%)
8

SITE SHRUBS PROVIDED:
5 GALLON SIZE = 24

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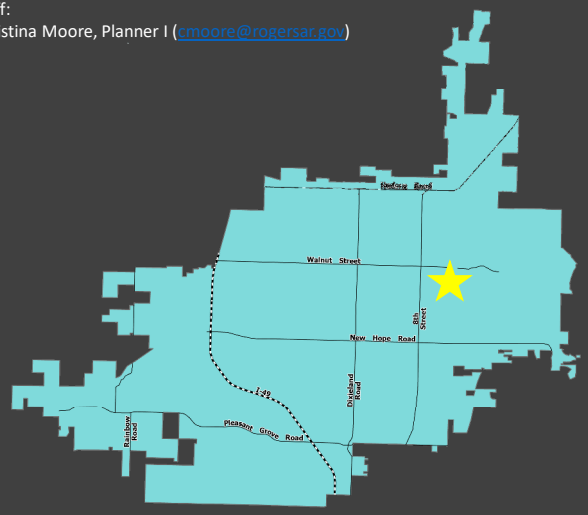
PLANTING PLAN

L-101

Rezone
Johnson

PLANNING

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



Vicinity Map

Location
1203 S 3rd Street & the property to the south

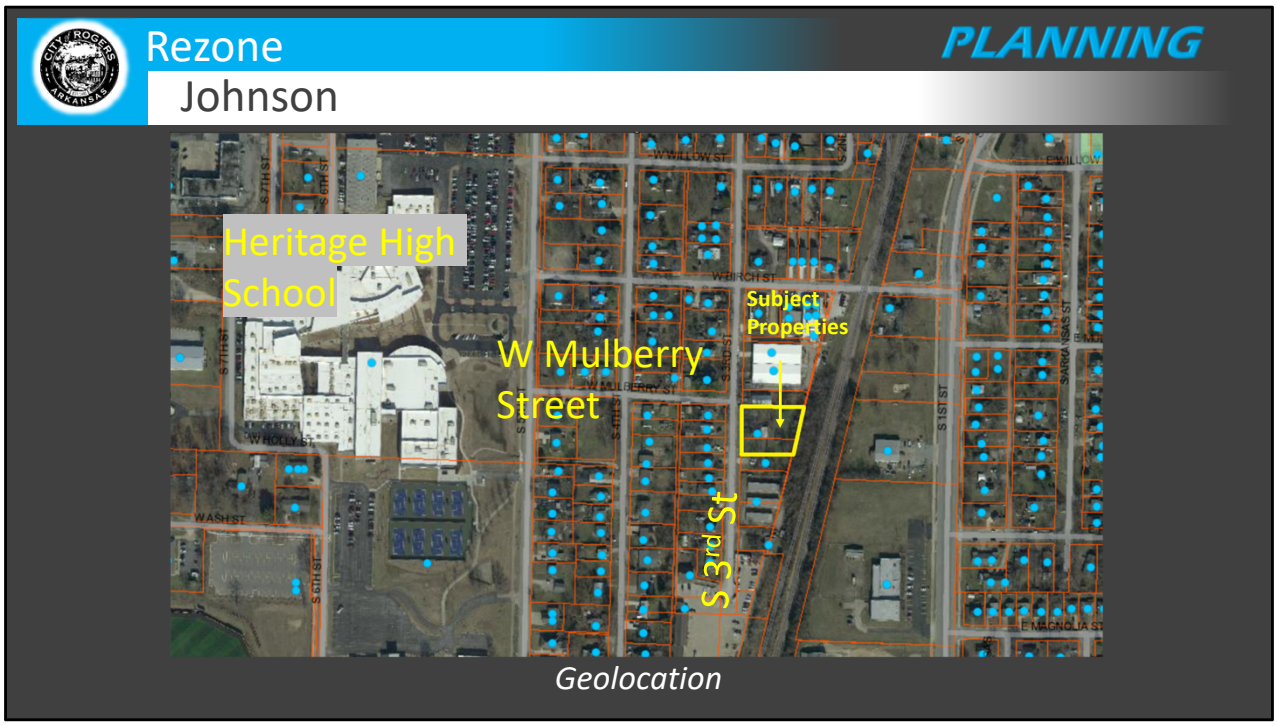
Current Zoning
I-1 (Light Industrial)

Requested Zoning
IA (Industrial Arts)

Growth Designation
Downtown Regional Center

Representative
Kim Johnson

<u>SUMMARY:</u>
Request to rezone subject location from I-1 to IA



GEOLOCATION:

The properties are located east of Heritage High School near the intersection of S 3rd St and W Mulberry St

Rezone

Johnson

PLANNING

Zoning Map

FINDINGS:

- Applicant seeks a rezone from I-1 to IA
- The CGM designates this parcel to be IA

General Findings:

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

Current Zoning:

- *I-1 (Light Industrial):* This district is intended to allow industrial operations and activities that do no create appreciable nuisances o 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 area 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)

Requested Zoning:

- *IA (Industrial Art):* The purpose of the Industrial Arts Zone is to focus this area on the goal to establish local artisanal manufacturing, light industrial and businesses close by downtown. These developments will take advantage of being accessible to rail, trails and Arkansas Street. The intent is to mix manufacturing, residential, and retail in a walkable yet flexible format. Sec. 14-715(1.1)(a)(iii)

Growth Designation:

Downtown Regional Center.

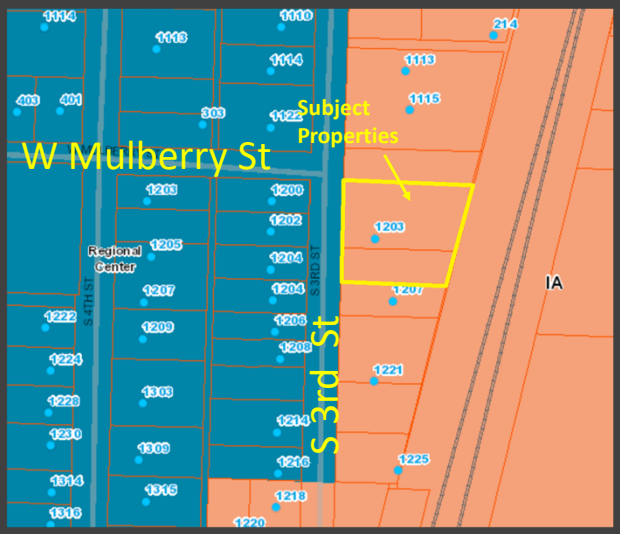
Growth Designation Purpose:

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:
IA

Rezone
Johnson

PLANNING



Downtown Regional Center Zoning Map

FINDINGS:

- Applicant seeks a rezone from I-1 to IA
- The CGM designates this parcel to be IA

General Findings:

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

Current Zoning:

- *I-1 (Light Industrial):* This district is intended to allow industrial operations and activities that do no create appreciable nuisances o 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 area 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)

Requested Zoning:

- *IA (Industrial Art):* The purpose of the Industrial Arts Zone is to focus this area on the goal to establish local artisanal manufacturing, light industrial and businesses close by downtown. These developments will take advantage of being accessible to rail, trails and Arkansas Street. The intent is to mix manufacturing, residential, and retail in a walkable yet flexible format. Sec. 14-715(1.1)(a)(iii)

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:
IA

Rezone
Johnson

PLANNING

Aerial Map

FINDINGS CONTINUED:

- Potential Uses under IA Zoning
  - Residential: attached dwelling units, multifamily and multi-unit home
  - Other potential uses: galleries, finance, insurance, and real estate office, professional office, mixed-use with commercial and residential on top floor, and townhomes.

General Findings:

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

<u>Public Input Received:</u>

- No public input

<u>RECOMMENDATIONS:</u>

FORWARD TO CITY COUNCIL FOR APPROVAL

<u>Possible Committee Motions:</u>

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

<u>Possible Planning Commission Motions:</u>

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

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 25 day of January, 2024.

Signed

Kimberly Johnson
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 25th day of January, 2024.

JOAN LAYNE
Notary Public-Arkansas
Benton County
My Commission Expires 08-18-2033
Commission # 12395437

Notary Signature

Joan Layne
Notary Name Printed

8-18-2033
Commission Expires

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Springdale, AR 72764

OFFICIAL USE

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 $
Postage $0.66
Total Postage and Fees $8.56

0785 04
Postmark Here
01/19/2024

Sent To: William & Shelley Mitchell Trustees et al
Street and Apt. No., or PO Box No.: 1062 Quail Run
City, State, ZIP+4®: Springdale AR 72764

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

UNITED STATES POSTAL SERVICE.

PEA RIDGE
468 N CURTIS AVE
PEA RIDGE, AR 72751-9998
(800)275-8777

01/19/2024 09:22 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		$0.66
Springdale, AR 72764			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 01/22/2024			
Certified Mail®			$4.35
Tracking #:			
9589 0710 5270 1116 5706 44			
Return Receipt			$3.55
Tracking #:			
9590 9402 8618 3244 7714 29			
Total			$8.56
First-Class Mail® Letter	1		$0.66
Garfield, AR 72732			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 01/22/2024			
Certified Mail®			$4.35
Tracking #:			
9589 0710 5270 1116 5706 37			
Return Receipt			$3.55
Tracking #:			
9590 9402 8618 3244 7719 00			
Total			$8.56
First-Class Mail® Letter	1		$0.66
Rogers, AR 72758			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 01/22/2024			
Certified Mail®			$4.35
Tracking #:			
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Return Receipt			$3.55
Tracking #:			
9590 9402 8618 3244 7718 70			
Total			$8.56
Grand Total:			$25.68
Credit Card Remit			$25.68
Card Name: MasterCard			
Account #: XXXXXXXXXXXX9448			
Approval #: 355747			
Transaction #: 326			
AID: A0000000042203		Chip	
AL: US Debit			
PIN: Not Required			

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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STATES SERVICE.

PEA RIDGE
468 N CURTIS AVE
PEA RIDGE, AR 72751-9998
(800)275-8777

01/19/2024 09:48 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		$0.66
Rogers, AR 72756			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Mon 01/22/2024			
Certified Mail®			$4.35
Tracking #:			
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Tracking #:			
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Mon 01/22/2024			
Certified Mail®			$4.35
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Tracking #:			
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Rogers, AR 72756			
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Estimated Delivery Date			
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Certified Mail®			$4.35
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Return Receipt			$3.55
Tracking #:			
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Total			$8.56
First-Class Mail® Letter	1		$0.66
Rogers, AR 72758			
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Estimated Delivery Date			
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Certified Mail®			$4.35
Tracking #:			
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Tracking #:			
9590 9402 8618 3244 7714 12			

Return Receipt $3.55
Tracking #:
9590 9402 8618 3244 7714 12
Total $8.56

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Letter
Rogers, AR 72756
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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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Total $8.56

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Letter
Rogers, AR 72756
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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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Total $8.56

First-Class Mail® 1 $0.66
Letter
Rogers, AR 72756
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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
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Return Receipt $3.55
Tracking #:
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Total $8.56

First-Class Mail® 1 $0.66
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Rogers, AR 72756
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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Tracking #:
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Total $8.56

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Letter
Rogers, AR 72756
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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Total $8.56

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Letter
Rogers, AR 72758
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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Total $8.56

First-Class Mail® 1 $0.66
Letter

Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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Total $8.56

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Letter
Rogers, AR 72756
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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First-Class Mail® 1 $0.66
Letter
Rogers, AR 72758
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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Letter
Rogers, AR 72756
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Estimated Delivery Date
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Certified Mail® $4.35
Tracking #:
9589 0710 5270 1116 5742 53
Return Receipt $3.55
Tracking #:
9590 9402 8618 3244 7713 37
Total $8.56

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Letter
Bella Vista, AR 72715
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
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Total $8.56

First-Class Mail® 1 $0.66
Letter
Rogers, AR 72756
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Estimated Delivery Date
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Tracking #:
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Tracking #:
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Total $8.56

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Letter
Rogers, AR 72756
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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Total $8.56

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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
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Tracking #:
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Total $8.56

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Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
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Return Receipt $3.55
Tracking #:
9590 9402 8618 3244 7719 55
Total $8.56

First-Class Mail® 1 $0.66
Letter
Rogers, AR 72758
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024
Certified Mail® $4.35
Tracking #:
9589 0710 5270 1116 5743 21
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Tracking #:
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Total $8.56

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Estimated Delivery Date
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Tracking #:
9590 9402 8618 3244 7719 31
Total $8.56

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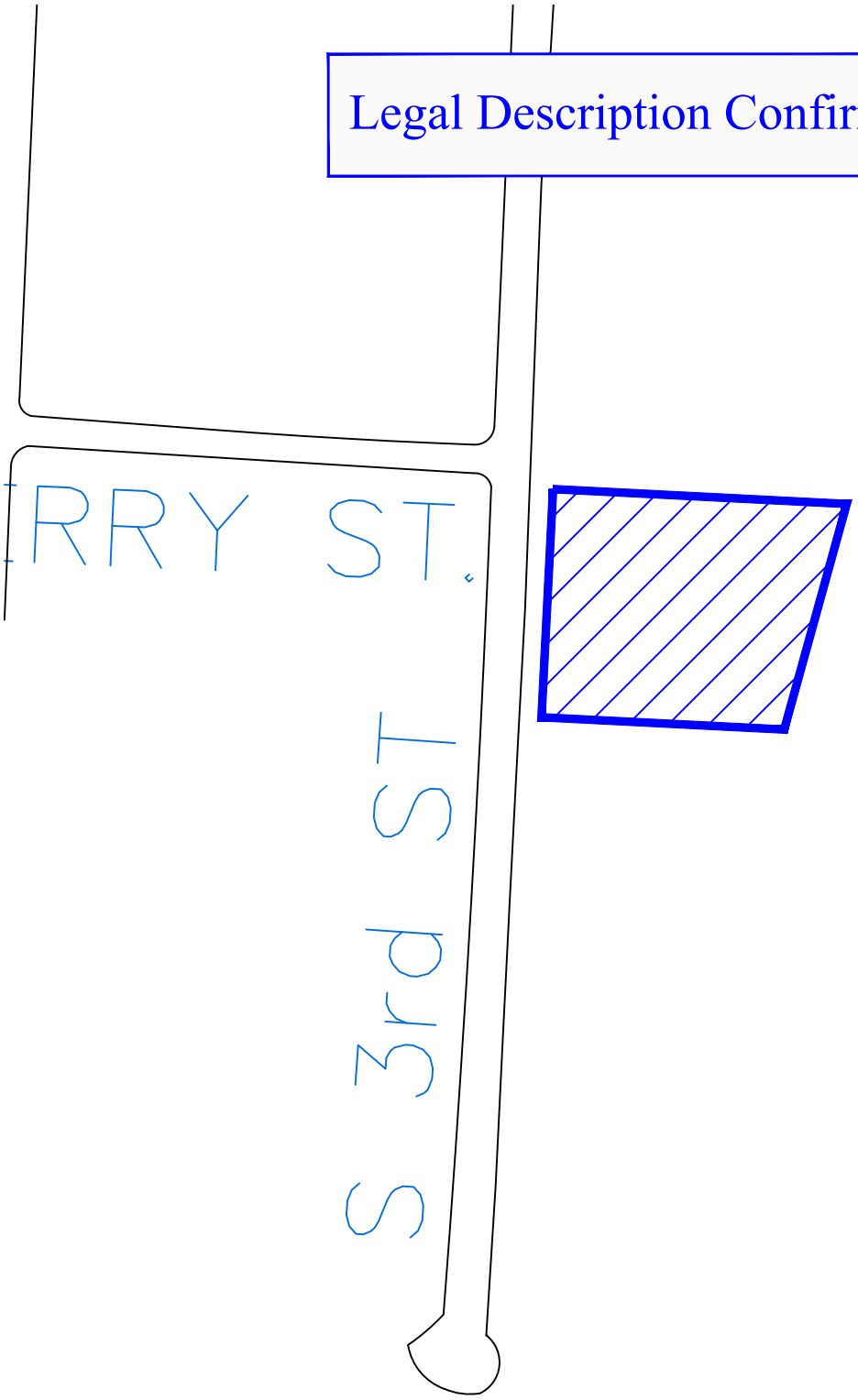
Letter
Rogers, AR 72756
Weight: 0 lb 0.40 oz
Estimated Delivery Date
Mon 01/22/2024

