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

PLANNING COMMISSION MEETING AGENDA

MARCH 5, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: HTTPS://US02WEB.ZOOM.US/J/86020491169
BOARD OF ADJUSTMENT: HTTPS://US02WEB.ZOOM.US/J/86020491169
ZONING REVIEW COMMITTEE: HTTPS://US02WEB.ZOOM.US/J/87054439319

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. February 20, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

DEPT. OF COMMUNITY
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CONSENT AGENDA:

1.

LSDP: The District Mixed Use Phase 2

A proposal to construct 277,974 square feet of first-floor building area at 4303 S. JB Hunt Drive in the U-COM (Uptown Commercial Mixed Use) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Jay Young*

2.

LSDP: Family Storage 2

A proposal to construct 45,968 square feet of building area for warehousing and storage at 1250 W. Commons Drive in the I-1 (Light Industrial) zoning district.
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Phil Swope*

PUBLIC HEARING:

1.

RZN: David Vega

A request by David Vega to rezone 2305 S. Dixieland Road from the A-1 (Agricultural) zoning district to the NR (Neighborhood Residential) zoning district.
– *STAFF: Christina Moore*
– *REPRESENTED BY: David Vega*

2.

RZN: Jack Hales Construction Company

A request by Jack Hales Construction Company to rezone 103 W. Laura Street from the A-1 (Agricultural) zoning district to the NR (Neighborhood Residential) zoning district.
– *STAFF: Christina Moore*
– *REPRESENTED BY: Jason Ingalls*

3.

RZN/DCP: Dixieland & Olive Multifamily

A request by JP Specialty LLC for Dixieland & Olive Multifamily to rezone 55.25 acres near the NW corner of N. Dixieland Road & W. Olive Street from the A-1, R-DP & RSF-5 (Agricultural, Residential Duplex Patio Home, & Residential Single Family-5 units per acre) zoning districts to the RMF-15B (Residential Multifamily, 15 units per acre, rentals) zoning district with a Density Concept Plan.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Will Kellstrom*

4.

CUP: Fuzzy Bones Dog Grooming

A request by April Lemming for Fuzzy Bones Dog Grooming, LLC for a Conditional Use Permit to allow the use

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"Animal Grooming & Animal Boarding" at 2501 N. 14th Place in the C-2 (Highway Commercial) zoning district.
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: April Lemming*

5.

CUP: Oz Farms

A request by Hunter Haynes for Oz Farms for a Conditional Use Permit to allow the use "Assembly, Ceremonies, and Weddings" at 3232 W. Oak in the A-1(Agricultural) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Hunter Haynes*

CALL FOR RECESS:

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

CALL TO ORDER:

OLD BUSINESS :

1.

VAR: Meadows Development

A request by Meadows Development for a variance request from the Overlay District landscape requirements and front setback at 2339 S. 8th Street in the C-4 (Open Display Commercial) zoning district and the city's Overlay District. *(Tabled at 2/20/24 meeting)*
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Phil Swope*

NEW BUSINESS:

1. All recommended items from committees.
2.

LSDP: Everett Infinity

A proposal to construct a 21,324-square foot building for vehicle/equipment sales and rentals near the SW corner of S. 47th Street and W. Poplar Street in the C-4 (Open Display Commercial) zoning district.
– *STAFF: Zachery Birdsong*
– *REPRESENTED BY: Kazi Islam*

3.

LSDP: Meadows Railyard

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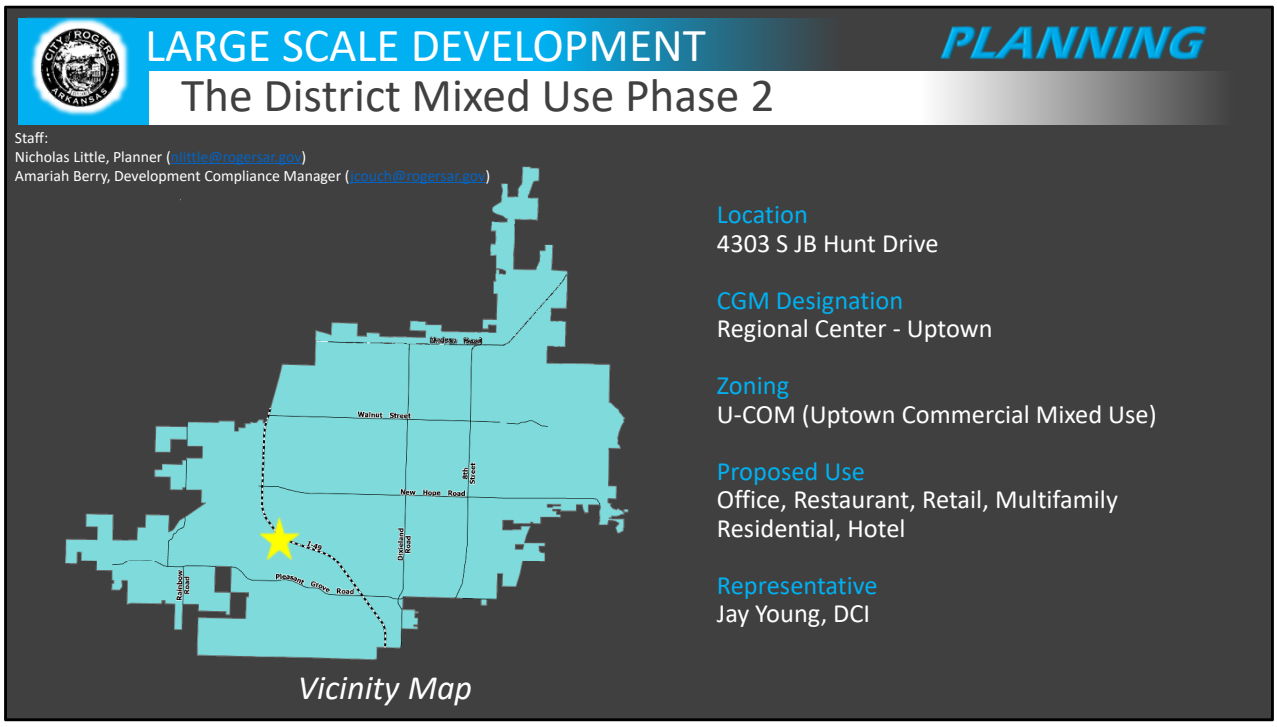
A proposal to construct 6,826 square feet of building area for a food truck court at 2339 S. 8th Street in the C-4 (Open Display Commercial) zoning district.
- *STAFF: Zachery Birdsong*
- *REPRESENTED BY: Phil Swope*

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



Location:

Located in southwest Rogers, near the I-49 – Pauline Whitaker Boulevard interchange.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Regional Center

Growth Designation Character:

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

Allowed Zoning Districts:

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

ZONING:

U-COM(Uptown Commercial Mixed Use):

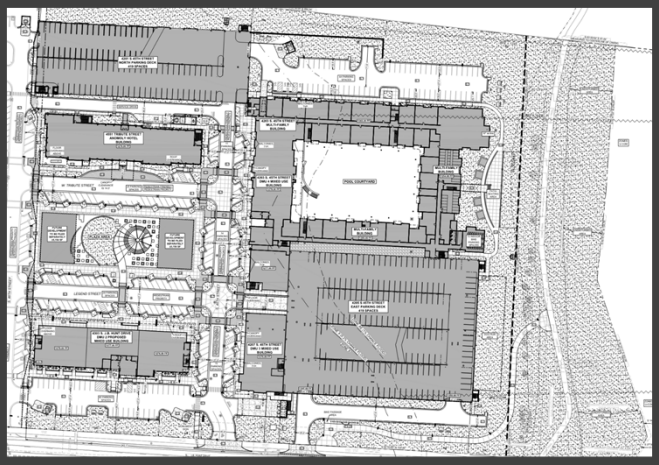
The purpose of the Uptown Commercial Mixed Use zone is to be compatible with U-COR through flexibility of uses, continuing to allow retail and commercial as primary uses, but also including high-density residential as a core use to be located within Uptown Rogers. The focus is to strike a balance between conventional forms of commercial development and high-intensity urban mixed-use development.

Development Standards within this URDC zone specifically address the unique aspects of development in this area by respecting the need for medium-intensity development between U-COR and existing residential areas.

Sec. 14-732(4.3).

LARGE SCALE DEVELOPMENT — PLANNING

The District Mixed Use Phase 2



Site Plan

Request

- The proposal includes a total of **277,974 square feet** of first-floor building area, on nearly **17.24 acres**. The development will feature the following:
  - Three mixed use buildings, which will house a mix of commercial and office uses. One of the mixed-use buildings will contain amenities for the adjoining multifamily units.
  - Two parking garages
  - A 6-story hotel
  - A central plaza area
  - Manicured and undisturbed greenspace areas along Blossom Way Creek

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  - Two parking garages
  - A 6-story hotel
  - A central plaza area
  - Manicured and undisturbed greenspace areas along Blossom Way Creek

ENGINEERING REVIEW

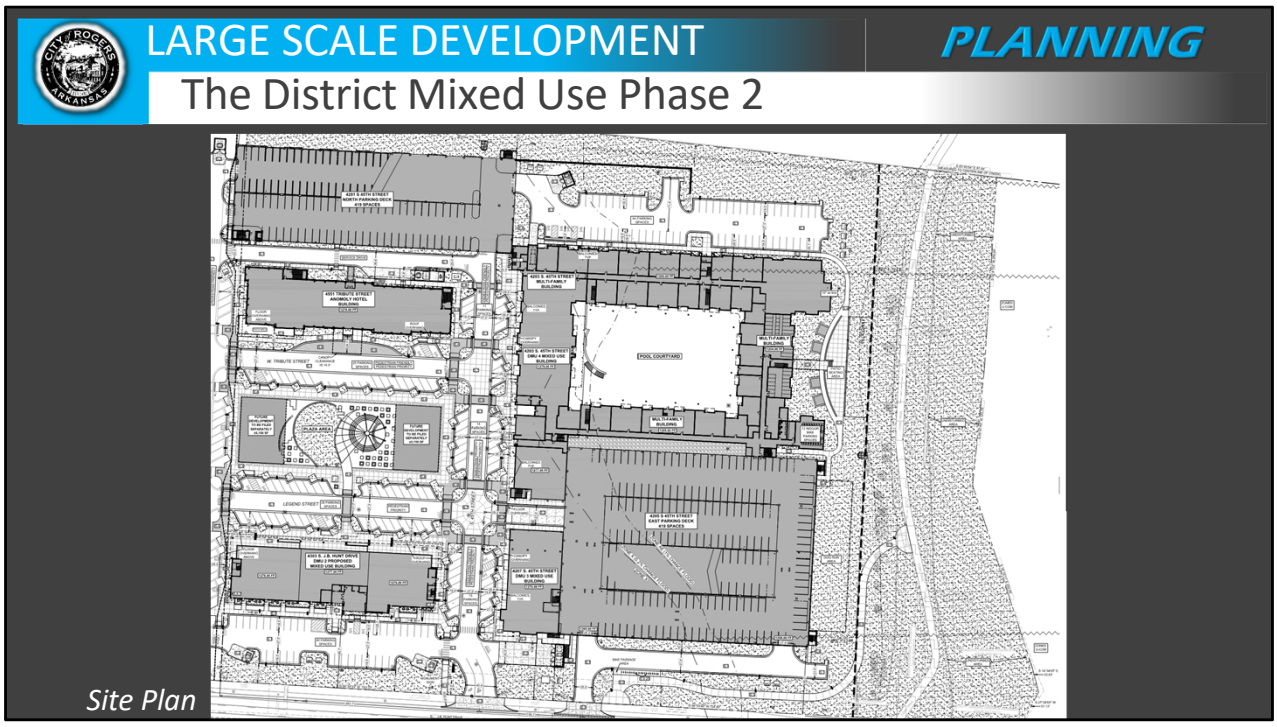
ACCESS MANAGEMENT:

The applicant has been granted an administrative engineering **WAIVER** from Section 14-715 (4.3), allowing the internal private drives to serve as streets for the purposes of compliance with U-COM setbacks and design principles.

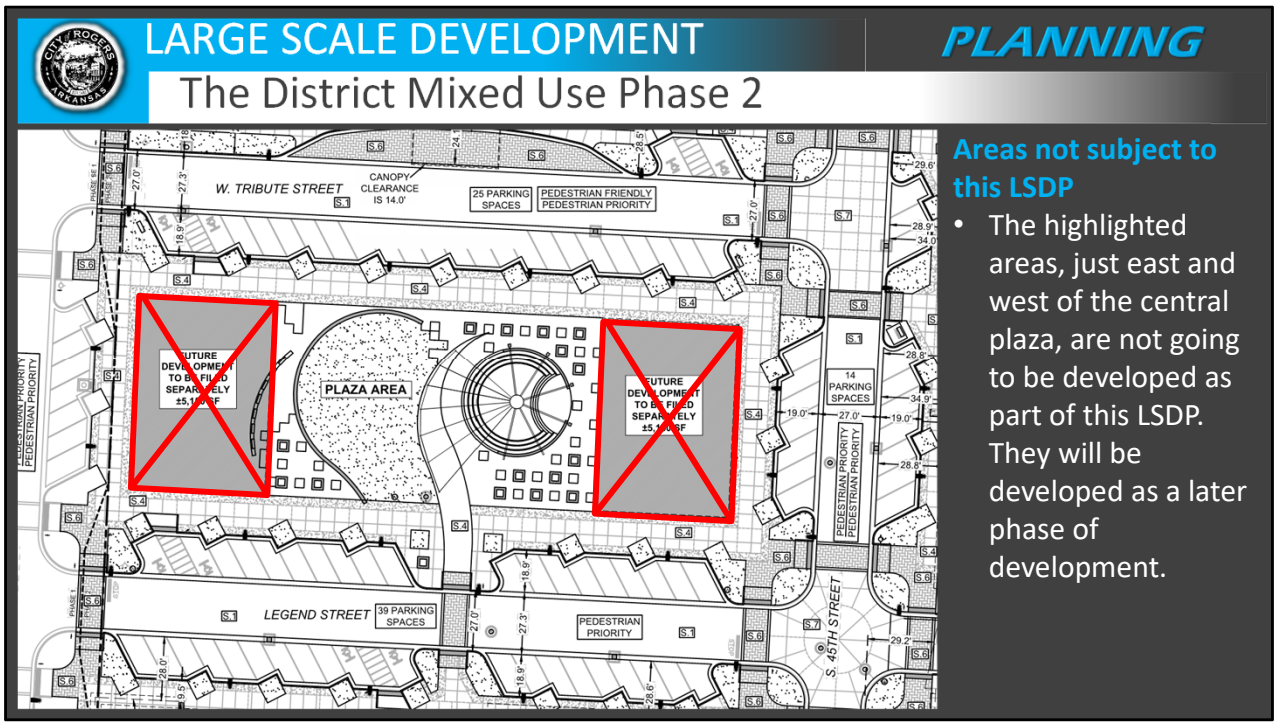
The applicant has been granted an administrative engineering **WAIVER** from Section 14-260 (1)(f) requiring a minimum of 150-ft between curb cuts on roads with a 35-mph speed limit. The applicant is provided as much separation as possible, will still providing access to the parking deck, considering grade changes and the proximity of the bridge.

The applicant has been granted an administrative engineering **WAIVER** from Section 14-1005, the commercial driveway detail. The applicant is proposing less than the 30-ft required driveway radius on the eastern driveway due to an existing drainage inlet.

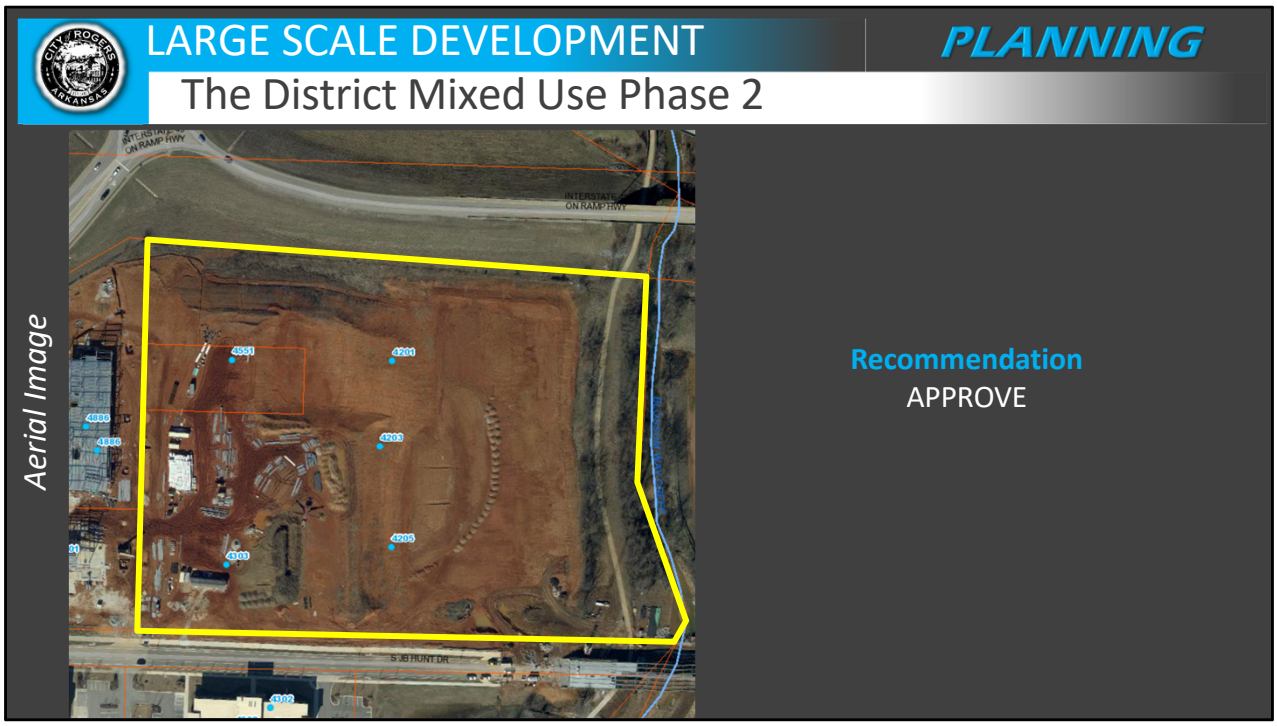
All other access management standards are being met.



STORMWATER MANAGEMENT & WATER QUALITY:
Storm water is collected through a series of drainage features including bioswales, grass swales, porous pavements, inlets, and pipes and directed to the regional detention pond. Modifications, such as the addition of a trickle channel and trash rack, were made to the regional detention pond to meet water quality requirements.
FLOODPLAIN MANAGEMENT:
A portion of this property is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "AE," and will therefore require a Floodplain Development Permit prior to construction. All structures and equipment shall be at least 3 feet above the established base flood elevation.
MASTER STREET PLAN IMPROVEMENTS:
Street Pavement and Condition:
S JB Hunt Drive is not in substandard condition.
Connectivity Standards:
Connectivity standards are not applicable on this site.
Streetscape:
Right-of-Way:
The right-of-way width for S JB Hunt Drive, a Collector Street, is currently 70-ft as required by the Master Street Plan and Typical Street Sections.
Sidewalks & Sidepaths:
There is an existing 10-ft trail on S JB Hunt Drive.
Trails:
A trail connection from S JB Hunt Drive to the Railyard Loop is proposed.
Streetlights:
Streetlights are existing along S JB Hunt Drive.
Street Trees:
The applicant proposes Prairifire Crabapples as their street trees.
RECOMMENDATIONS:
Approve



- The areas directly east and west of the central plaza are not being developed as part of this phase. They shall remain undeveloped until a later phase is approved.



Summary

LSDP Staff Recommendation

APPROVE

WHISENVEST REALTY, LLC
THE DISTRICT MIXED USE AREA - PHASE 2
LARGE SCALE DEVELOPMENT PLANS PACKAGE

PHASE 1 PROJECT INFORMATION

STREET ADDRESS: _____ SOUTH J.B. HUNT DRIVE

DEVELOPERs: PWX, LLC, OR ITS ASSIGNS
& OWNERS 1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223
EMAIL: JEFF MAXWELL - JEFF@WHISENVEST.COM

ROGERS DISTRICT HOTEL, LLC
405 SOUTH 11TH STREET, SUITE 104
OXFORD, MISSISSIPPI 38655
EMAIL: LUKE CHAMBERLEE - LUKE@LR2C.COM

ENGINEERING CONTACT: JAY YOUNG - JAYY@DCIUS.PRO

TOTAL LAND AREA: ±17.24 ACRES

ZONING: U-COM, UPTOWN COMMERCIAL MIXED USE
THE DISTRICT P.U.D., PHASE 2C (PUD ORDINANCE #08-048)
PROPOSED USES: COMMERCIAL, OFFICE & MULIT-FAMILY

CITY OF ROGERS GENERAL NOTES:

1. AN APPROVED EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
2. ALL CIVIL PLANS USED ON SITE MUST INCLUDE A CURRENT STAMP BY THE ROGERS PLANNING DEPARTMENT.
3. AN ARKANSAS CONTRACTOR'S LICENSE IS REQUIRED TO PERFORM ALL WORK OVER $20,000 IN VALUE
4. 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.
5. 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.
6. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100 YEAR WATER SURFACE ELEVATION WITHIN 14 DAYS AFTER THE POND IS BUILT, & MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
7. WHERE PUBLIC STREETS END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
8. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALKS END" SIGN.
9. 6. PUBLIC STREETS AND ALLEYWAYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

UTILITY CONTACTS:

ELECTRIC: CARROLL ELECTRIC
CONTACT: DEREK THURMAN
PHONE: (479) 273-2421 EXT. 2690
EMAIL: DTHURMAN@CARROLLECC.COM

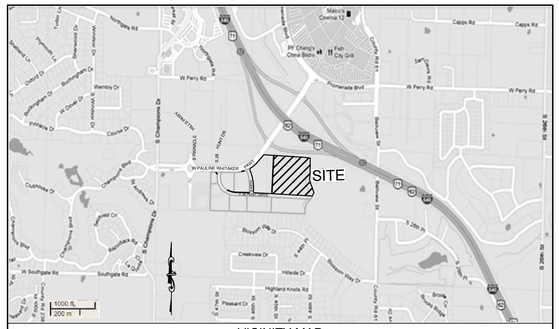
TELEPHONE - AT&T:
CONTACT: ANTHONY WILLIAMS
PHONE: (479) 442-3173
EMAIL: AW9156@ATT.COM

GAS: BLACK HILLS ENERGY
CONTACT: BRANDON STUBBS
PHONE: (479) 333-7020
EMAIL: BRANDON.STUBBS@BLACKHILLSCORP.COM

WATER: ROGERS WATER UTILITIES:
CONTACT: STEPHEN PONDER
PHONE: (479) 621-1156
EMAIL: STEPHENPONDER@RWU.ORG

SEWER: ROGERS WATER UTILITIES
CONTACT: STEPHEN PONDER
PHONE: (479) 621-1156
EMAIL: STEPHENPONDER@RWU.ORG

CABLE TV: COX COMMUNICATIONS
CONTACT: JASON COMBS
PHONE: (479) 231-7057
EMAIL: JASON.COMBS@COX.COM



VICINITY MAP

C.O.R. CITY VIEW PROJECT NO. PL202300253
DATE: FEBRUARY 26, 2024
CITY OF ROGERS URDC ZONE

PROPERTY DESCRIPTION

LOT 10B OF THE LOT SPLIT PLAT OF LOT 10, THE DISTRICT P.U.D., PHASE 2C (PUD ORDINANCE #08-048) AS FILED FOR RECORD AT PLAT #L201843973.

CIVIL ENGINEER & LANDSCAPE ARCHITECT
DEVELOPMENT CONSULTANTS, INC.
1 EAST CENTER STREET, SUITE 290
FAYETTEVILLE, ARKANSAS 72701
479-444-7880
2200 NORTH RODNEY PARHAM ROAD, SUITE 220
LITTLE ROCK, ARKANSAS 72212
501-221-7880

ARCHITECT
SCM ARCHTITECTS
28 EAST CENTER STREET, SUITE 220
FAYETTEVILLE, ARKANSAS 72701
479-966-4777
1400 KIRK ROAD, SUITE 220
LITTLE ROCK, ARKANSAS 72223
501-224-3055

PROJECT INFORMATION SUMMARY

STREET ADDRESS: _____ SOUTH J.B. HUNT DRIVE
CITY OF ROGERS PROJECT #PL202300253

DEVELOPERS: PWX, LLC, OR ITS ASSIGNS
& OWNERS 1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223
EMAIL: JEFF MAXWELL - JEFF@WHISENVEST.COM

ROGERS DISTRICT HOTEL, LLC
405 SOUTH 11TH STREET, SUITE 104
OXFORD, MISSISSIPPI 38655
EMAIL: LUKE CHAMBERLEE - LUKE@LR2C.COM

ENGINEERING CONTACT: JAY YOUNG - JAYY@DCIUS.PRO

ZONING: U-COM, UPTOWN COMMERCIAL MIXED USE
THE DISTRICT P.U.D., PHASE 2C (PUD ORDINANCE #08-048)

PROPOSED USES: COMMERCIAL, OFFICE, & MULTI-FAMILY
TOTAL SITE/LAND AREA: ±17.24 ACRES (750,974 SF)
TOTAL BUILDING COVERAGE: ±36.80% (±276,372 SF)
TOTAL GREEN SPACE: ±34.12% (±256,219 SF)
TOTAL IMPERVIOUS AREA: ±65.88% (±494,755 SF)
TOTAL DEVELOPMENT/DISTURBED AREA: ±14.60 AC / 84.67%
PUBLIC OPEN SPACE AT EAST SIDE: ±2.86 AC / 16.59%
PUBLIC OPEN SPACE AT PLAZA: ±0.28 AC

HOTEL BUILDING AREA: ±98,973 SF - 6 STORIES
NUMBER OF ROOMS: 139
MAXIMUM BUILDING HEIGHT: 96.5'
BUILDING CONSTRUCTION: TYPE IB SPRINKLERED

DMU 2 BUILDING AREA: 65,444 SF TOTAL
COMMERCIAL USE AREA: 18,841 SF
OFFICE USE AREA: 46,603 SF
MAXIMUM HEIGHT: 59'-4" - THREE STORIES
BUILDING CONSTRUCTION: TYPE IIB - FULLY SPRINKLED

DMU 3 BUILDING AREA: ±9,000 SF FIRST FLOOR COMMERCIAL
FLOORS 2-5 ARE PART OF THE MULTI-FAMILY USE/BLDG. AREA
WEST SIDE MAXIMUM HEIGHT: 85' - 5 STORIES
EAST SIDE MAXIMUM HEIGHT: 95' - 5 STORIES
BUILDING CONSTRUCTION: TYPE IIB - FULLY SPRINKLED

DMU 4 BUILDING AREA: ±5,200 SF FIRST FLOOR COMMERCIAL
MULTI-FAMILY AMENITY AREA (FIRST FLOOR): ±13,813 SF
WEST SIDE MAXIMUM HEIGHT: 85' - 5 STORIES
EAST SIDE MAXIMUM HEIGHT: 72' - 5 STORIES
BUILDING CONSTRUCTION: TYPE IIB - FULLY SPRINKLED

DMU 4 MULTI-FAMILY AREA: ±424,940 SF (INCL. AMENITY AREA)
294 DWELLING UNITS: 145 - 1 BEDROOM UNITS
129 - 2 BEDROOM UNITS
4 - 3 BEDROOM UNITS
16 - STUDIES
HOUSING DENSITY: 17.05 UNITS PER ACRE
MAXIMUM HEIGHT: 72' - FIVE STORIES
BUILDING CONSTRUCTION: TYPE IIB

VEHICLE PARKING REQUIRED: 366 SPACES TOTAL
OFFICE & COMMERCIAL: ZERO
HOTEL: 70 SPACES
MULTI-FAMILY: 296 SPACES

PARKING PROVIDED: 1,265 SPACES TOTAL
SURFACE PARKING 208 SPACES (16 ACCESSIBLE)

MULTI-FAMILY PARKING DECK: 629 PARKING SPACES (13 ACCESSIBLE)
MAXIMUM BUILDING HEIGHT: 39' - THREE STORIES
BUILDING CONSTRUCTION TYPE: IA

NORTH PARKING DECK: 419 PARKING SPACES (9 ACCESSIBLE)
MAXIMUM BUILDING HEIGHT: 47' - FOUR STORIES
BUILDING CONSTRUCTION TYPE: IA

BIKE PARKING REQUIRED: 156 SPACES
COMMERCIAL & OFFICE AREA: ±89,844 SF = 91 SPACES
HOTEL: 139 ROOMS x 1.0 x 0.15 = 21 SPACES
APARTMENTS: 296 UNITS x 1.0 x 0.15 = 44 SPACES
BIKE SURFACE PARKING PROVIDED: 78 SPACES
BIKE PARKING/STORAGE INSIDE APARTMENT BLDG: 72 SPACES
BIKE PARKING INSIDE PARKING DECKS: 20 (10 EACH)
TOTAL BIKE PARKING PROVIDED: 176 SPACES

U-COM BUILD-TO ZONES & SETBACKS:

PEDESTRIAN-PRIORITY/FRIENDLY = 0'-25' MAX. SETBACK
GENERAL FRONTAGE = 10' MIN. - 45' MAX. SETBACK
SIDE = 0' MIN. SETBACK - NO MAX. SETBACK
REAR = 0' MIN. SETBACK - NO MAX. SETBACK

SHEET INDEX:

C0.00 - RENDERED SITE PLAN
C1.01 - LARGE SCALE DEVELOPMENT SITE PLAN
C2.01 - STREETSCAPE ZONES EXHIBIT
C3.01 - C3.02 EROSION CONTROL PLAN & DETAILS
C4.01 - DEMOLITION PLAN
C5.01 - C5.08 GRADING & DRAINAGE PLANS & DETAILS
C6.01 - C6.09 STORM DRAINAGE PLAN & PROFILES
C7.01 - C7.07 UTILITY COORDINATION PLANS
C8.01 - C8.07 WATER LINE & PLAN & PROFILES
C9.01 - C9.04 SANITARY SEWER PLAN & PROFILES
C10.01 - 10.03 R.W.U. STANDARD WATER & SEWER DETAILS
C11.01 - C11.07 GENERAL SITE DIMENSIONING PLANS
C12.01 - C12.07 DETAIL DIMENSIONING & PAVING PLANS
C13.01 - C13.05 SITE DETAILS & C.O.R. STANDARD DETAILS
L1.01 - L1.08 PLANTING PLANS & DETAILS
L2.01 - 2.07 IRRIGATION AREAS & SLEEVING

SUPPLEMENTAL SHEETS:

B-1 - B-2: BOUNDARY & TOPOGRAPHIC SURVEY
S1.01 - S1.02 SITE & BIKE TRAIL LIGHTING PHOTOMETRICS & FIXTURE INFO
S2.01 - S2.07 BUILDING ELEVATIONS
S3.01 MECHANICAL SCREEN DETAILS
S4.01 DUMPSTER ENCLOSURE DETAIL

SUBMITTAL RECORD:

LSD SUBMITTAL #1	MARCH 3, 2023 - TECH REVIEW	TO: CORCD
LSD SUBMITTAL #2	AUGUST 25, 2023 - TECH REVIEW	TO: COR & RWU
LSD SUBMITTAL #3	OCTOBER 6, 2023 - TECH REVIEW	TO: COR & RWU
LSD SUBMITTAL #4	NOV. 27, 2023 - TECH REVIEW	TO: RWU
LSD SUBMITTAL #4	DEC. 21, 2023 - TECH REVIEW	TO: COR & RWU
LSD SUBMITTAL #5	FEB 6, 2024 - TECH REVIEW	TO: COR & RWU
LSD SUBMITTAL #6	FEB 26, 2024 - TECH REVIEW	TO: COR & RWU

FLOODPLAIN CERTIFICATION

BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, A PORTION OF LOT 10B SHOWN HEREON IS IN FLOOD ZONE AE, WHICH IS AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C 0270 K, MAP REVISED JUNE 5, 2012.