Legal Description Confirmation



To Whom It May Concern:

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 14-725-730 of the Rogers City Code that Kimberly Johnson is applying to the Rogers Planning Commission to rezone certain real property at 1203 S. 3rd St. The property is more particularly described as follows:

LEGAL DESCRIPTION: Lots 5, 6 and 7 Blk 14 MCGAUGHEYS ORCHARD ADD

LAYMAN'S DESCRIPTION: 1203 S. 3rd St Rogers, AR 72756

PRESENT ZONING: I-1

ZONING REQUEST: IA

A public hearing by the Rogers Planning Commission will be held on January 16, 2024 at 4:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: Kimberly Johnson

Prepared under the supervision of:
Blake Hanby, Attorney
3790 N. Bellafont Blvd, Suite 3
Fayetteville, AR 72703

WARRANTY DEED
(Unmarried Person)

File # 23-5636

KNOW ALL MEN BY THESE PRESENTS:

That I, **Phyllis Penick, an unmarried person and surviving spouse of Travis Penick, deceased,** hereinafter called Grantor, for and in consideration of the sum of One and No/100-----Dollars---($1.00) and other good and valuable consideration in hand paid by **Harrison Scott Johnson and Kimberly Michelle Johnson, a married couple,** hereinafter called Grantees, the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey unto said Grantees and unto their heirs and assigns, forever, the following described land, situated and being in the County of Benton, State of Arkansas, to-wit:

Lots 5, 6 and 7 in Block 14 in McGaughey's Revised Orchard Addition to the City of Rogers, Benton County, Arkansas.

Subject to easements, right-of-ways, and protective covenants of record, if any.
Subject to all prior mineral reservations and oil and gas leases, if any.

TO HAVE AND TO HOLD the same unto said Grantees and unto their heirs and assigns, forever, with all appurtenances thereunto belonging. And I hereby covenant with said Grantees that I will forever warrant and defend the title to the said lands against all claims whatsoever.

Signature page to follow

WITNESS my hand and seal on this 8 day of December, 2023.

Phyllis Penick by: Rebecca Williams

Phyllis Penick by: Rebecca Williams, her attorney-in-fact

attorney-in-fact

ACKNOWLEDGMENT

STATE OF ARKANSAS)
) **SS**
COUNTY OF BENTON)

On this day before the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named **Rebecca Williams** known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument as attorney-in-fact for **Phyllis Penick,** and acknowledged that she has executed the same as the act of her principal for the consideration, uses and purposes therein set forth.

In Testimony Whereof, I have hereunto set my hand and official seal this 8 day of December, 2023.

Leisha Lohse

Notary Public

My Commission Expires: _____

LEISHA LOHSE
NOTARY PUBLIC
#12702397
EXPIRES 10/15/2027
BENTON COUNTY, ARKANSAS

After recording return to:
City Title & Closing LLC
3790 N. Bellafont Blvd, Suite 3
Fayetteville, AR 72703

Gmail

Kimberly Johnson <kim10johnson@gmail.com>

Buffer Request

1 message

Rebecca Essenhofer <Rebecca.Essenhofer@bentoncountyar.gov> Mon, Dec 11, 2023 at 10:48 AM
To: "kim10johnson@gmail.com" <kim10johnson@gmail.com>

Good morning,

Attached is the 300ft Buffer that you requested around parcels 02-05823-000 and 02-05822-000. Please let me know if you have any further questions.

Thank you!

Rebecca Essenhofer

Real Estate Deputy

Phone: 479-271-1037

Email:rebecca.essenhofer@bentoncountyar.gov

2109 W Walnut St

Rogers, AR 72756

www.bentoncountyar.gov

To Whom It May Concern:

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

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LAYMAN'S DESCRIPTION: 1203 S. 3rd St Rogers, AR 72756

PRESENT ZONING: I-1

ZONING REQUEST: IA

A public hearing by the Rogers Planning Commission will be held on January 16, 2024 at 4:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: Kimberly Johnson

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Lot 5, 6 & 7 Blk 14 McGaugheys Orchard Add

LAYMAN'S DESCRIPTION: 1203 SOUTH 3rd ST ROGERS, AR 72756 LOT 7

PRESENT ZONING: I-1

ZONING REQUEST: IA

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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

_____
Notary Signature

Jacob Austin
Notary Name Printed

March 3rd, 2029
Commission Expires

JACOB AUSTIN NOTARY PUBLIC #12708193 BENTON COUNTY, ARKANSAS Expires 03.03.2029

Parcel #	Taxpayer Name	Taxpayer Address 1	Taxpayer Address	Taxpayer City	Taxp	Taxpayer Zip
02-05821-000	ALVARADO, VALENTIN & MIRIAM MILAGRO	1207 N 23RD PL		ROGERS	AR	72756
02-01422-000	ARKANSAS & MISSOURI RAILROAD COMPANY	ATTN: CFO	306 E EMMA AVE	SPRINGDALE	AR	72764
02-05788-000	BROWN, LINDSEY R JR & SHANNON L	1114 S 3RD ST		ROGERS	AR	72756-5410
02-05808-000	CAMACHO, JAIME CELIS & CELIS, SILVIA	1701 W CAPPS RD		ROGERS	AR	72758-6488
02-05801-000	CATALAN, TONYA	1200 S 3RD ST		ROGERS	AR	72756-5412
02-01428-000	CITY OF ROGERS	ATTN: CITY CLERK	301 W CHESTNUT ST	ROGERS	AR	72756-4559
02-01430-000	CITY OF ROGERS	ATTN: CITY CLERK	301 W CHESTNUT ST	ROGERS	AR	72756-4559
02-05809-000	CITY OF ROGERS	ATTN: CITY CLERK	301 W CHESTNUT ST	ROGERS	AR	72756-4559
02-05804-001	CONTRERAS, FLORENTINO & NAREZ, MARIA VASQUES	1204 S 3RD ST UNIT B		ROGERS	AR	72756
02-05810-000	CORLETO, CARLOS AUGUSTO	1303 S 4TH ST		ROGERS	AR	72756-5421
02-05789-000	DAVIDSON, PAMELA J	1122 S 3RD ST		ROGERS	AR	72756-5410
02-01426-000	DELCIE A KINCAID LLC	15863 KEDZIE CIR		ROGERS	AR	72758
02-05803-000	FLOYD, ANTONY & AMBER	1202 S 3RD ST		ROGERS	AR	72756
02-05804-000	HALL, ANTHONY & LINDSAY	33 FOUNTAINHALL DR		BELLA VISTA	AR	72715
02-05802-000	HENRIKSON, GREGG V & MARIE ANN C	1203 S 4TH ST		ROGERS	AR	72756-5419
02-05802-001	HENRIKSON, GREGG V & MARIE ANN C	1203 S 4TH ST		ROGERS	AR	72756-5419
02-05824-000	HOLMAN, SHENA J	1207 S 3RD ST		ROGERS	AR	72756-5411
02-05790-000	KASPERSKI, MICHAEL	303 W MULBERRY ST		ROGERS	AR	72756-5473
02-05812-000	LOCKMAN, NATHAN & FRANCINE	1216 S 3RD ST		ROGERS	AR	72756-
02-05806-000	LOPEZ, CIRILO	1208 S 3RD ST		ROGERS	AR	72756-5412
02-05807-000	LOPEZ, CIRILO	1208 S 3RD ST		ROGERS	AR	72756-5412
02-05822-000	PENICK, PHYLLIS	1203 S 3RD ST		ROGERS	AR	72756
02-05823-000	PENICK, PHYLLIS	1203 S 3RD ST		ROGERS	AR	72756-5411
02-05811-000	REBORN ENDEAVORS LLC	4201 W PLEASANT DR		ROGERS	AR	72758
02-05827-000	RIGSBEE, THOMAS	3500 N SUSAN PL		ROGERS	AR	72756-5411
02-01450-000	ROGERS PUBLIC SCHOOL DISTRICT 30	500 W WALNUT ST		ROGERS	AR	72756-3774
02-05787-001	RPC LAND HOLDINGS LLC	16670 SUGAR CREEK RD		GARFIELD	AR	72732
02-05805-000	SHUFELT, MINDY JO & SCOTT EDWARD	622 S 2ND ST		ROGERS	AR	72756
02-05825-000	MITCHELL, WILLIAM ISAAC & SHELLEY RAE TRUSTEES ET AL	1062 QUAIL RUN		SPRINGDALE	AR	72764-
02-05826-000	MITCHELL, WILLIAM ISAAC & SHELLEY RAE TRUSTEES ET AL	1062 QUAIL RUN		SPRINGDALE	AR	72764-
02-05820-000	VINSON SQUARE LLC	9377 ALICIA DAWN DR		ROGERS	AR	72758-9704

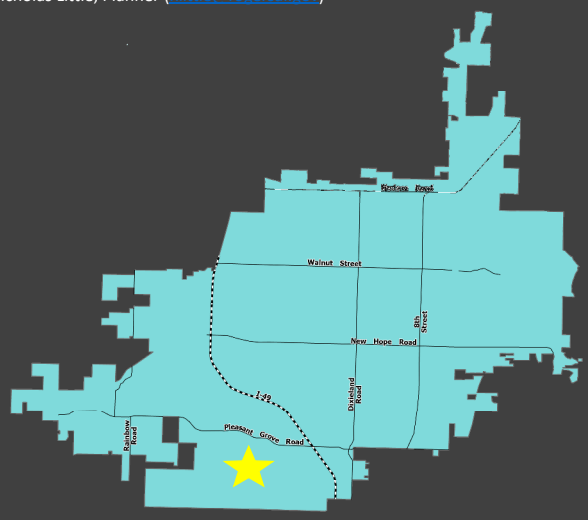
1203
NOTICE OF PUBLIC HEARING

Rezone

Bellview Place

PLANNING

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



Vicinity Map

CGM Designation
Neighborhood

Zoning
RMF-6.5A (Residential Multi-Family, 6.5 units per acre) with Density Concept Plan

Proposed Zoning
RMF-6.5A-CU (Residential Multi-Family, 6.5 units per acre, with Condominium Unit) with Density Concept Plan

Location
4020 W West Drive; SW corner of Bellview Road and West Drive

Representative
Aaron Wade, Bespoke Homes

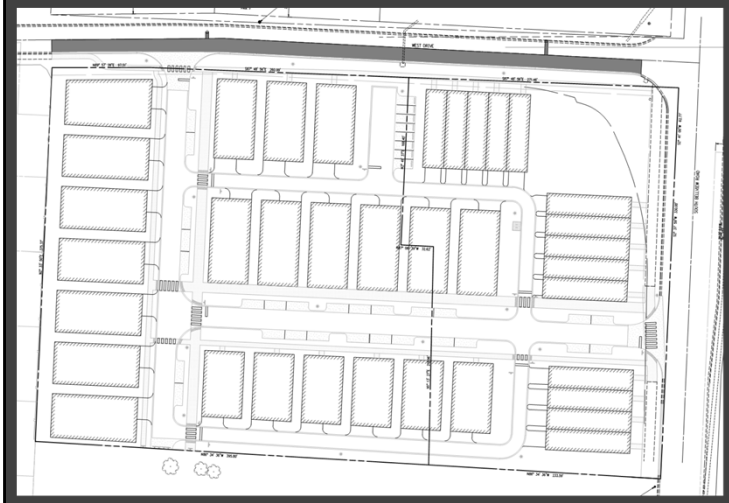
Location:
This is located in south Rogers, south of the intersection of W Pleasant Grove Road and S Bellview Road.

Geolocation:
Located at the intersection of S Bellview and W West Drive

Rezone

Bellview Place

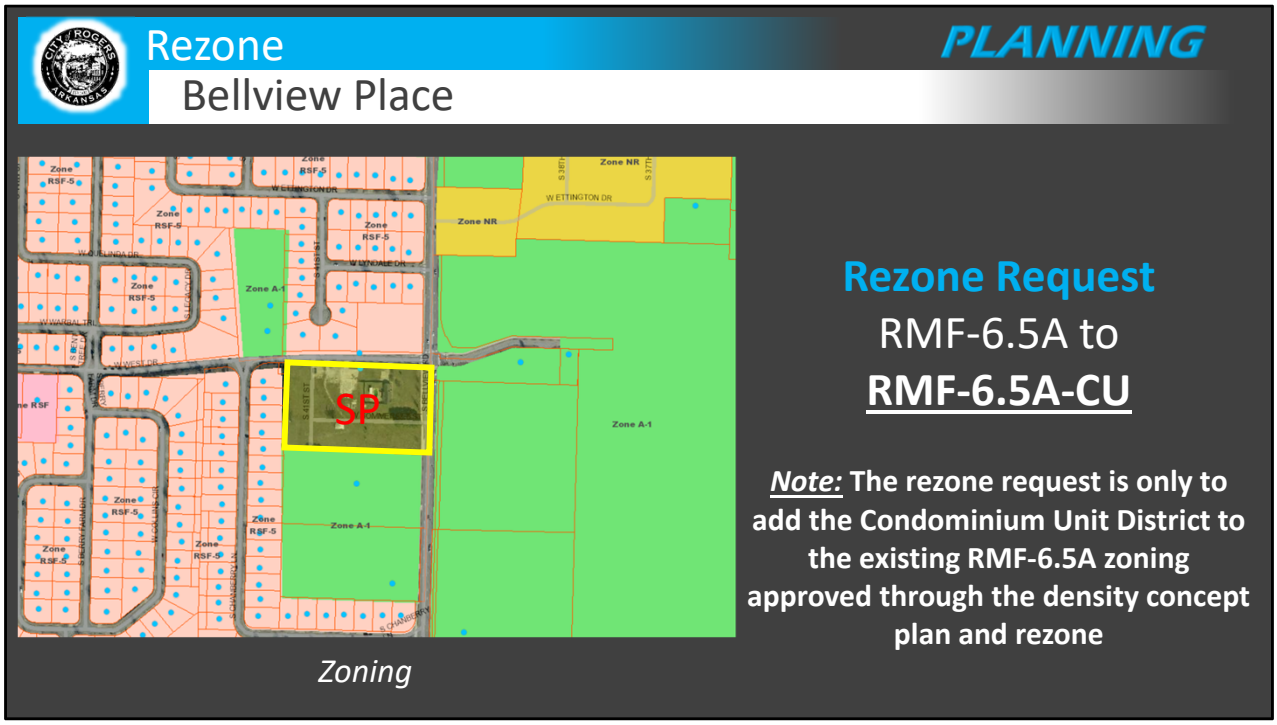
PLANNING



Approved LSDP Site Plan

Background

- A RZN/DCP was approved by Planning Commission on 5/3/22.
- Subsequently, the Large Scale Development Plans were approved by Planning Commission on 3/7/2023



Rezone Request:

The applicant is requesting to rezone the subject property from RMF-6.5A to RMF-6.5A, with Condominium Unit. This request is to add the condominium unit district to the existing zoning designations.

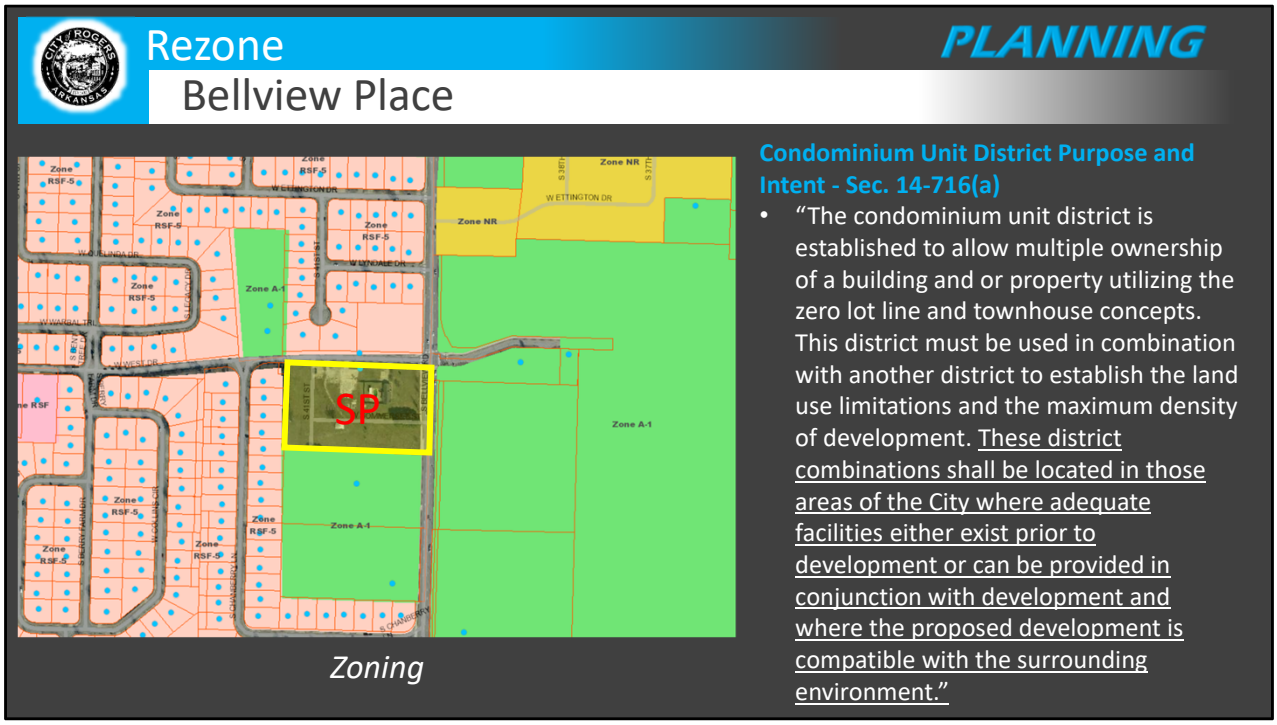
ZONING:

RMF-6.5A (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)

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)



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

Bellview Place

PLANNING

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-6.5 is allowed within the Neighborhood Growth Designation. 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

Bellview Place

PLANNING

CGM

Staff Analysis

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

Staff Analysis

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

Public Input Received:
We've received several inquiries regarding the request, neutrally inquisitive in nature.

RECOMMENDATIONS:
FORWARD TO CITY COUNCIL FOR APPROVAL

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: West of S. Bellview, South of W. West Drive

PARCEL NUMBER: 02-14175-015

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

PROPERTY OWNER: Bellview Holdings LLC PHONE #: 662-808-8522

PRESENT USE: single/multi-Family residential ZONING: RMF-6.5A

PROPOSED USE: single/multi-Family residential ZONING: RMF-6.5A-CU

Applicant Signature 12-20-23 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, Bellview Holdings LLC + R. Briggs & Assc. LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: RMF-6.5A

ZONING REQUEST: RMF-6.5A-CU

Respectfully Submitted,

By: _____
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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

_____
Notary Signature

Daira Leding
Notary Name Printed

8-10-2031
Commission Expires

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

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 2 day of January, 2024.

Signed.

Aaron Wade

Name printed.

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 2nd day of January, 2024

Daira Leding

Notary Signature

Daira Leding

Notary Name Printed

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 **February 6, 2024** at **5:30 p.m.** on the application by **Bellview Place** to rezone **4030 W. West Drive** from the **RMF-6.5A** (Residential Multifamily, 6.5 units per acre, ownership) zoning district to the **RMF6.5A-CU** (Residential Multifamily, 6.5 units per acre, ownership with Condominium Use) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
4030 W. West Drive
Parcel Numbers: 02-14175-015

Samantha Best, Secretary
Planning Commission

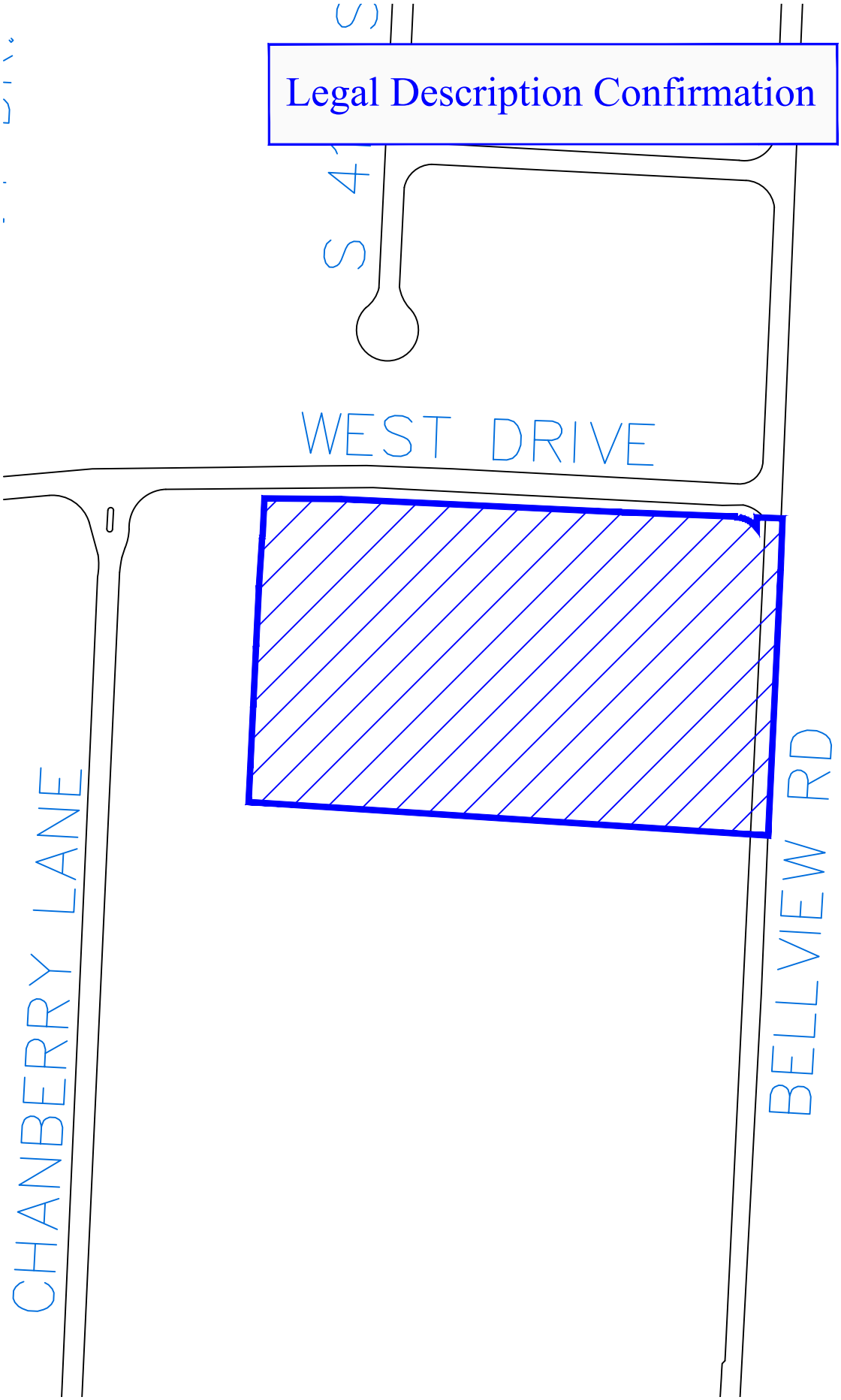
PUBLISH ONE TIME ONLY: **Sunday January 21, 2024**
BILL THE CITY OF ROGERS

Bellview Place Rezone

02-14175-015

A PART OF THE NE1/4 OF THE NE1/4 AND A PART OF THE SE1/4 OF THE NE1/4 OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIN FOUND FOR THE SE CORNER OF THE NE1/4 OF THE NE1/4 OF SECTION 33,TOWNSHIP 19 NORTH, RANGE 30 WEST, SAID IRON PIN BEING THE TRUE POINT OF BEGINNING AND ALSO BEING IN THE RIGHT OF WAY OF BELLVIEW ROAD; THENCE S00*09'24"W 330.00 FEET TO A POINT IN SAID RIGHT OF WAY; THENCE N89*34'41"W 627.00 FEET TO A SET IRON PIN, THENCE N00*09'24"E 381.27 FEET TO AN IRON PIN SET ON THE SOUTH RIGHT OF WAY OF BENTON COUNTY ROAD 237; THENCE ALONG THE SOUTH RIGHT OF WAY OF BENTON COUNTY ROAD 237 N87*28'53"E 94.71 FEET TO A SET IRON PIN; THENCE ALONG SAID RIGHT OF WAY N89*42'29"E 532.45 FEET TO A POINT ON THE EAST BOUNDARY OF THE SAID NE1/4 OF THE NE1/4; THENCE S00*12'25"W 62.77 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 5.59 ACRES, MORE OR LESS, AND BEING SUBJECT TO THE RIGHT OF WAY OF BELLVIEW ROAD ALONG THE EAST SIDE AND BENTON COUNTY ROAD 237 ALONG THE NORTH SIDE AND TO ALL OTHER EASEMENTS OR RIGHT OF WAYS BY PRESCRIPTION OR OF RECORD. LESS & EXCEPT A PART OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 30 WEST DESCRIBED AS FOLLOWS: COMMENCE AT THE FOUND REBAR PIN AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 33 AND RUN THENCE NORTH 2° 40' 55" EAST ALONG THE EAST LINE OF SAID 40 ACRE TRACT A DISTANCE OF 62.76 FEET TO GRANTOR'S NORTHEAST PROPERTY CORNER; THENCE LEAVING SAID EAST LINE NORTH 87° 49' 04" WEST ALONG GRANTOR'S NORTH PROPERTY LINE A DISTANCE OF 32.31 FEET TO THE EXISTING RIGHT OF WAY LINE AND THE "TRUE POINT OP BEGINNING" OF THIS DESCRIPTION; THENCE LEAVING SAID NORTH LINE S 1*04' 10" WEST ALONG SAID EXISTING RIGHT OF WAY LINE A DISTANCE OF 12.28 FEET TO THE PROPOSED RIGHT OF WAY LINE; THENCE LEAVING SAID EXISTING RIGHT OF WAY LINE ALONG SAID PROPOSED RIGHT OF WAY AND CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 30.00 FEET; A CHORD BEARING NORTH 60° 55' 29° WEST, A CHORD LENGTH OF 27.13 FEET, THENCE ALONG THE ARC OF THE CURVE A DISTANCE OF 28.16 FEET TO GRANTOR'S NORTH PROPERTY LINE; THENCE LEAVING SAID CURVE AND PROPOSED RIGHT OF WAY SOUTH 87° 49' 04" EAST ALONG SAID NORTH LINE A DISTANCE OF 23.96 FEET TO THE POINT OF BEGINNING, CONTAINING 87.71 SQUARE FEET, MORE OR LESS. SURVEY 2/29/2012 2012-84

Legal Description Confirmation

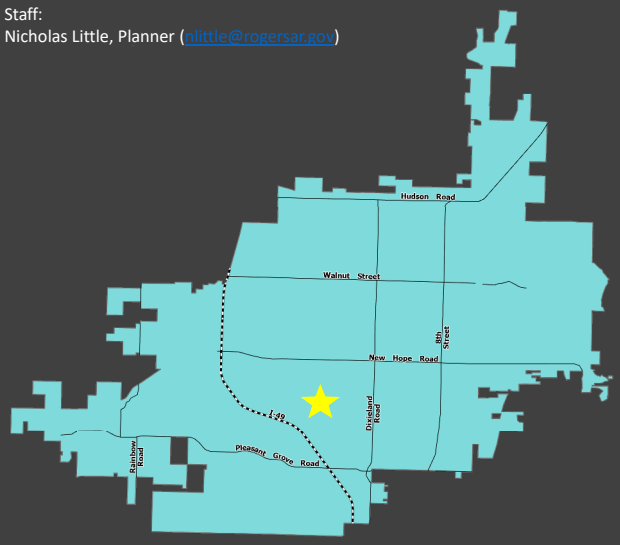


Rezone/DCP

PLANNING

Taylor Subdivision

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



CGM Designation
Neighborhood; Commerce Corridor

Zoning
A-1 (Agricultural)