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — No. 14042 — BENJAMIN V. HUDDES — 02-26-2024

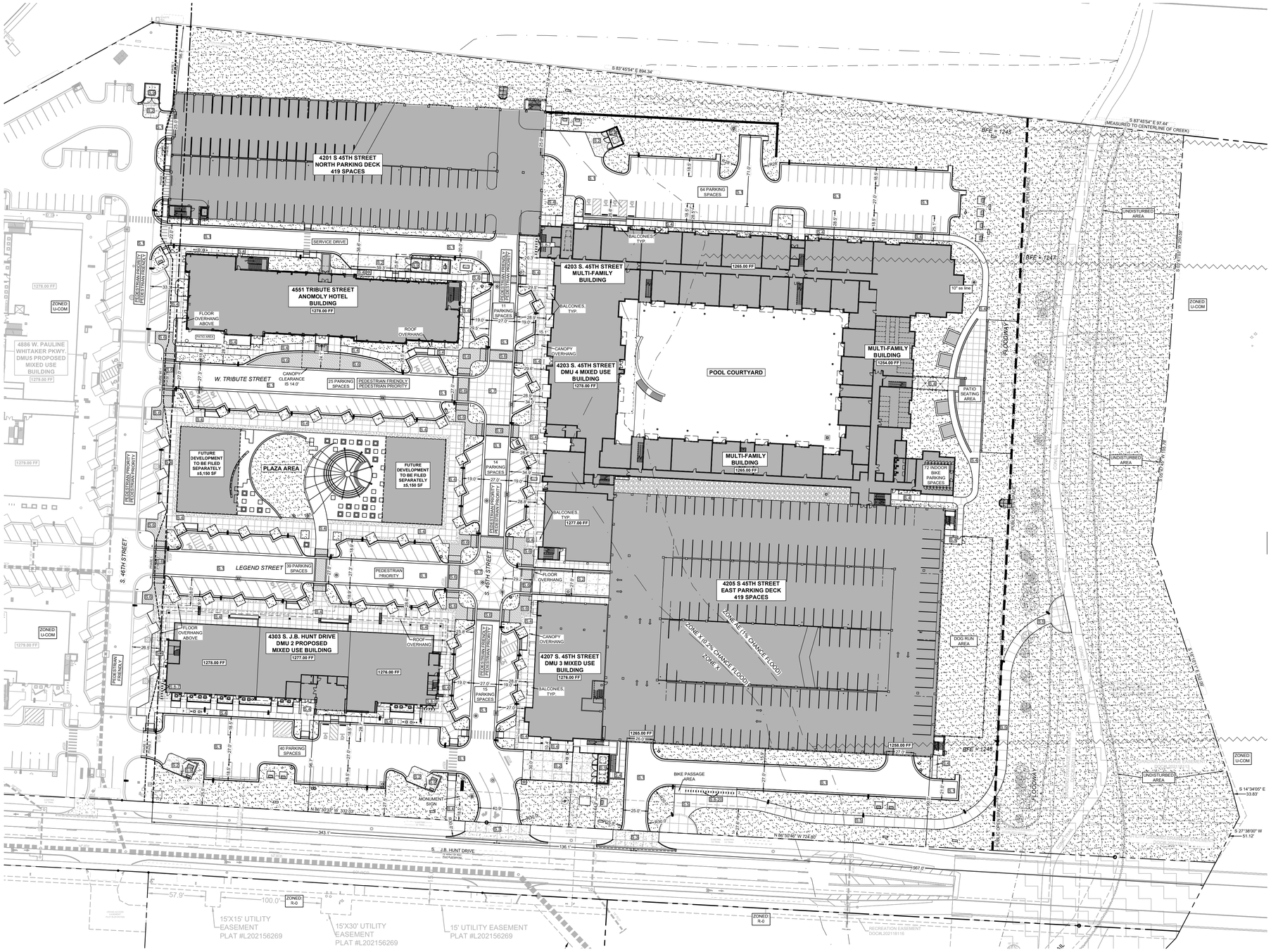
CERTIFICATE OF AUTHORIZATION — DEVELOPMENT CONSULTANTS INC. — No.128 — ARKANSAS ENGINEER

Licensed Landscape Architect — ROBERT L. BROWN — 1992 — Arkansas — 02-26-2024

LSD REVIEW COPY NOT FOR CONSTRUCTION

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

G:\2021\21-120\DESIGN\21-120 SITE PHASE 2.DWG



PROJECT INFORMATION SUMMARY

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CITY OF ROGERS PROJECT #PL202300253

DEVELOPERS: & OWNERS
PWX, LLC, OR ITS ASSIGNS
1400 KIRK ROAD, SUITE 110
LITTLE ROCK, ARKANSAS 72223
EMAIL: JEFF MAXWELL - JEFF@WHISENVEST.COM

ROGERS DISTRICT HOTEL, LLC
405 SOUTH 11TH STREET, SUITE 104
OXFORD, MISSISSIPPI 38655
EMAIL: LUKE CHAMBERLEE - LUKE@LR2C.COM

ENGINEERING CONTACT: JAY YOUNG - JAVY@DCIUS.PRO

ZONING: U-COM, UPTOWN COMMERCIAL MIXED USE
THE DISTRICT P.U.D., PHASE 2C (PUD ORDINANCE #08-048)

PROPOSED USES: COMMERCIAL, OFFICE, & MULTI-FAMILY
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TOTAL GREEN SPACE: ±34.12% (±256,219 SF)
TOTAL IMPERVIOUS AREA: ±65.88% (±494,755 SF)
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PUBLIC OPEN SPACE AT PLAZA: ±0.28 AC

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OFFICE USE AREA: 46,603 SF
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BUILDING CONSTRUCTION: TYPE IIB - FULLY SPRINKLED

DMU 3 BUILDING AREA: ±9,000 SF FIRST FLOOR COMMERCIAL
FLOORS 2-5 ARE PART OF THE MULTI-FAMILY USE/BLDG. AREA
WEST SIDE MAXIMUM HEIGHT: 85' - 5 STORIES
EAST SIDE MAXIMUM HEIGHT: 95' - 5 STORIES
BUILDING CONSTRUCTION: TYPE IIB - FULLY SPRINKLED

DMU 4 BUILDING AREA: ±5,200 SF FIRST FLOOR COMMERCIAL
MULTI-FAMILY AMENITY AREA (FIRST FLOOR): ±13,813 SF
WEST SIDE MAXIMUM HEIGHT: 85' - 5 STORIES
EAST SIDE MAXIMUM HEIGHT: 72' - 5 STORIES
BUILDING CONSTRUCTION: TYPE IIB - FULLY SPRINKLED

DMU 4 MULTI-FAMILY AREA: ±424,940 SF (INCL. AMENITY AREA)
294 DWELLING UNITS: 145 - 1 BEDROOM UNITS
129 - 2 BEDROOM UNITS
4 - 3 BEDROOM UNITS
16 - STUDIES
HOUSING DENSITY: 17.05 UNITS PER ACRE
MAXIMUM HEIGHT: 72' - FIVE STORIES
BUILDING CONSTRUCTION: TYPE IIB

VEHICLE PARKING REQUIRED: 366 SPACES TOTAL
OFFICE & COMMERCIAL: ZERO
HOTEL: 70 SPACES
MULTI-FAMILY: 296 SPACES

PARKING PROVIDED: 1,265 SPACES TOTAL
SURFACE PARKING 208 SPACES (16 ACCESSIBLE)

MULTI-FAMILY PARKING DECK: 629 PARKING SPACES (13 ACCESSIBLE)
MAXIMUM BUILDING HEIGHT: 39' - THREE STORIES
BUILDING CONSTRUCTION TYPE: IA

NORTH PARKING DECK: 419 PARKING SPACES (9 ACCESSIBLE)
MAXIMUM BUILDING HEIGHT: 47' - FOUR STORIES
BUILDING CONSTRUCTION TYPE: IA

BIKE PARKING REQUIRED: 156 SPACES
COMMERCIAL & OFFICE AREA: ±89,844 SF = 91 SPACES
HOTEL: 139 ROOMS x 1.0 x 0.15 = 21 SPACES
APARTMENTS: 296 UNITS x 1.0 x 0.15 = 44 SPACES
BIKE SURFACE PARKING PROVIDED: 78 SPACES
BIKE PARKING/STORAGE INSIDE APARTMENT BLDG: 72 SPACES
BIKE PARKING INSIDE PARKING DECKS: 20 (10 EACH)
TOTAL BIKE PARKING PROVIDED: 176 SPACES

SITE LEGEND	
KEY	DESCRIPTION
S.1	ASPHALT PAVING
S.2	CONCRETE PAVING
S.3	C.O.R. COMMERCIAL DRIVEWAY APRON
S.4	SIDEWALK - PAVING & WIDTHS VARY
S.5	C.O.R. MULTIUSE TRAIL
S.6	PAVERS
S.7	ACCENT PAVING
S.8	WELL SERIES BIKE RACKS - BIKEPARKING.COM
S.9	TRASH ENCLOSURE
	LANDSCAPE AREAS
	PAVER AREAS
	ACCENT PAVING

WAIVERS REQUESTED

1. ALLOW INTERNAL PRIVATE DRIVES TO SERVE AS STREETS FOR THE PURPOSES OF COMPLIANCE WITH U-COM SETBACKS & DESIGN PRINCIPLES.
2. ALLOW LESS THAN THE 150' MINIMUM DRIVEWAY SPACING AT THE TWO ENTRY DRIVES.
3. ALLOW REDUCED DRIVEWAY RADIUS AT WEST SIDE OF EASTERN DRIVEWAY.
4. ALLOW THE WESTERN DRIVEWAY TO BE LARGER THAN 24' IN WIDTH & HAVE THREE LANES AS SHOWN.

NORTH

50' 25' 0 50' 100'

SCALE: 1" = 50'

U-COM BUILD-TO ZONES & SETBACKS:

PEDESTRIAN-PRIORITY/FRIENDLY = 0'-25' MAX. SETBACK
GENERAL FRONTAGE = 10' MIN. - 45' MAX. SETBACK
SIDE = 0' MIN. SETBACK - NO MAX. SETBACK
REAR = 0' MIN. SETBACK - NO MAX. SETBACK

CITY OF ROGERS GENERAL REQUIREMENTS:

1. AN APPROVED EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
2. ALL CIVIL PLANS USED ON SITE MUST INCLUDE A CURRENT STAMP BY THE ROGERS PLANNING DEPARTMENT.
3. AN ARKANSAS CONTRACTOR'S LICENSE IS REQUIRED TO PERFORM ALL WORK OVER $20,000 IN VALUE.
4. ALL HVAC & OTHER EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
5. DEVELOPER TO PROVIDE THREE YEAR WARRANTY ON LANDSCAPE REQUIREMENTS FROM TIME OF COMPLETION.
6. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL SIGNAGE. APPROVAL OF LSD PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMITS.
7. DESIGNS FOR SITE RETAINAING WALLS MUST BE SUBMITTED & APPROVED BY C.O.R. CITY ENGINEER PRIOR TO CONSTRUCTION.

OWNER'S LANDSCAPE WARRANTY

OWNER/DEVELOPER AGREES TO PROVIDE A 3-YEAR WARRANTY TO THE CITY OF ROGERS FOR MAINTENANCE & REPLACEMENT OF LANDSCAPE MATERIALS AS A REQUIREMENT FOR CERTIFICATE OF OCCUPANCY.

BUILDING ELEVATION CERTIFICATES

A FINISHED CONSTRUCTION ELEVATION CERTIFICATE WITH REQUIRED PHOTOGRAPHS FOR EACH STRUCTURE SHALL BE REQUIRED FOR ALL BUILDINGS IN OR ADJACENT TO SPECIAL FLOOD HAZARD AREAS. THE FLOODPLAIN ADMINISTRATOR MAY REQUIRE FINISHED CONSTRUCTION ELEVATION CERTIFICATES IN OTHER HIGH-RISK AREAS.

PROPERTY DESCRIPTION

LOT 10B OF THE LOT SPLIT PLAT OF LOT 10, THE DISTRICT P.U.D., PHASE 2C AS FILED FOR RECORD AT PLAT #L201843973.

FLOOD PLAIN CERTIFICATION

BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, LOT 10B SHOWN HEREON IS IN FLOOD ZONE AE, WHICH IS AN AREA DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, BENTON COUNTY, ARKANSAS, MAP NUMBER 05007C 0270 K, MAP REVISED JUNE 5, 2012.

BFE RANGES FROM 1245 -1248 IN FLOODPLAIN AT EAST SIDE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14042
BENJAMIN L. KUDDES
06-26-2024

CERTIFICATE OF AUTHORITY
DEVELOPMENT CONSULTANTS INC.
No.128
ARKANSAS ENGINEER

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
2200 N. RODNEY PARHAM ROAD
SUITE 220
LITTLE ROCK, AR 72212
501-221-7880

COPYRIGHT: 2023

SCALE: 1" = 50'

DATE: 02-26-2024

REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

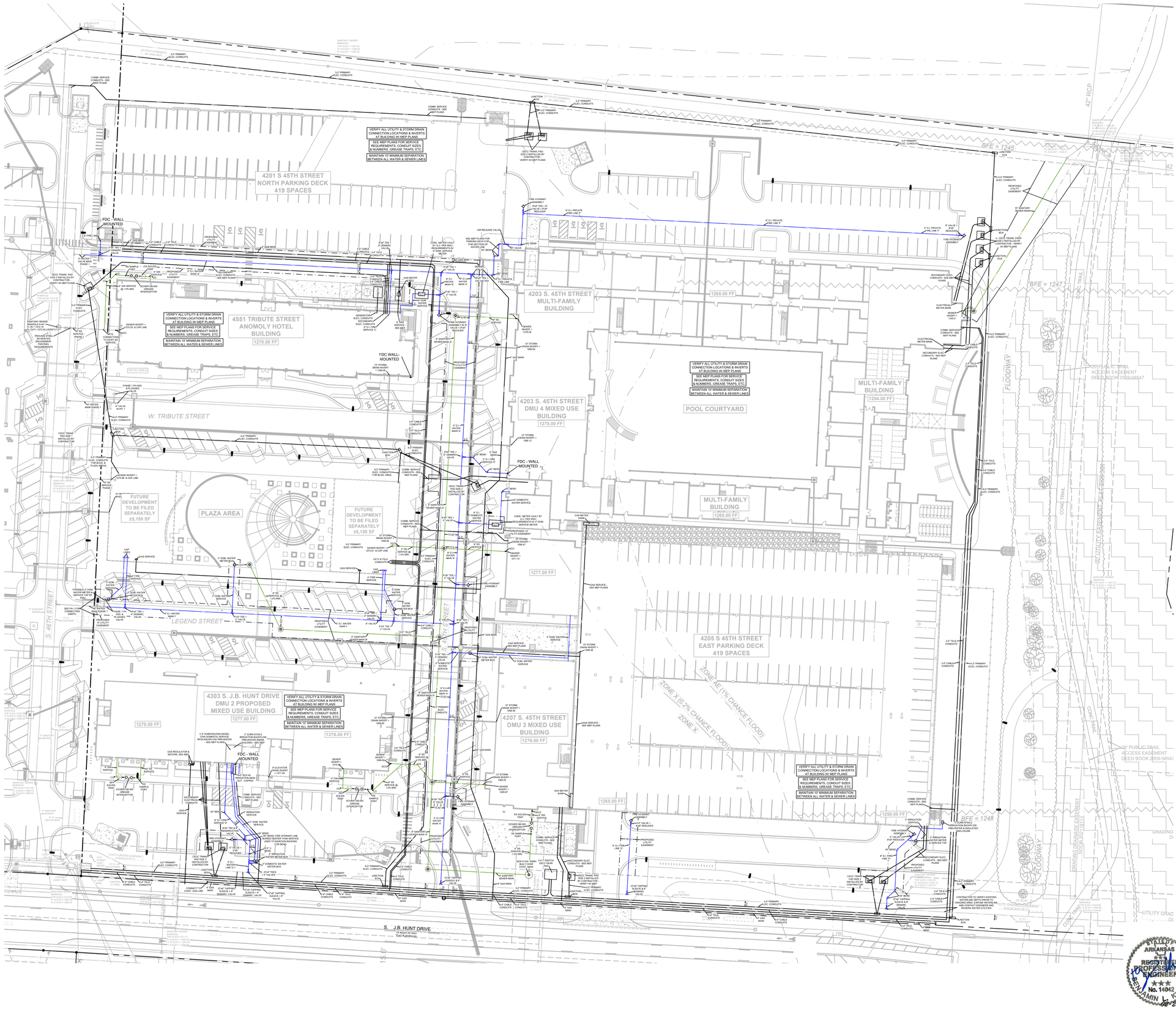
PROJECT TITLE:
THE DISTRICT MIXED USE AREA - PHASE 2
ROGERS, ARKANSAS

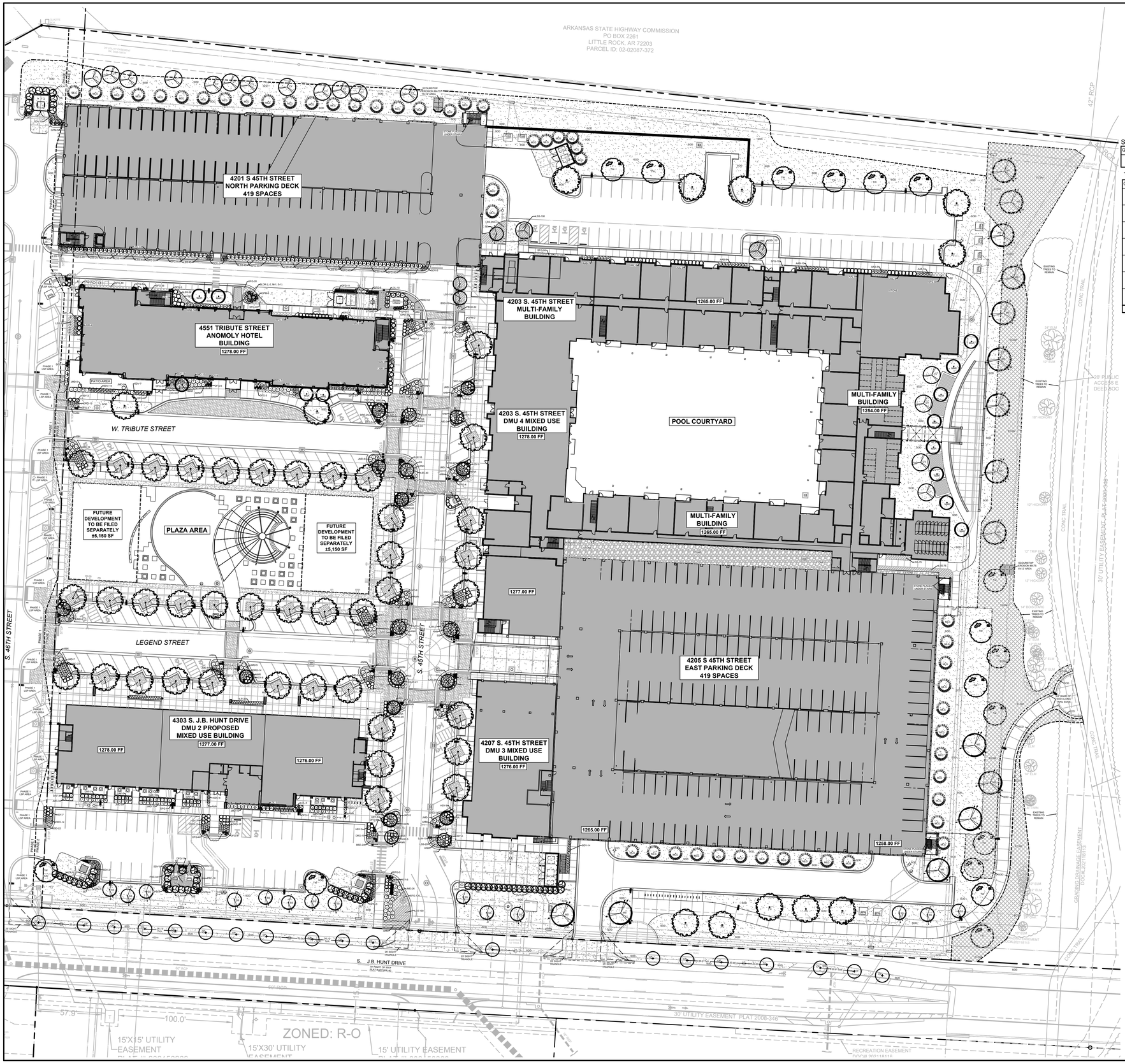
SHEET TITLE:
LARGE SCALE DEVELOPMENT SITE PLAN

PROJECT NO:
21-120

SHEET NO:
C1.01

G:\2021\21-120\DESIGN\21-120 SITE PHASE 2.DWG


4201 S 45TH STREET
NORTH PARKING DECK
419 SPACES
4551 TRIBUTE STREET
ANOMOLY HOTEL
BUILDING
1278.00 FF
4203 S. 45TH STREET
MULTI-FAMILY
BUILDING
1265.00 FF
4203 S. 45TH STREET
DMU 4 MIXED USE
BUILDING
1276.00 FF
POOL COURTYARD
MULTI-FAMILY
BUILDING
1254.00 FF
MULTI-FAMILY
BUILDING
1265.00 FF
4205 S 45TH STREET
EAST PARKING DECK
419 SPACES
1277.00 FF
4303 S. J.B. HUNT DRIVE
DMU 2 PROPOSED
MIXED USE BUILDING
1277.00 FF
4207 S. 45TH STREET
DMU 3 MIXED USE
BUILDING
1276.00 FF
PLAZA AREA
FUTURE
DEVELOPMENT
TO BE FILED
SEPARATELY
±5,150 SF
FUTURE
DEVELOPMENT
TO BE FILED
SEPARATELY
±5,150 SF
PATIO AREA
W. TRIBUTE STREET
S. J.B. HUNT DRIVE
(R.O.W. VARIES)
S. 46TH STREET
LEGEND STREET
FLOODWAY
CONC. TRAIL
20' PUBLIC TRAIL
ACCESS EASEMENT
DEED BOOK 2009-58547
42" RCP
BFE = 1245
BFE = 1247
BFE = 1248
ZONE X (0.2% CHANCE FLOOD)
ZONE AE (1% CHANCE FLOOD)
ZONE X
FDC - WALL MOUNTED
VERIFY ALL UTILITY & STORM DRAIN CONNECTION LOCATIONS & INVERTS AT BUILDING W/ MEP PLANS
SEE MEP PLANS FOR SERVICE REQUIREMENTS, CONDUIT SIZES & NUMBERS, GREASE TRAPS, ETC.
MAINTAIN 10' MINIMUM SEPARATION BETWEEN ALL WATER & SEWER LINES
JUNCTION BOX
CECC TRANS. PAD SIZE 3 INSTALLED BY CONTRACTOR - VERIFY W/ MEP PLANS
PROPOSED EASEMENT
EXISTING EASEMENT
PROPOSED UTILITY EASEMENT
SECONDARY ELEC. CONDUITS - SEE MEP PLANS
COMM. SERVICE CONDUITS - SEE MEP PLANS
GAS SERVICE - SEE MEP PLANS
GAS METER BANK
ELECTRIC METER BANK
FIRE HYDRANT ASSEMBLY
CONC. METER VAULT BY G.C. PER MFG. REQUIREMENTS W/ 4" DOM. SERVICE METER
CONC. METER VAULT BY G.C. PER MFG. REQUIREMENTS W/ 6" DOM. SERVICE METER
PROPOSED 10' UTILITY EASEMENT
SEE MEP PLANS FOR SIZE & LOCATION THIS SECTION OF WATER LINE
AIR RELEASE VALVE
CONTRACTOR TO VERIFY EXISTING WATERLINE DEPTH PRIOR TO CONSTRUCTION OF NEW LINE AND CONTACT ENGINEER AND ROGERS WATER UTILITIES
GRADING DRAINAGE EASEMENT DOCK# 2021151
UTILITY GRADING EASEMENT DOCK# 2021151
60' UTILITY EASEMENT DOCK# 2021151
SANITARY SEWER EASEMENT DOCK# 2021151
SANITARY SEWER MANHOLE RIM ELEV.=1264.00 IN ELEV.=1250.36 OUT ELEV.=1250.26



LANDSCAPE REQUIREMENTS

TOTAL SITE AREA = ±750,974 SF (17.24 ACRES)	REQUIRED	PROVIDED
GREEN SPACE REQUIRED = 20% =	150,194 SF	32.40% (±243,281 SF)
TREES & SHRUBS REQUIRED = 1 / 1,000 SF =	751	1505
TREES REQUIRED = 25% =	188	201 + EXIST. TREES
EVERGREEN TREES REQ. = 10% =	19	50
MAX. ORNAMENTAL TREES = 25% =	47	46
TREES PER PARKING SPACES = 209/15 SPACES =	14	201 + EXIST. TREES

- REQUEST CREDIT FOR EXISTING TREES IN TRAIL CORRIDOR TO COVER MINIMUM REQ.
- TREES REQUIRED & PROVIDED DO NOT INCLUDE STREET OR BUFFER YARD AREAS.
- GREEN SPACE AREAS DO NOT INCLUDE APARTMENT POOL COURTYARD.
- TREES PER PARKING SPACES CALCULATED ON SURFACE PARKING SPACES ONLY.

STREET TREE REQUIREMENTS

LENGTH OF STREET	SPACING REQUIREMENT	REQUIRED	PROVIDED
±598 LF (NOT INCLUDING DRIVEWAYS)	1 TREE @ 30' O.C. FOR TREES LESS THAN 20'	19 TREES	19 TREES
REQUIRED TREES ARE CALCULATED BY AVAILABLE FRONTAGE, SMALL TREE SPACING OF ±30' O.C., & CLEARANCE FROM STREET LIGHTS & SIGHT TRIANGLES, PER CORCD INSTRUCTIONS.			

STREET TREE LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS	
19	CP	CRABAPPLE, PRAIRIFIRE MALUS x VAR 'PRAIRIFIRE'	2.0" MIN CAL 8'-10' MIN HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.	ORNAMENTAL

TREE LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS	
18	CY	CHERRY, YOSHINO PRUNUS YEDOENSIS	2.5" CAL 8'-10' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±4.0' FROM GROUND.	ORNAMENTAL
21	MAR	MAPLE, ARMSTRONG RED ACER RUBRUM VAR. 'ARMSTRONG'	3.0" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±6.0' FROM GROUND.	SHADE
50	MLG	MAGNOLIA, LITTLE GEM MAGNOLIA GRANDIFLORA VAR. 'LITTLE GEM'	3.0" MIN CAL 10'-12' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. FULLY BRANCHED TO THE GROUND.	EVERGREEN
15	MS	MAPLE, SUGAR ACER SACCHARUM	3.0" CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±6.0' FROM GROUND.	SHADE
52	PC	PISTACHE, CHINESE PISTACIA CHINENSIS	3.0" MIN CAL 14'-16' MIN HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±6.0' FROM GROUND.	SHADE
28	SS	SHADBLOW SERVICEBERRY AMELANCHIER CANADENSIS	1.5" CAL 10'-12' HT	MULTI-TRUNK TREE FORM ORNAMENTALS WITH 3-5 1.5" TRUNKS, MIN. FULL WELL BRANCHED CANOPIES WITH NO BRANCHES BELOW ±5.0' FROM GROUND.	ORNAMENTAL
17	TW	TUPELO, WILDFIRE NYSSA SYLVATICA VAR. 'WILDFIRE'	3.0" MIN CAL 14'-16' HT	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW ±6.0' FROM GROUND.	SHADE
201	TOTAL				

SHRUB LIST

QUANTITY	SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
54	AAB	AZALEA, AUTUNM BONFIRE RHODODENDRON 'ROBLEZA' ENCORE AZALEA VARIETY	16"-18" HT 14"-16" SP	SPACE PLANTS ±3.0' O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
42	AAL	AZALEA, AUTUNM LILY RHODODENDRON 'ROBLEX' ENCORE AZALEA VARIETY	16"-18" HT 14"-16" SP	SPACE PLANTS ±3.5' O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
37	DAF	DOGWOOD, ARCTIC FIRE RED TWIG CORNUS STOLONIFERA VAR. 'FARROW'	24"-30" HT 18"-20" SP	SPACE PLANTS ±3.5' O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
441	DRO	DOGWOOD, DWARF RED-OSIER CORNUS SERICEA VAR. 'KELSEY'	14"-16" HT 12"-14" SP	SPACE PLANTS ±24" O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
64	HOL	HOLLY, OAK LEAF RED ILEX x 'CONAF' P.P. #9467	8'-10' HT 3.5'-4' SP	FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
224	HSY	HOLLY, STOKE'S DWARF YAUPON YAUPON ILEX VOMITORIA VAR. 'STOKE'S DWARF'	20"-22" HT 20"-22" SP	SPACE PLANTS ±30" O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
13	JSR	JUNIPER, 'SKYROCKET' JUNIPERUS SCOPULORUM VAR. 'SKYROCKET'	6-8' HT 2'-3' SP	FULL WELL BRANCHED SHRUB SELECTIONS WITH SYMMETRICAL SHAPE.
100	LOL	LAUREL, OTTO LUYKEN ENGLISH PRUNUS LAUROCERASUS VAR. 'OTTO LUYKEN'	20"-24" HT 20"-24" SP	SPACE PLANTS ±3.5'-4.0' O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
202	SDV	SWEETSPIRE, DWARF VIRGINIA ITEA VIRGINICA (LITTLE HENRY) VAR. 'SPRICH' P.P. #10,988	18"-20" HT 14"-16" SP	SPACE PLANTS 24"-30" O.C. IN CLUSTERS AND ROWS. FULL, WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
127	SJW	ST. JOHN'S WORT, FB ROSE' HYPERICUM x INODORUM VAR. 'KOLROS'	14"-16" HT 12"-14" SP	SPACE PLANTS 24"-30" O.C. IN CLUSTERS. FULL WELL BRANCHED SHRUB SELECTIONS WITH UNIFORM SHAPE.
1304	TOTAL			

ANNUALS, PERENNIALS & ORNAMENTAL GRASSES LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
ANN	ANNUALS - SEASONAL SELECTIONS	6" POTS	SPACE ANNUALS FOR FULL COVERAGE IN ANNUAL AREAS: ±8"-12" AVE. FOR EST. PURPOSES. SUBMIT AVAILABLE SELECTIONS.
BSD	BLACK-EYED SUSAN, DWARF RUDBECKIA VAR. 'LITTLE GOLDSTAR'	6" POTS 10"-12" HT	PLANT PERENNIAL FLOWERS ±12" O.C. IN MASS PLANTING AREAS. FULL POTS WITH VIGOROUS PLANT GROWTH.
DFG	DWARF FOUNTAIN GRASS PENNISETUM ALOPECUROIDES VAR. 'HAMELN'	14-16" HT 14"-16" SP	SPACE PLANTS 18"-24" O.C. IN MASS PLANTING AREAS. FULL GRASS SELECTIONS WITH UNIFORM SHAPE.
GPM	GRASS, PINK CLOUD MUHLY MUHLENBERGIA CAPILLARIS VAR. 'PINK CLOUD'	18-20" HT 16"-18" SP	SPACE PLANTS ±30" O.C. IN MASS PLANTING AREAS. FULL GRASS SELECTIONS WITH UNIFORM SHAPE.
HLP	HOSTA, LAKESIDE PAISLEY PRINT HOSTA x 'LAKESIDE PAISLEY PRINT	3 GAL POTS	SPACE PLANTS 18" O.C IN GROUND COVER AREAS.

TURF MATERIALS LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	REMARKS
SOD	FESCUE BLEND	SQ. YD.	SOLID SOD ALL INDICATED AREAS WITH CLOSE KNIT JOINTS.
ECSM	EROSION CONTROL SEEDING MIXTURE	ACRE	EROSION CONTROL SEEDING MIXTURE AS DESCRIBED IN THE SPECIFICATIONS FOR HYDROSEEDING. SEE SPECIFICATIONS FOR REQUIRED TESTING, SUBMITTALS, MIXTURE RATIOS, APPLICATION RATES, MAINTENANCE AND OTHER REQUIREMENTS OF THE WORK.
TTSM	TURF TYPE SEEDING MIXTURE	ACRE	TURF TYPE SEEDING MIXTURE AS DESCRIBED IN THE SPECIFICATIONS FOR HYDROSEEDING. SEE SPECIFICATIONS FOR REQUIRED TESTING, SUBMITTALS, MIXTURE RATIOS, APPLICATION RATES, MAINTENANCE AND OTHER REQUIREMENTS OF THE WORK.

IRRIGATION SYSTEM REQUIRED

CONTRACTOR TO PROVIDE AUTOMATIC IRRIGATION SYSTEM FOR ALL PROPERTY LANDSCAPE AREAS & ADJACENT R.O.W. AREAS, ACCORDING TO "LANDSCAPE IRRIGATION SYSTEM PERFORMANCE SPECIFICATION." A SYSTEM SHOP DRAWING IS REQUIRED. SYSTEM WILL INCLUDE PROVIDING WATER METER, BACKFLOW PREVENTER, PERMITTING, POWER CONNECTION TO CONTROLLER, ETC. COORDINATE LOCATION OF CONTROLLER WITH OWNER, GENERAL AND ELECTRICAL CONTRACTOR. IRRIGATION SLEEVING & WATER METER TO BE PROVIDED BY GENERAL CONTRACTOR. SEE UTILITY COORDINATION PLAN FOR SLEEVING INFORMATION.

PLANT BED PREPARATION

CONTRACTOR TO FULLY EXCAVATE PLANTED BED AREAS TO 12" MINIMUM DEPTH & FILL WITH BACKFILL MIX. COMPACT BACKFILL MIX & MOUND PARKING AREA ISLAND AREAS TO 6" IN SMALLER ISLANDS & 12" IN LARGER ISLANDS. BACKFILL BED AREAS ADJACENT TO BUILDING TO 2"-3" BELOW ADJACENT FLOOR AND PAVING ELEVATIONS.