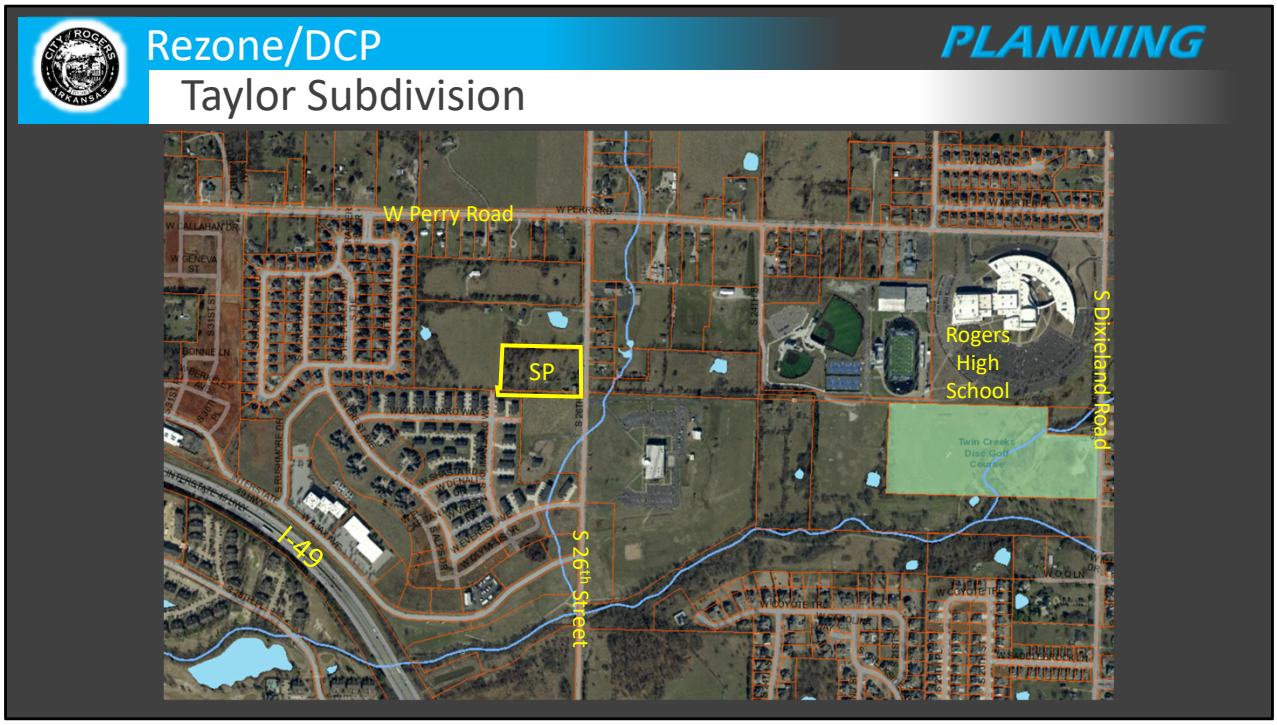
Proposed Zoning
N-R (Neighborhood Residential) with a Density Concept Plan

Location
2460 S 26th Street

Representative
Taylor McBride, Natural State Engineering

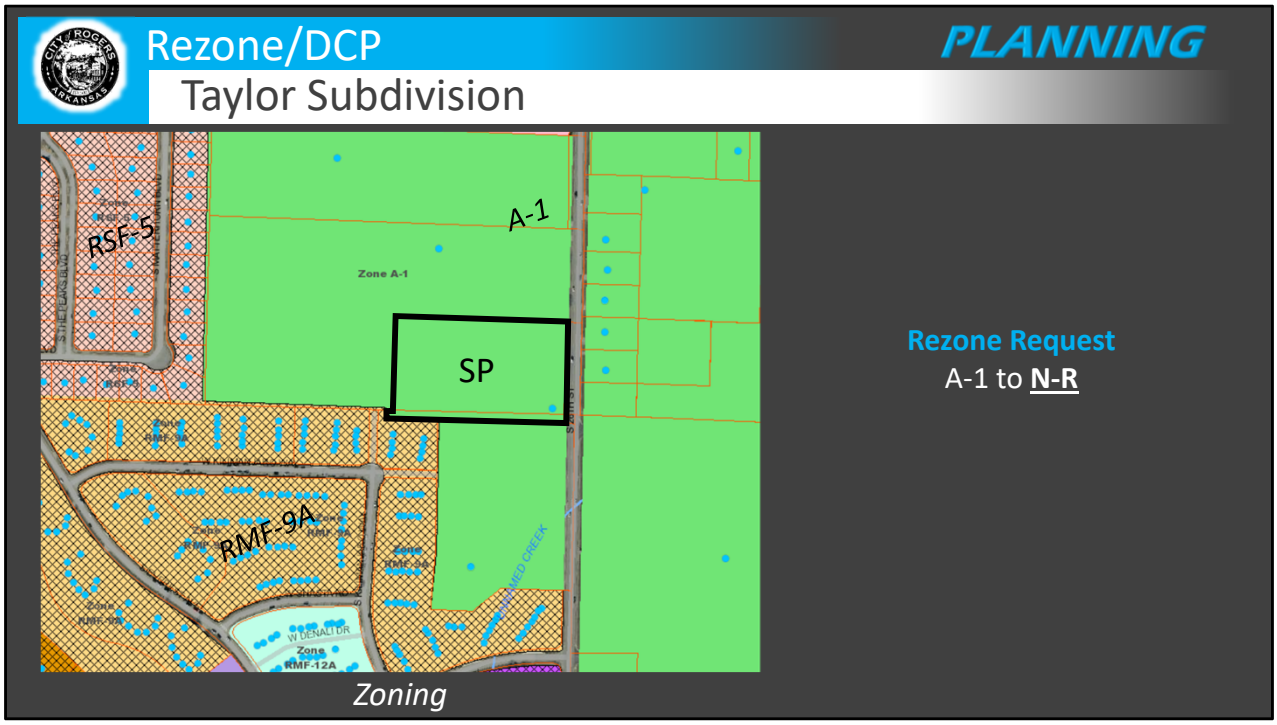
Location:

The applicant is proposing a rezone and density concept plan located in central Rogers, south of the intersection of S 26th Street and W Perry Road.



GEOLOCATION

The property is located on the west side of S 26th Street, just northeast of The Peaks Phase 2.



Rezone Request:

The applicant is requesting to rezone the subject property from A-1 (Agricultural) to N-R (Neighborhood Residential). The property is adjacent to A-1 zoning on most sides, but does touch RMF-9A zoning and is near an RSF-5 neighborhood.

ZONING:

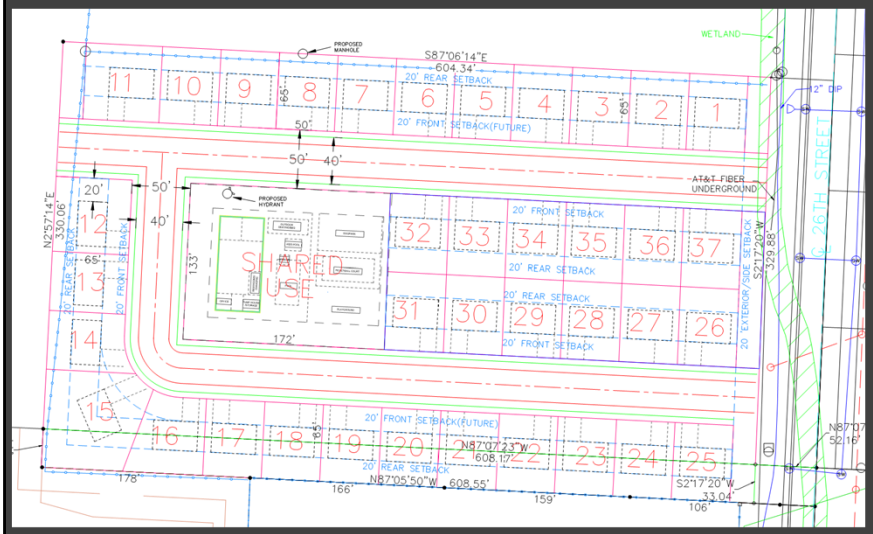
N-R with DCP:

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

Rezone/DCP

Taylor Subdivision

PLANNING

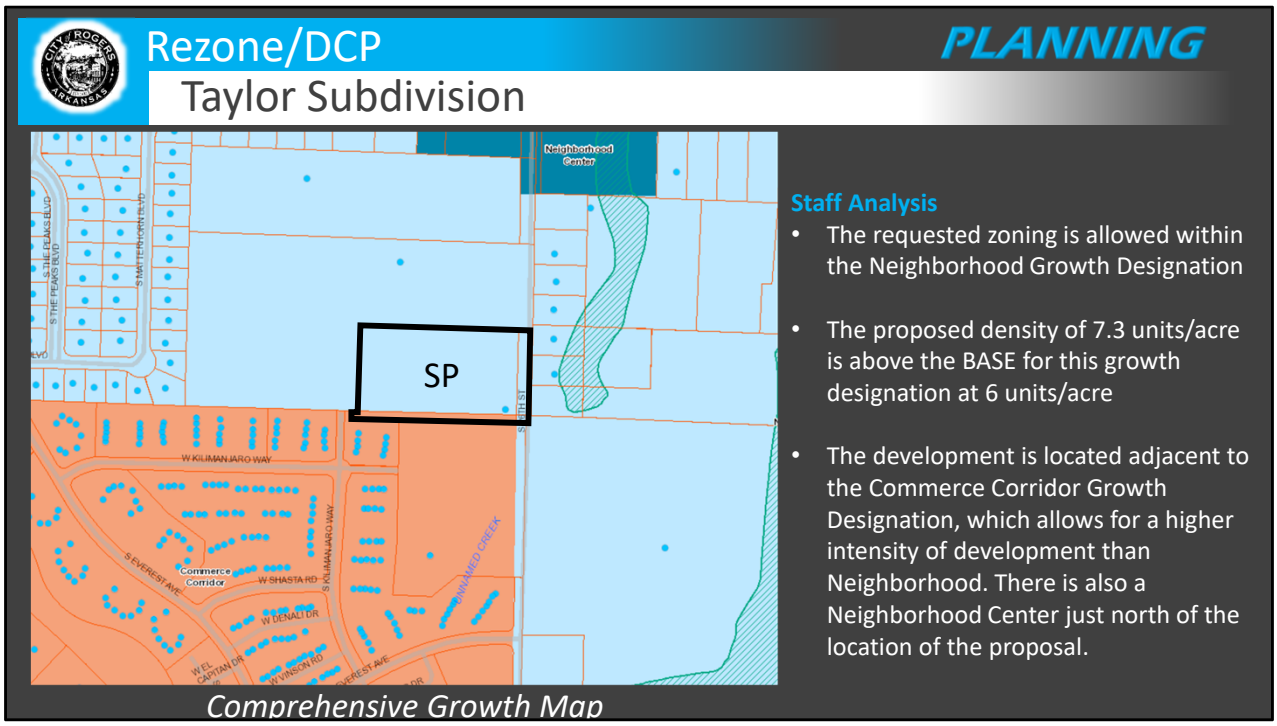


Site Plan

Density Concept Plan Request
A proposal to develop 37 units on about 5.05 acres, resulting in a density of 7.3 units per acre.

Density Concept Plan Request:

The applicant is proposing an 37-unit single-family subdivision, with common area, on 5.05 acres. This proposal has a density of about 7.3 units per acre, trigger DCP requirement. Any development with a density greater than 6 units per acre within the Neighborhood Growth Designation requires a Density Concept Plan.



COMPREHENSIVE GROWTH MAP:
This site is located within a Neighborhood Growth Designation. The requested zoning of N-R is permitted within this area. The proposed density is greater than the BASE allowed density in Neighborhood, so a DCP is required. The development proposal is adjacent to the Commerce Corridor, which is considered a higher intensity district. It is also less than a quarter of a mile to the nearest neighborhood center.

Growth Designation:

Neighborhood

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

Base Density:

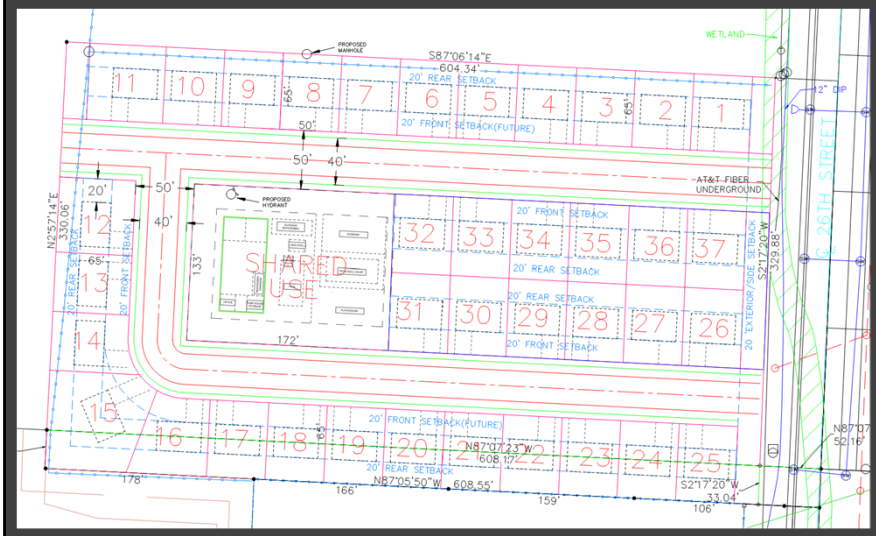
6 units/acre

Max Density:
12 units/acre

Rezone/DCP

PLANNING

Taylor Subdivision



Site Plan

Staff Analysis:

- The proposed use is allowed within the requested zoning designation.
- Underlying N-R zoning requirements are being met for each lot.

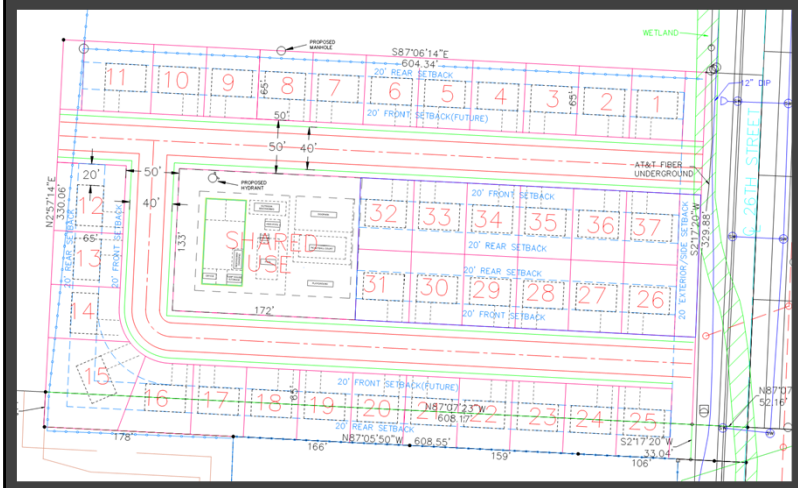
Staff Analysis:

- Residential single-family is allowed within the requested rezone.
- Underlying N-R requirements are being met for each lot.

Rezone/DCP

Taylor Subdivision

PLANNING



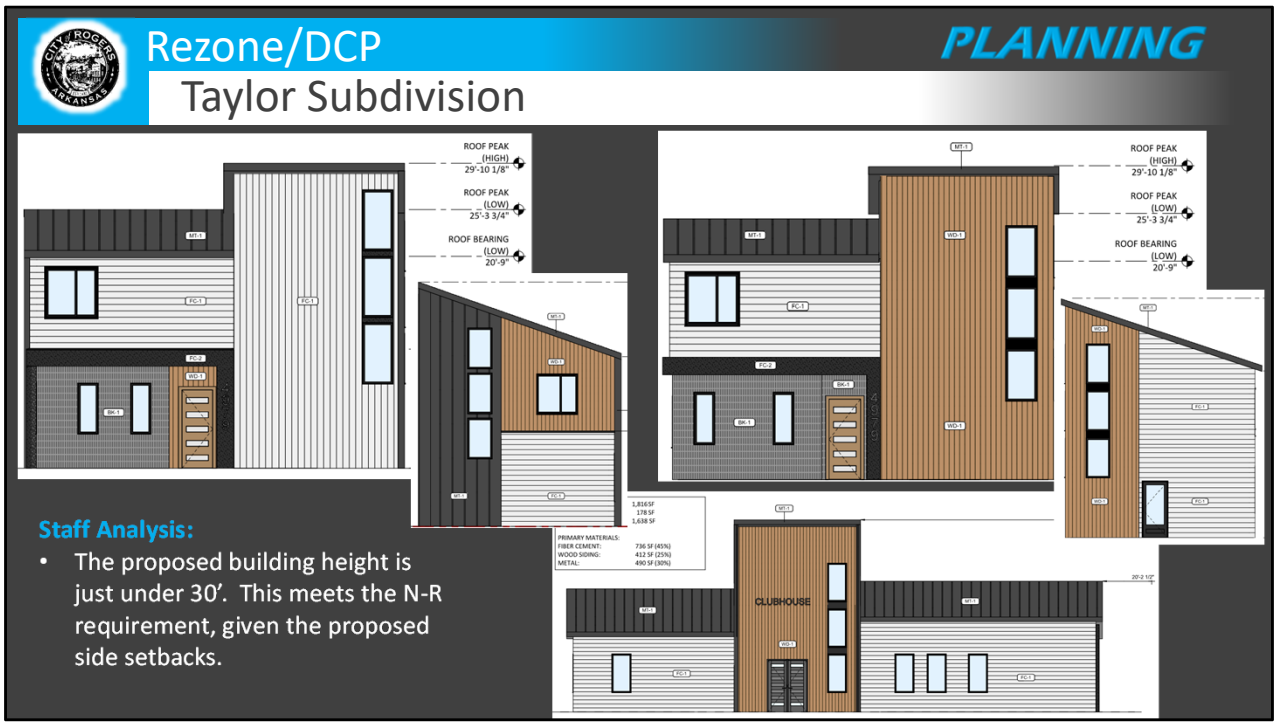
Site Plan

Staff Analysis:

- The proposed east-west streets do not appear to meet the 200' minimum separation distance.
- Street shall be clearly labeled as Right-of-Way.
- There seems to be no consideration for stormwater detention, which could affect the future layout of the site.
- This site will require a wetland delineation, which could affect the future layout of the site dependent on delineation findings.
- Street layout may or may not meet Rogers Risk Reduction IFC standards.

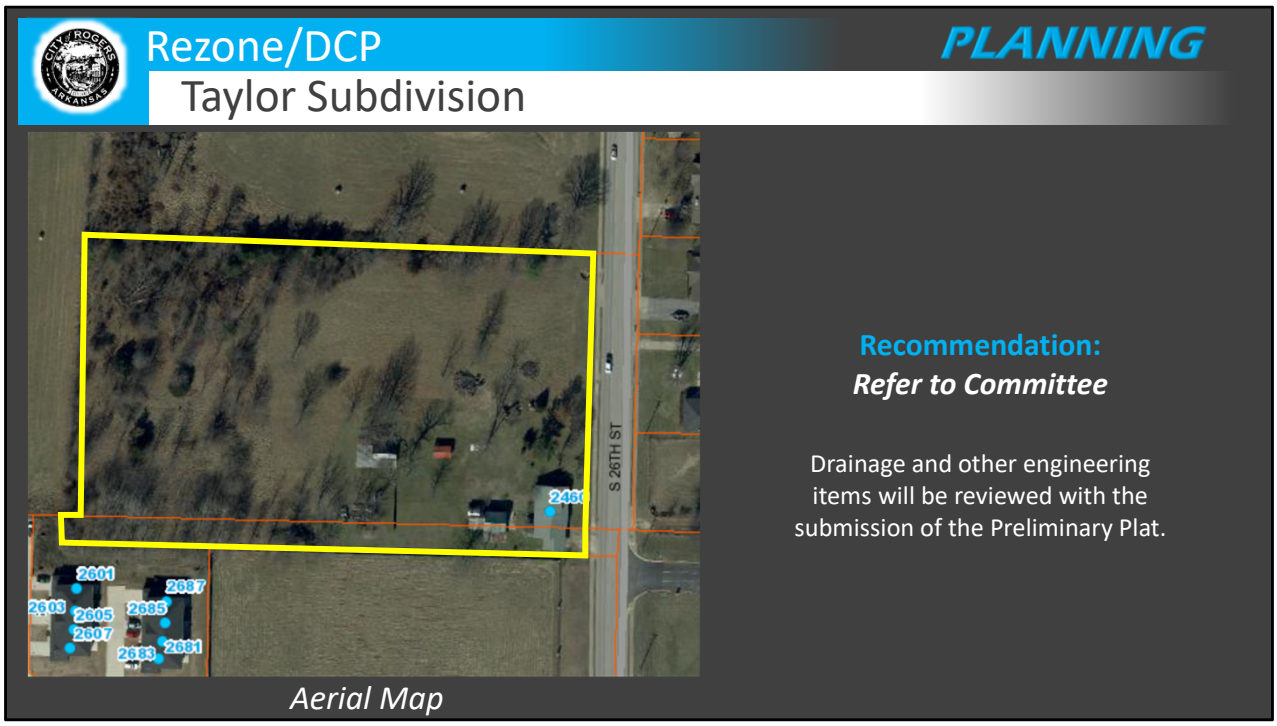
Engineering Staff Analysis:

- The proposed east-west streets do not appear to meet the 200' minimum separation distance. An administrative waiver would be required if not met.
- Street shall be clearly labeled as Right-of-Way.
- There seems to be no consideration for stormwater detention, which could affect the future layout of the site.
- This site will require a wetland delineation, which could affect the future layout of the site dependent on delineation findings.



Staff Analysis:

The maximum height allowed for N-R, when the proposed side "yard"(setback) is less than 15', is 35' or 2.5 stories. The proposed elevations show the tallest point of any structure to be just under 30'.



Public Comment Received:
No comments from the public have been received.

Drainage:
Drainage and other engineering items will be reviewed with the submission of the Preliminary Plat.

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

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

OFFICE USE ONLY
Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN

To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Taylor Subdivision
ADDRESS/LOCATION:	2460 26th Street
PROPOSED ZONING:	N-R
PROPOSED DENSITY:	7.33 (gross) - 12.01 (net)
GROSS SITE AREA:	5.05 ac
DWELLING UNITS:	37
BUILDING TYPE:	Residential

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Taylor McBride, Natural State Engineering	PHONE:	(974) 391-9225
		EMAIL:	Taylor@naturalstateengineering.net
PROJECT OWNER/DEVELOPER:	Jesse Taylor	PHONE:	(479) 866-6226
		EMAIL:	jtaylor@wigginsincorporated.com
PROPERTY OWNER:	Jesse Taylor	PHONE:	(479) 866-6226
		EMAIL:	jtaylor@wigginsincorporated.com
REQUEST:	DCP and Rezone		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Residential
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Purpose- to encourage the continuation and revitalization of low- to medium-density housing throughout the City. 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.
BASE DENSITY:	6
MAX DENSITY:	12
CURRENT ZONING:	A-1

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 10/27/23

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: Jessie Taylor, via Taylor McBride of Natural State Engineering

ADDRESS: 2460 S. 26th Street SUITE #: _____

GENERAL LOCATION OF PROPERTY: 26th Street between W Everest Ave and W Perry Road

PARCEL NUMBER: 02-01712-050, 02-02087-264

PHONE #: (479) 391-9225 EMAIL: taylor@naturalstateengineering.net

PROPERTY OWNER: _____ PHONE #: _____

PRESENT USE: Single family home, open space ZONING: A-1

PROPOSED USE: Neighborhood residential ZONING: N-R

Applicant Signature 10//24/2023 Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

Site Information for Taylor Subdivision DCP

October 27, 2023

City of Rogers- Planning and Development
301 W. Chestnut
Rogers, AR 72745

To whom it may concern-

The following information is to accompany the Density Concept Plan (DCP) and Rezone for parcels 02-01712-050, and 02-02087-264.

Both parcels are currently zoned A-1. Parcel 02-01712-050 has a Comprehensive Growth Designation as Neighborhood Residential (N-R), while Parcel 02-02087-264 has a Comprehensive Growth Designation as Uptown Neighborhood Transition (U-NBT). We request that the entirety of the property be allowed the N-R designation to allow for a residential development of single-family homes with shared common space. Please reference the attached concept site plan for better detail on the future desired property use.

We would further request for a reduction of minimum lot size to 3000 sq. ft. with no minimum lot width or depth, with a DCP. The properties are located within 300' of a higher-density growth designation (Adjoining U-NBT to the south), and the houses are aligned and offer an area for shared open space.

The Density Concept Plan request would allow for the following properties:

Total area: 5.05 ac
Building setbacks:
Front- 20'
Rear- 20'
Interior side- 6'
Exterior side- 20'

Buildings will take up a maximum of 30% of each lot.

Total green space would be approximately 1.7 ac 32.2% of total space.

Total impervious area would be approximately 2.50 ac.

The large number of trees surrounding the property are intended to be saved, while interior trees will be kept where possible, though many will have to be removed for construction. The northeast corner of the property contains a small area for drainage of an off-site wetland to the

city's stormwater network. No other remarkable physical constraints or easements exist within the property boundaries.

Current zoning for the 4.59 ac lot - A-1
(CGM Zoning:N-R)
Proposed zoning for the 4.59 ac lot: N-R
Current zoning for the 0.46 ac lot - A-1
(CGM Zoning:U-NBT)
Proposed zoning for the 0.46 ac lot: N-R

Total number of dwelling units proposed: 37

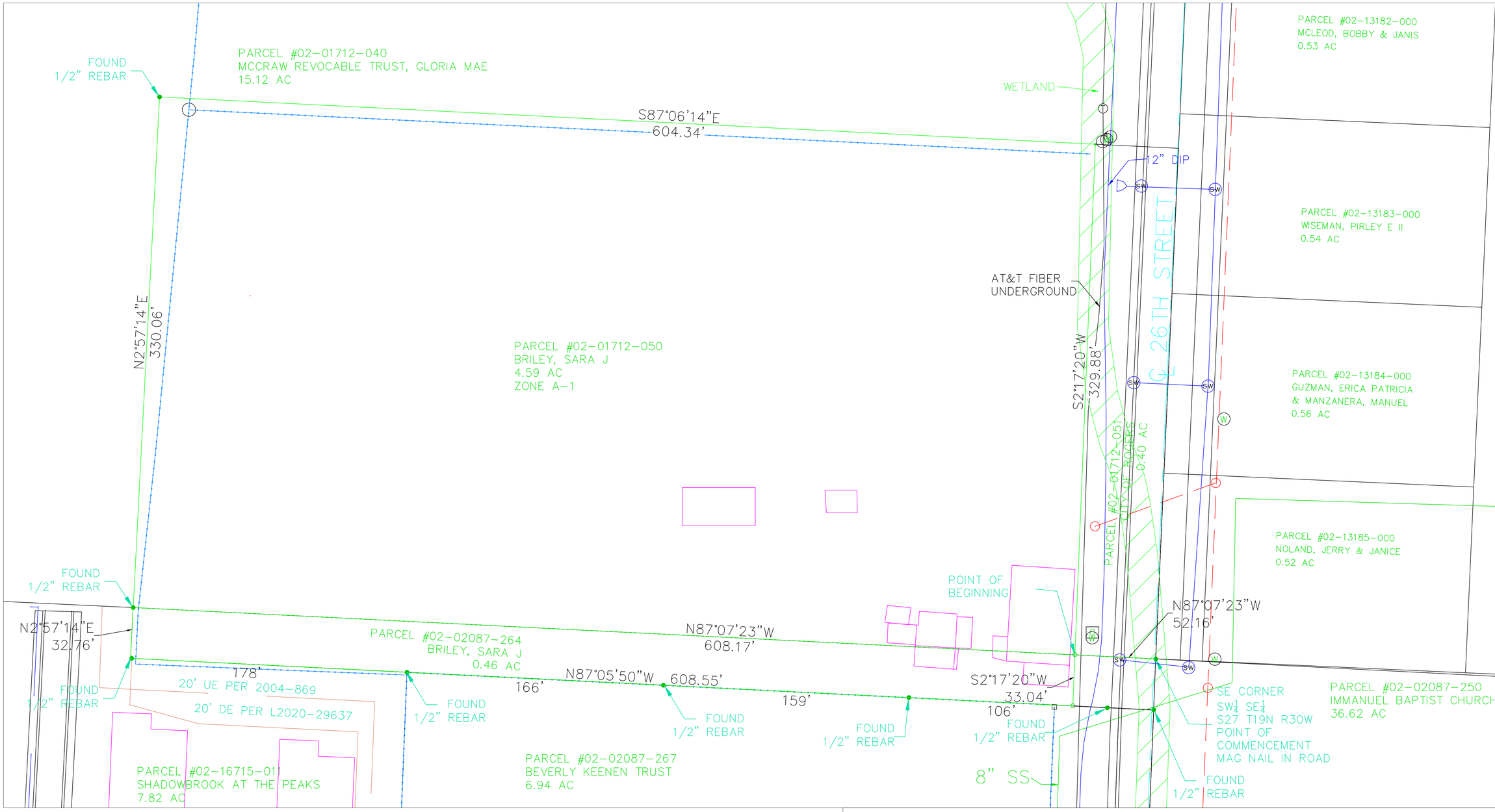
Gross Density: 37 units / 5.05 ac = 7.33 units/ac

Net Density: 37 units / (1.20+0.90+0.98) ac = 12.01units/ac

Thank you for your time and consideration in this matter. Should any questions arise, or more information be required, please contact us at any time.