SODDING/SEEDING OF DISTURBED AREAS

AREAS & LIMITS OF SODDING ARE INDICATED BASED ON ANTICIPATED DISTURBANCE BY GRADING OPERATIONS. CONTRACTOR TO PROVIDE ADDITIONAL SODDING AND/OR IN ANY OTHER AREAS DISTURBED BY WORK UNDER THIS CONTRACT. ALSO EXCAVATE & REMOVE ANY REMAINING TURF & SOIL TO A 4" MINIMUM DEPTH WITHIN NEW SOD AREAS WHERE NECESSARY. HAND EXCAVATION REQUIRED WITHIN DRIP LINES OF TREE AREAS. DO NOT DAMAGE EXISTING ROOTS.

CONTRACTOR'S MAINTENANCE & WARRANTY

CONTRACTOR TO PROVIDE FULL MAINTENANCE OF INSTALLED LANDSCAPE & IRRIGATION UNTIL DATE OF FINAL ACCEPTANCE. PROVIDE 1-YEAR WARRANTY FOR ALL LANDSCAPE MATERIALS FROM THE DATE OF FINAL ACCEPTANCE. PROVIDE 1-YEAR WARRANTY ON IRRIGATION SYSTEM & EQUIPMENT.

CITY OF ROGERS NOTES:

1. OWNER/DEVELOPER AGREES TO PROVIDE A 3-YEAR WARRANTY TO THE CITY OF ROGERS FOR MAINTENANCE & REPLACEMENT OF LANDSCAPE MATERIALS AS A REQUIREMENT FOR CERTIFICATE OF OCCUPANCY.
2. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.

NORTH

40 20 0 40 80

SCALE

Licensed Landscape Architect
ROBERT M. BROWN
No. 1902
Arkansas
02-26-2024

LSD REVIEW COPY NOT FOR CONSTRUCTION

DCI
DEVELOPMENT CONSULTANTS INCORPORATED
2200 N. RODNEY PARHAM ROAD
SUITE 220
LITTLE ROCK, AR 72212
501-221-7880

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SCALE: 1" = 40'

DATE: 02-26-2024

REVISIONS

DEVELOPMENT CONSULTANTS INCORPORATED

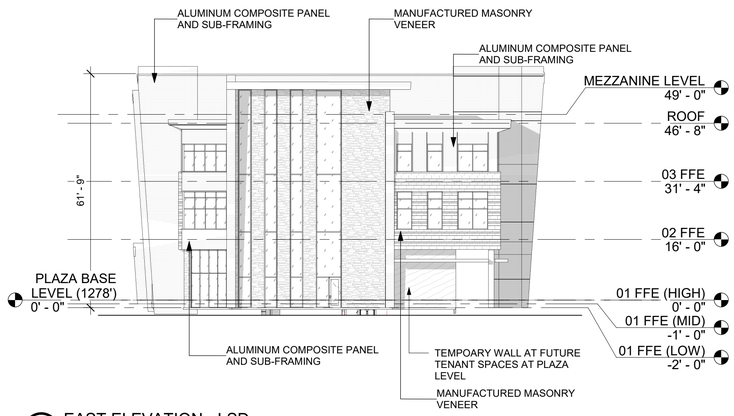
PROJECT TITLE: THE DISTRICT MIXED USE AREA - PHASE 2
ROGERS, ARKANSAS

SHEET TITLE: PLANTING PLAN - OVERALL VIEW

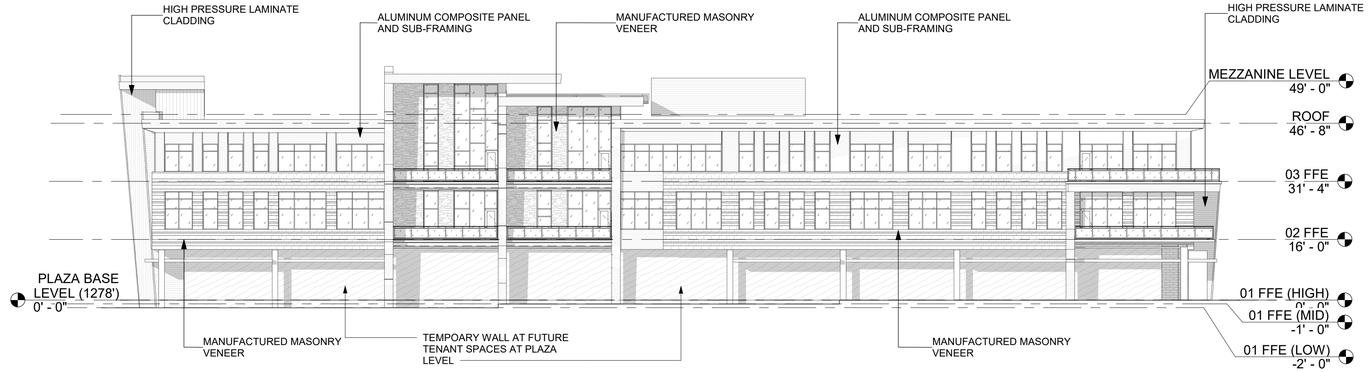
PROJECT NO: 21-120

SHEET NO: L1.01

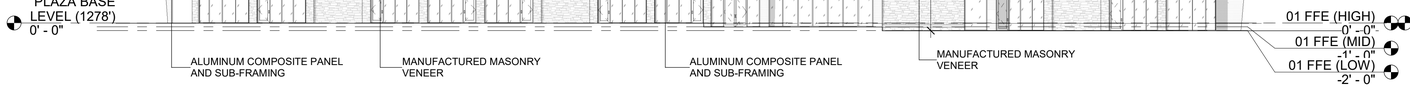
G:\2021\21-120\DESIGN\21-120 LSP PHASE 2 - LSD.DWG



2A EAST ELEVATION - LSD
1" = 20'-0"



2C NORTH ELEVATION - LSD
1" = 20'-0"



4A SOUTH ELEVATION - LSD
1" = 20'-0"

4F WEST ELEVATION - LSD
1" = 20'-0"

5A PERSPECTIVE A - NORTHEAST CORNER

5E PERSPECTIVE C - SOUTHEAST CORNER

SCM
ARCHITECTS P.L.L.C.
1400 Kirk Road, Suite 220
Little Rock, Arkansas 72223
(501) 224-3055
www.scmarchitects.com

NOT FOR CONSTRUCTION

THE DISTRICT - DMU 2
WHISINVEST REALTY

ROGERS, ARKANSAS

REVISIONS:

PROJECT NO.
21006
DATE:
February 26, 2024

BUILDING ELEVATIONS

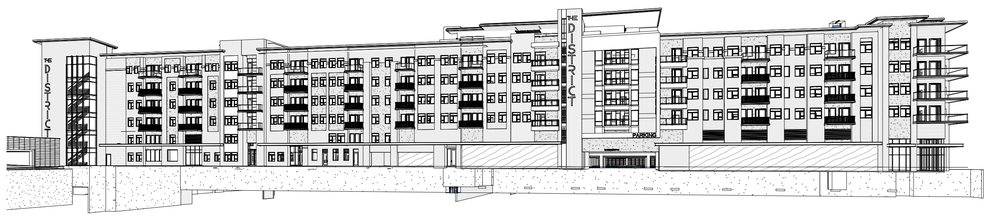
S2.01

SCM ARCHITECTS P.L.L.C. © 2020

9/28/2023 4:31:15 PM

1A EXTERIOR ELEVATION - WEST
3/64" = 1'-0"

4A EXTERIOR ELEVATION - NORTH
3/64" = 1'-0"



5C PERSPECTIVE OF WEST ELEVATION

5E PERSPECTIVE OF NORTHWEST CORNER

SCM
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28 E CENTER ST. SUITE 220
FAYETTEVILLE, AR 72201
FAY: (479) 966-4777 LR: (501) 224-3055
www.scmarchitects.com

FOR CONSTRUCTION

MIXED-USE BUILDING 3, 4 & MULTI-FAMILY

THE DISTRICT
Whisinvest Realty

the District

REVISIONS

PROJECT NO.
21022

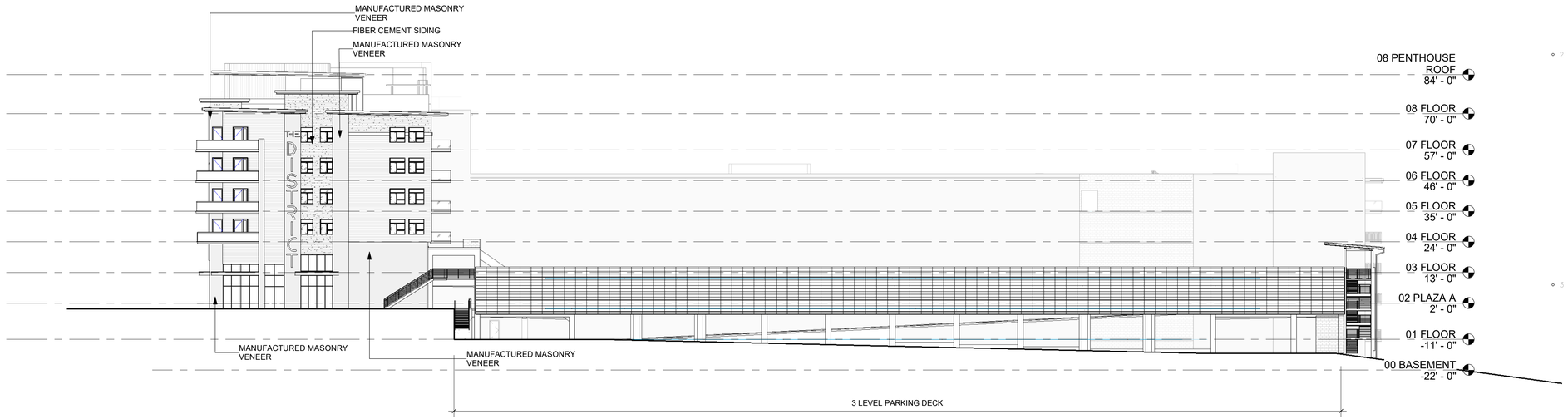
DATE:
February 26, 2024

BUILDING ELEVATIONS

S2.02

ARCHITECTS PLLC

2A EXTERIOR ELEVATION - EAST
3/64" = 1'-0"



5A EXTERIOR ELEVATION - SOUTH
3/64" = 1'-0"

7E PERSPECTIVE OF SOUTHWEST CORNER

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FAYETTEVILLE, AR 72201
FAX: (479) 966-4777 LR: (501) 224-3055
www.scmarchitects.com

FOR CONSTRUCTION

THE DISTRICT MIXED-USE BUILDING 3, 4 & MULTI-FAMILY

Whisinvest Realty

the District

REVISIONS

PROJECT NO.
21022

DATE:
February 26, 2024

BUILDING ELEVATIONS

S2.03

ARCHITECTS PLLC

1 SOUTH ELEVATION
IMAGE REDUCED - NOT TO SCALE

KEYNOTE LEGEND	
E1	STONE VENEER
E1.1	STONE SOLDIER
E1.2	STONE ROWLOCK
E1.3	STONE ROWLOCK OVER SOLDIER
E2	ACM PANEL - TYPE 1
E3	ACM PANEL - TYPE 2
E4	ACM PANEL - TYPE 3

KEYNOTE LEGEND	
E5	METAL PANEL - TYPE 1
E6	METAL PANEL - TYPE 2
E7	EIFS - TYPE 1
E8	ALUMINUM STOREFRONT - COLOR 01
E9	ALUMINUM STOREFRONT - COLOR 2
E10	METAL FASCIA - COLOR 01
E11	STEEL RAILING - COLOR 01

KEYNOTE LEGEND	
E12	METAL COLUMN WRAP - COLOR 01
E13	BUILDING SIGNAGE
E14	GLAZING - REF. WINDOW ELEVATIONS FOR GLAZING TYPE
E15	HOLLOW METAL DOOR AND FRAME - PAINT
E16	PRE-ENGINEERED METAL CANOPY - COLOR 01
E17	GLASS GUARD RAIL
E18	ACM TRIM W/ PROFILE - COLOR 3
E19	SPANDREL GLAZING

EXTERIOR MATERIALS LEGEND

ACM PANEL TYPE 1
MANUF: CENTRIA
SIZE: VARIES - REF. ELEV.
TYPE: FORMWALL DIMENSION SERIES
FINISH: 971 CHROMIUM GRAY

ACM PANEL TYPE 2
MANUF: CENTRIA
SIZE: 36" VERTICAL
TYPE: FORMWALL FWGX
FINISH: 184 SLATE GRAY

ACM PANEL TYPE 3
MANUF: CENTRIA
SIZE: VARIES - REF. ELEV.
TYPE: FORMWALL DIMENSION SERIES - VERTICAL
FINISH: 9916 RICH BLACK

METAL PANEL TYPE 1
MANUF: CENTRIA
MODELS: CS-600/CS-630
TYPE: CONCEALED FASTENER
FINISH: 9916 RICH BLACK

METAL PANEL TYPE 2
MANUF: MAPES
SIZE: VARIES - REF. A7.1
TYPE: MAPES R-INFILL
FINISH: MATTE BLACK / MIDNIGHT BRONZE

STONE VENNER
MANUF: ROCKCAST
SIZE: 8"x24"
TYPE: SMOOTH
FINISH: LIGHT GRAY

EIFS TYPE 1
MANUF: DRYVIT
SIZE: SEE WALL SECTIONS
TYPE: OUTSULATION PLUS SYSTEM
FINISH: LIMESTONE - 104 DOVER SKY

COLOR 01
MANUF: TUBELITE
FINISH: BLACK ANODIZED

COLOR 02
MANUF: TUBELITE
FINISH: CLEAR ANODIZED

VERIFY SELECTIONS WITH OWNERSHIP

2 NORTH ELEVATION
IMAGE REDUCED - NOT TO SCALE

Renaissance Group
9700 Village Circle, ste.100
Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

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REV	DESCRIPTION	DATE

50% CONSTRUCTION DOCUMENTS FOR

HOTEL ANOMALY - ROGERS, AR

(unassigned) South J.B. Hunt Dr.
ROGERS, AR 72758

Sheet Title: EXTERIOR ELEVATIONS
Project No.: 21092
Drawn by: Author
Date: February 26, 2024
Sheet No.: S2.04

Autodesk Docs://21092 - Marriott Tribute Hotel in District at Rogers AR/21092 - MARRIOTT TRIBUTE - DISTRICT AT ROGERS_AR - CENTRAL V22.rvt
6/21/2023 1:25:54 PM

1 EAST ELEVATION
IMAGE REDUCED - NOT TO SCALE

EXTERIOR MATERIALS LEGEND

ACM PANEL TYPE 1
MANUF: CENTRIA
SIZE: VARIES - REF. ELEV.
TYPE: FORMWALL DIMENSION SERIES
FINISH: 971 CHROMIUM GRAY

ACM PANEL TYPE 2
MANUF: CENTRIA
SIZE: 36" VERTICAL
TYPE: FORMWALL FWGX
FINISH: 181 SLATE GRAY

ACM PANEL TYPE 3
MANUF: CENTRIA
SIZE: VARIES - REF. ELEV.
TYPE: FORMWALL DIMENSION SERIES - VERTICAL
FINISH: 9916 RICH BLACK

METAL PANEL TYPE 1
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MODELS: CS-600/CS-630
TYPE: CONCEALED FASTENER
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FINISH: LIMESTONE - 104 DOVER SKY

COLOR 01
MANUF: TUBILITE
FINISH: BLACK ANODIZED

COLOR 02
MANUF: TUBELITE
FINISH: CLEAR ANODIZED

VERIFY SELECTIONS WITH OWNERSHIP

KEYNOTE LEGEND

E1	STONE VENEER
E1.1	STONE SOLDIER
E1.2	STONE ROWLOCK
E1.3	STONE ROWLOCK OVER SOLDIER
E2	ACM PANEL - TYPE 1
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E11	STEEL RAILING - COLOR 01
E12	METAL COLUMN WRAP - COLOR 01
E13	BUILDING SIGNAGE
E14	GLAZING - REF. WINDOW ELEVATIONS FOR GLAZING TYPE
E15	HOLLOW METAL DOOR AND FRAME - PAINT
E16	PRE-ENGINEERED METAL CANOPY - COLOR 01
E17	GLASS GUARD RAIL
E18	ACM TRIM W/ PROFILE - COLOR 3
E19	SPANDREL GLAZING

2 WEST ELEVATION
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Lakeland, TN 38002
901.332.5533
fax: 901.332.5534
www.rgroup.biz

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REV	DESCRIPTION	DATE

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HOTEL ANOMALY - ROGERS, AR

(unassigned) South J.B. Hunt Dr.
ROGERS, AR 72758

Sheet Title: EXTERIOR ELEVATIONS
Project No.: 21092
Drawn by: Author
Date: February 26, 2024
Sheet No.: S2.05

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EXTERIOR PERSPECTIVES ARE FOR VISUAL REFFERENCE ONLY AND INTENDED TO RELAY THE OVERALL DESIGN INTENT. ALL CONSTRUCITON DETAILS AND EXTERIOR ELEVATIONS ARE TO BE USED FOR CONSTRUCTION

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THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY

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www.rgroup.biz

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REV	DESCRIPTION	DATE

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HOTEL ANOMALY - ROGERS, AR

(unassigned) South J.B. Hunt Dr.
ROGERS, AR 72758

Sheet Title: EXTERIOR PERSPECTIVES
Project No.: 21092
Drawn by: Author
Date: February 26, 2024
Sheet No.: S2.06

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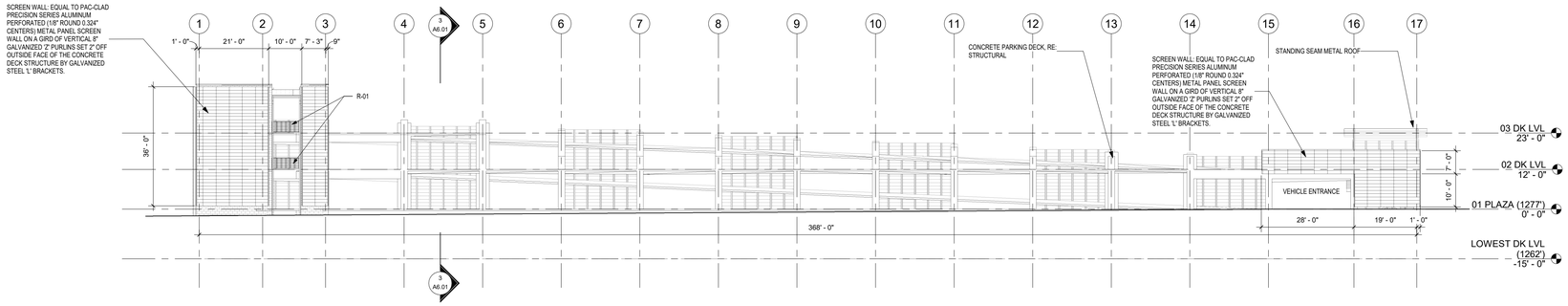
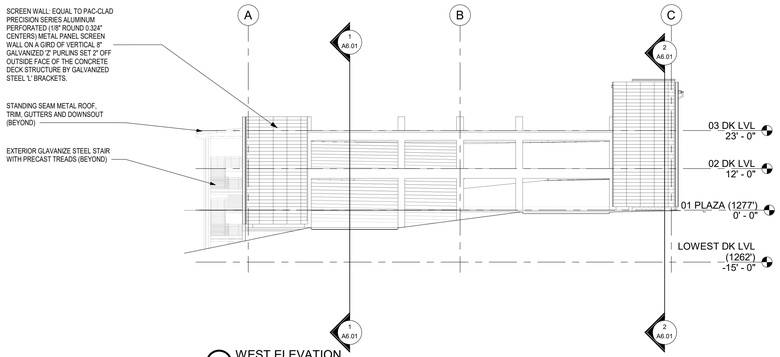


2D SOUTH ELEVATION
IMAGE REDUCED - NOT TO SCALE



4D WEST ELEVATION
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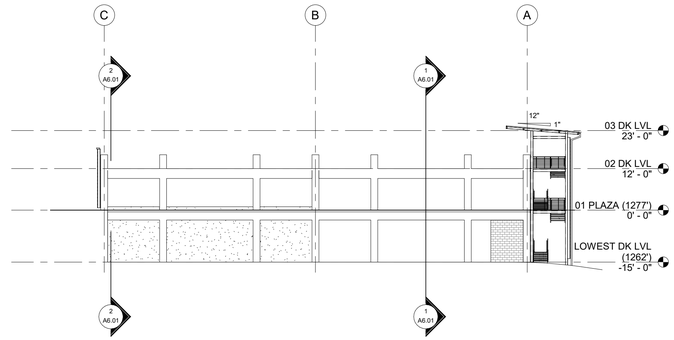

4G EAST ELEVATION
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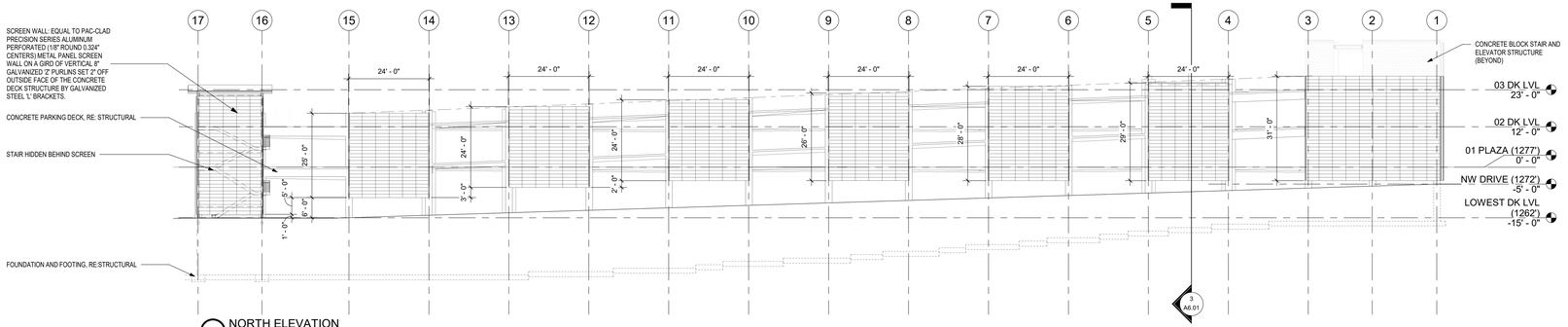

6D NORTH ELEVATION
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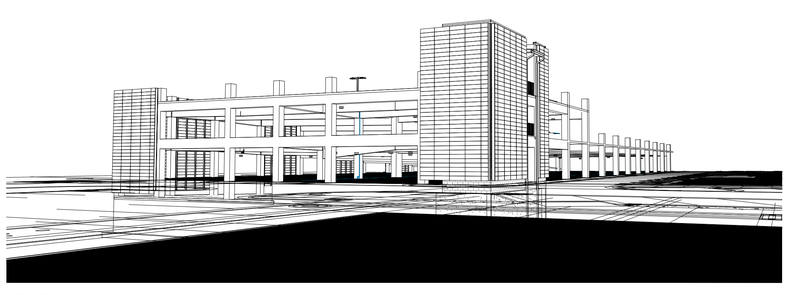
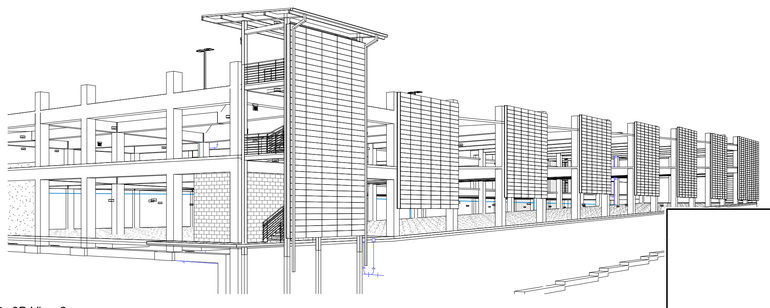


7B 3D View 1



7F 3D View 2

THE DISTRICT NORTH PARKING DECK
WHISINVEST REALTY
The District Mixed Use Area - Phase 2
Rogers, Arkansas

REVISIONS

PROJECT NO.
19009-N

DATE:
February 26, 2024

BUILDING ELEVATIONS

S2.07

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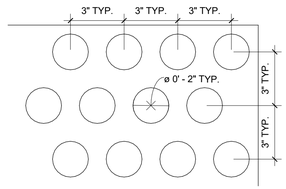
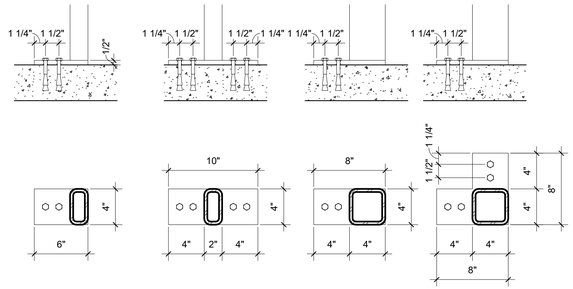


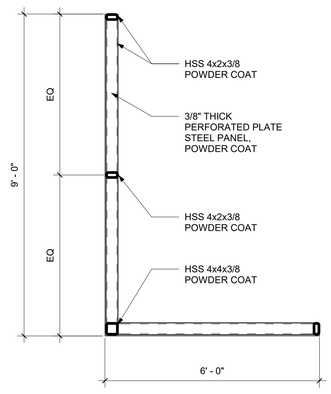
2D MECH SCREEN PERFORATION PATTERN
3" = 1'-0"

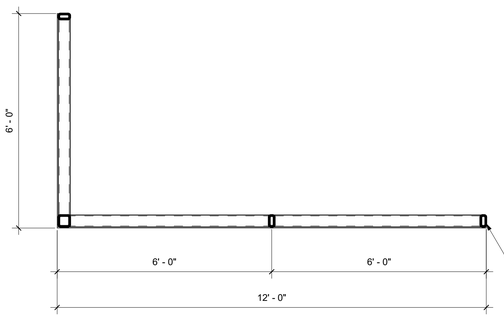
GENERAL MECHANICAL SCREEN NOTES:

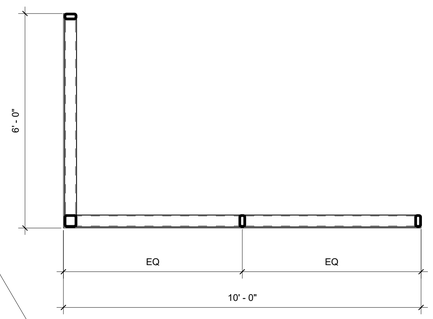
1. ALL BASE PLATES TO BE 1/2" THICK PLATE STEEL FULLY WELDED TO VERTICAL POST, POWDER COAT
2. SECURE TO SITE PAVEMENT WITH EXPANSION BOLTS AND EPOXY

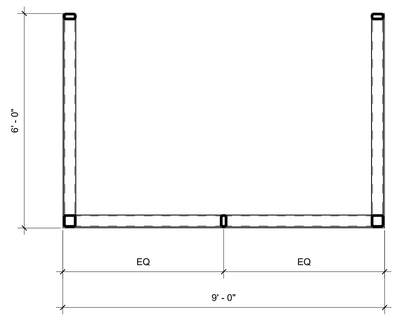


2E MECH SCREEN BASE PLATES
1 1/2" = 1'-0"

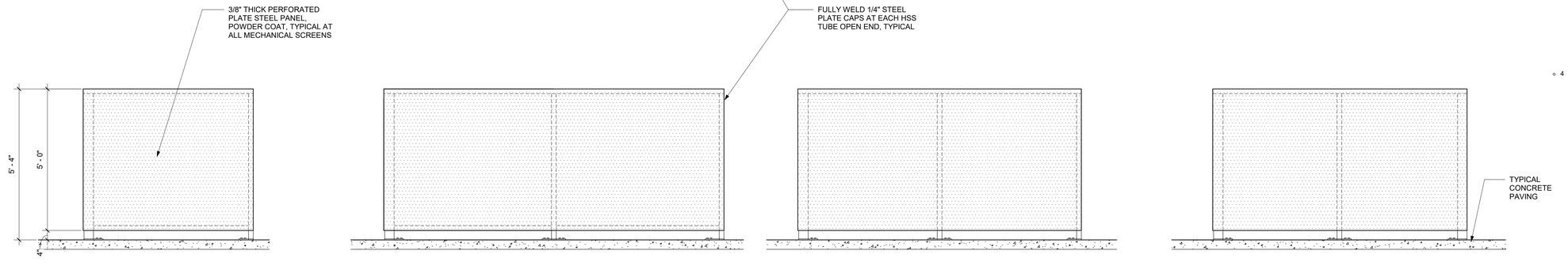








PLAN VIEWS



MECHANICAL SCREEN WALL TYPE 1 (SW-1)

MECHANICAL SCREEN WALL TYPE 2 (SW-2)

MECHANICAL SCREEN WALL TYPE 3 (SW-3)

MECHANICAL SCREEN WALL TYPE 4 (SW-4)

PARTIAL ELEVATION VIEWS

5A MECH SCREEN WALL DETAILS
1/2" = 1'-0"

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Fayetteville, Arkansas 72701
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THE DISTRICT DMU
WHISINVEST REALTY
4301 S. JB HUNT DRIVE, ROGERS, ARKANSAS

REVISIONS:

PROJECT NO.
21005
DATE:
February 26, 2024

MECH. SCREEN WALL PLANS, ELEVATIONS & DETAILS

S3.01

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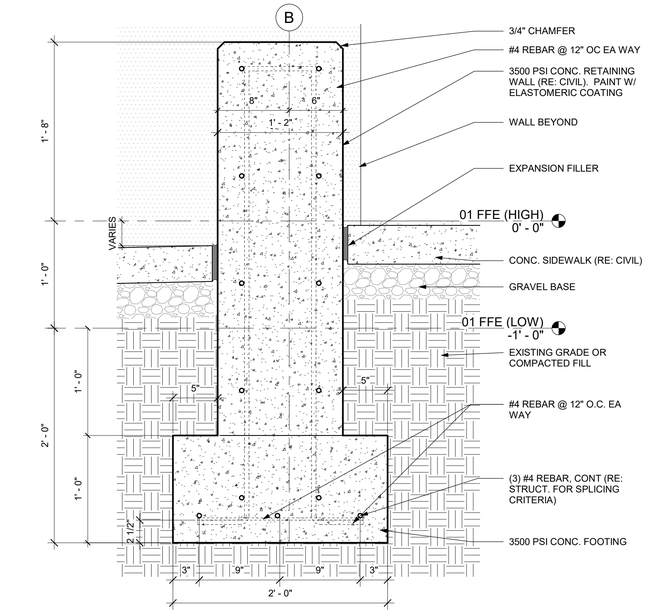
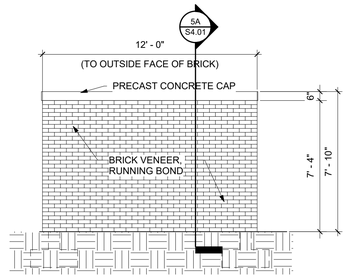
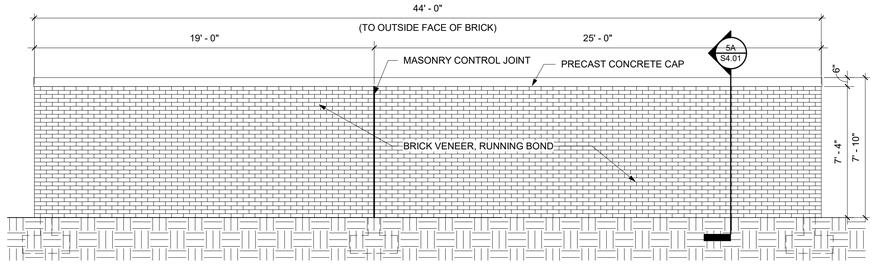


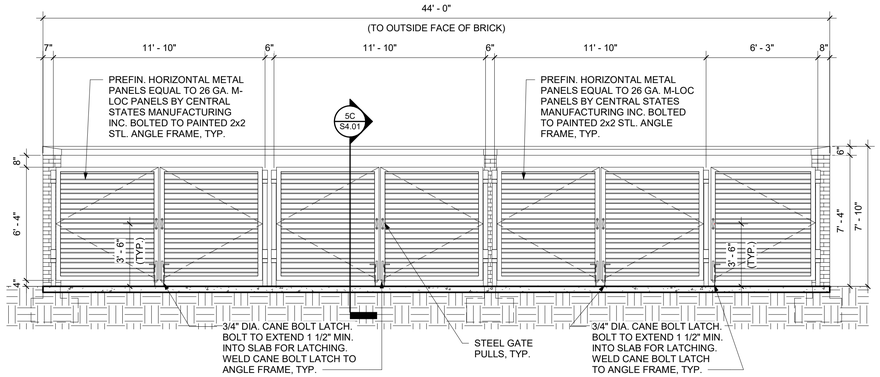
3A RETAINING WALL
1 1/2" = 1'-0"