Respectfully,

Taylor McBride, P.E.
Natural State Engineering, PLLC
(479) 391-9225
Taylor@naturalstateengineering.net



BOUNDARY SURVEY

SCALE 1" = 30"

1. TOTAL NEW DEVELOPMENT AREA = (+/-) 5.05 ACRES
2. BASIS OF BEARING: GPS OBSERVATIONS- NAD83, THIRD ORDER CLASS 1, ARKANSAS SPC NORTH ZONE
3. CALCULATED POINTS BASED ON A COMBINATION OF FIELD LOCATES AND MODELING TOGETHER PLATS FROM THE SAME SECTION.
4. THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE X (OUTSIDE OF ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN), BASED ON FIRM PANEL NUMBER(S) 05007C0270K EFFECTIVE DATE: JUNE 5, 2012
5. A WETLAND WITH CODE R4SBC EXISTS ON THE NORTHEAST CORNER OF THE PROPERTY, BEING A NATURAL OUTFALL RAVINE FROM A POND LOCATED ON THE PROPERTY DIRECTLY NORTH.

DESCRIPTION: PARCEL 02-01712-050

A PART OF THE SOUTHERN HALF (S½) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW¼ SE¼) OF SECTION 22 TOWNSHIP 19 NORTH RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 22; THENCE NORTH 87°07'23" WEST 52.16 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 87°07'23" WEST 608.17 FEET TO A POINT; THENCE NORTH 02°57'14" EAST 330.06 FEET TO A POINT; THENCE SOUTH 87°06'14" EAST 604.34 FEET TO A POINT; THENCE SOUTH 02°17'20" WEST 329.88 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 4.59 ACRES AND SUBJECT TO ALL RIGHT OF WAY AND ANY EASEMENT(S) OF RECORD

DESCRIPTION: PARCEL 02-02087-264

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼ NE¼) OF SECTION 27 TOWNSHIP 19 NORTH RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 27; THENCE NORTH 87°07'23" WEST 52.16 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02°17'20" WEST 33.04 FEET TO A POINT; THENCE NORTH 87°05'50" WEST 608.55 FEET TO A POINT; THENCE NORTH 02°57'14" EAST 32.76 FEET TO A POINT; THENCE SOUTH 87°07'23" EAST 608.17 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.46 ACRES AND SUBJECT TO ALL RIGHT OF WAY AND ANY EASEMENT(S) OF RECORD

NATURAL STATE
LAND & WATER
118 W NORTH DRIVE
ROGERS, AR 72756
(870)243-0207

REVISION:

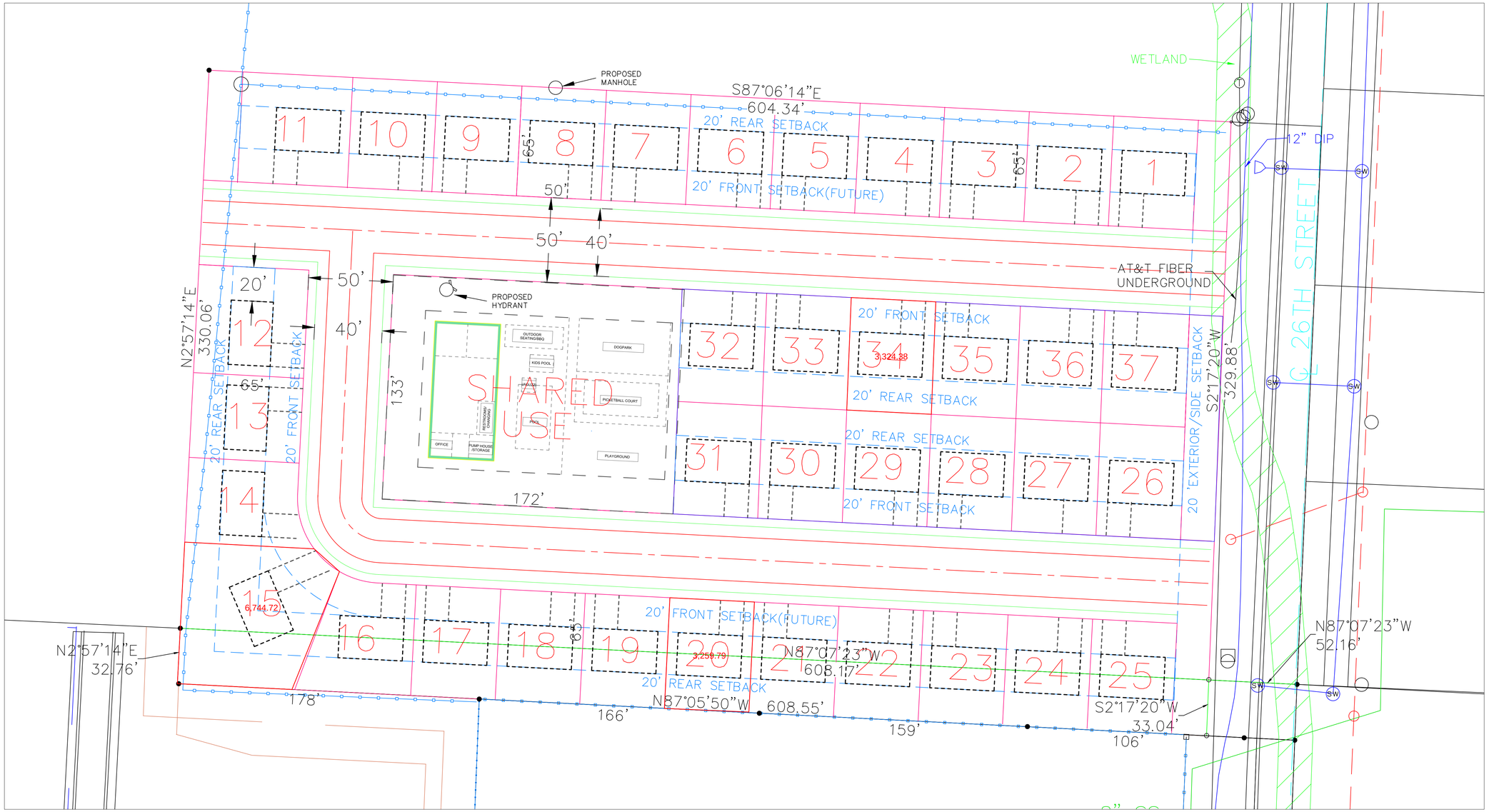
TAYLOR SUBDIVISION
26th Street
Rogers, Arkansas

PROJECT NUMBER: 23-006

PAGE TITLE: BOUNDARY SURVEY

PAGE NUMBER:

DATE: 10-24-2023



SITE LAYOUT PLAN

SCALE 1" = 30"

1. TOTAL NEW DEVELOPMENT AREA = (+/-) 5.05
2. ALL DIMENSIONS ARE TO THE BACK OF CURB AND/OR EDGE OF PAVEMENT
3. ALL SETBACKS TO MEET CITY OF ROGERS STANDARDS
4. DAMAGE TO PUBLIC AND PRIVATE PROPERTY DUE TO HAULING OPERATIONS OR OPERATIONS OF CONSTRUCTION RELATED EQUIPMENT FROM A CONSTRUCTION SITE SHALL BE REPAIRED BY THE THE RESPONSIBLE PARTY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
5. REPAIR, REPLACE, OR EXTEND EXISTING DAMAGED OR MISSING CURB AND GUTTER, SIDEWALK OR RAMPS WITHIN THE PUBLIC RIGHT OF WAY.
6. ALL SIGNAGE, PAVEMENT MARKING AND PARKING LOT STRIPING SHALL CONFORM TO REQUIREMENTS GIVEN IN MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). MUTCD REQUIRES THAT PARKING SPACES BE MARKED IN WHITE.

SITE PROPERTIES

SCALE 1" = 30"

1. Building setbacks:
   Front- 20'
   Rear- 20'
   Interior side- 6'
   Exterior side- 20
2. Buildings will take up a maximum of 30% of each lot.
3. Total green space will be GREATER THAN 1.7 ac OR 32.2% of total space.
4. Total impervious area would be approximately 2.50 ac.
5. Total number of dwelling units proposed: 37
6. Gross Density: 37 units / 5.05 ac = 7.33 units/ac
7. Net Density: 37 units / (1.20+0.90+0.98) ac = 12.01units/ac
8. Current zoning for the 4.59 ac lot - A-1
   (CGM Zoning:N-R)
   Proposed zoning for the 4.59 ac lot: N-R
9. Current zoning for the 0.46 ac lot - A-1
   (CGM Zoning:U-NBT)
   Proposed zoning for the 0.46 ac lot: N-R

LEGEND

- ○ – SET IRON PIN (5/8" REBAR WITH MCALISTER PS1303 CAP)
- ● – FOUND IRON PIN (TYPE)
- △ – CALCULATED POINT
- ⊗ – ELEC. METER
- WV – WATER VALVE
- G – GAS METER
- GA – GAS ACCESS
- T – TELEPHONE PEDESTAL/BOX
- – UTILITY POLE
- – RIGHT-OF-WAY/PROPERTY LINE
- – SETBACK LINE
- – CENTERLINE OF ROADWAY
- – FENCE LINE
- – OVERHEAD ELECTRIC
- – UNDERGROUND WATER LINE
- – SANITARY SEWER

NATURAL STATE LAND & WATER
118 W NORTH DRIVE
ROGERS, AR 72756
(870)243-0207

REVISION:

TAYLOR SUBDIVISION
26th Street
Rogers, Arkansas

PROJECT NUMBER: 23-006

PAGE TITLE:

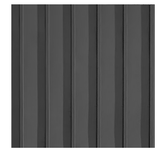
PAGE NUMBER:

DATE: 10-24-2023

BK-1
MODULAR BRICK
STACKED SOLDIER BOND

FC-1
V-GROOVE
PLANK SIDING

FC-2
SAND TEXTURED PANEL
ORIENTATION TO LIMIT SEAMS



MT-1
SNAP-ON BATTEN
ROOF AND WALL APPLICATION

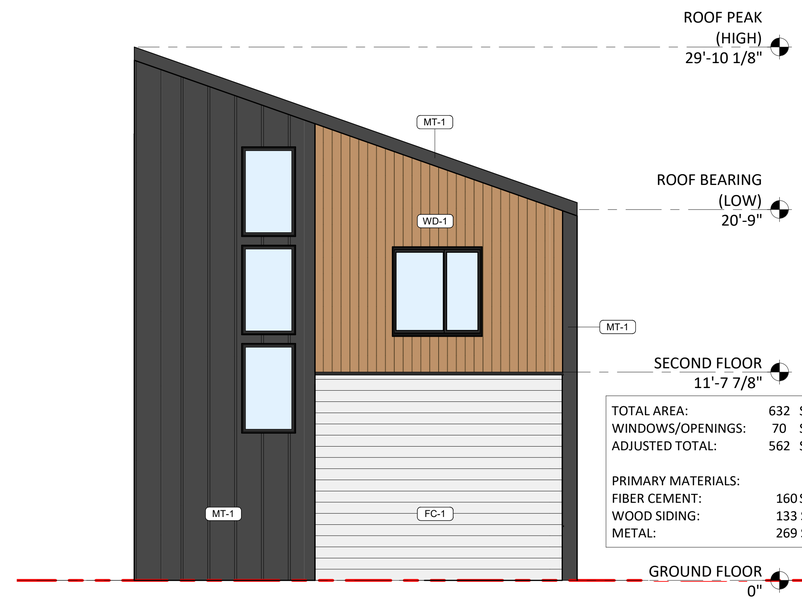
WD-1
MODIFIED WOOD SIDING
VERTICAL INSTALLATION

EXT MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	MODEL	DESCRIPTION	COMMENTS
FC-1	FIBER CEMENT	JAMES HARDIE OR APPROVED EQUAL	ARTISAN V-GROOVE	PAINTED, HORIZONTAL AND VERTICAL ORIENTATION USED	
FC-2	FIBER CEMENT	JAMES HARDIE OR APPROVED EQUAL	FINE SAND	PAINTED	
BK-1	MASONRY	ACME OR APPROVED EQUAL	ALLENTOWN - VELOUR - MODULAR BRICK	DARK BRICK, STACKED SOLDIER BOND, DARK GROUT: COLOR TO BE APPROVED IN SUBMITAL	
MT-1	METAL ROOFING PANEL	PAC-CLAD OR APPROVED EQUAL	SNAP-ON BATTEN		
WD-1	MODIFIED WOOD SIDING	KEBONY OR APPROVED EQUAL	CLICK-IN-CLADING		30-YEAR WARRANTY

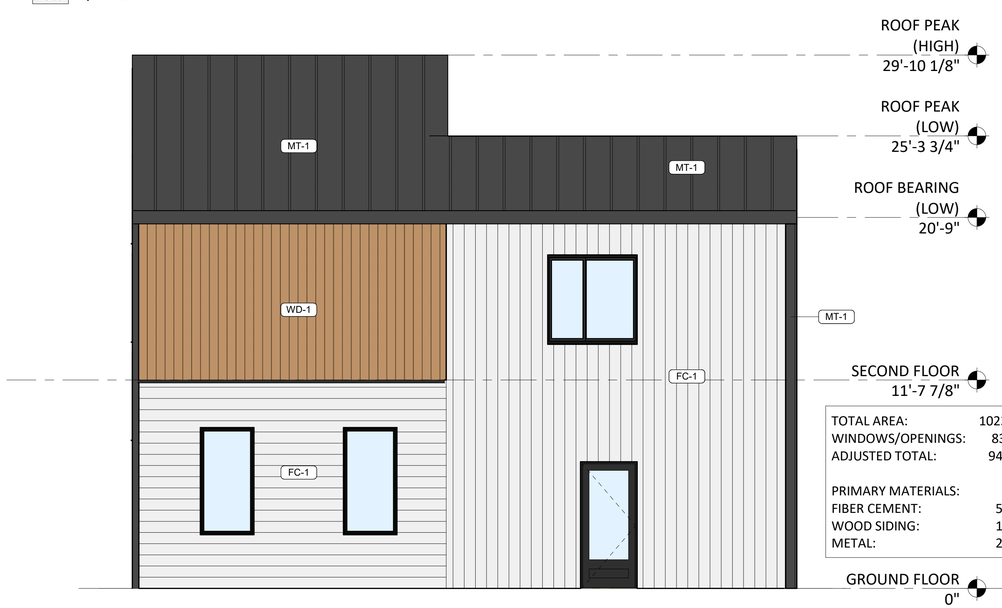
TOTAL AREA:	1020 SF
WINDOWS/OPENINGS:	133 SF
ADJUSTED TOTAL:	887 SF
PRIMARY MATERIALS:	
FIBER CEMENT:	615 SF(69%)
BRICK:	110 SF(12%)
WOOD SIDING:	17 SF(2%)
METAL:	145 SF(17%)