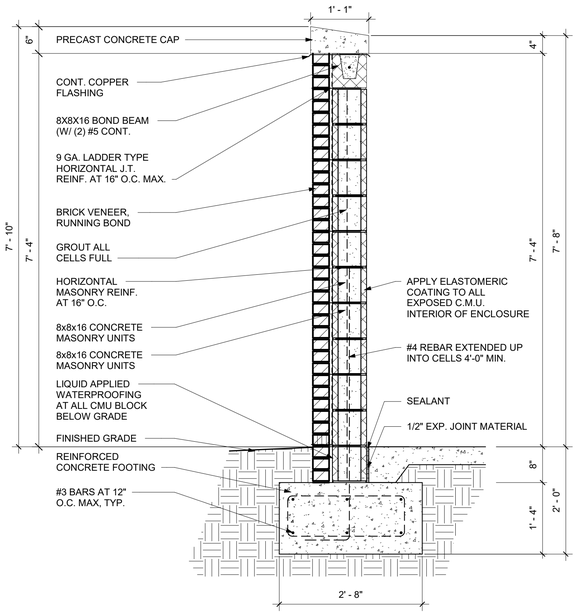
1C EXTERIOR ELEVATION
1/4" = 1'-0"



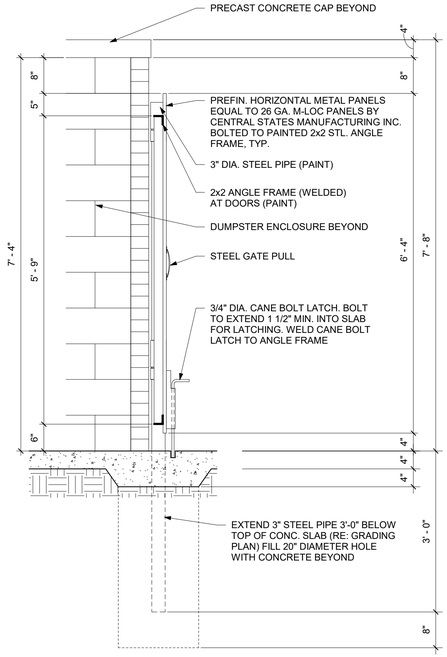
1E EXTERIOR ELEVATION
1/4" = 1'-0"



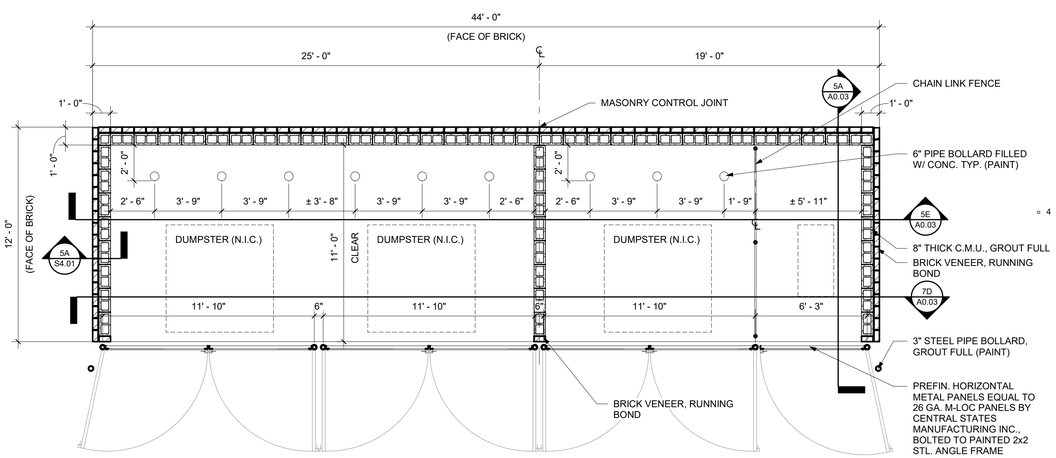
3E EXTERIOR ELEVATION
1/4" = 1'-0"



5A SECTION AT DUMPSTER ENCLOSURE WALL
3/4" = 1'-0"



5C SECTION AT DUMPSTER ENCLOSURE GATE
3/4" = 1'-0"



NORTH

5E DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"

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THE DISTRICT DMU 1
WHISINVEST REALTY
4301 S. JB HUNT DRIVE, ROGERS, ARKANSAS

REVISIONS:

1	VE Revisions #1	03/21/22

PROJECT NO.
21005
DATE:
February 26, 2024

DUMPSTER PLANS, ELEVATIONS, AND TYP. SECTIONS

S4.01

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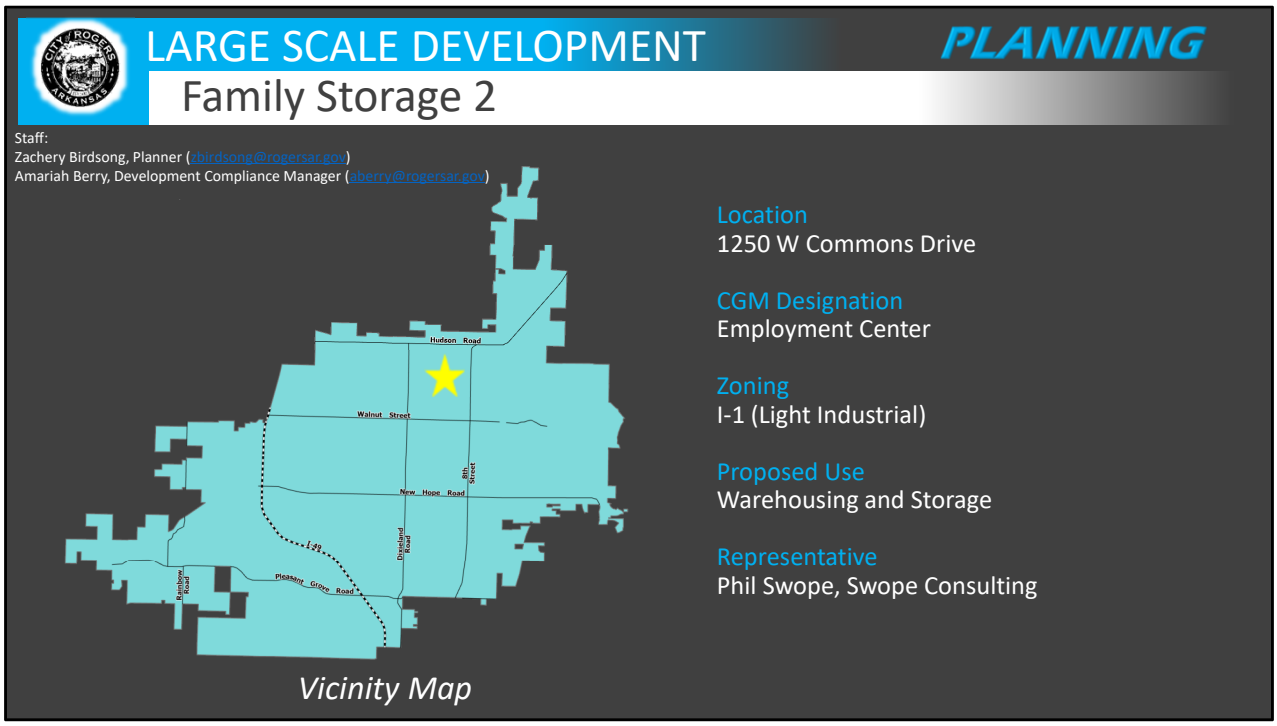


Location:

Located in north Rogers at 1250 West Commons Drive.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

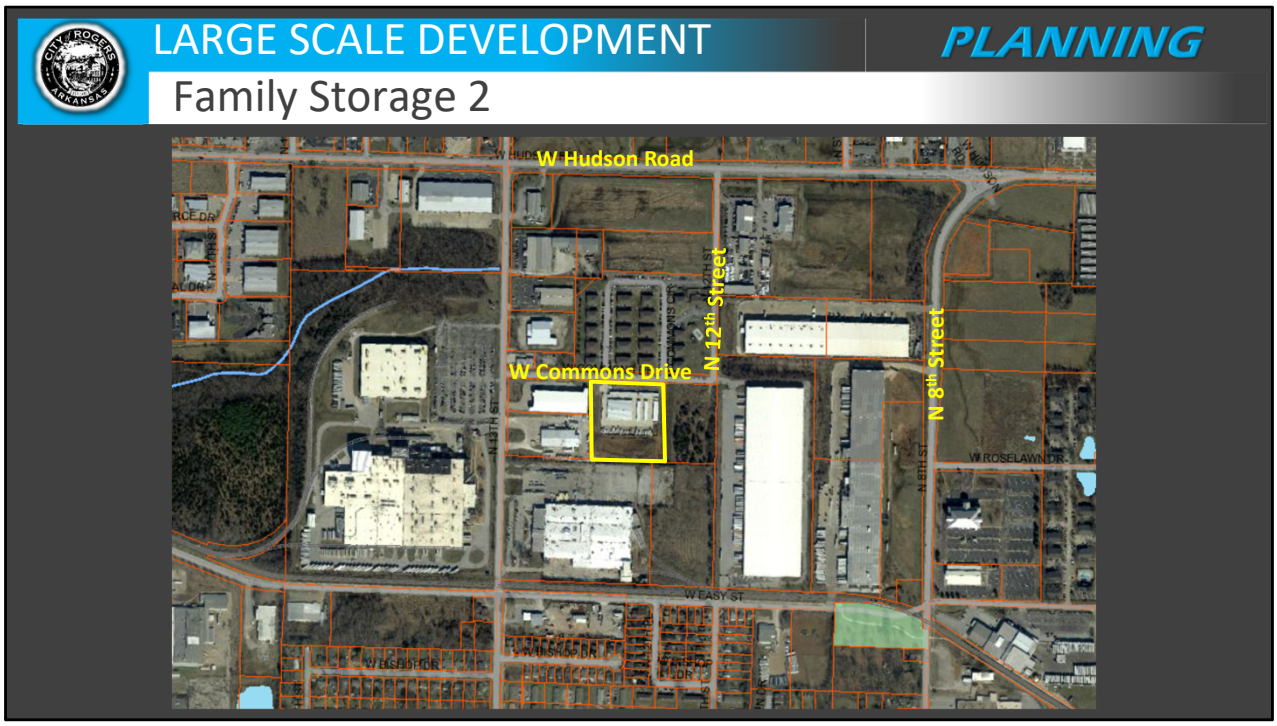
Employment Center

Growth Designation Character:

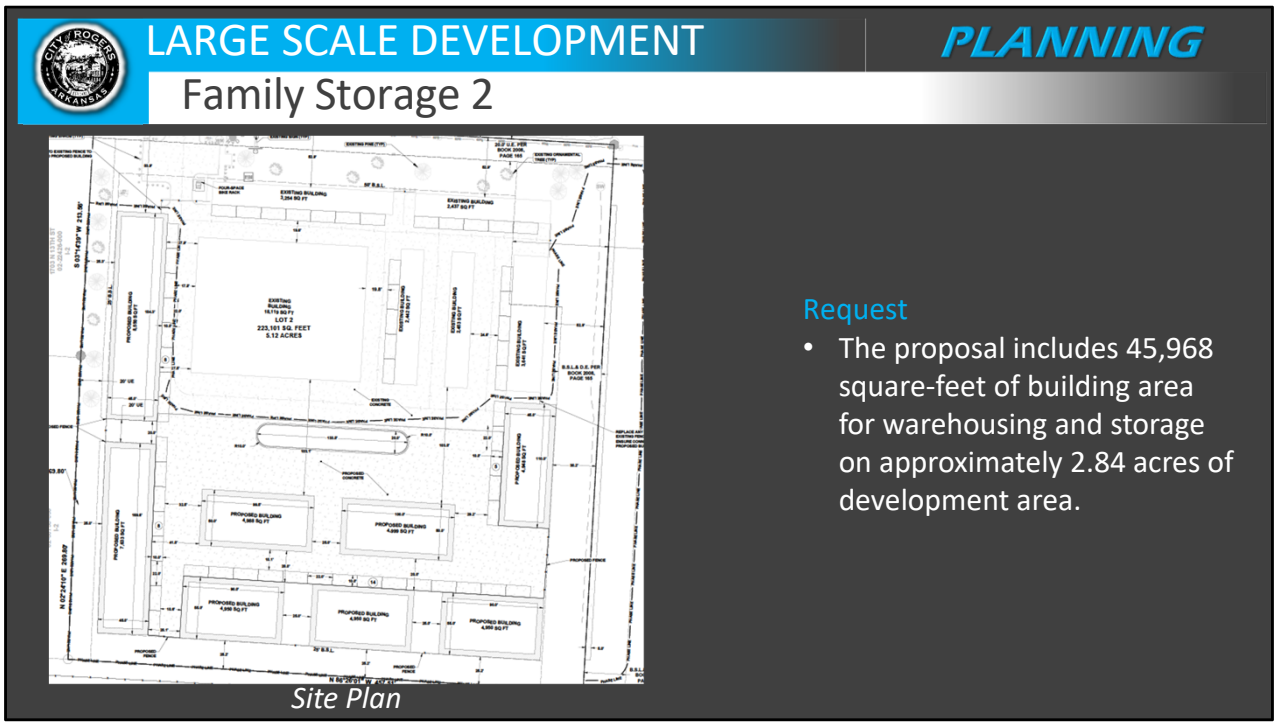
"Single-use areas in proximity to major arterials and rail intended for industrial and commercial uses with substantial site activity. Physical separation and landscape screening necessary for compatibility with adjacent areas. Goals include responsibility organizing uses with like impacts and maintaining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

Allowed Zoning Districts:

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



Geolocation:
Located near the southwest corner of West Commons Drive and North 12th Street.



Request

- The proposal includes 45,968 square-feet of building area on approximately 2.84 acres of development area.

ZONING:

I-1 (Light Industrial):

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

Use Definition:

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

"Warehousing and Storage, Limited is a secondary use classification encompassing businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units."

Summary

LSDP Staff Recommendation

APPROVE

ENGINEERING REVIEW

ACCESS MANAGEMENT:

All access management standards are being met.

STORMWATER MANAGEMENT & WATER QUALITY:

Stormwater and water quality are addressed by the existing detention pond to the east of the subject property.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Commons Drive is not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Commons Drive, a Minor Street, is currently 60-ft which exceeds the Typical Street Section requirement of 50-ft of right-of-way.

Sidewalks & Sidepaths:

There is an existing 6-ft sidewalk on W Commons Drive.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are existing along W Commons Drive.

Street Trees:

Street trees are existing along W Commons Drive.

RECOMMENDATIONS:

Approve

FAMILY STORAGE PHASE 2

LARGE SCALE DEVELOPMENT PLANS

1250 W COMMONS DR, ROGERS, AR 72756

PL 202300842

CONTACT INFORMATION:

PROPERTY OWNER AND DEVELOPER:
PARCEL #:
MY STORAGE NORTH ROGERS
9305 N RODNEY PARHAM
LITTLE ROCK, AR 72207
479-435-1876
ROGERS, ARKANSAS 72758-6601

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E., P.S.
SWOPE ENGINEERING
3511 SE J STREET, SUITE 9
BENTONVILLE, ARKANSAS 72712
479.685.8399 OFFICE
479.250.4285 FAX

ROGERS COMMUNITY DEVELOPMENT
DIRECTOR
CONTACT: JOHN MCCURDY
(479) 621-1186 OFFICE
COMMUNITY.DEVELOPMENT@ROGERSAR.GOV

CITY OF ROGERS STREET DEPT.
3101 W OAK ST
ROGERS, AR 72758
CONTACT: FRANKIE GUYLL
(479) 621-1140 OFFICE
TRANSPORTATION@ROGERSAR.GOV

CITY ENGINEER
PLANNING ENGINEER
301 WEST CHESTNUT
ROGERS, AR 72756
CONTACT: DEREC BASS
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DBASS@ROGERSAR.GOV

FIRE DEPARTMENT
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ROGERS, AR 72756
CONTACT: TOM JENKINS
(479) 621-1179 OFFICE
TJENKINS@ROGERSAR.GOV

CITY OF ROGERS MAYOR
301 WEST CHESTNUT
ROGERS, AR 72756
CONTACT: GREG HINES
(479) 621-1117

WATER AND SEWER
ROGERS WATER UTILITIES
601 S 2ND STREET
ROGERS, AR 72757
CONTACT: STEPHEN PONDER
(479) 621--1142 OFFICE
STEPHENPONDER@ROGERSAR.GOV

UTILITY INFORMATION

GAS COMPANY
BLACK HILLS ENERGY
ATTN: JOSH KNIGHT
1301 FEDERAL WAY
PO BOX 2129
LOWELL, AR 72745
PH: (479) 333-7005
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

CENTURYTEL PHONE COMPANY
2601 WAUKESHA ROAD
SILOAM SPRINGS, AR 72761
PH: 479-524-9943
FAX: 479-524-9936
MICHAEL.EDWARDS@CENTURYLINK.COM

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: RYAN BUTLER
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

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

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LOT 2
SURVEY DESCRIPTION

LOT 2, NORTHEAST INDUSTRIAL PARK, ROGERS, BENTON COUNTY, ARKANSAS, ASH SHOWN IN PLAT BOOK 2008, PAGE 165, RECORDS OF BENTON COUNTY, ARKANSAS. SUBJECT TO ANY EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

NOTES:
1) EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY
2) STATE CONTRACTOR LICENSE REQUIRED FOR PROJECTS EXCEEDING $20,000.
3) BUILDING USE: WAREHOUSE AND STORAGE
4) OCCUPANCIES ARE S-1 WITH TYPE IIB CONSTRUCTION

PROPERTY INFORMATION			
Gross Site area		222,696 sf.	5.11 acres
Proposed Dedicated R.O.W.		0 sq. ft.	0 acres
Development Area		123,614 SQ FT	2.84 Acres
Net Site Area		222,696 sf.	5.11 acres
Zoning	I-1		
Building Height	11' 9 ½" MAX BUILDING HEIGHT		
ZONING REGULATIONS PER I-1 ZONING			
Front Yard Setback			50 ft
Rear Yard Setback			25 ft
Side Interior Setback			25 ft
Side Exterior Setback			50 ft
STRUCTURE HEIGHT REGULATIONS			
MAXIMUM BUILDING HEIGHT			50 ft

OPEN SPACE			
GROSS SITE PHASE 2	123,614 SQ FT		
PHASE 2 IMPERVIOUS AREA (BUILDINGS INCLUDED)	81,512 SQ FT	PERCENT COVERAGE	69.6%
PHASE 2 PERVIOUS AREA	42,102 SQ FT	PERCENT COVERAGE	20.42 %
PHASE 2 BUILDING AREA	45,968 SQ FT	PERCENT COVERAGE	39.2%

GENERAL NOTES:

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLAN CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

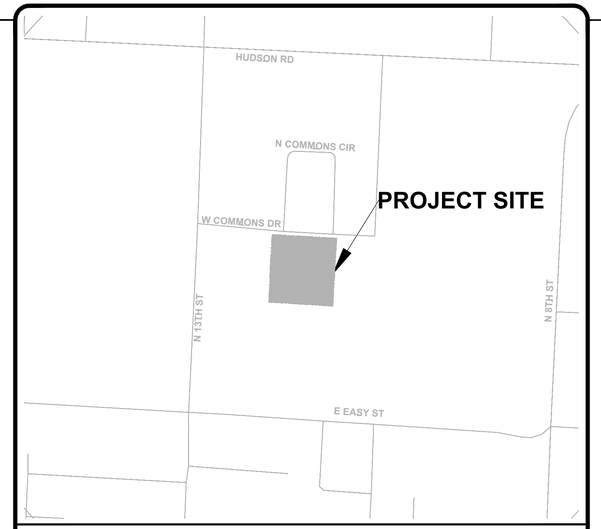
2. STOCKPILE WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEK (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.

4. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.

5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN.

6. PUBLIC STREETS AND ALLEYWAYS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.



VICINITY MAP
N.T.S.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

Sheet List Table

Sheet Number	Sheet Title
C1.0	COVER
C1.1	GENERAL NOTES
C2.0	SITE PLAN
C3.0	DEMOLITION & EROSION CONTROL PHASE 1
C3.1	EROSION CONTROL PHASE 2
C3.2	ERO DETAILS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	LANDSCAPE PLAN
C10.0	DETENTION POND OUTLET STRUCTURE DETAIL
C10.1	STORM DRAIN DETAILS
C10.2	STORM PLAN& PROFILE
C10.3	RWU WATER DETAILS
C10.4	RWU WATER DETAILS

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER 2024 PHILLIP R. SWOPE No.11426

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

SWOPE ENGINEERING No. 2831

PL 202300842
DATE: February 29, 2024
REVISED:02/29/2024

REVISION List

#	TITLE	DATE	NOTES:
1	RE-1	08/14/2023	1st SUBMITTAL
2	RE-2	09/29/2023	2nd SUBMITTAL
3	RE-3	11/16/2023	3rd SUBMITTAL
4	RE-4	12/14/2023	4th SUBMITTAL
5	RE-5	01/30/2024	5th SUBMITTAL
6	RE-6	--/--/--20	----------

FLOOD INFORMATION

This property does not lie in Zone 'X' as determined from the F.I.R.M. maps of Benton County, Arkansas, and Incorporated Areas, Map Number O5007C0260K, Effective Date June 05, 2012.

C1.0

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PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	HATCHES
PROPERTY LINE	FLARED END SECTION	ASPHALT
OFF/SITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	FLOOD ZONE
RIGHT-OF-WAY	JUNCTION BOX	GRAVEL
FENCE	GRATE INLET	POND
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
PHASE LINE	WATER METER	
SET/FOUND REBAR	POWER POLE	
SET/FOUND NAIL	LIGHT	
FENCE CORNER POST	ELECTRICAL BOX	
FOUND STONE	TELEPHONE PEDESTAL	
STATE MONUMENT	GAS METER	
SET/FOUND ALUM. MONUMENT		
SET/FOUND COTTON SPINDLE		
SET / FOUND PK NAIL		
RAILROAD SPIKE		
BENCH MARK (ELEV.)		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

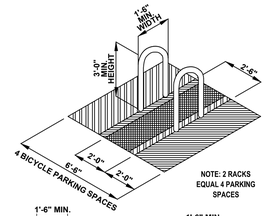
PROPERTY INFORMATION		
Gross Site area Phase 1&2	222,696 sf.	5.11 acres
Proposed Dedicated R.O.W.	0 sq. ft.	0 acres
Net Site Area	222,696 sf.	5.11 acres
Zoning : I-1	USE: PERSONAL STORAGE	
Building Height	11' 9 3/4" MAX BUILDING HEIGHT	

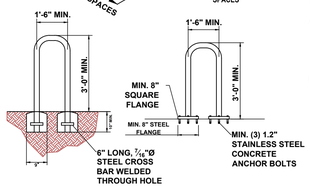
ZONING REGULATIONS PER I-1 ZONING	
Front Yard Setback	50 ft
Rear Yard Setback	25 ft
Side Interior Setback	25 ft
Side Exterior Setback	50 ft
STRUCTURE HEIGHT REGULATIONS	
Maximum Structure Height	50'

OPEN SPACE			
GROSS SITE PHASE 2	123,614 SQ FT		
PHASE 2 IMPERVIOUS AREA (BUILDINGS INCLUDED)	81,512 SQ FT	PERCENT COVERAGE	69.6%
PHASE 2 PERVIOUS AREA	42,102 SQ FT	PERCENT COVERAGE	20.42 %
PHASE 2 BUILDING AREA	45,968 SQ FT	PERCENT COVERAGE	39.2%

PHASE 2 PARKING INFORMATION	
PARKING REQUIRED	33
PARKING PROVIDED	35

NOTES:
1. HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
2. PARKING IN FRONT OF INDIVIDUAL STORAGE UNITS WILL ALSO FUNCTION AS INDIVIDUAL LOADING SPACES.
3. WASTE REMOVAL SERVICE WILL BE PROVIDED BY STANDARD WASTE BINS, SIMILAR TO INDIVIDUAL RESIDENCES BINS.





BIKE RACK EMBEDED ANCHOR MOUNT

BIKE RACK FLANGED SURFACE MOUNT

TYPICAL BIKE RACK LAYOUT
SCALE: NTS

SPECIFICATIONS:

DESIGN: EACH RACK SHALL BE AN INVERTED U-TYPE RACK DESIGNED WITH EITHER EXTENDED LEGS FOR EMBEDMENT IN CONCRETE FOOTING, OR WITH A STEEL FLANGE FOR BOLTING ONTO PAVED SURFACE. THE APEX OF THE U SHALL BE 2'-9" - 3'-0" ABOVE THE GROUND. THE LEGS OF THE U-SHAPE SHALL BE 1'-6" ON CENTER.

A) WITH EMBEDMENT: THE RACK LEGS SHALL EXTEND 9" INTO THE CONCRETE FOOTING. BEFORE APPLYING FINISH, THE PIPE SHALL BE DRILLED 3" ABOVE THE BASE AND FITTED WITH 6" LONG, 7/16" DIAMETER STEEL CROSS BAR. THIS CROSS BAR SHALL BE WELDED INTO PLACE, LIES HORIZONTALLY AND ACTS AS AN ANCHOR.

B) WITH FLANGED MOUNT: A PRE-DRILLED, STEEL FLANGE, MINIMUM 3/8" THICK AND MINIMUM 8" SQUARE, SHALL BE WELDED TO THE BOTTOM OF EACH LEG BEFORE FINAL FINISH IS APPLIED. THE FLANGE SHALL HAVE A MINIMUM OF THREE (3) BOLT HOLES. EACH BOLT HOLE SHALL ACCEPT A 1/2" DIAMETER STEEL BOLT.

MATERIALS: RACKS ARE TO BE CONSTRUCTED OF 1 1/2" SCHEDULE 40 STEEL PIPE (1.90"X0.145" WALL). THE PIPE SHALL BE BENT IN ONE PIECE (NOT WELDED IN SECTIONS).

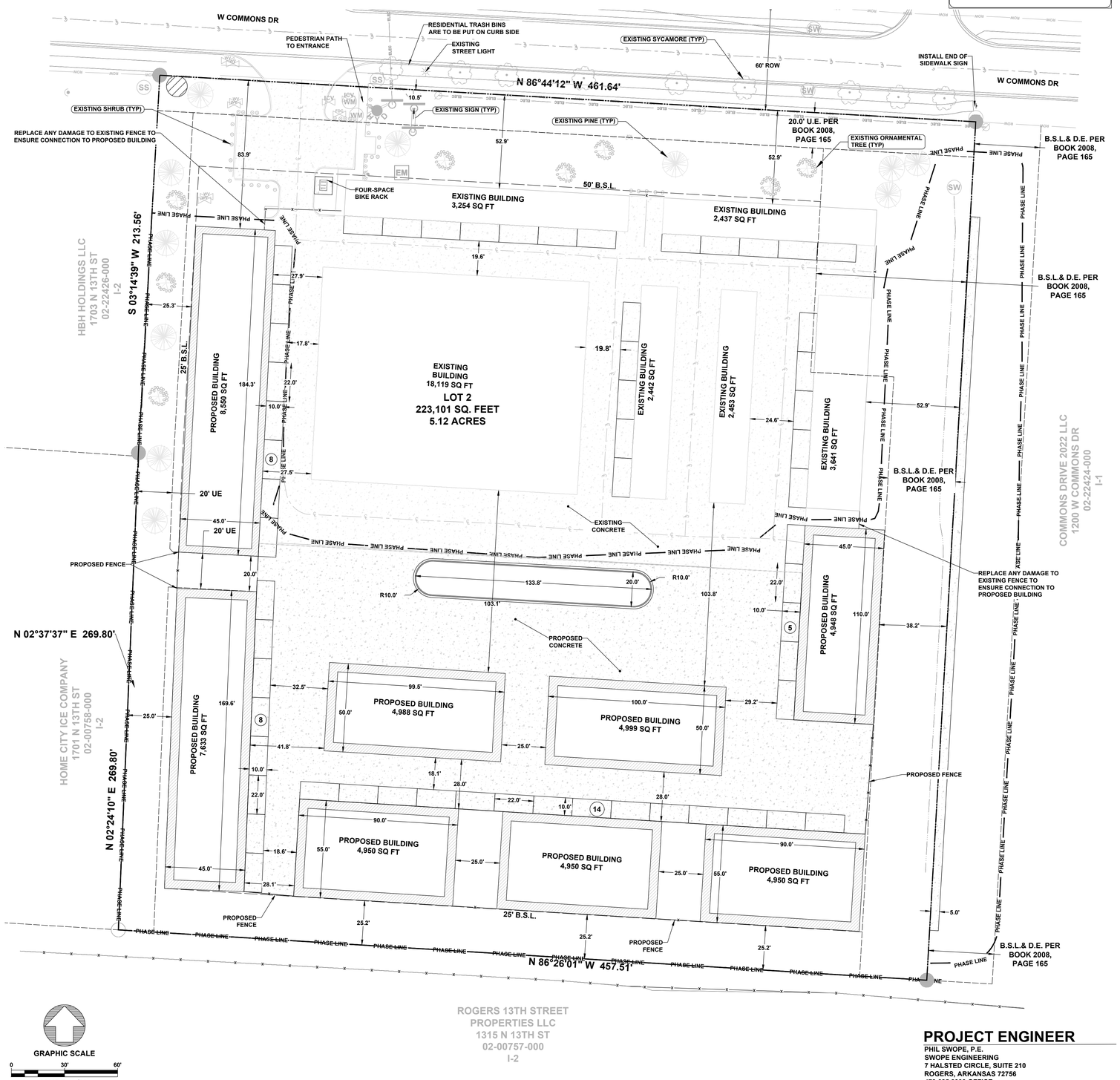
FINISHES: THE PIPE SHALL HAVE PVC COATING, POWDERCOAT FINISH OR HOT-DIPPED GALVANIZED FINISH APPLIED AFTER THE FLANGE HAS BEEN WELDED IN PLACE (SURFACE MOUNT METHOD) OR THE ANCHORING CROSS BAR HAS BEEN FITTED IN A DRILLED HOLE (EMBEDMENT METHOD).

ANCHORING THE RACK: PAVING IS TO REQUIRED, HOWEVER, RACKS SHALL BE SECURELY ANCHORED THROUGH ONE OF THE TWO FOLLOWING METHODS:

A) WITH EMBEDMENT: THE RACK SHALL BE EMBEDDED IN A MIN. OF 9" DIAMETER, 10" DEEP CONCRETE FOOTING.
B) WITH FLANGED MOUNT: RACKS SHALL BE ANCHORED WITH 3 1.2" STAINLESS STEEL ANCHOR BOLTS, 1/2" IN DIAMETER.

Local Bicycle parking suppliers: (this list implies no endorsement) Razorback Awning & Ironworks, Fayetteville 444-1145
Great Southern Metals Co., Fayetteville 521-3166
Diversified, Little Rock 1-800-334-9193

NOTE: THE BICYCLE PARKING ORDINANCE REQUIRES THAT BICYCLE PARKING BE LOCATED WITHIN 50' OF AN ENTRY.



GRAPHIC SCALE
0 30' 60'
1 inch = 30 feet

CITY APPROVAL STAMP

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILIP R. SWOPE

SITE PLAN

FAMILY STORAGE P2

STORAGE FACILITY EXPANSION
MY STORAGE, NORTH ROGERS LLC
1250 W COMMONS DR
ROGERS, AR 72756

NO.	DATE	REVISION
1	02/29/2024	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY:	JOB NUMBER:
JOHN	23-132
SUBMITTAL DATE:	City Number:
02/29/2024	PL 202300842
DRAWING NAME:	
23-132pr.dwg	
SHEET NUMBER:	
C2.0	

PROJECT ENGINEER
PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

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UTILITY PLAN LEGEND

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- PHASE LINE

UTILITY LINES

- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE
- STORM PIPE

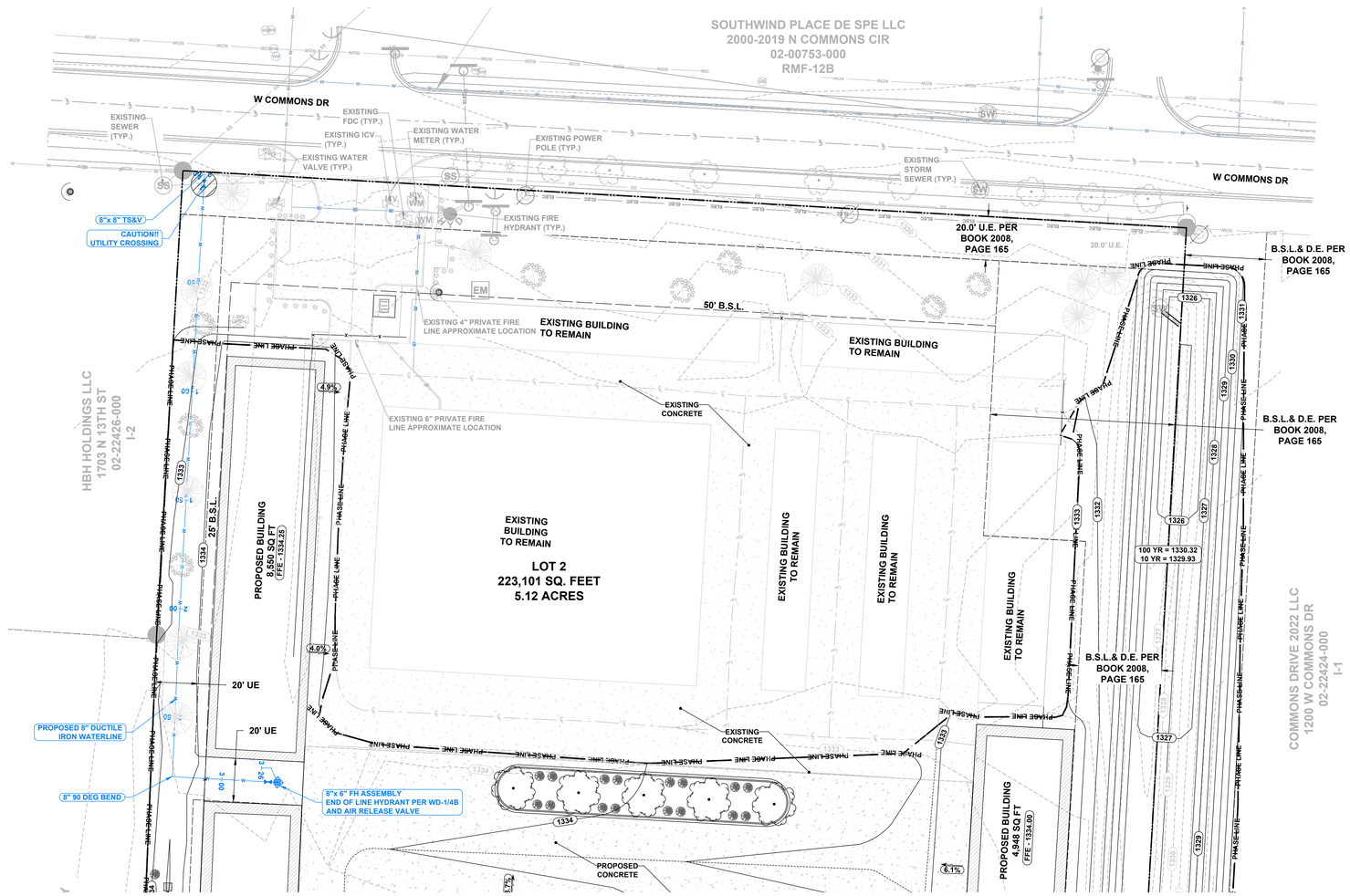
SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



PLAN VIEW

GRAPHIC SCALE

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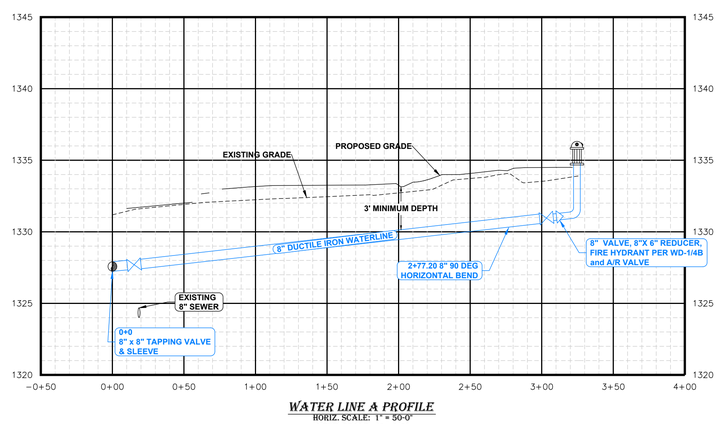

WATER LINE A PROFILE

HORIZ. SCALE: 1" = 50-0"

VERT. SCALE: 1" = 5-0"

CITY APPROVAL STAMP

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILIP R. SWOPE

UTILITY PLAN

FAMILY STORAGE P2

STORAGE FACILITY EXPANSION
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DRAWN BY: JOHN	JOB NUMBER: 23-132
SUBMITTAL DATE: 02/29/2024	City Number: PL 202300842
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PROJECT ENGINEER

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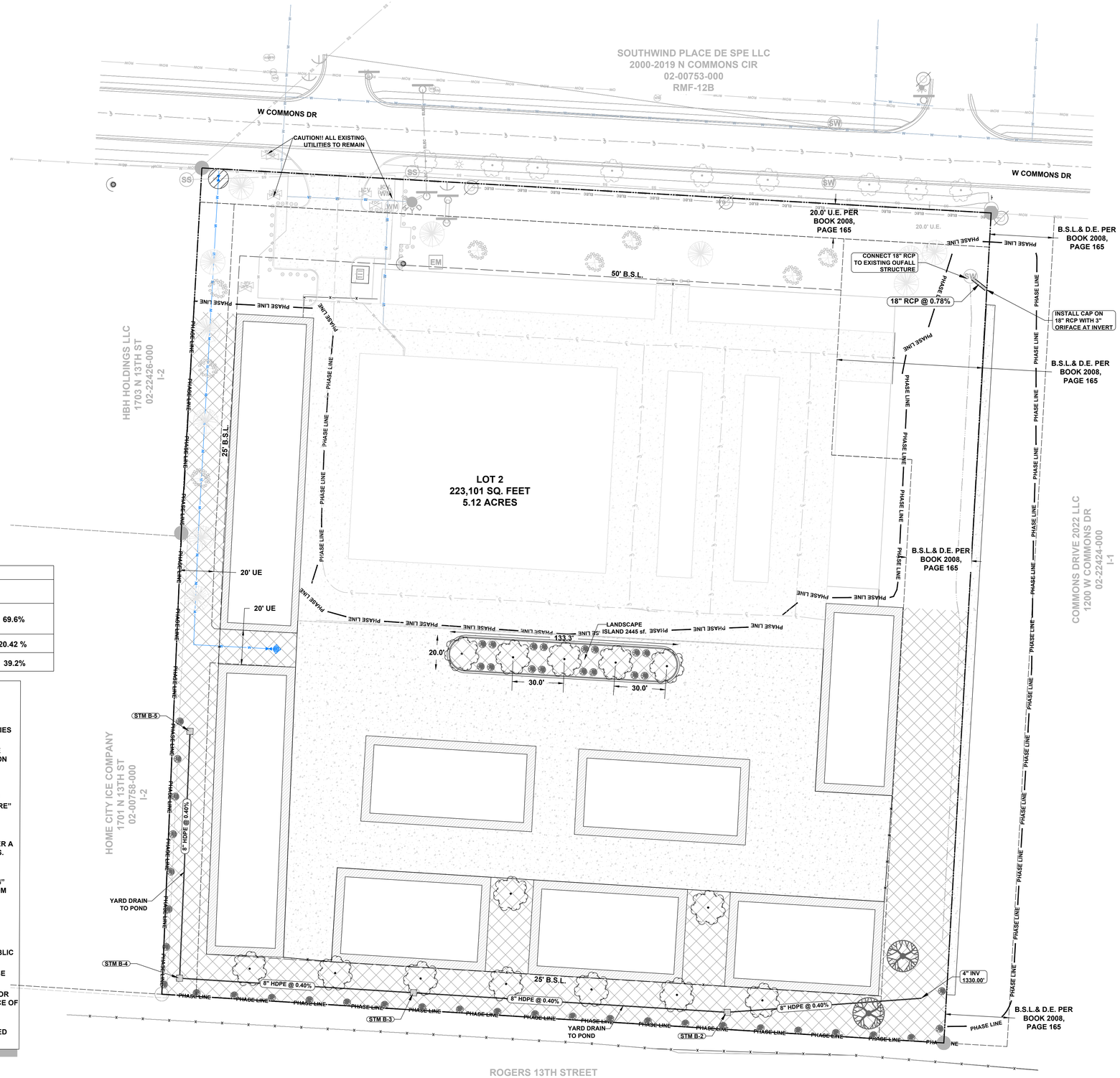
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER
- GREEN SPACE AREA

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



GRAPHIC SCALE

0 30' 60'

1 inch = 30 feet

OPEN SPACE

GROSS SITE PHASE 2	123,614 SQ FT		
PHASE 2 IMPERVIOUS AREA (BUILDINGS INCLUDED)	81,512 SQ FT	PERCENT COVERAGE	69.6%
PHASE 2 PERVIOUS AREA	42,102 SQ FT	PERCENT COVERAGE	20.42 %
PHASE 2 BUILDING AREA	45,968 SQ FT	PERCENT COVERAGE	39.2%

LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. WHERE POTENTIAL UTILITY CONFLICTS WITH LANDSCAPING, UTILITY LOCATIONS SHALL BE FIELD VERIFIED.
8. ALL PROPOSED TREES SHALL BE MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
9. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY BE REDUCED ONCE APPROVED BY PLANNING COMMISSION
10. OWNER/ DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY
11. PHASE 1 TREES AFFECTED BY EXISTING CONSTRUCTION ENTRANCE SHALL BE REPLACED ACCORDING TO THE APPROVED PHASE 1 DESIGN

CITY APPROVAL STAMP

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11426 PHILIP R. SWOPE

LANDSCAPE REQUIREMENTS PHASE 2:
DEVELOPMENTS OF TWO ACRES OR MORE REQUIRE ONE PLANT PER 2,000 SQ FT OF DEVELOPED AREA

123,614 / 2,000 = 62 TOTAL PLANTS
25% = 16 TREES REQUIRED
(10% EVERGREEN = 2)
75% = 46 SHRUBS

PHASE 2 PLANT SCHEDULE

NO.	SYM.	COMMON NAME / Botanical Name	SIZE/SPACING/ REMARKS
14		NORWEGIAN SUNSET MAPLE (DECIDUOUS SHADE) Acer x. Norwegian Sunset	4.0" CAL./ B&B AS SHOWN MIN 6'; MATURE HEIGHT & SPREAD: 35 FT & 35 FT
46		WINTERGREEN BARBERRY (EVERGREEN) Berberis julianae	5 GALLON/ B&B AS SHOWN; MATURE HEIGHT 2-4 FT
2		AMERICAN HOLLY (EVERGREEN) ILEX OPACA	4.0" CAL./ B&B AS SHOWN; (MUST BE 8' TALL AT TIME OF PLANTING) MATURE HEIGHT & SPREAD: 40-50 FT & 40 FT

TREES BEING REMOVED
0

NO MORE THAN 25% OF TREES ARE ORNAMENTAL

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

PROJECT ENGINEER
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SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

LANDSCAPE PLAN
FAMILY STORAGE P2
STORAGE FACILITY EXPANSION
MY STORAGE NORTH ROGERS LLC
1250 W COMMONS DR
ROGERS, AR 72756

NO.	DATE	REVISION
1	02/29/2024	FIRST SUBMITTAL
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SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

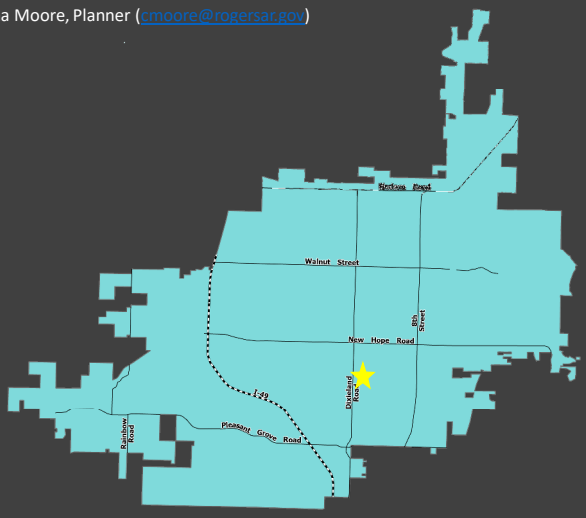
DRAWN BY: JOHN	JOB NUMBER: 23-132
SUBMITTAL DATE: 02/29/2024	City Number: PL 202300542
DRAWING NAME: 23-132pr.dwg	
SHEET NUMBER: C6.0	

R:_SWOPE\23-132 FAMILY STORAGE PHASE 2\CIVIL DRAWINGS\23-132PR.DWG - PLOTTED ON 2/29/2024 11:30:46 AM @ A SCALE OF 1:1 TO _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 BY JOHN HALE

Rezone
Vega

PLANNING

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



Vicinity Map

CGM Designation
Neighborhood

Zoning
A-1 (Agricultural)

Proposed Zoning
N-R (Neighborhood Residential)

Location
2305 S Dixieland Rd

Representative
David Vega

Location:
This is a rezone request for a property located in south Rogers across from Rogers High School.

Rezone

Vega

PLANNING

Geolocation

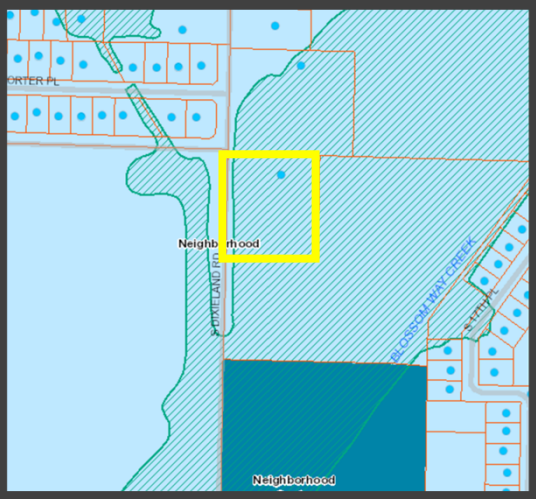
<u>GEOLOCATION</u>

The property is just east of Rogers High School at the intersection of Perry Road and Dixieland Road.

Rezone

Vega

PLANNING



Zoning

Rezone Request

From A-1 to N-R

Rezone Request:

The applicant is requesting to rezone the subject property from A-1 (Agricultural) to N-R (Neighborhood Residential).

ZONING:

N-R (Neighborhood Residential):

"This district is created to encourage the continuation and revitalization of low- to medium-density housing throughout the City." Sec. 14-702(a).

Rezone

Vega

PLANNING

Zoning Map

Staff Analysis

- The subject property is located within the Neighborhood growth designation. The requested zoning of N-R is allowed within this growth designation. A-1 is not an allowed zoning per the comprehensive growth map.
- Rogers High School is directly to the west. Residential use is directly to the north. The applicant also owns the undeveloped parcel that borders to the east and south.
- The proposed rezone is consistent with the development pattern in this area and is congruent with the City's CGM.

Staff Analysis:

- The subject property is located within the Neighborhood Growth Designation. This property is currently zoned A-1, which is not allowed per this Growth Designation. The requested zone of N-R is allowed.
- Residential uses exists on the surrounding property and Rogers High School is across the street to the west.
- The proposed rezone is consistent with the development pattern in the area.

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, resources 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 per acre
Max Density:
12 units per acre
Allowed Zoning Districts
R-SF, N-R, RDP, R-MF

Rezone

Vega

PLANNING

Site Aerial

Recommendation:
Refer to Committee

NOTE: The applicant seeks to renovate an existing structure in the floodplain. To do so could require the building be brought into compliance with Flood Damage Prevention Code. The project is currently under a stop work order pending resolution of this matter.

Public Input Received:
No input from the public.

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

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

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

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

OFFICE USE ONLY

Permit Fee: _____ ($200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: David Vega

ADDRESS: 2305 S. Dixieland Rd. SUITE #: _____

GENERAL LOCATION OF PROPERTY: Accross street from Dixieland from RHS

PARCEL NUMBER: 02-01885-000

PHONE #: 479-644-9669 EMAIL: DavidVegaOnline@gmail.com

PROPERTY OWNER: David Vega PHONE #: 479-644-9669

PRESENT USE: Agricultural/Church ZONING: Agricultural

PROPOSED USE: _____ ZONING: N/R

David Vega 2-14-24

Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

"please see attachment A"

LAYMAN'S DESCRIPTION:
2305 S. Dixieland Rd., Rogers AR 72756

PRESENT ZONING: Agricultural

ZONING REQUEST: NR

Respectfully Submitted,

By: David Vega
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 14th day of February, 2024.

Ixchel Salazar
Notary Signature

IXCHEL SALAZAR
Notary Public - Arkansas
Benton County
Commission # 12721672
My Commission Expires Dec 29, 2032

Ixchel L Salazar
Notary Name Printed

December 29 2032
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 15 day of February, 2024.

David Vega
Signed

DAVID VEGA
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 15 day of February, 2024.

Notary Signature

JESICA SOTO
Notary Public - Arkansas
Benton County
Commission # 12722256
My Commission Expires Feb 25, 2033

Jesica Soto
Notary Name Printed

Feb 25, 2033
Commission Expires

Adjacent property owners within 300 feet

WARD, JESSICA A & RYAN
2245 S DIXIELAND RD
ROGERS, AR

FISCHER DIANE TRUSTEES
2235 S DIXIELAND RD
ROGERS, AR 72758-6207

VEGA DAVID SIGALA
1408 W MARGARET PL
ROGERS, AR 72756

STOREY, ROBERT J & G SUE CO-TRUSTEES
1701 W PRICE LN
ROGERS AR 72758-1210

FRANCISCO CARLOS & MEGHAN
1800 MORTER PL
ROGERS, AR 72758

CORELOGIC RE TAX SERVICES
PO BOX 961009
FORT WORTH, TX 76161-9982

CASTANEDA NOEL & BARRIENTOS LEONARDA
1805 W MORTER PL
ROGERS, AR 72758

ROGERS PUBLIC SCHOOL DISTRICT 30
220 S 5TH ST
ROGERS, AR 72756-4467

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 **(Insert Applicant Name)** is applying to the Rogers Planning Commission to rezone certain real property at **(Insert Location)**. The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: SEE ATTACHED

LAYMAN'S DESCRIPTION: 2305 S. DIXIELAND RD

PRESENT ZONING: A-1

ZONING REQUEST: N-R

A public hearing by the Rogers Planning Commission will be held on FEB. 6TH, 20 24 **(Date assigned by Planning Staff)** at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____

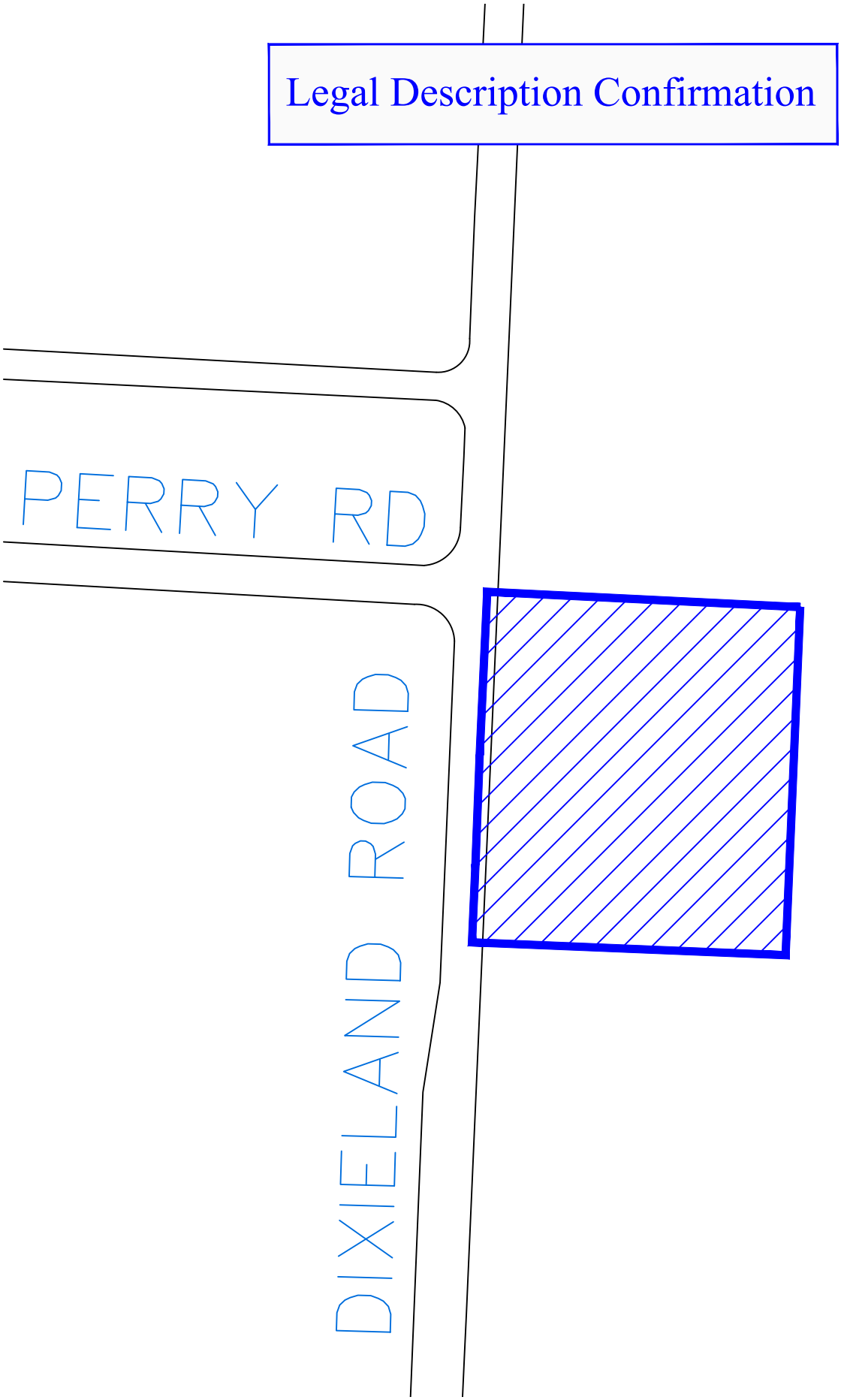
(Applicant's Signature)

LEGAL DESCRIPTION

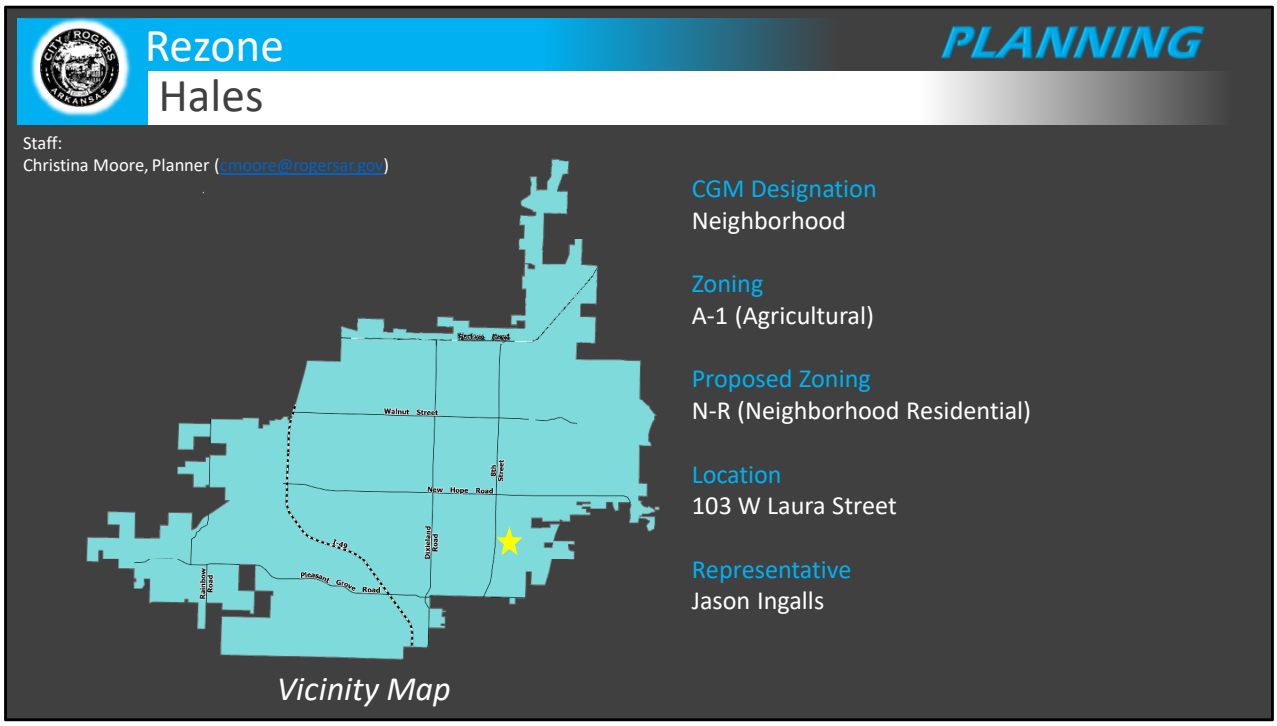
Parcel: 02-01885-000

A PART OF THE N1/2 OF THE SW1/4 OF THE SE1/4 SECTION 23, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" REBAR LOCATED N87*42'39"W 306.17 FEET, N87*25'17"W 615.57 FEET, AND N87*39'26"W 95.83 FEET FROM THE NORTHEAST CORNER OF THE SW1/4 OF THE SE1/4 OF SAID SECTION 23 AND RUNNING THENCE S02*24'08"W 328.00 FEET TO A 1/2" REBAR' THENCE N87*39'26"W 300.00 FEET TO THE WEST LINE OF SAID 20 ACRE TRACT; THENCE N02*24'08"E 328.0 FEET; THENCE S87*39'26"E 300.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.25 ACRES, MORE OR LESS. SUBJECT TO THE SOUTH DIXIELAND ROAD RIGHT-OF-WAY ALONG THE WEST LINE, A 50 FOOT WIDE GAS LINE EASEMENT RUNNING NORTH AND SOUTH ALONG THE WEST SIDE, AND ANY OTHER EASEMENTS AND OR RIGHT-OF-WAYS OF RECORD. SURVEY 2/10/2012 2012-54

Legal Description Confirmation



GOOD SHEPHERD
LUTHERAN CHURCH
2305
BLIC HEARING
UBLIC HEARING
ZONE
rezone 2305 S. Dixieland Rd. from A-1 (Agricultural) to the N-R (Neighborhood Residential) zoning district.
David Vega
Planning Commission
March 5, 2024 at 5:30 PM
Rogers City Council Chambers
301 W. Chestnut St.
planningcommission@rogersar.gov
/1181/Public-Hearing-Signs
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov



Location:

This is a rezone request for a property located in south east Rogers on Laura Street in between 8th and 1st streets.

Rezone

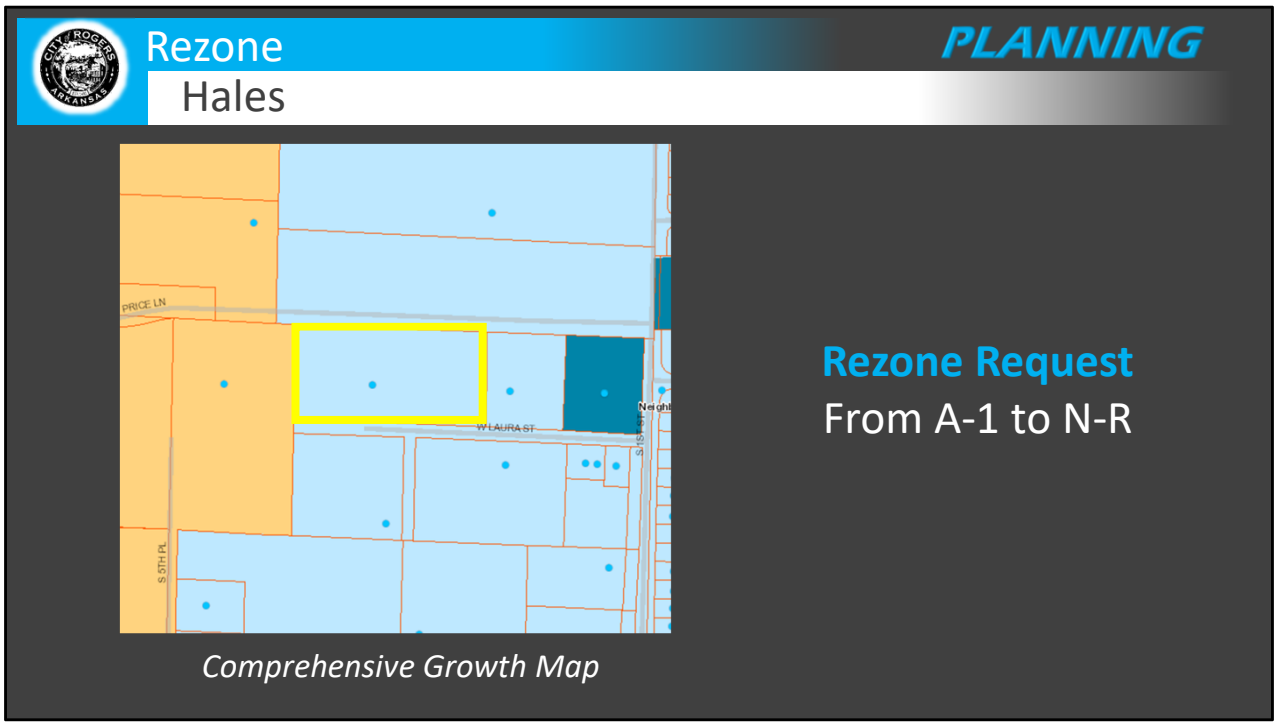
Hales

PLANNING

Geolocation

GEOLOCATION

The property is just east of the railroad tracks, south of 3 schools and near S 1st street.



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

ZONING:
N-R (Neighborhood Residential):
"This district is created to encourage the continuation and revitalization of low- to medium-density housing throughout the City." Sec. 14-702(a).

Rezone

Hales

PLANNING

Zoning Map

Staff Analysis

- The subject property is located within the Neighborhood growth designation. The requested zoning of N-R is allowed within this growth designation. A-1 is not an allowed zoning per the comprehensive growth map.
- A-1 zoning exist to the east and south of this site. Industrial uses to the west. Schools exist directly to the north. Residential uses are also present on properties to the east and south. The railyard loop also runs close to this location.
- The proposed rezone is consistent with the development pattern in this area and is congruent with the City's CGM.

Staff Analysis:

- The subject property is located within the Neighborhood Growth Designation. This property is currently zoned A-1, which is not allowed per this Growth Designation. The requested zone of N-R is allowed.
- Residential uses exists to the south and east and three schools and the railyard loop are to the north.
- The proposed rezone is consistent with the development pattern in the area.

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, resources 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 per acre
Max Density:
12 units per acre
Allowed Zoning Districts
R-SF, N-R, RDP, R-MF

Public Input Received:
No input from the public.

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

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

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

Rezone Application

Present Use: Vacant Property

Present Zoning: A-1

Proposed Use: Single-Family Residential

Proposed Zoning: N-R

PROPERTY OWNER AFFIDAVIT

The petitioner, Jack Hales Construction Company Inc, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION: 103 W Laura Street, Rogers, AR 72756

PRESENT ZONING: A-1

ZONING REQUEST: N-R

Respectfully Submitted,

By: J. M. Hale
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 9th day of Feburary, 2024.

TYLER SIMPSON
Notary Public - Arkansas
Benton County
Commission # 12723852
My Commission Expires Sep 4, 2031

Tyler Simpson
Notary Signature

Tyler Simpson
Notary Name Printed

09/04/2031
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 9 day of FEBRUARY, 2024.

John M. Hales
Signed

JOHN M. HALES
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 9th day of Feburary, 2024.