04 R0.00 **TOWNHOUSES - EXTERIOR ELEVATION NORTH**
1/4" = 1'-0"



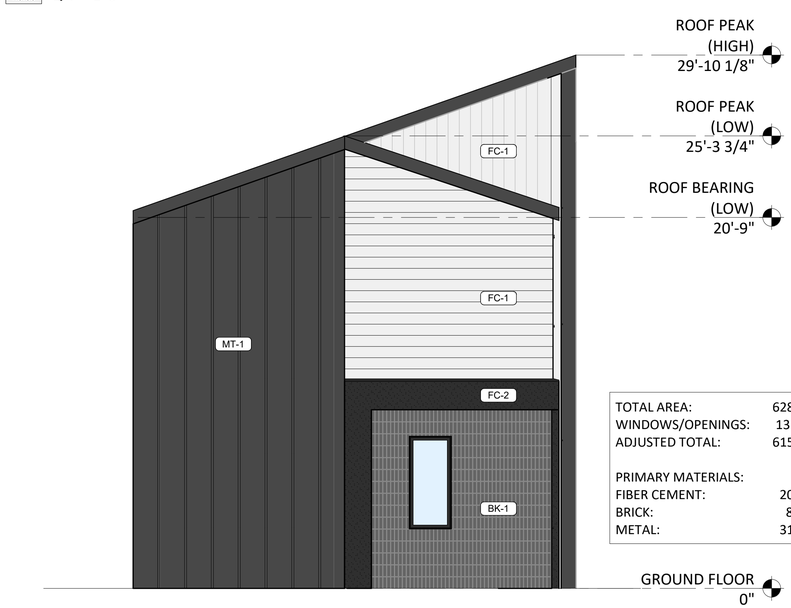
TOTAL AREA:	632 SF
WINDOWS/OPENINGS:	70 SF
ADJUSTED TOTAL:	562 SF
PRIMARY MATERIALS:	
FIBER CEMENT:	160 SF(29%)
WOOD SIDING:	133 SF(24%)
METAL:	269 SF(47%)

03 R0.00 **TOWNHOUSES - EXTERIOR ELEVATION EAST**
1/4" = 1'-0"



TOTAL AREA:	1023 SF
WINDOWS/OPENINGS:	83 SF
ADJUSTED TOTAL:	940 SF
PRIMARY MATERIALS:	
FIBER CEMENT:	505 SF(54%)
WOOD SIDING:	150 SF(16%)
METAL:	285 SF(30%)

02 R0.00 **TOWNHOUSES - EXTERIOR ELEVATION SOUTH**
1/4" = 1'-0"



TOTAL AREA:	628 SF
WINDOWS/OPENINGS:	13 SF
ADJUSTED TOTAL:	615 SF
PRIMARY MATERIALS:	
FIBER CEMENT:	209 SF(34%)
BRICK:	89 SF(15%)
METAL:	317 SF(51%)

01 R0.00 **TOWNHOUSES - EXTERIOR ELEVATION WEST**
1/4" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications as instruments of service are & shall remain the property of the Architect. They are not to be used on other projects or extensions to this project except by agreement in writing & with appropriate compensation to the Architect.

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CLIENT NAME

ROGERS TOWNHOMES

ROGERS, AR

NOT FOR CONSTRUCTION

10/24/2023

Architect Name - RYAN FAUST
Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	*Project #:* 23116
Drawn By: JMA	*Checked By:* TB

Title: COLORED ELEVATIONS

Sheet Number: R0.00

Date: 10/24/2023

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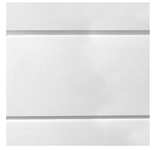
BK-1
MODULAR BRICK
STACKED SOLDIER BOND



FC-1
V-GROOVE
PLANK SIDING

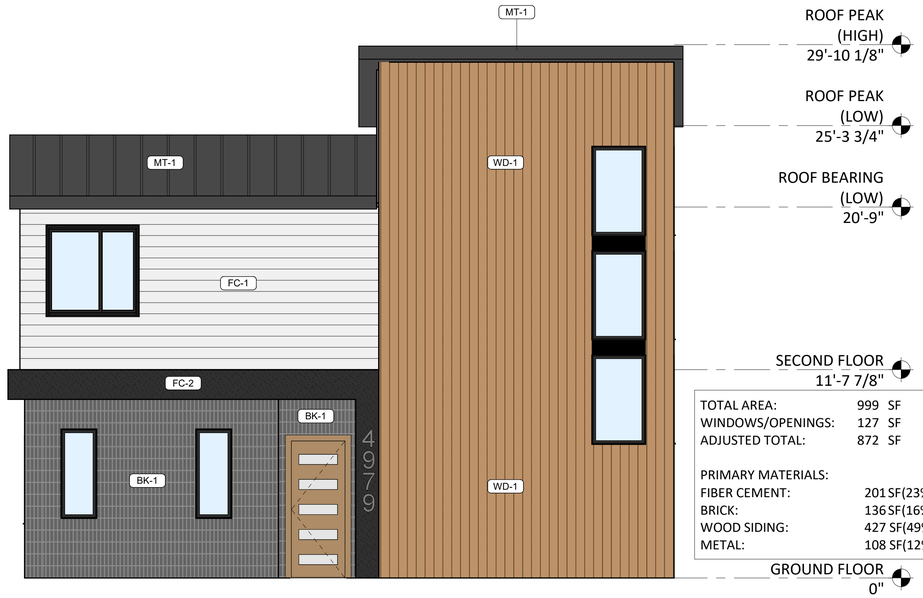
FC-2
SAND TEXTURED PANEL
ORIENTATION TO LIMIT SEAMS

MT-1
SNAP-ON BATTEN
ROOF AND WALL APPLICATION

WD-1
MODIFIED WOOD SIDING
VERTICAL INSTALLATION

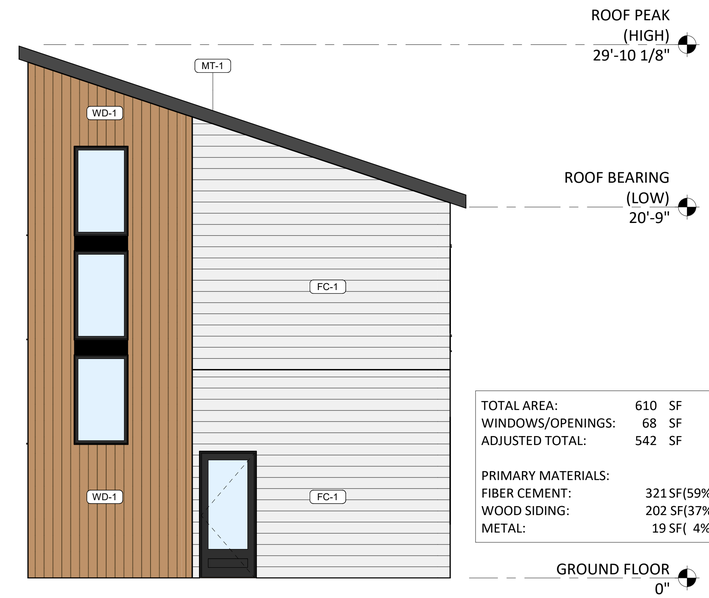
EXT MATERIALS SCHEDULE

NO.	MATERIAL	MANUFACTURER	MODEL	DESCRIPTION	COMMENTS
FC-1	FIBER CEMENT	JAMES HARDIE OR APPROVED EQUAL	ARTISAN V-GROOVE	PAINTED, HORIZONTAL AND VERTICAL ORIENTATION USED	
FC-2	FIBER CEMENT	JAMES HARDIE OR APPROVED EQUAL	FINE SAND	PAINTED	
BK-1	MASONRY	ACME OR APPROVED EQUAL	ALLENTOWN - VELOUR - MODULAR BRICK	DARK BRICK, STACKED SOLDIER BOND, DARK GROUT: COLOR TO BE APPROVED IN SUBMITAL	
MT-1	METAL ROOFING PANEL	PAC-CLAD OR APPROVED EQUAL	SNAP-ON BATTEN		
WD-1	MODIFIED WOOD SIDING	KEBONY OR APPROVED EQUAL	CLICK-IN-CLADING		30-YEAR WARRANTY



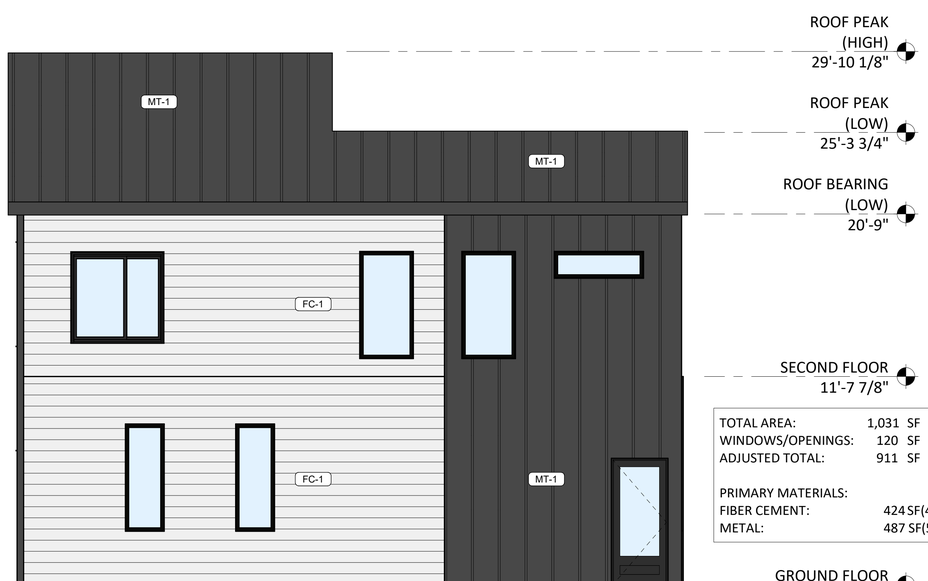
TOTAL AREA:	999	SF
WINDOWS/OPENINGS:	127	SF
ADJUSTED TOTAL:	872	SF
PRIMARY MATERIALS:		
FIBER CEMENT:	201	SF(23%)
BRICK:	136	SF(16%)
WOOD SIDING:	427	SF(49%)
METAL:	108	SF(12%)

04 R0.01 **TOWNHOUSE - EXTERIOR ELEVATION NORTH**
1/4" = 1'-0"



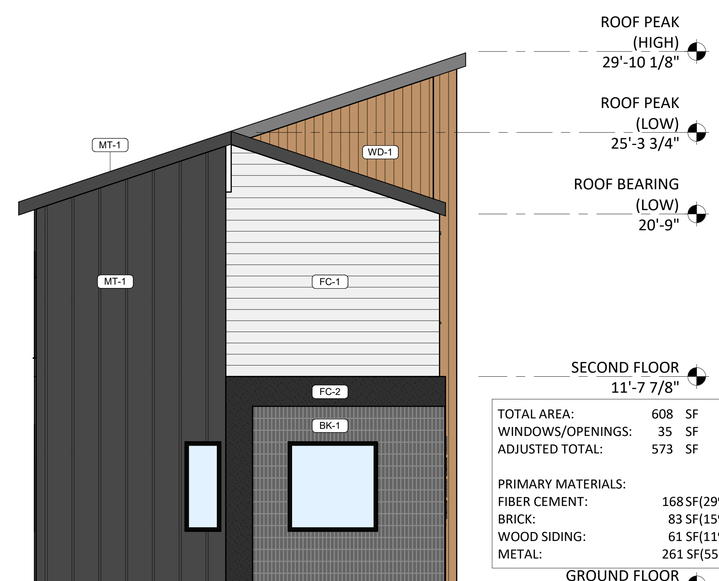
TOTAL AREA:	610	SF
WINDOWS/OPENINGS:	68	SF
ADJUSTED TOTAL:	542	SF
PRIMARY MATERIALS:		
FIBER CEMENT:	321	SF(59%)
WOOD SIDING:	202	SF(37%)
METAL:	19	SF(4%)

03 R0.01 **TOWNHOUSE - EXTERIOR ELEVATION EAST**
1/4" = 1'-0"



TOTAL AREA:	1,031	SF
WINDOWS/OPENINGS:	120	SF
ADJUSTED TOTAL:	911	SF
PRIMARY MATERIALS:		
FIBER CEMENT:	424	SF(47%)
METAL:	487	SF(53%)

02 R0.01 **TOWNHOUSE - EXTERIOR ELEVATION SOUTH**
1/4" = 1'-0"



TOTAL AREA:	608	SF
WINDOWS/OPENINGS:	35	SF
ADJUSTED TOTAL:	573	SF
PRIMARY MATERIALS:		
FIBER CEMENT:	168	SF(29%)
BRICK:	83	SF(15%)
WOOD SIDING:	61	SF(11%)
METAL:	261	SF(55%)

01 R0.01 **TOWNHOUSE - EXTERIOR ELEVATION WEST**
1/4" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

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ROGERS, AR

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10/24/2023

Architect Name - RYAN FAUST

Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	*Project #:* 23116
Drawn By: ADN	*Checked By:* TB

Title:
COLORED ELEVATIONS

Sheet Number:
R0.01

Date: 10/24/2023

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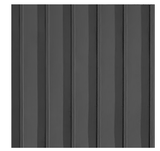
BK-1
MODULAR BRICK
STACKED SOLDIER BOND

FC-1
V-GROOVE
PLANK SIDING

FC-2
SAND TEXTURED PANEL
ORIENTATION TO LIMIT SEAMS



MT-1
SNAP-ON BATTEN
ROOF AND WALL APPLICATION

WD-1
MODIFIED WOOD SIDING
VERTICAL INSTALLATION

EXT MATERIALS SCHEDULE

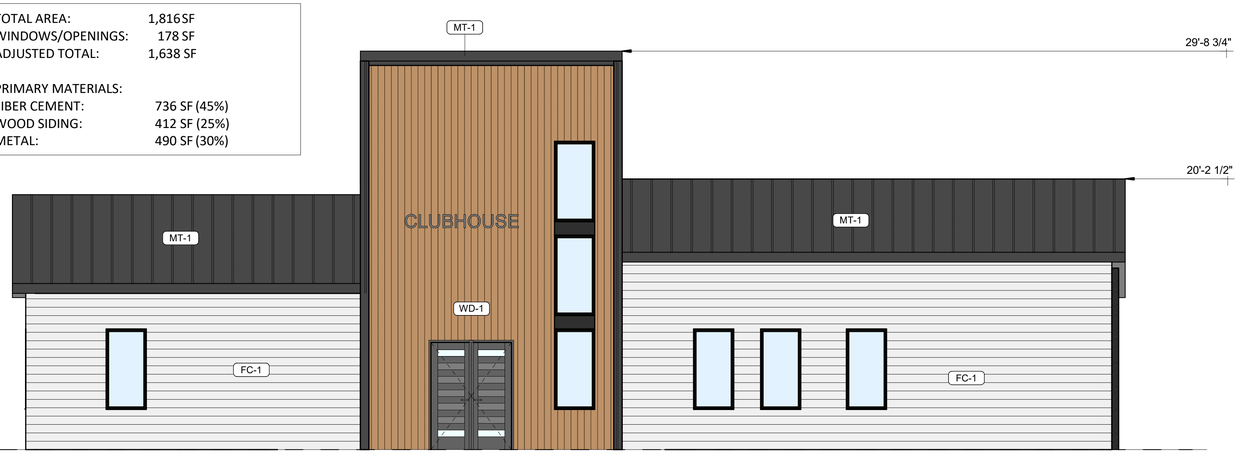
NO.	MATERIAL	MANUFACTURER	MODEL	DESCRIPTION	COMMENTS
FC-1	FIBER CEMENT	JAMES HARDIE OR APPROVED EQUAL	ARTISAN V-GROOVE	PAINTED, HORIZONTAL AND VERTICAL ORIENTATION USED	
FC-2	FIBER CEMENT	JAMES HARDIE OR APPROVED EQUAL	FINE SAND	PAINTED	
BK-1	MASONRY	ACME OR APPROVED EQUAL	ALLENTOWN - VELOUR - MODULAR BRICK	DARK BRICK, STACKED SOLDIER BOND, DARK GROUT: COLOR TO BE APPROVED IN SUBMITAL	
MT-1	METAL ROOFING PANEL	PAC-CLAD OR APPROVED EQUAL	SNAP-ON BATTEN		
WD-1	MODIFIED WOOD SIDING	KEBONY OR APPROVED EQUAL	CLICK-IN-CLADING		30-YEAR WARRANTY