TYLER SIMPSON
Notary Public - Arkansas
Benton County
Commission # 12723852
My Commission Expires Sep 4, 2031

Tyler Simpson
Notary Signature

Tyler Simpson
Notary Name Printed

09/04/2031
Commission Expires

February 9, 2024

Rogers Planning & Community Development
301 W Chesnut
Rogers, AR 72756

RE: TAX PARCEL # 02-02023-001
REZONE
103 W LAURA STREET, ROGERS, AR
ECE PROJECT NO. 23-1042

To Whom it May Concern:

Listed below are the certified list of adjacent property owners within 300' of the property:

02-02020-000
ROGERS PUBLIC SCHOOL DISTRICT 30
500 W WALNUT ST
ROGERS AR 72756-3774

02-02023-000
PEREA, SERAFIN & HILDA
103 W LAURA ST
ROGERS AR 72758-8560

02-02030-000
DKMP LLC
2425 S 5TH PLACE
ROGERS AR 72758-6404

02-02025-000
RUBIO, JUVENAL
PO BOX 1377
ROGERS AR 72757-1377

02-02022-000
CANO, MARIA GUADALUPE & MARTINEZ, JOSE A
101 W LAURA ST
ROGERS AR 72758

02-02021-000
HU, JIAN JUN & DAI, LI MING CO-TRUSTEES
802 FAIRWAY CIR
SPRINGDALE AR 72764

02-02024-000
RUBIO, LEONEL
PO BOX 1377
ROGERS AR 72757-1377

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

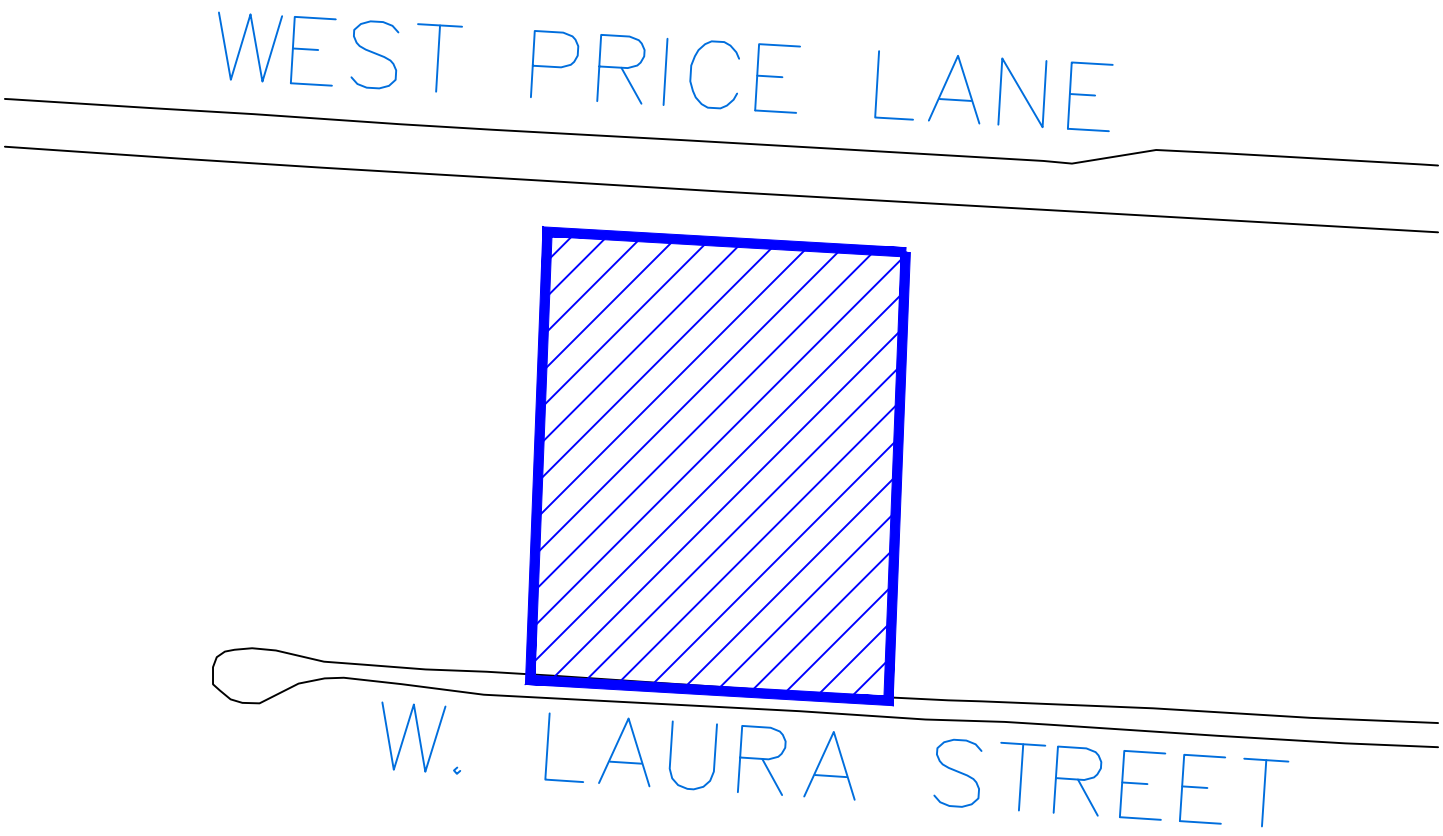
Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File

TRACT 1 SURVEY DESCRIPTION Parcel 02-02023-000

A PART OF THE NORTHEAST QUARTER (NE¼) OF THE NORTHEAST QUARTER (NE¼) OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 30 WEST, 5TH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NE¼ OF THE NE¼; THENCE SOUTH 12 FEET; THENCE NORTH 86°43'03" WEST, 574 FEET TO A 2" PIPE ON THE SOUTH RIGHT OF WAY LINE OF WEST PRICE LANE AND THE NORTHWEST CORNER OF A TRACT CONVEYED TO MARIA GUADALUPE CANO & JOSE A. MARTINEZ IN BENTON COUNTY BOOK L2019, PAGE 34951 AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID CANO AND MARTINEZ TRACT, SOUTH 02°12'28" WEST, 337.69 FEET TO A 2" IRON PIN FOUND AT THE SOUTHWEST CORNER OF SAID CANO AND MARTINEZ TRACT AND THE NORTH RIGHT-OF-WAY LINE OF WEST LAURA STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 86°40'57" WEST, 270.05 FEET TO A ½" IRON PIN SET; THENCE NORTH 02°12'28" EAST, 337.52 FEET TO A ½" IRON PIN SET ON SAID SOUTH RIGHT-OF-WAY LINE OF WEST PRICE LANE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 86°43'03" EAST, 270.05 FEET TO THE POINT OF BEGINNING, CONTAINING 2.093 ACRES MORE OR LESS. SUBJECT TO ANY EASEMENTS, COVENANTS, OR RESTRICTIONS OF RECORD OR FACT

Legal Description Confirmation



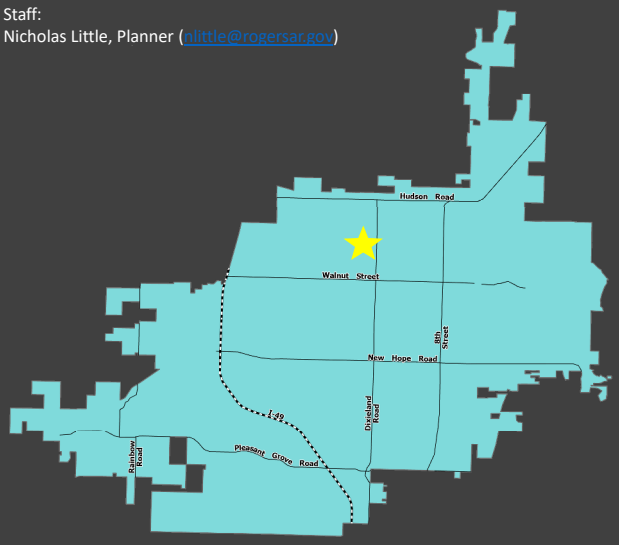
NOTICE OF PUBLIC HEARING

Rezone/DCP

PLANNING

Dixieland & Olive Multifamily

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



Vicinity Map

CGM Designation
Neighborhood

Zoning
A-1 (Agricultural), R-DP (Residential Duplex), RSF-5 (Residential Single Family, 5 units per acre)

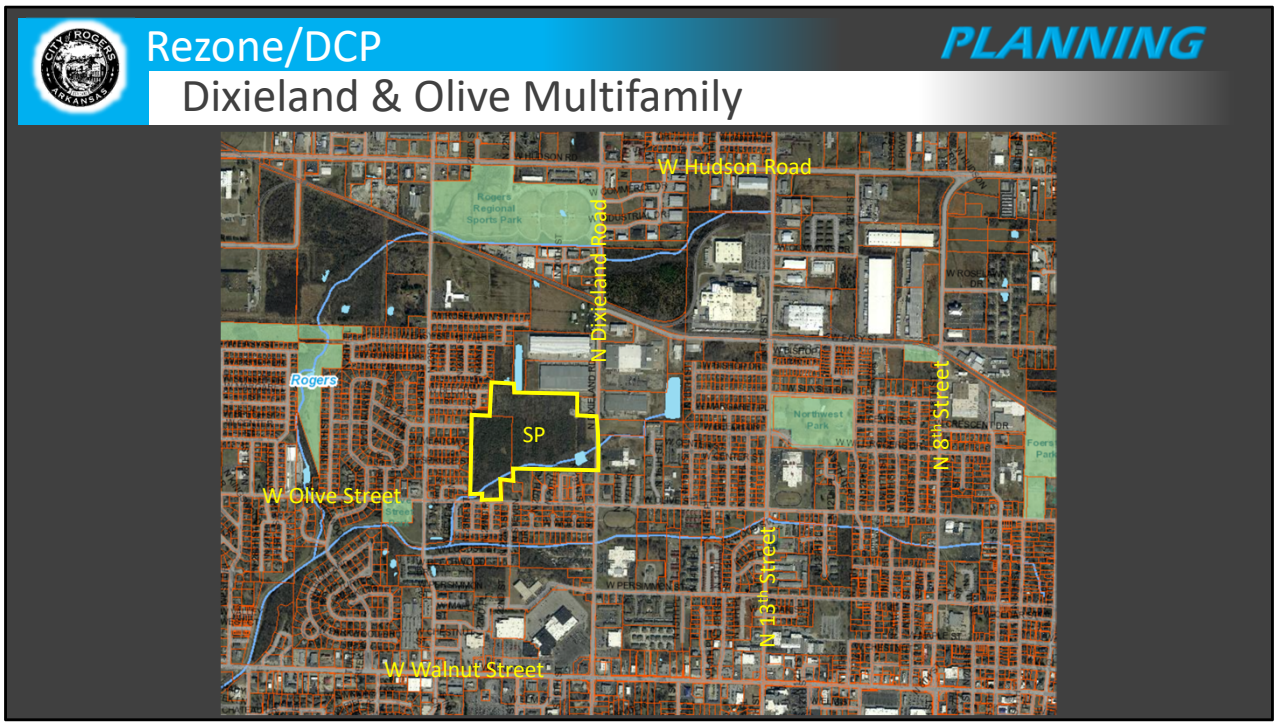
Proposed Zoning
RMF-15B (Residential Multifamily, 15 units per acre) with a Density Concept Plan

Location
1200 N Dixieland Road
Parcels 02-00831-001, 02-00832-000

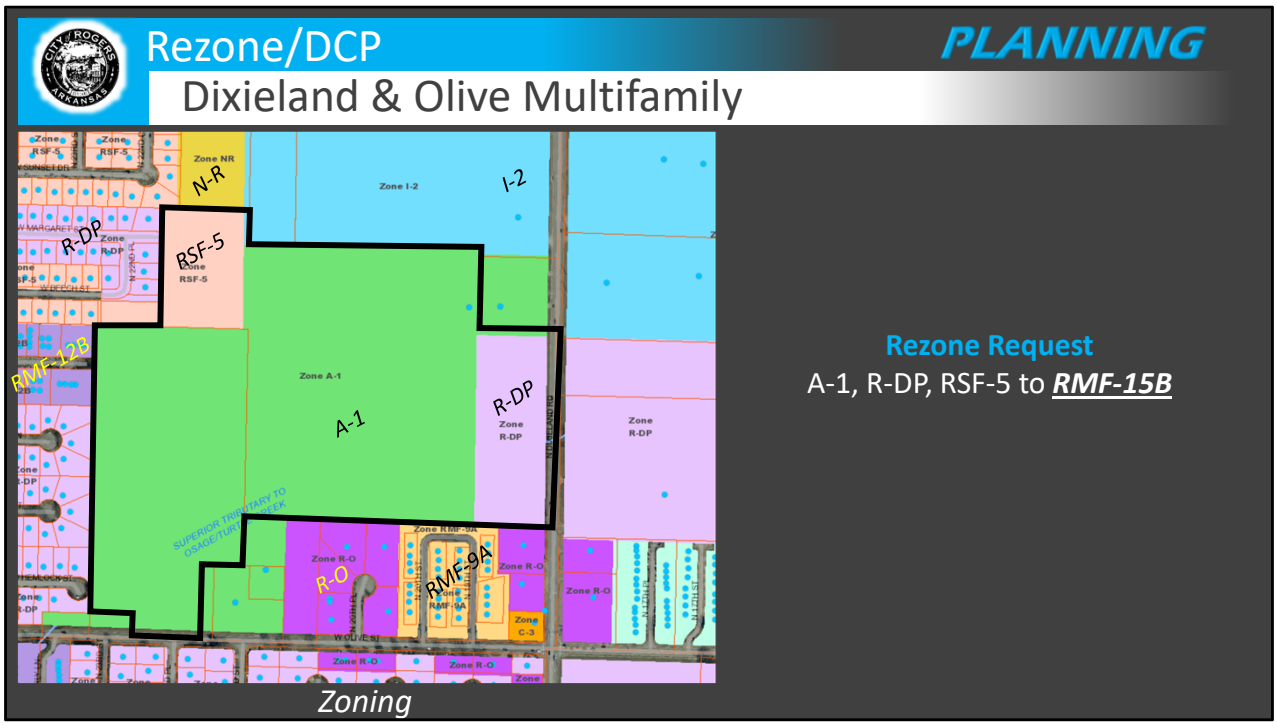
Representative
Will Kellstrom, Watkins, Boyer, Gray, & Curry PLLC

Location:

The applicant is proposing a rezone and density concept plan located in north central Rogers, just northwest of the intersection of W Olive Street and N Dixieland Road.



GEOLOCATION



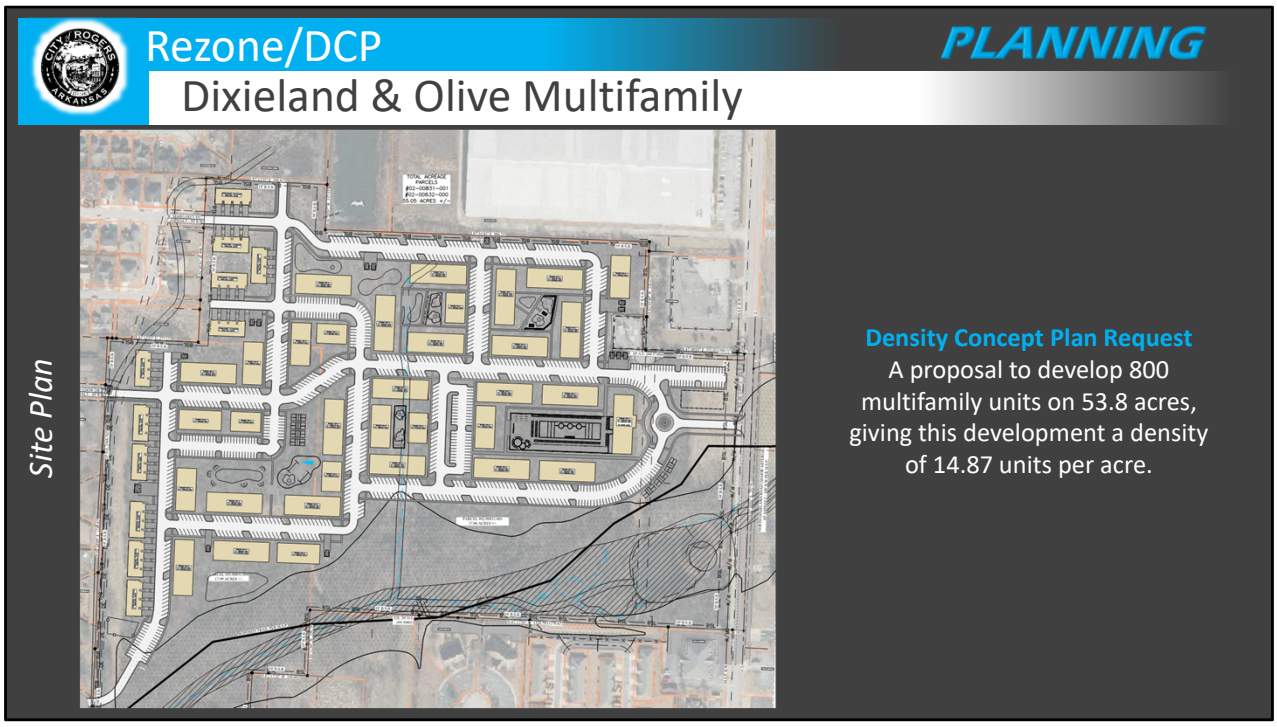
Rezone Request:

The applicant is requesting to rezone the subject property from A-1 (Agricultural), R-DP (Residential Duplex and Patio Home District, and RSF-5 (Residential Single Family, 5 units per acre) to RMF-15B(Residential Multifamily, 15 units per acre, for rent). The property is adjacent to a mixed density neighborhood to the west, industrial lands to the north, and commercial/office uses to the southeast.

ZONING:

RMF-15B with DCP:

Purpose and intent. 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." Sec. 14-703(a).



Density Concept Plan Request:

The applicant is proposing 800 multifamily units, on a lot that is just under 54 acres, giving it a density of 14.87 acres. Any development with a density greater than 6 units per acre within the Neighborhood Growth Designation requires a Density Concept Plan.

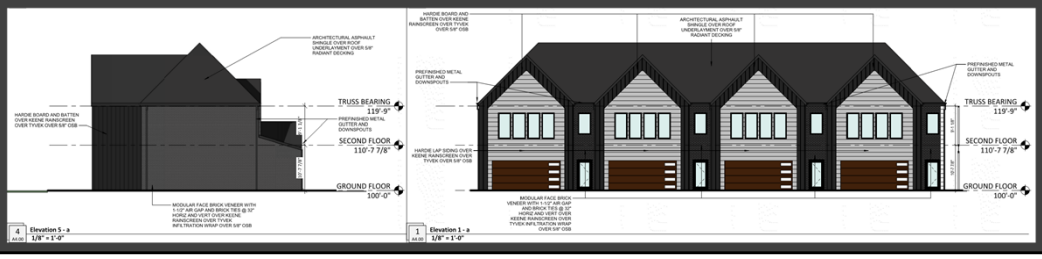
Rezone/DCP

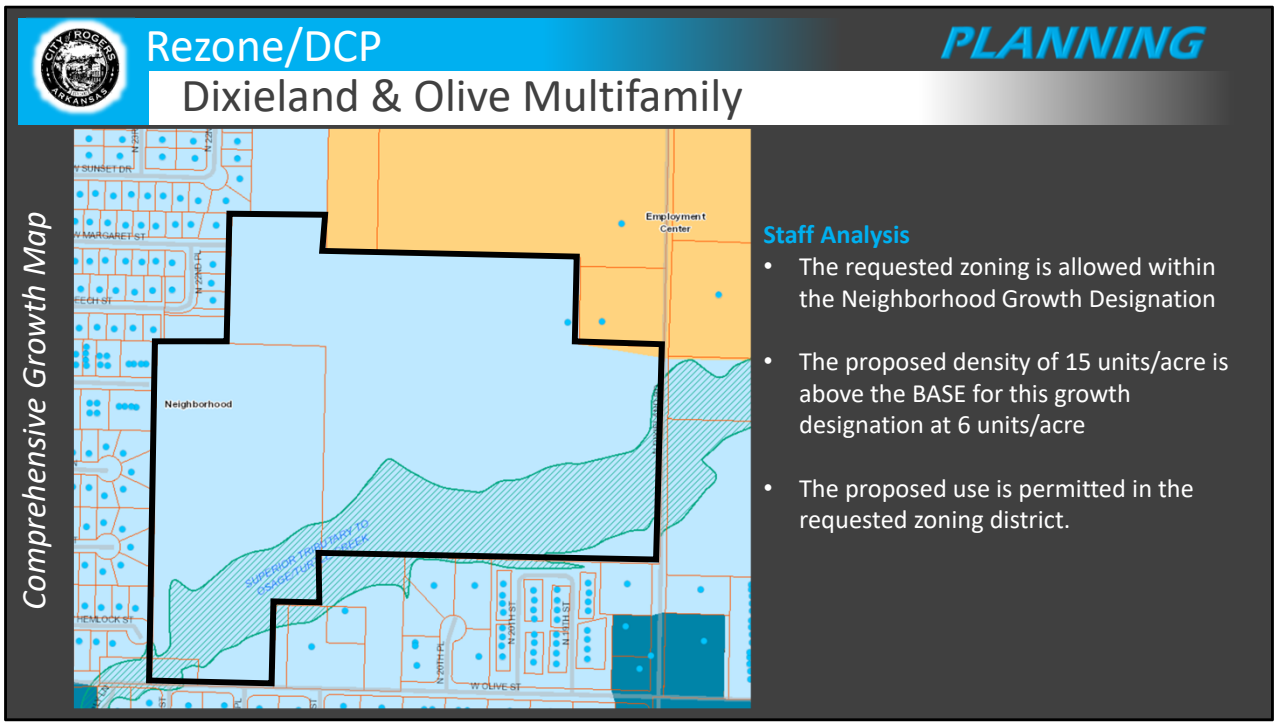
PLANNING

Dixieland & Olive Multifamily

Apartment Building Elevations

Townhome Elevations





COMPREHENSIVE GROWTH MAP:
This site is located within a Neighborhood Growth Designation. The requested zoning of R-MF is permitted within this area. The proposed density is greater than the BASE allowed density in Neighborhood, so a DCP is required. The proposed use, multifamily housing, is a permitted use in R-MF zoning.

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

Dixieland & Olive Multifamily

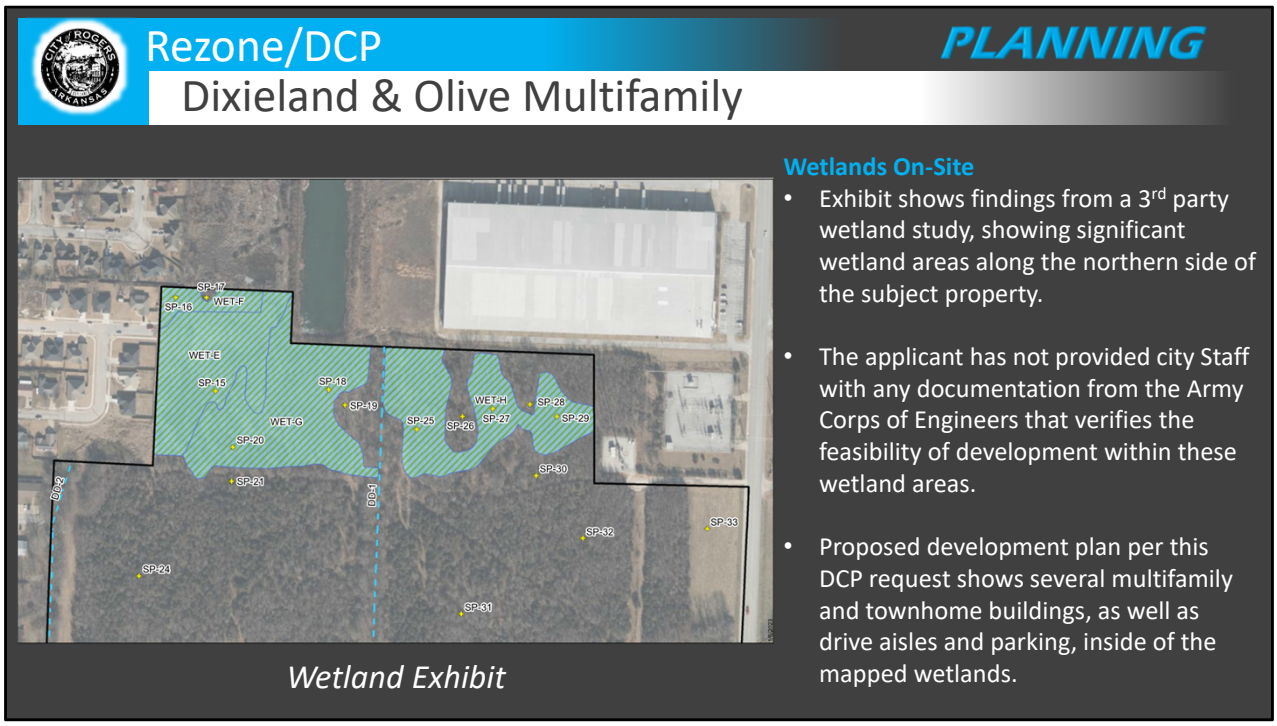
Architectural Elevations

Staff Analysis

- All underlying R-MF zoning standards are being met, or can be met, with the exception of the maximum building height. The architectural elevations do not show the height of the ridge of the roof, but they seem to be **exceeding the 35' maximum** set in place by R-MF zoning code.

Proposed Variations from Code

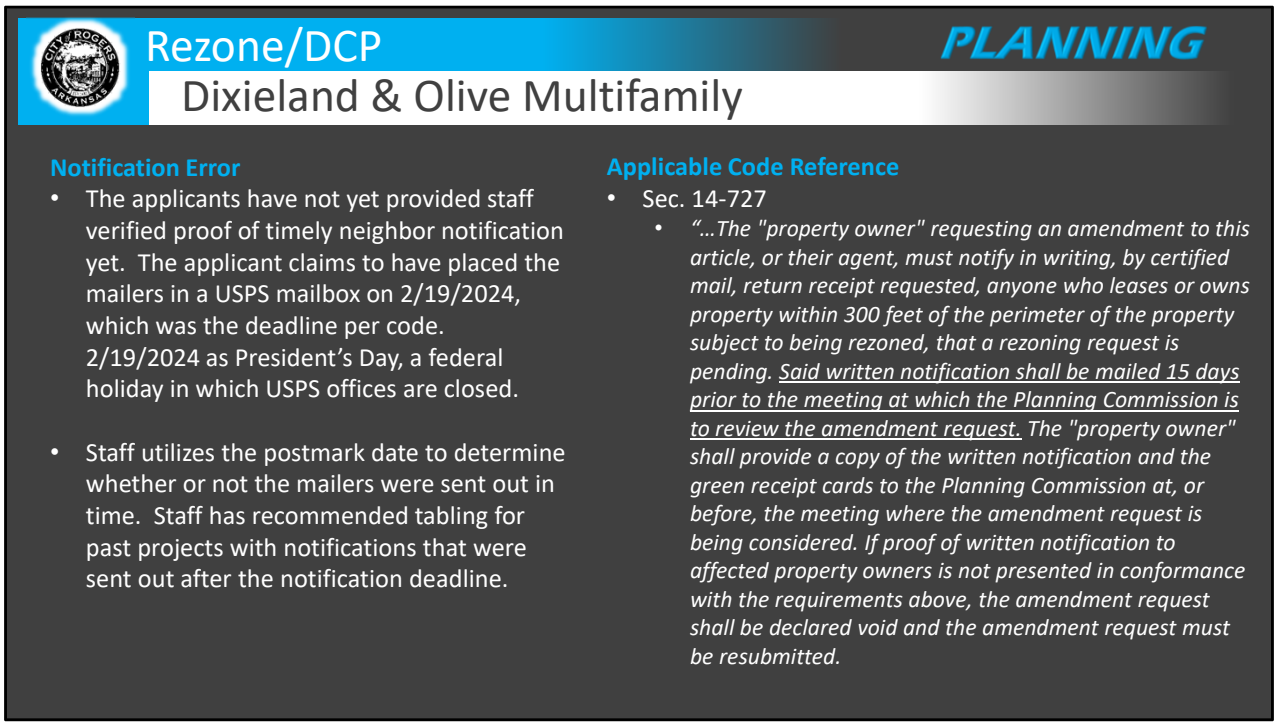
All underlying R-MF zoning standards are being met, or can be met, with the exception of the maximum building height. The architectural elevations do not show the height of the ridge of the roof, but they seem to be **exceeding the 35' maximum** set in place by R-MF zoning code. The highest point listed is the Truss Bearing, which is shown at 31' 5".



Wetland Exhibit

Wetlands On-Site

- Exhibit shows findings from a 3rd party wetland study, showing significant wetland areas along the northern side of the subject property.
- The applicant has not provided city Staff with any documentation from the Army Corps of Engineers that verifies the feasibility of development within these wetland areas.
- Proposed development plan per this DCP request shows several multifamily and townhome buildings, as well as drive aisles and parking, inside of the mapped wetlands.



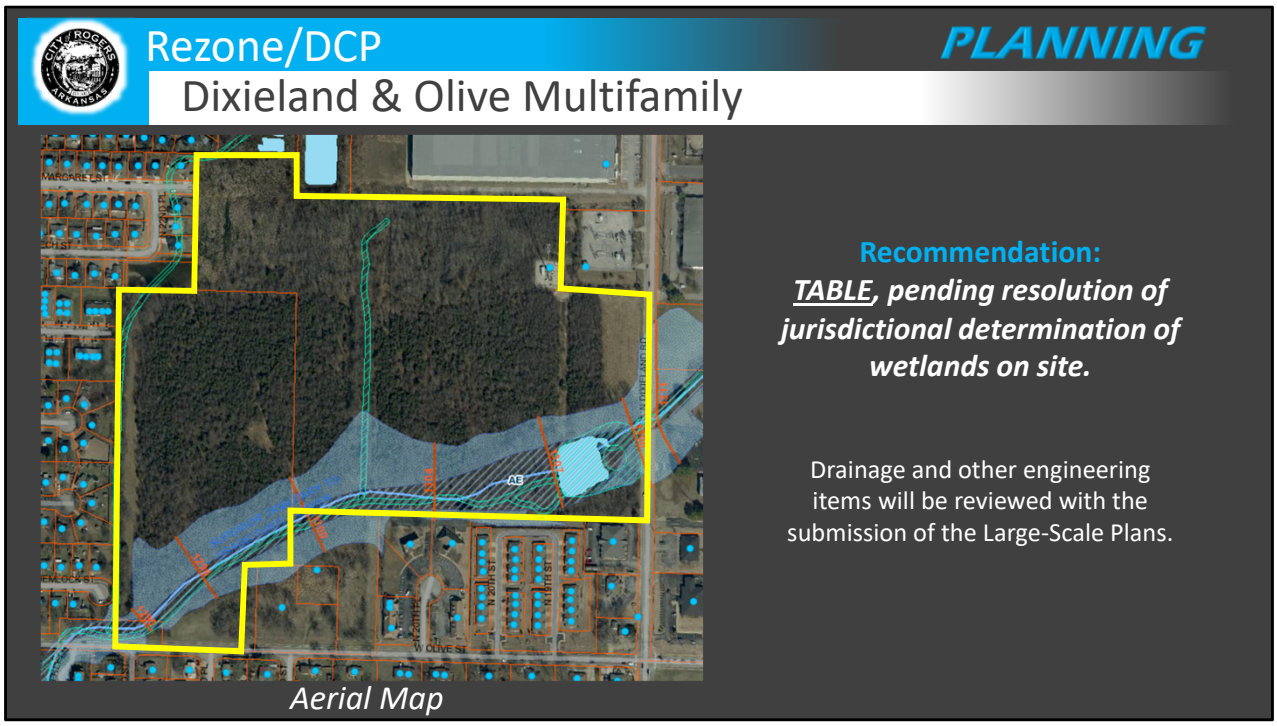
Notification Error

- The applicants have not yet provided staff verified proof of timely neighbor notification yet. The applicant claims to have placed the mailers in a USPS mailbox on 2/19/2024, which was the deadline per code. 2/19/2024 as President's Day, a federal holiday in which USPS offices are typically closed.
- Staff utilizes the postmark date to determine whether or not the mailers were sent out in time. Staff has also withheld projects with public hearings from going to Planning Commission for notifying a day late in the past.
- The applicant claims that the return receipts are postmarked 2/20/2024, but staff has not yet seen this to verify. Either way, the cutoff date was 2/19/2024.

Applicable Code Reference

- Sec. 14-727
  - *"The "property owner" requesting an amendment to this article, or their agent, must notify in writing, by certified mail, return receipt requested, anyone who leases or owns property within 300 feet of the perimeter of the property subject to being rezoned, that a rezoning request is pending. Said written notification shall be mailed 15 days prior to the meeting at which the*

<u>Planning Commission is to review the amendment request.</u> The "property owner" shall provide a copy of the written notification and the green receipt cards to the Planning Commission at, or before, the meeting where the amendment request is being considered. If proof of written notification to affected property owners is not presented in conformance with the requirements above, the amendment request shall be declared void and the amendment request must be resubmitted.



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 Large-Scale Plans.

RECOMMENDATIONS:
Table, until the applicant can provide resolution of the jurisdictional determination of the wetlands on the subject property from the Army Corps of Engineers.