TOTAL AREA: 1,441 SF
WINDOWS/OPENINGS: 183 SF
ADJUSTED TOTAL: 1,258 SF

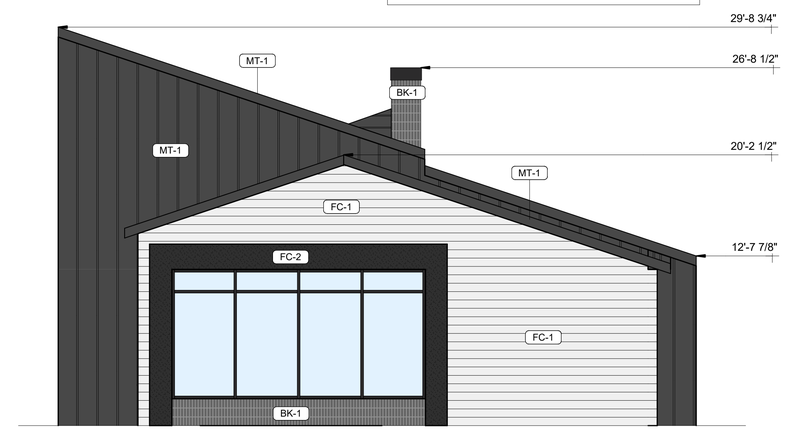
PRIMARY MATERIALS:
FIBER CEMENT: 403 SF (32%)
WOOD SIDING: 412 SF (33%)
METAL: 394 SF (31%)
BRICK: 49 SF (4%)

TOTAL AREA: 1,816 SF
WINDOWS/OPENINGS: 178 SF
ADJUSTED TOTAL: 1,638 SF

PRIMARY MATERIALS:
FIBER CEMENT: 736 SF (45%)
WOOD SIDING: 412 SF (25%)
METAL: 490 SF (30%)



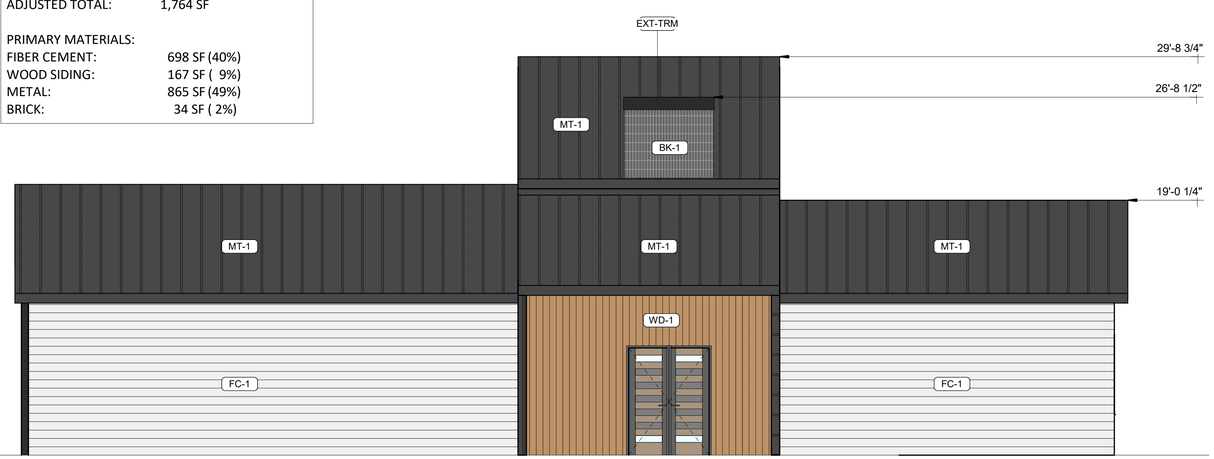
4 R0.02 **CLUB HOUSE - FRONT ELEVATION**
3/16" = 1'-0"



3 R0.02 **CLUB HOUSE - RIGHT ELEVATION**
3/16" = 1'-0"

TOTAL AREA: 1,816 SF
WINDOWS/OPENINGS: 52 SF
ADJUSTED TOTAL: 1,764 SF

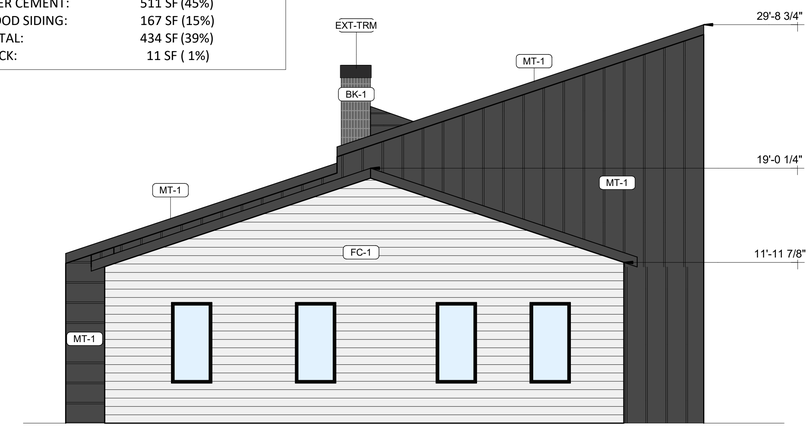
PRIMARY MATERIALS:
FIBER CEMENT: 698 SF (40%)
WOOD SIDING: 167 SF (9%)
METAL: 865 SF (49%)
BRICK: 34 SF (2%)



2 R0.02 **CLUB HOUSE - REAR ELEVATION**
3/16" = 1'-0"

TOTAL AREA: 1,195 SF
WINDOWS/OPENINGS: 72 SF
ADJUSTED TOTAL: 1,123 SF

PRIMARY MATERIALS:
FIBER CEMENT: 511 SF (45%)
WOOD SIDING: 167 SF (15%)
METAL: 434 SF (39%)
BRICK: 11 SF (1%)



1 R0.02 **CLUB HOUSE - LEFT ELEVATION**
3/16" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST. SUITE 50
BENTONVILLE, AR 72712
TEL: 479.579.9959

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CLIENT NAME

ROGERS TOWNHOMES

ROGERS, AR

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10/26/2023

Architect Name - RYAN FAUST
Architect Number - 4711

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REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size: 24 x 36	*Project #:* 23116
Drawn By: Author	*Checked By:* Checker

Title: COLORED ELEVATIONS

Sheet Number: R0.02

Date: 10/26/2023

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BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, AR

NOTICE OF PUBLIC HEARING FOR REZONE REQUEST

Notice is hereby given in pursuant to Section 14-725-730 of the Rogers code that Jessi Taylor is applying to the Rogers Planning Commission to rezone real estate property at approximately 2460 S. 26th Street. The property is more particularly Described as:

DESCRIPTION: PARCEL 02-02087-264
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 27 TOWNSHIP 19 NORTH RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF NORTHEAST QUARTER OF SECTION 27; THENCE NORTH 87°07'23" WEST 52.16 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02°17'20" WEST 33.04 FEET TO A POINT; THENCE NORTH 87°05'50" WEST 608.55 FEET TO A POINT; THENCE NORTH 02°57'14" EAST 32.76 FEET TO A POINT; THENCE SOUTH 87°07'23" EAST 608.17 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 0.46 ACRES AND SUBJECT TO ALL RIGHT OF WAY AND ANY EASEMENT(S) OF RECORD

DESCRIPTION: PARCEL 02-01712-050
A PART OF THE SOUTHERN HALF (S1/2) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION 22 TOWNSHIP 19 NORTH RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 22; THENCE NORTH 87°07'23" WEST 52.16 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 87°07'23" WEST 608.17 FEET TO A POINT; THENCE NORTH 02°57'14" EAST 330.06 FEET TO A POINT; THENCE SOUTH 87°06'14" EAST 604.34 FEET TO A POINT; THENCE SOUTH 02°17'20" WEST 329.88 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 4.59 ACRES AND SUBJECT TO ALL RIGHT OF WAY AND ANY EASEMENT(S) OF RECORD

Present Zoning: A-1

Proposed Zoning: N-R

A public hearing by the Rogers Planning Commission will be held on:
In the City Council Chambers of the City Hall Building located at 301 W. Chestnut, Rogers, Arkansas.

Respectfully Submitted,

Taylor E. McBride

PROPERTY OWNER AFFIDAVIT

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

Legal Property Descriptions on proceeding, attached page.

Present Zoning: A-1

Proposed Zoning: N-R

Respectfully Submitted,

(Property Owner's Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me on this 31st day of October, 2023

Notary Signature

WILL HUMPHREY
NOTARY
PUBLIC
#12723209
EXPIRES 6/7/2033
BENTON COUNTY, ARKANSAS

Will Humphrey
Notary Name Printed

06/07/2033
My Commission Expires

Legal Descriptions:

DESCRIPTION: PARCEL 02-02087-264
A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW1/4 NE1/4) OF SECTION 27 TOWNSHIP 19 NORTH RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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DESCRIPTION: PARCEL 02-01712-050
A PART OF THE SOUTHERN HALF (S1/2) OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4 SE1/4) OF SECTION 22 TOWNSHIP 19 NORTH RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SOUTHEAST QUARTER OF SECTION 22; THENCE NORTH 87°07'23" WEST 52.16 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 87°07'23" WEST 608.17 FEET TO A POINT; THENCE NORTH 02°57'14" EAST 330.06 FEET TO A POINT; THENCE SOUTH 87°06'14" EAST 604.34 FEET TO A POINT; THENCE SOUTH 02°17'20" WEST 329.88 FEET TO THE POINT OF BEGINNING, CONTAINING SOME 4.59 ACRES AND SUBJECT TO ALL RIGHT OF WAY AND ANY EASEMENT(S) OF RECORD

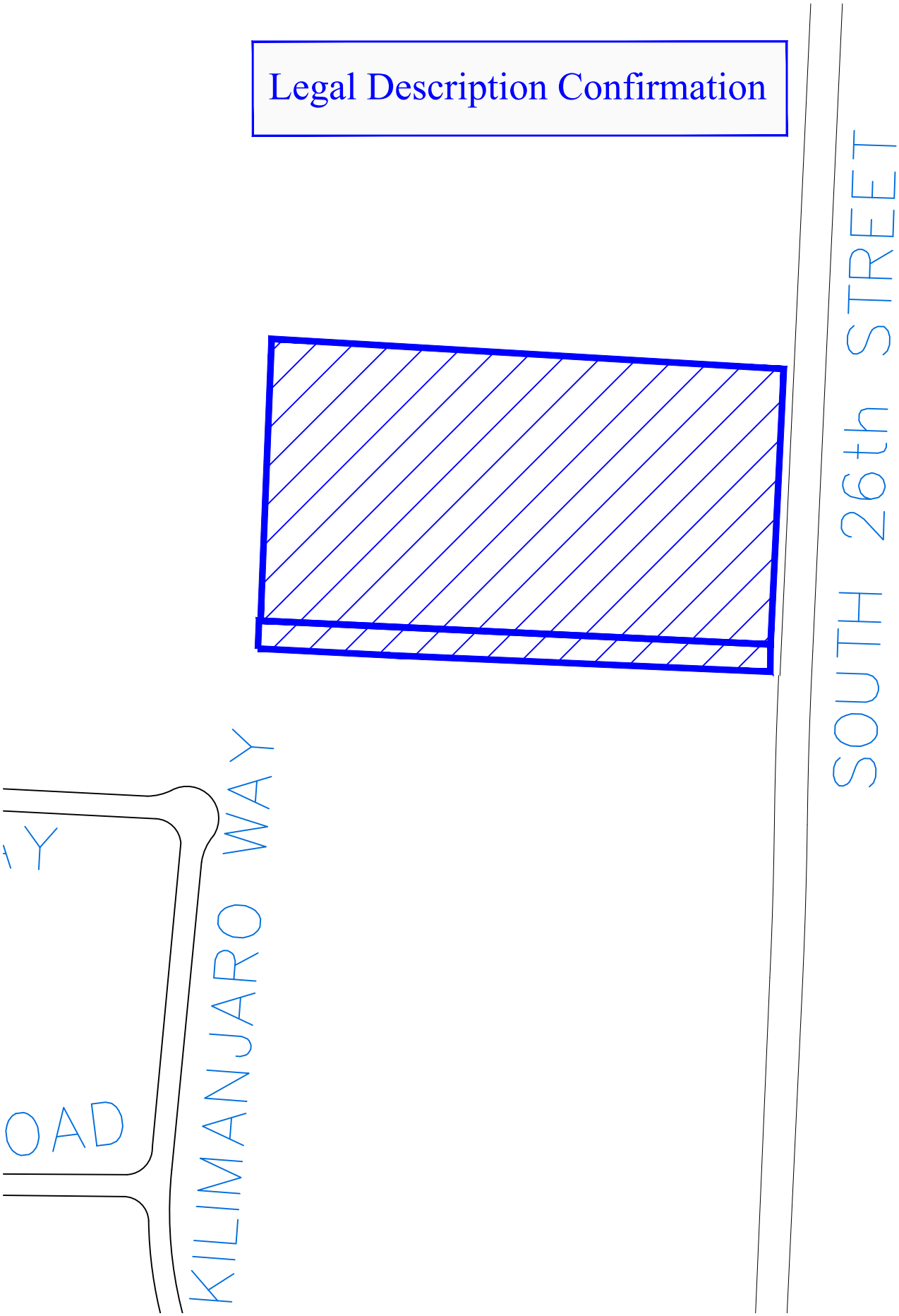
DEPT. OF COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
FAX: (479) 986-6896

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 **February 6, 2024** at **5:30 p.m.** on the application by **Taylor Subdivision** to rezone **2460 S. 26th Street and 0.46 acres directly to the south** from the **A-1** (Agricultural) zoning district to the **N-R** (Neighborhood Residential) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
2460 S. 26th Street and 0.46 acres directly to the south
Parcel Number: 02-01712-050 & 02-02087-264

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday January 21, 2024**
BILL THE CITY OF ROGERS

Legal Description Confirmation