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:	Dixieland and Olive Multifamily
ADDRESS/LOCATION:	1200 N. Dixieland, and W. Olive St.
PROPOSED ZONING:	RMF-15B, with DCP
PROPOSED DENSITY:	14.87 units per acre
GROSS SITE AREA:	53.8 acres
DWELLING UNITS:	800 units
BUILDING TYPE:	Attached Townhome and Multifamily

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Will A. Kellstrom, Watkins, Boyer, Gray & Curry PLLC	PHONE:	479-636-2168
		EMAIL:	wkellstrom@watkinslawoffice.com
PROJECT OWNER/DEVELOPER:	JP Specialty, LLC	PHONE:	417-671-2216
		EMAIL:	josan_gurmeet@yahoo.com
PROPERTY OWNER:	JP Specialty, LLC	PHONE:	417-671-2216
		EMAIL:	josan_gurmeet@yahoo.com
REQUEST:	Rezoning with DCP		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	See attached.
BASE DENSITY:	6 units per acre
MAX DENSITY:	12 units per acre
CURRENT ZONING:	Mix of A-1, R-DP, and RSF-5

APPLICANT SIGNATURE: GURMEET JOSAN

SUBMITTAL DATE: 1/23/2024

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: JP Specialty, LLC, c/o Will A. Kellstrom, Watkins, Boyer, Gray & Curry PLLC

ADDRESS: 1106 W. Poplar St., Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 53.83 Acres Near the Corner of Dixieland Road and Olive St.

PARCEL NUMBER: Parcel Nos. 02-00831-001 & 02-00832-000

PHONE #: 479-636-2168 EMAIL: wkellstrom@watkinslawoffice.com

PROPERTY OWNER: JP Specialty, LLC PHONE #: 479-636-2168

PRESENT USE: Undeveloped ZONING: Mix of A-1, R-DP and RSF-5

PROPOSED USE: Multi-Family ZONING: RMF-15B, with DCP

PURMEET JOSAN 01-23-2024

Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: See Exhibit A, attached hereto.

LAYMAN'S DESCRIPTION: 1200 W. Walnut and W. Olive St.;
Parcel Nos. 02-00831-001 & 02-00832-000

PRESENT ZONING: Mix of A-1, R-DP and RSF-5

ZONING REQUEST: RMF-15B, with DCP

Respectfully Submitted,

By: GURMEET DOSAN
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

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

Sandra Gonzalez Cuenca
Notary Signature

SANDRA GONZALEZ CUENCA
Notary Name Printed

11/15/2028
Commission Expires

SANDRA GONZALEZ CUENCA
MY COMMISSION EXPIRES
11-15-2028
NOTARY PUBLIC
COMM. #12706151
BENTON COUNTY - ARKANSAS

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 19th day of February, 2024.

Will A. Kellstrom
Signed

Will A. Kellstrom, Watkins, Boyer, Gray & Curry PLLC
Name Printed

STATE OF ARKANSAS

COUNTY OF Arkansas

Subscribed and sworn before me this the 19th day of February, 2024.

Notary Signature

Delynn Hale
Notary Name Printed

01-18-2032
Commission Expires

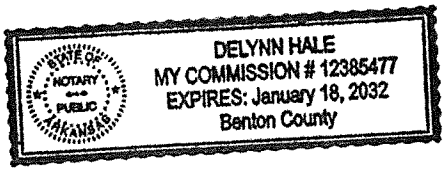


EXHIBIT A

A PART OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER AND RUNNING THENCE ALONG THE EAST LINE THEREOF S02°10'01"W 797.91', THENCE LEAVING SAID EAST LINE N87°17'56"W 1320.79' TO AN EXISTING REBAR, THENCE S02°12'44"W 199.79' TO AN EXISTING REBAR, THENCE N87°17'32"W 169.00' TO AN EXISTING REBAR, THENCE S02°45'59"W 320.39' TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER, THENCE ALONG SAID SOUTH LINE N87°18'06"W 298.47', THENCE LEAVING SAID SOUTH LINE N02°17'37"E 100.08' TO AN EXISTING REBAR, THENCE N87°17'19"W 179.92' TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER OF A SURVEY FILED IN BOOK Z AT PAGE 49 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, THENCE ALONG THE EAST LINE THEREOF N02°18'09"E 1218.82' TO AN EXISTING REBAR ON THE SOUTH LINE OF EASTRIDGE SUBDIVISION PHASE 1 AS PER THE FINAL PLAT THEREOF FILED IN BOOK A15 AT PAGE 201, THENCE LEAVING SAID EAST SURVEY LINE AND ALONG SAID SOUTH SUBDIVISION LINE S87°13'53"E 277.13' TO AN EXISTING REBAR MARKING THE SOUTHEAST CORNER THEREOF, THENCE ALONG THE EAST LINE OF SAID SUBDIVISION N02°45'41"E 100.16' TO THE SOUTHEAST CORNER OF EASTRIDGE SUBDIVISION PHASE 2 AS PER THE FINAL PLAT THEREOF FILED IN BOOK 2017 AT PAGE 700 OF THE RECORDS OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF BENTON COUNTY, ARKANSAS, THENCE LEAVING SAID EAST LINE OF EASTRIDGE SUBDIVISION PHASE 1 AND ALONG THE EAST LINE OF SAID EASTRIDGE SUBDIVISION PHASE 2 N02°45'41"E 398.58', THENCE LEAVING SAID EAST LINE OF EASTRIDGE SUBDIVISION PHASE 2 S87°12'35"E 368.81' TO AN EXISTING REBAR, THENCE S02°28'07"W 137.53' TO AN EXISTING REBAR, THENCE S87°51'43"E 986.74' TO AN EXISTING REBAR, THENCE S02°05'49"W 328.62' TO AN EXISTING REBAR, THENCE S87°48'03"E 331.01' TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER, THENCE ALONG SAID EAST LINE S02°09'17"W 45.17' TO THE POINT OF BEGINNING, CONTAINING 55.05 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN NORTH DIXIELAND ROAD MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT, SUBJECT TO THAT PORTION IN WEST OLIVE STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE SOUTH SIDE OF HEREIN DESCRIBED TRACT, AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY 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 **March 5, 2024** at **5:30 p.m.** on the application by **JP Specialty LLC** to rezone **55.25 acres near the NW corner of N. Dixieland Road & W. Olive Street** from the **A-1, R-DP & RSF-5** (Agricultural, Residential Duplex Patio Home, & Residential Single Family-5 units per acre) zoning districts to the **RMF-15B** (Residential Multifamily, 15 units per acre, rentals) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:
55.25 acres near the NW corner of N. Dixieland Road & W. Olive Street
Parcel Numbers: 02-00831-001 & 02-00832-000

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday February 18, 2024**
BILL THE CITY OF ROGERS

WATKINS, BOYER, GRAY & CURRY, PLLC

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.
RONALD L. BOYER (OF COUNSEL)
JENNIFER E. GRAY, P.A.*
ANDREW T. CURRY, P.A.
WILLIAM A. KELLSTROM
MICHELLE FENDLEY
CATELYN J. GIBBS
* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL
wkellstrom@watkinslawoffice.com

DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER
LIZBETH CHAVEZ, SECRETARY

December 5, 2023

City of Rogers
Planning Department
301 W. Chestnut
Rogers, Arkansas 72756

RE: Rezone and DCP Application Regarding Parcel Nos. 02-00831-001 & 02-00832-000

Dear Planning Department:

My name is Will Kellstrom and I have been retained to assist the Applicant, JP Specialty, LLC in requesting a Rezoning with Density Concept Plan regarding Parcel Nos. 02-00831-001 and 02-00832-000.

The located on N. Dixieland Road and W. Olive St., North and West of the N. 20th Place commercial subdivision. The Project encompasses 53.8 acres, will be developed with multifamily and attached townhome units, at an estimated density of 14.87 units per acre, 800 units total. The Project consists of 34 multifamily buildings, 11 townhome buildings, 1204 parking spaces, and resident amenities, such as a pool and outdoor areas. The building coverage is estimated to be 15.3% with 56.9% of the site being open space. This proposal is for residential development only, the townhome portion of the Project has been placed on the West side of the development to create buffer between the proposed multifamily buildings and the existing lower density neighborhoods to the West.

The development will have four access points. The main access will be off Dixieland Road, and the other access points will connect to W. Margaret, W. Meadow, and W. Hemlock. There will be no access to Olive St. due to traffic concerns. A traffic study has been submitted with this application assessing the traffic impact of the Project.

1106 WEST POPLAR STREET
ROGERS, AR 72756
PH: 479-636-2168
FX: 479-636-6098
WWW.WATKINSLAWOFFICE.COM

REAL ESTATE, CONSTRUCTION & LIEN LAW, LAND USE & PLANNING
CORPORATE & COMMERCIAL LAW, BANKING, BANKRUPTCY
CRIMINAL LAW, FAMILY LAW, GUARDIANSHIPS, LANDLORD-TENANT
ESTATE PLANNING, ELDER LAW, PROBATE, TRUST LITIGATION
CIVIL LITIGATION, COMMERCIAL & CONSUMER DEBT COLLECTION

Additionally, submitted with this letter is the proposed density concept plan, elevations and renderings, delineation, flood study, and traffic study.

Thank you for considering this application. If you have any questions or require additional information, please feel free to contact me at your convenience at 479-636-2168 or at wkellstrom@watkinslawoffice.com. Additionally, please free to contact the engineer on this Project, Bates & Associates, at 479-442-9350 or jake@batesnwa.com.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC

/s/ Will A. Kellstrom

Will A. Kellstrom

WK:

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 **JP Specialty, LLC**, is applying to the Rogers Planning Commission to rezone certain real property at **1200 N. Dixieland Rd., Parcel No(s): 02-00831-001 & 02-00832-000**. The property is more particularly described as follows:

LEGAL DESCRIPTION:	**See Exhibit A, attached hereto**
LAYMAN'S DESCRIPTION:	**1200 N. Dixieland; W. Olive St.**
PRESENT ZONING:	**Mix of A-1, R-DP and RSF-5**
ZONING REQUEST:	**RMF-15B with DCP**

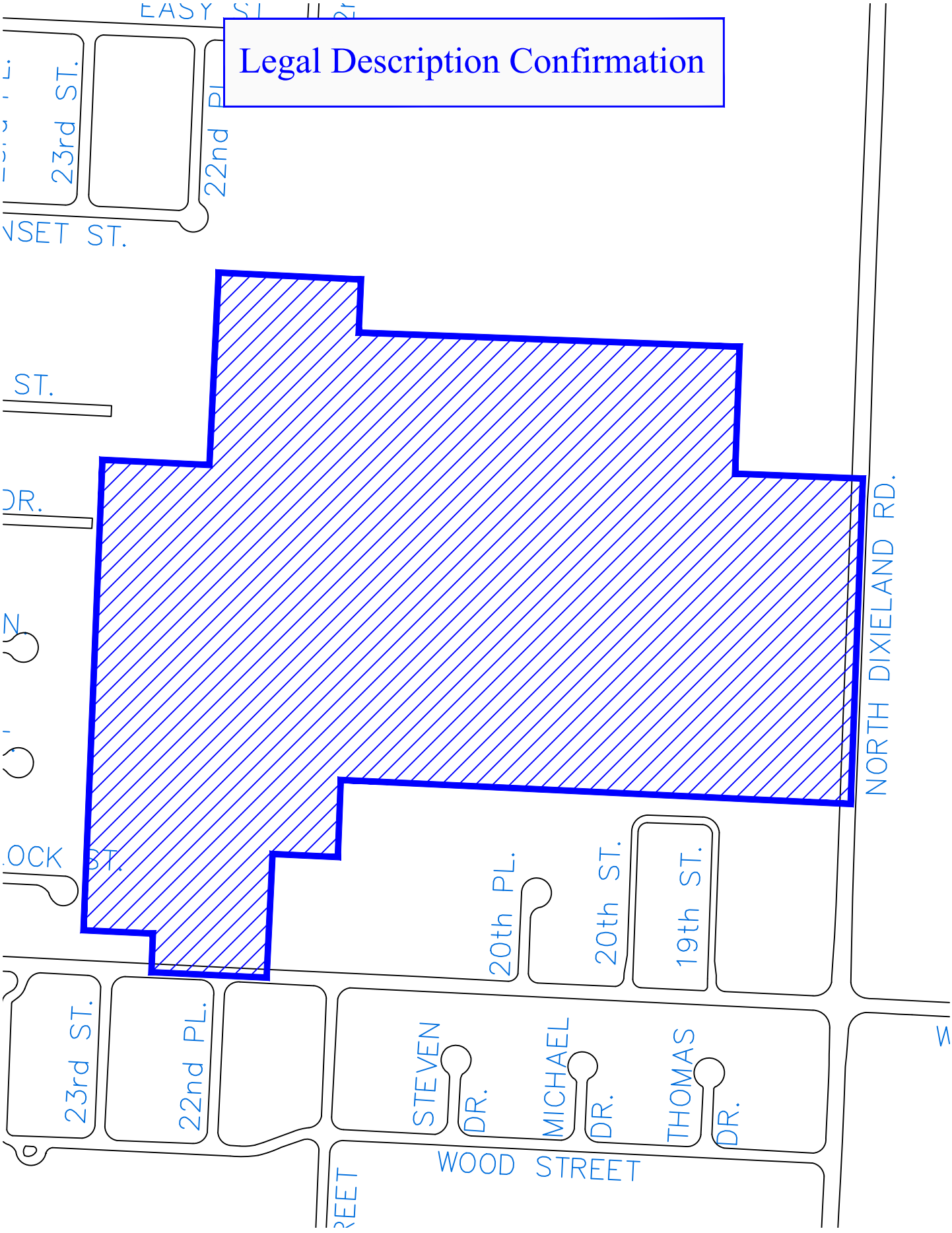
A public hearing by the Rogers Planning Commission will be held on March 5th, 2024 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

Will A. Kellstrom
Attorney for JP Specialty, LLC

By: */s/ Will A. Kellstrom*

Legal Description Confirmation



DCP CHECKLIST:

SITE AREA:	55.05 ACRES
SITE AREA AFTER R/W DED.:	53.8 ACRES
BUILDING SETBACKS:	FRONT: 30 FEET INT. SIDE: 10 FEET EXT. SIDE: 30 FEET
REAR: 30 FEET	
LOT COVERAGE AND OPEN SPACE CALCULATIONS:	
% COVERED BY BUILDINGS:	15.3%
% OPEN SPACE:	56.9% – 30.63 ACRES
IMPERVIOUS AREA CLACULATIONS:	43.1% – 23.5 ACRES
CURRENT AND PROPOSED ZONING:	CURRENT: A–1/RSF–5 PROPOSED: RMF
DWELLING UNIT COUNTS:	800 UNITS
DENSITY CALCULATIONS:	NUMBER OF UNITS 800 TOTAL ACRES: 53.8 NET – 800/53.8=14.87 UNITS/ACRE GROSS – 800/55.05=14.53 UNITS/ACRE

PARKING REQUIREMENTS:

MULTI FAMILY DWELLING 3 SPACES FOR EACH 2 DWELLING UNITS.

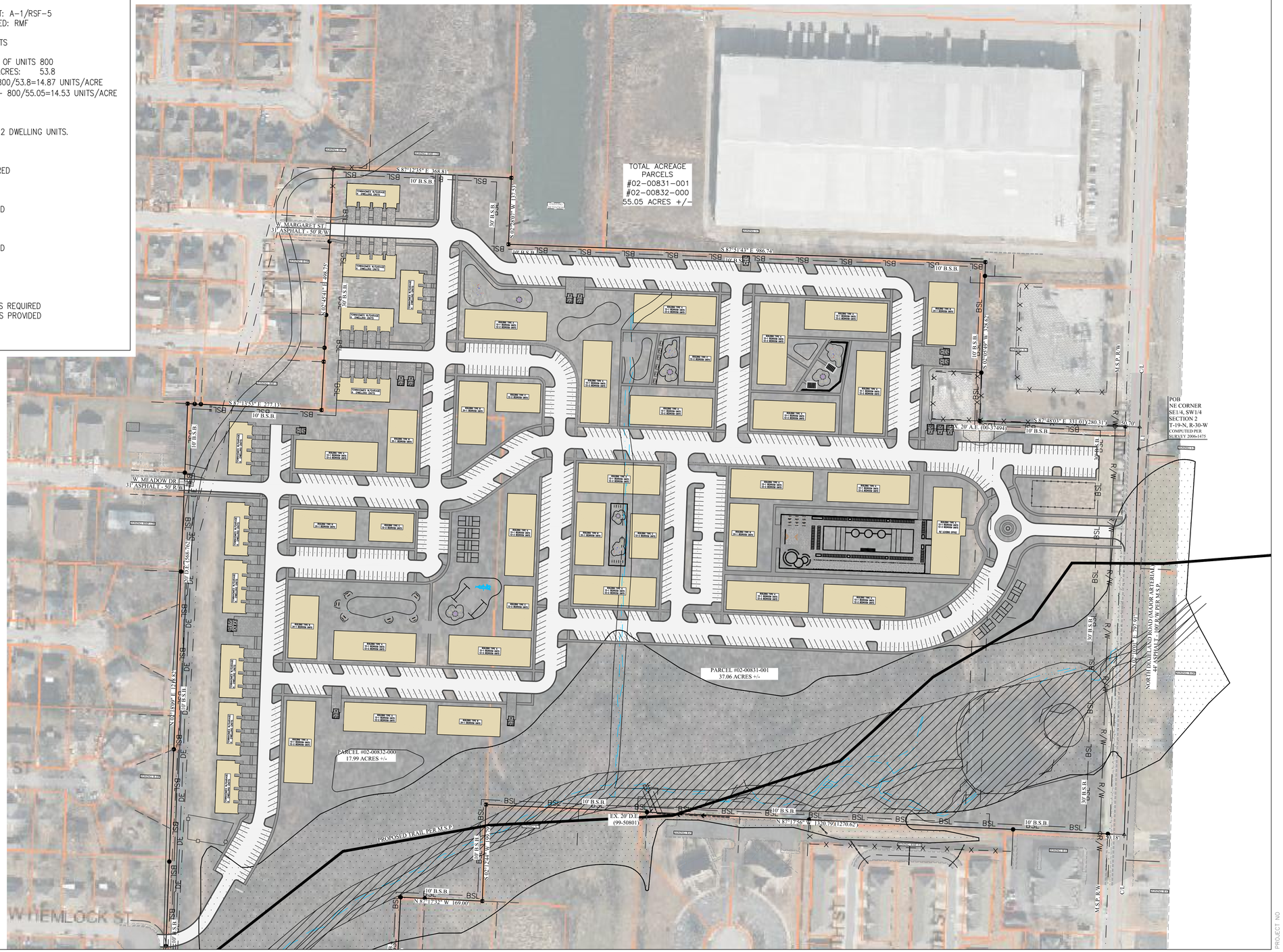
BUILDING A–21 BUILDINGS, 24 UNITS EACH.
21 X 24 = 504 UNITS
504 X 1.5 = 756 SPACES REQUIRED

BUILDING B–7 BUILDINGS, 24 UNITS EACH.
7 X 24 = 168
168 X 1.5 = 252 SPACE REQUIRED

BUILDING C–6 BUILDINGS, 12 UNITS EACH
6 X 12 = 72 UNITS
72 X 1.5 = 108 SPACES REQUIRED

TOWNHOMES–11 BUILDINGS, 4 UNITS EACH
11 X 4 = 44 UNITS
44 X 1.5 = 66 SPACES

SPACES REQUIRED: 1116 + 66 = 1182 SPACES REQUIRED
1204 SPACES PROVIDED



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

ENGINEER:

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 9810
GEOFFREY H. BATES
11/06/23
CERTIFICATE OF AUTHORIZATION
BATES & ASSOCIATES, INC. #1335
ARKANSAS ENGINEER

DRAWN BY:

Copyright © 2023 Bates & Associates, Inc.

REVISIONS

DATE
11/06/2023
DCP CONCEPT PLAN

DIXIELAND AND OLIVE DCP

OVERALL SITE

ROGERS, AR

PRISM DESIGN STUDIO
LANDSCAPE ARCHITECTURE • PLANNING
PRISM DESIGN STUDIO, LLC
HUNTSVILLE, AR 72740
P: PRISMDS.CO
P: 479.882.2845

Bates & Associates, Inc.
Civil Engineering & Surveying
www.batesnwa.com
7230 S. Pleasant Ridge Drive - Fayetteville, Arkansas 72704 - 479.442.9350

DRAWING NO.
02

PROJECT NO.

BUILDING ELEVATOINS

CONCEPT RENDERING

WHITE CEMENT BOARD, BOARD AND BATTEN SIDING

ALTERNATE CHARCOAL CEMENT BOARD, BOARD AND BATTEN SIDING

CEMENT BOARD LAP SIDING

FULL DEPTH BRICK VENEER

b·u·f STUDIO
702 SE 5TH ST STE 30
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.

Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

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CLIENT NAME

55 ACRE MASTER PLAN

ROGERS, AR

NOT FOR CONSTRUCTION

04/07/2023

Architect Name - RYAN MICHAEL FAUST

Architect Number - 2011002762

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT

REVISIONS

NO.	DATE	DESCRIPTION

Drawing Size:	Project #:
24 x 36	XXXXX
Drawn By:	Checked By:
HJW	EM

Title:

TYPICAL BUILDING - EXTERIOR ELEVATIONS

Sheet Number:

A4.00

Date: 04/07/2023

6/23/2023 4:33:12 PM

C:\Users\mottleye\Documents\22131-Rogers 55 Apartment Central_mottleye.rvt

BUILDING ELEVATOINS

b·u·f STUDIO
702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

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CLIENT NAME

55 ACRE MASTER PLAN - ROGERS, AR

NOT FOR CONSTRUCTION

04/07/2023

Architect Name - RYAN MICHAEL FAUST

Architect Number - 2015002762

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH IT IS AFFIXED. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

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

Title: TYPICAL BUILDING - EXTERIOR ELEVATIONS

Sheet Number: A4.00.3

Date: 04/07/2023

6/23/2023 4:33:18 PM

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BUILDING ELEVATOINS

b·u·f STUDIO
702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL: 479.579.9959

Drawings & Specifications are 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

55 ACRE MASTER PLAN - ROGERS, AR

NOT FOR CONSTRUCTION

04/07/2023

Architect Name - RYAN MICHAEL FAUST
Architect Number - 2011002762

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, ESTIMATES, REPORTS OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THIS PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

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

Title: TYPICAL BUILDING - EXTERIOR ELEVATION (OPTION 3)

Sheet Number: A4.00.4

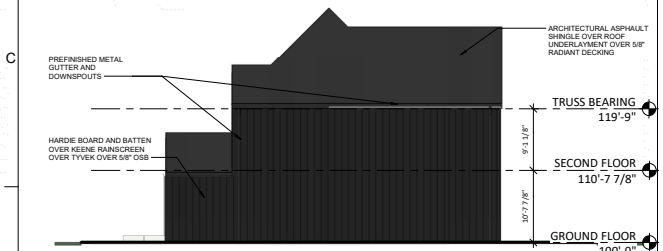
Date: 04/07/2023

BUILDING ELEVATOINS

MODULAR BRICK

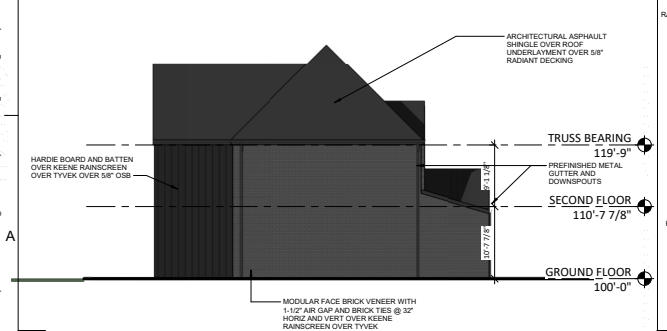
CHARCOAL CEMENT BOARD, BOARD AND BATTEN SIDING

WHITE CEMENT BOARD, LAP SIDING



3 A4.00 **Elevation 4 - a** 1/8" = 1'-0"

2 A4.00 **Elevation 2 - a** 1/8" = 1'-0"



4 A4.00 **Elevation 5 - a** 1/8" = 1'-0"

1 A4.00 **Elevation 1 - a** 1/8" = 1'-0"

b·u·f STUDIO
702 SE 5TH ST STE 30
BENTONVILLE, AR 72712
TEL. 479.579.9959

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Contractor is responsible for confirming and correlating dimensions at job site; the Architect will not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the project.

©Copyright 2023

CLIENT NAME
OWNER/CLIENT NAME

55 ACRE MASTER PLAN
-
ROGERS, AR

NOT FOR CONSTRUCTION

01/15/16

Architect Name :
Architect Number :

THE SEAL & SIGNATURE APPLY ONLY TO THE DOCUMENT TO WHICH THEY ARE AFFIXED & WE EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR ALL OTHER PLANS, SPECIFICATIONS, REPORTS, OR OTHER DOCUMENTS OR INSTRUMENTS RELATING TO OR INTENDED TO BE USED FOR ANY PART OR PARTS OF THE PROJECT.

REVISIONS

NO.	DATE	DESCRIPTION

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

Title:
EXTERIOR ELEVATIONS

Sheet Number:
A4.00

Date: 01/15/16

7/14/2023 1:31:34 PM

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Owner	Parcel No.	Property Address	Owner Address
4D PROPERTY MANAGEMENT LLC	02-11008-000	2301 BEECH ST	PO BOX 506 CENTERTON AR 72719
ABBOUD REVOCABLE TRUST, ISSA &; YUSRA	02-09162-000	2306-2312 W MEADOW DR	4211 GINN RD BENTONVILLE AR 72713
AGUILERA CORTEZ, JESSICA R	02-10965-000	2304 W HEMLOCK ST	2304 W HEMLOCK ST ROGERS AR 72756
ALLMENDINGER, PAMELA J	02-10963-000	2301 W HEMLOCK ST	2301 W HEMLOCK ST ROGERS AR 72756-2152
APPRENTICE PROPERTIES LLC	02-00831-002	900 N DIXIELAND RD	900 N DIXIELAND RD STE 102 ROGERS AR 72756-2321
BAGADI, VENKATA R &; JYOTH S	02-15710-000	2204 W SUNSET DR	2103 CHINQUAPIN AVE BENTONVILLE AR 72713
BILDERBACK, SELETHA ELIZABETH	02-06376-000	705 N 22ND PL	3293 N ADAMS RD FAYETTEVILLE AR 72704-9396
BLUE ROCK PROPERTIES LLC &; HAGERTY, LAN YANG	02-01005-000	717-729 N BEVERLY LN	444 N 48TH ST SPRINGDALE AR 72762
BOARDWALK TOWNHOUSES LLC	02-00831-010	800-806 N 19TH ST	41 BUCKINGHAM DR ROGERS AR 72758-9514
BURCHAM, TRACI	02-23418-000	2205 W MARGARET ST	2205 W MARGARET ST ROGERS AR 72756
CALESPRINGS LLC	02-09945-000	2301 W MEADOW LN	1312 JAVELLO RD SPRINGDALE AR 72762-9675
CARITHERS, DYER E &; DEBBIE A	02-06380-000	706 N 22ND PL	708 N 22ND PL ROGERS AR 72756-3258
CHOCKAIYAN, RAJESWARI	02-15712-000	1201 N 22ND PL	12142 WINDSOR HALL WAY HERNDON VA 20170
CUNNINGHAM, DAWN	02-11009-000	2300 W BEECH ST	2300 W BEECH ST ROGERS AR 72756-2167
DE HERNANDEZ, ELIA	02-06382-000	702 N 22ND PL	702 N 22ND PL ROGERS AR 72758-3258
DELKONDIK LLC	02-10571-000	2302 W SPRUCE ST	712 JEFFERSON ST BENTONVILLE AR 72712

DEMONTERROZA, CONSUELO	02-10966-000	2306 W HEMLOCK ST	2306 W HEMLOCK ST ROGERS AR 72756-2151
DIAZ, TATIANA VICTORIA &; JULIO CESAR	02-10962-000	2303 W HEMLOCK ST	2303 W HEMLOCK ST ROGERS AR 72756
DIRKS FAMILY TRUST-STEVEN J &; KELSEY S	02-11006-000	2305 W BEECH ST	2305 W BEECH ST ROGERS AR 72756-2168
DIXIELAND INDUSTRIAL LLC	02-22361-000	1300 N DIXIELAND RD	833 S EAST AVE COLUMBUS KS 66725
DURGIN, MICHAEL J &; ELIZABETH A	02-11004-000	2309 W BEECH ST	922 S 21ST ST ROGERS AR 72758-4910
EDWARDS, GEORGE	02-06389-000	708 N 23RD ST	708 N 23RD ST ROGERS AR 72756-3260
ESLIN, VAN D &; CHERYL A	02-10568-000	2303 W SPRUCE ST	2303 W SPRUCE ST ROGERS AR 72756-2154
FIRST NATIONAL BANK OF FORT SMITH	02-00814-002	801 N DIXIELAND RD	PO BOX 7 FORT SMITH AR 72902-0007
FLORES, TOMOSA	02-10574-000	2308 W SPRUCE ST	2308 W SPRUCE ST ROGERS AR 72756-2153
FOWLER, ROGER E &; TERRI LYNNE	02-11011-000	2304 W BEECH ST	2304 W BEECH ST ROGERS AR 72756-2167
GAINES, KARLA K	02-00838-001	802 N DIXIELAND RD	3405 N 13TH ST ROGERS AR 72756-6829
GARCIA, ROSA &; GARCIA, GUADALUPE	02-06392-000	702 N 23RD ST	702 N 23RD ST ROGERS AR 72756-3260
HALL, SUSANNE	02-11010-000	2302 W BEECH ST	421 W MAPLE ST ROGERS AR 72756-3751
HARLESS, LELAND CARROL	02-10570-000	2300 W SPRUCE ST	2300 W SPRUCE ST ROGERS AR 72756-2153
HERNANDEZ, EDWARDO &; MARCELINA	02-14608-000	2210 W SUNSET DR	2210 W SUNSET DR ROGERS AR 72756-6701
HESTER REVOCABLE TRUST-BARRY G &; HESTER LIVING TRUST, BRENDA H	02-23417-000	2207 W MARGARET ST	11725 SLATE GAP RD GARFIELD AR 72732

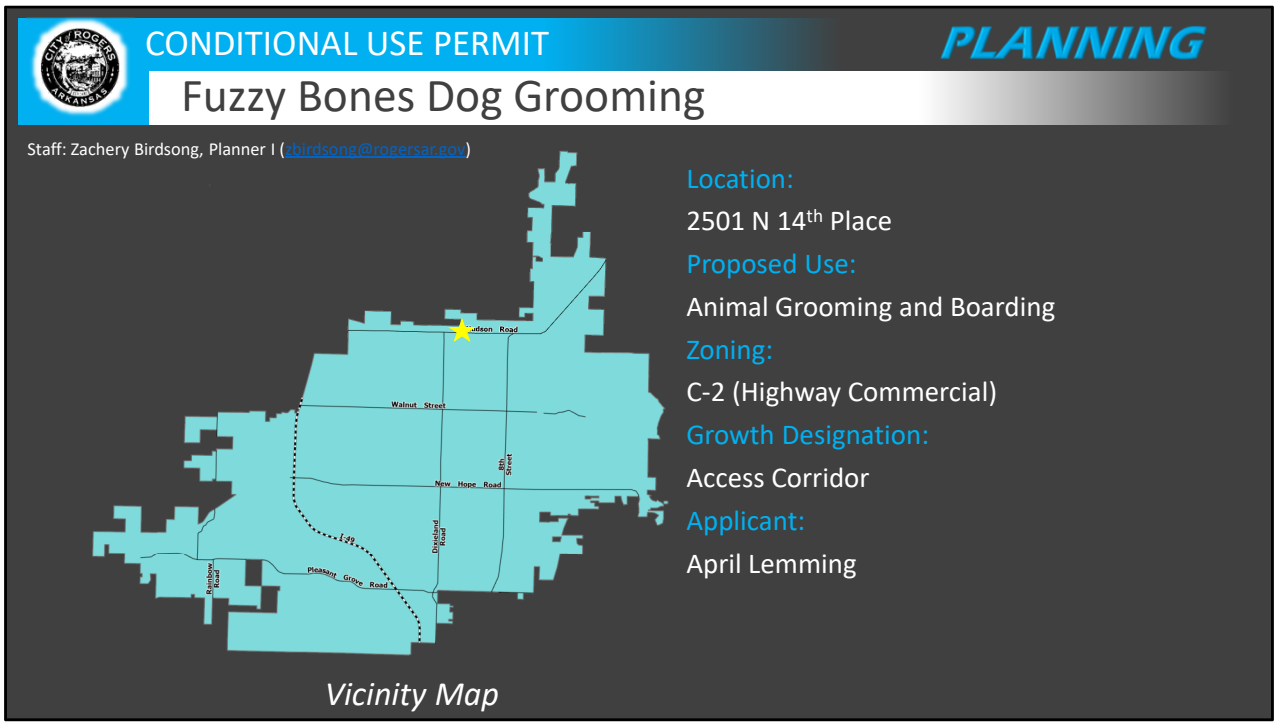
HURSHMAN, MICHAEL A &; HURSHMAN, HEATHER	02-03885-000	705 N 22ND ST	705 N 22ND ST ROGERS AR 72756-3201
HURTADO, EDUARDO FRAIRE JR &; HURTADO, FREDI FRAIRE	02-03886-000	2128 W OLIVE ST	2128 W OLIVE ST ROGERS AR 72756-3224
HUTCHINSON, CINDY L	02-09944-000	2303 W MEADOW LN	2303 W MEADOW LN ROGERS AR 72756-2136
INDEED PROPERTIES LLC	02-09163-000	2314-2320 W MEADOW DR	1947 N MAIN ST CAVE SPRINGS AR 72718
INGALE, SACHIN RAJKUMAR	02-23429-000	2208 W MARGARET ST	2208 W MARGARET ST ROGERS AR 72756
JACK HALES CONSTRUCTION COMPANY INC	02-23435-000	W BEECH ST	5206 S 44TH ST ROGERS AR 72758
JEFFCOAT, MIKE-MORANO, PEDRO &; MARIA F	02-06390-000	706 N 23RD ST	2708 W PATTI LN ROGERS AR 72758-3920
JOHNSON, ROBERT W &; TINA A	02-10573-000	2306 W SPRUCE ST	1604 SE SUNRISE ST BENTONVILLE AR 72712-6931
JUSTICE, JAY	02-06387-000	707 N 23RD ST	707 N 23RD ST ROGERS AR 72756-3259
KINDERGROVE REAL ESTATE LLC	02-00831-017	W OLIVE ST	3217 W SEMINOLE DR ROGERS AR 72758-1346
LAROCCO, JAMES J	02-23416-000	2209 W MARGARET ST	2209 W MARGARET ST ROGERS AR 72756
LEE FAMILY TRUST-SHAWN M &; JALANE A	02-14661-000	806 N 20TH PL	4 W DOVER DR ROGERS AR 72758-8876
MABRY, SHERYL A	02-06385-000	703 N 23RD ST	7030 W BROOKVIEW RD ROGERS AR 72758-
MACIAS, LUIS M	02-10959-000	2309 W HEMLOCK ST	2309 W HEMLOCK ST ROGERS AR 72756-2152
MAGIE, ANN MARIE	02-09947-000	2302 W MEADOW LN	2302 W MEADOW LN ROGERS AR 72756-2135
MALHOTRA, VIVEK &; MALHOTRA, MANOJ &; MALHOTRA, MAYA	02-23431-000	2299 W BEECH ST	2299 W BEECH ST ROGERS AR 72756

MARTINEZ, RODALFO REYES	02-10964-000	2302 W HEMLOCK ST	2302 W HEMLOCK ST ROGERS AR 72756-2151
MEADOW ONE PROPERTY LLC	02-09159-000	2317-2323 W MEADOW DR	PO BOX 1531 BENTONVILLE AR 72712
MENDEZ, MARIO	02-10567-000	2305 W SPRUCE ST	2305 W SPRUCE ST ROGERS AR 72756-2154
MENDEZ, RIGOBERTO A MARTINEZ &; LINARES DE MARTINEZ, LILIAN E	02-03884-000	703 N 22ND ST	703 N 22ND ST ROGERS AR 72756
MENENDEZ, FRANCISCO A &; ROSA MARGARITA	02-10569-000	2301 W SPRUCE ST	2301 W SPRUCE ST ROGERS AR 72756-2154
MILAM, APRIL LADAWN	02-09949-000	2306 W MEADOW LN	2306 W MEADOW LN ROGERS AR 72756-2135
MIRES, BENJAMIN	02-06377-000	707 N 22ND PL	1603 S 24TH ST ROGERS AR 72758-
MOLINA, NORMA E &; CARLOS	02-06378-000	709 N 22ND PL	709 N 22ND PL ROGERS AR 72756-3257
MONTANO, EDUARDO SERAFIN &; SERAFIN, JESSICA	02-11005-000	2307 W BEECH ST	2307 W BEECH ST ROGERS AR 72756-2168
MURILLO, MARIA L	02-06370-000	706 N 22ND ST	706 N 22ND ST ROGERS AR 72756
NAVA, LINDA M HERNANDEZ	02-23419-000	2203 W MARGARET ST	2203 W MARGARET ST ROGERS AR 72756
NAVARRO, MIGUEL A RODRIGUEZ &; ESCOBAR, YANIRA D PEREZ	02-11012-000	2306 W BEECH ST	2306 W BEECH ST ROGERS AR 72756
NGUYEN-DO FAMILY TRUST - JOHNNY N T &; DO, CHAU MINH	02-15713-000	1202 N 22ND PL	2309 S THE PEAKS BLVD ROGERS AR 72758
NORTH 20TH &; OLIVE LLC	02-14663-000	801 N 20TH PL	966 S RACE ST DENVER CO 80209-4611
OAK PARK PLACE ASSOC OF CONDOS	02-00844-000	800 N 17TH PL	PO BOX 491 ROGERS AR 72757-0491
ORTEGA, JUAN KENNY VASQUEZ	02-23428-000	2210 W MARGARET ST	2210 W MARGARET ST ROGERS AR 72756
OWENS, MEGAN L	02-15709-000	2206 W SUNSET DR	2206 W SUNSET DR ROGERS AR 72756

PASILLAS, GERARDO &; BELEM	02-10967-000	2308 W HEMLOCK ST	2308 W HEMLOCK ST ROGERS AR 72756
PASILLAS, GERARDO JR	02-23432-000	1005 N 22ND PL	1005 N 22ND PL ROGERS AR 72756
PAUL, JENNIFER	02-06381-000	704 N 22ND PL	3101 SW SATINWOOD AVE BENTONVILLE AR 72713
PEREZ, EDITH ARACELY &; MAGANA, FLAVIO I	02-10961-000	2305 W HEMLOCK ST	2305 W HEMLOCK ST ROGERS AR 72756-2152
PETRA ENTERPRISES LLC	02-00815-004	N DIXIELAND RD	3101 DUGAN DR LITTLE ROCK AR 72206
PHAM, JOHN N	02-14620-000	1201 N 23RD ST	1201 N 23RD ST ROGERS AR 72756
PISIAS PROPERTIES LLC	02-00814-003	811 N DIXIELAND RD	811 N DIXIELAND RD ROGERS AR 72756
PRASANNA FAMILY TRUST, BALASUBRAMON &; BINDU	02-15719-000	1203 N 22ND PL	3907 NE CADBURY AVE BENTONVILLE AR 72712-8956
RAMIREZ, FRANCISCO FRANCO	02-06375-000	703 N 22ND PL	703 N 22ND PL ROGERS AR 72756-3257
RAMOS, FAVIANA	02-14660-000	804 N 20TH ST	1604 PARK ST LOWELL AR 72745
RICO, SUSANA	02-09943-000	2305 W MEADOW LN	2305 W MEADOW LN ROGERS AR 72756-2136
RIEFF, GRADY H &; SUZANNE M	02-09948-000	2304 W MEADOW LN	2304 W MEADOW LN ROGERS AR 72756
RODRIGUEZ, JACQUELYNE &; RUEDA, JORGE LUIS	02-06371-000	704 N 22ND ST	704 N 22ND ST ROGERS AR 72756-3202
ROGERS PUBLIC SCHOOL DISTRICT 30	02-00847-000	901 N DIXIELAND RD	500 W WALNUT ST ROGERS AR 72756-3774
RUIS, JUAN PELAYO &; MICAELA	02-09942-000	2307 W MEADOW LN	3004 RICHWOOD CIR ROGERS AR 72756-1765
RUIZ, DANIEL &; MARTINEZ, ROSA M	02-23434-000	1001 N 22ND PL	1001 N 22ND PL ROGERS AR 72756
SANCHEZ, JAMIE &; SANCHEZ, BLANCA NEYDA	02-06373-000	700 N 22ND ST	700 N 22ND ST ROGERS AR 72756-3202

SANDOVAL, MAURO	02-06391-000	704 N 23RD ST	704 N 23RD ST ROGERS AR 72756-3260
SAUCEDO, FERNANDO	02-11013-000	2308 W BEECH ST	2308 W BEECH ST ROGERS AR 72756
SCHEEL, BRETT	02-14607-000	2212 W SUNSET DR	2212 W SUNSET DR ROGERS AR 72756-1923
SCHMIDT TRUST, TONIA R	02-23427-000	2300 W MARGARET ST	13104 SMART RD LEES SUMMIT MO 64086
SIVAKUMAR, SIVA YEGGI &; GEETHA	02-15720-000	1205 N 22ND PL	1205 N 22ND PL ROGERS AR 72756-2288
SNEED, RILEY &; ANNA	02-23430-000	2206 W MARGARET ST	2206 W MARGARET ST ROGERS AR 72756
SPRINGER REVOCABLE TRUST, KATHLEEN E	02-10960-000	2307 W HEMLOCK ST	5 SORBIE DR BELLA VISTA AR 72715
SRIVASTAVA FAMILY TRUST-SANJIVA K &; MISHRA, SANJEETA	02-15714-000	1204 N 22ND PL	2313 BUNNELS FORK RD FRISCO TX 75036
STEWART, MARY TYLOR	02-09160-000	2309-2315 W MEADOW DR	12551 WATERCRESS LN FORT MYERS FL 33908
SVM22 HOMES LLC	02-00828-002		4901 SW WESTCHESTER RD BENTONVILLE AR 72713
SWARTHOUT PROPERTIES LLC	02-14659-000	800-802 N 20 TH PL	800 N 20TH PL ROGERS AR 72756-3497
SWEPCO	02-00831-003	1202 N DIXIELAND RD	% AMERICAN ELECTRIC POWER COLUMBUS OH 43216-6428
T CREEK	02-01006-000	701 N 24TH ST	1200 E JOYCE BLVD 6TH FLR FAYETTEVILLE AR 72703-5189
TALBOT, JASON E &; TAMERA S	02-11007-000	2303 W BEECH ST	2303 W BEECH ST ROGERS AR 72756-2168
TAM HOLDINGS LLC	02-10572-000	2304 W SPRUCE ST	1781 E BROOKHAVEN DR FAYETTEVILLE AR 72703
THALATHOTY, SATYA M &; PAGE	02-23426-000	2302 W MARGARET ST	2302 W MARGARET ST ROGERS AR 72756
TINAJERO, NERI	02-15711-000	2202 W SUNSET DR	219 DIXIE ST SOLEDAD CA 93960-2604

TRAN, MANH V &; VAN, HUYEN THI	02-23433-000	1003 N 22ND PL	1003 N 22ND PL ROGERS AR 72756
TURNER, LORETTA GAYLE	02-06372-000	702 N 22ND ST	702 N 22ND ST ROGERS AR 72756-3202
UMANZOR, JOSE A	02-09950-000	2308 W MEADOW LN	2308 W MEADOW LN ROGERS AR 72756-2135
WARREN, CINDY	02-06388-000	709 N 23RD ST	709 N 23RD ST ROGERS AR 72756-3259
WEHRLI RENTALS LLC	02-09161-000	2301-2307 W MEADOW DR	%WEHRLI, STEVE CONWAY NH 03818-6202
~~WEHRLI RENTALS LLC~~	~~02-09161-000~~	~~2301-2307 W MEADOW DR~~	~~%WEHRLI, STEVE CONWAY NH 03818-6202~~
WESTBROOK, GERALDINE	02-09946-000	2300 W MEADOW LN	2300 W MEADOW LN ROGERS AR 72756-2135
WILLIAMS, LONNIE W &; DONNA GAY	02-06386-000	705 N 23RD ST	705 N 23RD ST ROGERS AR 72756-3259
WILLIAMSON, JOSEPH J &; VICKIE L	02-10566-000	2307 W SPRUCE ST	2307 W SPRUCE ST ROGERS AR 72756-2154



Proposal

This site is located in north Rogers at 2501 North 14th Place.

Growth Designation:

Access Corridor

Growth Designation Purpose:

"To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses." CGM Page 1

Allowed Zoning Districts:

R-MF, R-O, C-2

CONDITIONAL USE PERMIT

PLANNING

Fuzzy Bones Dog Grooming

Geolocation

Geolocation:

It is at the northeast corner of West Hudson Road and North 14th Place.

CONDITIONAL USE PERMIT

PLANNING

Fuzzy Bones Dog Grooming

Aerial View

Proposal

The applicant is requesting a conditional use permit for Animal Grooming and Boarding

Proposal

The applicant is requesting to have a conditional use permit for Animal Grooming and Boarding.

ZONING:

C-2 (Highway Commercial):

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

Use Definition:

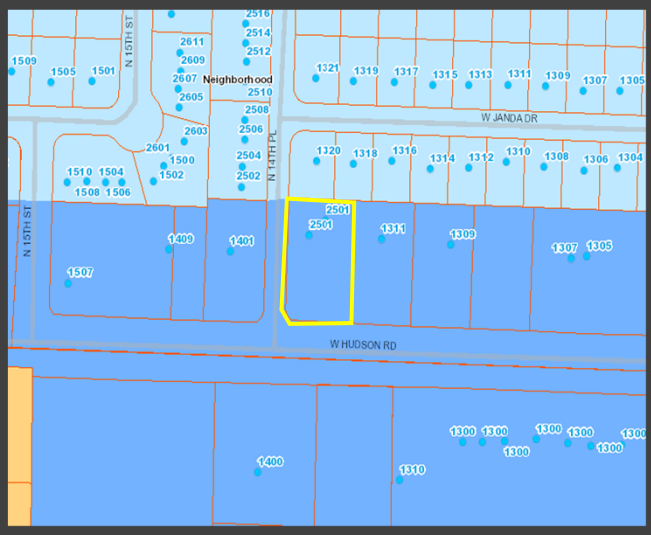
"Animal Boarding is a secondary use classification encompassing establishments that provide shelter for animals on a commercial basis. Animal boarding may include activities such as feeding, exercising, grooming, and incidental medical care when those activities are attendant to the primary purpose of providing shelter" Sec. 14-695(b)(3)(b)

"Animal Grooming is a secondary use classification encompassing establishments that provide bathing and trimming services for animals on a commercial basis. Animal Grooming may also include the boarding of domestic animals for no more than forty-eight (48) hours." Sec. 14-695(b)(3)(c)

CONDITIONAL USE PERMIT

PLANNING

Fuzzy Bones Dog Grooming



CGM Map

CONSIDERATIONS & FINDINGS

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

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

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

Growth Designation:

Access Corridor

Growth Designation Purpose:

"To improve existing commercial corridors by reducing traffic congestion and pedestrian unfriendliness through redevelopment and integration of residential uses." CGM Page 1

Allowed Zoning Districts:

R-MF, R-O, C-2

CONDITIONAL USE PERMIT

PLANNING

Fuzzy Bones Dog Grooming

Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
  - The proposed use is mostly compatible with the surrounding context. There are single-family residences directly to the north. The applicant states that there is a privacy fence screening this site from the residences.
  - The applicant also plans to use noise dampening panels throughout the business.
  - This use would not set a precedent contrary to the city land use plan.

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

The proposed use is mostly compatible with adjacent properties. Single family residences do abut this property to the north. The applicant has shared that there is an existing privacy fence and that they plan to use noise dampening panels throughout the business. This use would not set a precedent contrary to the city land use plan.

ZONING:

C-2 (Highway Commercial):

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

CONDITIONAL USE PERMIT

PLANNING

Fuzzy Bones Dog Grooming

Aerial Map

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
  - Zoning requirements can be met. The applicant is proposing using the site as it exists.

Can all other zoning requirements be met?

Zoning requirements can be met. The applicant is proposing to use the site as it exists.

CONDITIONAL USE PERMIT

PLANNING

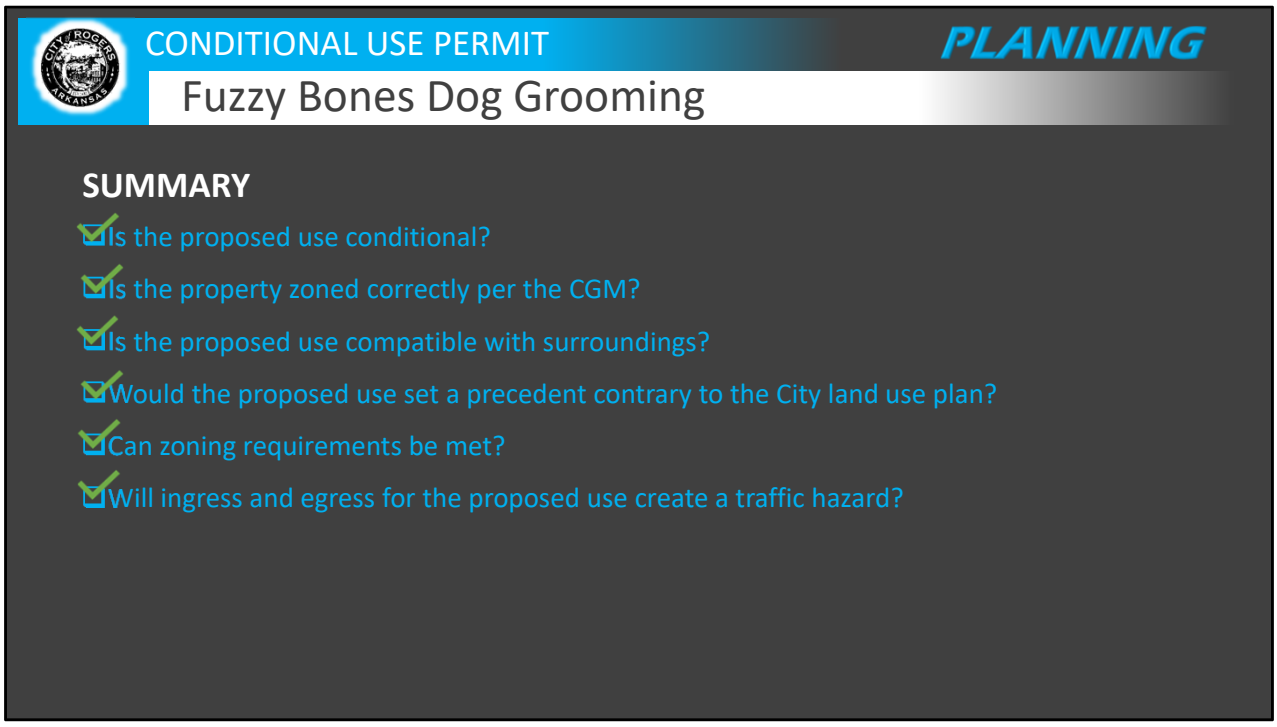
Fuzzy Bones Dog Grooming

Aerial Map

CONSIDERATIONS & FINDINGS

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

Will ingress and egress for the proposed use create a traffic hazard?
Ingress and egress here would not create any traffic hazards.



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

In Summary:

All conditional use permit considerations are met.

CONDITIONAL USE PERMIT

PLANNING

Fuzzy Bones Dog Grooming

Aerial Map

Recommendation

Approve with the following conditions:

Only indoor boarding is allowed and outdoor activities are only allowed in accordance with the noise ordinance

Public Input:

Members from the public have contacted the city with concerns about this use abutting their residential neighborhood.

RECOMMENDATION:

Approve with the following condition:

That only indoor boarding is allowed and outdoor activities are only allowed in accordance with the noise ordinance

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

OFFICE USE ONLY

Permit Fee: _____ ($100)

Zoning: _____

Permit Number: _____

CityView Application: _____

Date: _____

CONDITIONAL USE PERMIT

APPLICANT: Fuzzy Bones Dog Grooming, LLC April Leming, owner

ADDRESS: 2501 N 14th St Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: intersection of Hudson Road and N 14th Street Rogers, AR

PARCEL NUMBER: 02-07300-000

PHONE #: 479-856-8568 EMAIL: all.leming78@gmail.com

PROPERTY OWNER: Nilton Mauricio Lopez Catalan PHONE #: 818-521-5481

PRESENT USE: vacant ZONING: C1

PROPOSED CONDITIONAL USE: animal grooming and animal boarding

PARKING SPACES AVAILABLE: 10 HOURS OF OPERATION: Tues - Fri 8am-4pm Sat 9am-3pm

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

April Leming 2-7-24

Applicant Signature Date

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

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

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____

COMMENTS, CONDITIONS, LIMITS: _____

- Dog Grooming + Boarding
- Monday 9 - 3
  Tuesday 8 - 4
  Wednessday 8-4
  Thursday 8-4
  Friday 8-4
  Saturday 9-3
- There would be between 40 + 60 cars per day
- No additional parking needed
- No additional signage is needed
- No flammable or hazardous materials will be present.
- Dog Barking will happen but there will be noise Dampening panels throughout the Shop.
- There is a privacy fence behind the building seperating it from the neighborhood

PROPERTY OWNER PERMISSION

I, Nilton Mauricio Lopez Catalan (name) hereby permit the use of Dog Grooming. (use)
on my property at 2501 N 14th Place, Rogers, AR 72756 (address) Rogers, Arkansas.

Dated this the 8 day of February, 2024.

Signed

Nilton Mauricio Lopez Catalan.
Name Printed

STATE OF ARKANSAS

COUNTY OF (HS)

Subscribed and sworn before me this the ____ day of _____, 20____.

Harold H Savin
Notary Signature

HAROLD H SAVIN
Notary Name Printed

1-22-2025
Commission Expires

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of VENTURA
Subscribed and sworn to (or affirmed) before me this 8th day of FEBRUARY, 2024, by NILTON MAURICIO LOPEZ CATALAN, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.
Signature Harold H Savin (Seal)

HAROLD H. SAVIN
Notary Public - California
Ventura County
Commission # 2340746
My Comm. Expires Jan 22, 2025

Created With Tiny Scanner

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 28 day of February, 2024.

Signed

April Leming
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 28th day of February, 2024.

JENNIFER FOX NOTARY PUBLIC BENTON CO., AR. My Commission Expires 09/16/2025 Commission No. 12691964

Notary Signature

Jennifer Fox
Notary Name Printed

09/16/2025
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 **March 5, 2024** at **5:30 p.m.** on the application by **April Leming for Fuzzy Bones Dog Grooming, LLC** for a **Conditional Use Permit** to allow the use **"Animal Grooming & Animal Boarding" at 2501 N. 14th Place** in the **C-2** (Highway Commercial**)** zoning district the following described location:

PROPERTY DESCRIPTION:
2501 N. 14th Place
Parcel Number: 02-07300-000

Jorge Andrade, Secretary
Planning Commission

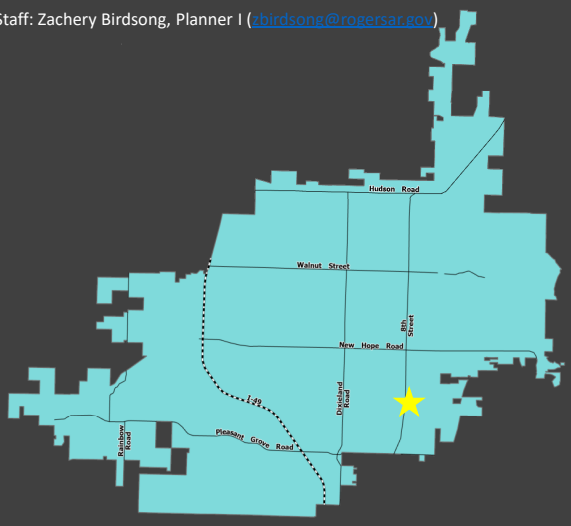
PUBLISH ONE TIME ONLY: **Sunday February 18, 2023**
BILL THE CITY OF ROGERS

NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
CONDITIONAL USE PERMIT
DESCRIPTION:
APPLICANT:
BOARD/COMMISSION:
MEETING DATE/TIME:
MEETING LOCATION:
PUBLIC COMMENTS:
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621-1186
planning@rogersar.gov

Variance
Meadows Railyard

PLANNING

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



Vicinity Map

Location
2339 S. 8th Street

Nature of Request
- To allow variations for the following Overlay District requirements:
  - A reduction in the front 75' setback
  - A reduction in the front 25' bufferyard
  - A requirement to plant trees at a spacing of 20' within the front 25' bufferyard

Zoning
C-4 (Open Display Commercial) and the Overlay District

Proposed Use
Food Truck Court

Representative
Phil Swope, Swope Engineering

Summary:
This site is located in southeast Rogers at the northeast corner of South 8th and West Price Lane. The proposed use is for a food truck court.

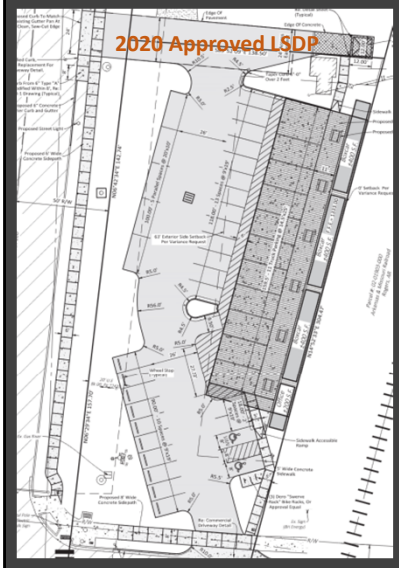
Growth Designation:
Employment Center

Growth Designation Purpose: "To maintain existing industrial activity while providing a location for activities like vehicle repair, construction yards, technology centers, and other physically and visually intense uses with high environmental impacts." CGM Page 1

Variance

Meadows Railyard

PLANNING

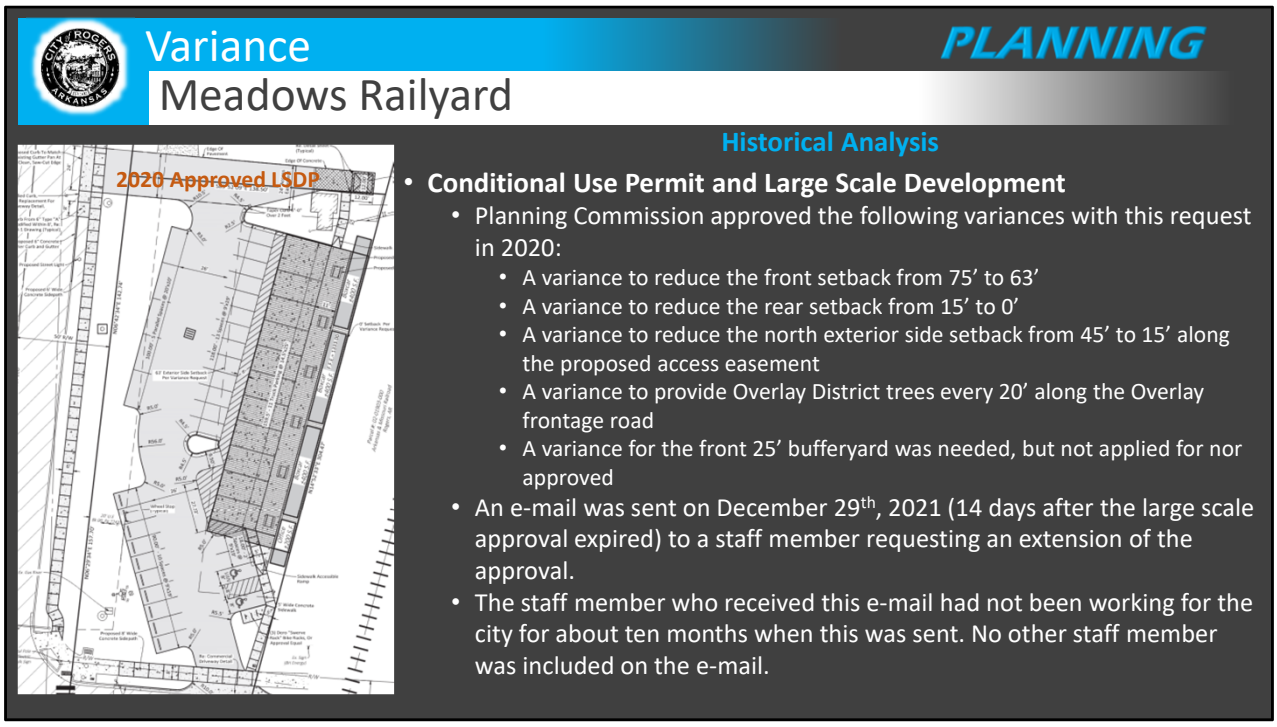


Historical Analysis

- **Conditional Use Permit and Large Scale Development**
  - A conditional use permit was approved by Planning Commission for a food truck court at this location on March 25, 2019. Two conditions were required:
    - A condition limiting the number of food trucks to 12 and
    - A condition requiring that all gravel parking must be removed and replaced with pavement and that all for-sale vehicles on the property must be removed until the pavement is in place.
  - A previous large scale development proposal for the same use was presented to and accepted by Planning Commission on December 15th, 2020. Large scale developments are valid for one year post Planning Commission approval.

Historical Analysis

- **Conditional Use Permit and Large Scale Development**
  - A conditional use permit was approved by Planning Commission for a food truck court at this location on March 25, 2019. Two conditions were required:
    - A condition limiting the number of food trucks to 12 and
    - A condition requiring that all gravel parking must be removed and replaced with pavement and that all for-sale vehicles on the property must be removed until the pavement is in place.
  - A previous large scale development proposal for the same use was presented to and accepted by Planning Commission on December 15th, 2020. Large scale developments are valid for one year post Planning Commission approval.

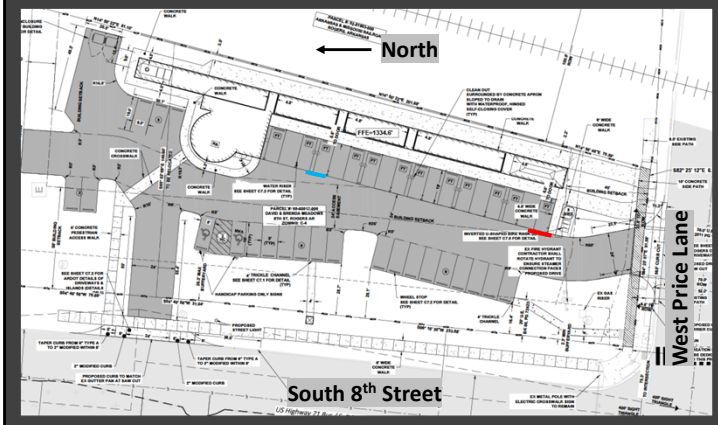


Historical Analysis

- **Conditional Use Permit and Large Scale Development**
  - Planning Commission approved the following variances with this request in 2020:
    - A variance to reduce the front setback from 75’ to 63’
    - A variance to reduce the rear setback from 15’ to 0’
    - A variance to reduce the north exterior side setback from 45’ to 15’ along the proposed access easement
    - A variance to provide Overlay District trees every 20’ along the Overlay frontage road
    - A variance for the front 25’ bufferyard was needed, but not applied for nor approved
  - An e-mail was sent on December 29th, 2021 (14 days after the large scale approval expired) to a staff member requesting an extension of the approval.
  - The staff member who received this e-mail had not been working for the city for about ten months when this was sent. No other staff member was included on the e-mail.

Variance
Meadows Railyard

PLANNING



Site Plan

Setback Request

- To vary from the front 75’ setback requirement
- The applicant is proposing a 56’ setback at the closest point (outlined in red) for the canopy structure to be proposed over the food trucks
- As the proposed canopy shifts northeast with the site, the canopy falls outside of the 75’ setback (outlined in blue)

Request:

- The applicant is requesting to vary from the front Overlay District setback.

Required Setbacks:

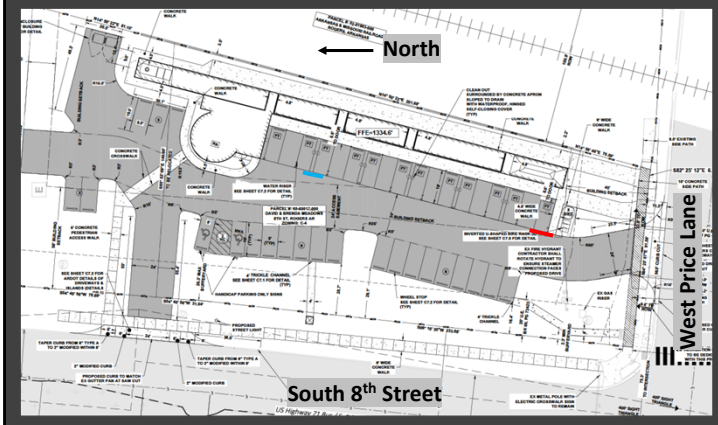
- The Overlay District requires a 75’ front setback off of S 8th Street.

Proposed Setbacks:

- The applicant is proposing a setback reduction of, at most, 19’ down to 56’ (outlined in red) for the canopy hanging over the food trucks.
- The blue outline shows where the canopy would begin to fall outside of the 75’ setback.

Variance
Meadows Railyard

PLANNING



Site Plan

Setback Applicant Hardship
"The hardship, in this case, is that the site is extremely small and limited in its geometry."

Setback Applicant Spirit and Intent
"Allowing these variances still meets the purpose and intent of the code because it still provides enough buffering from adjacent property lines. It also still provides plenty of visibility for traffic to see around buildings that could obstruct."

Stated Hardship:

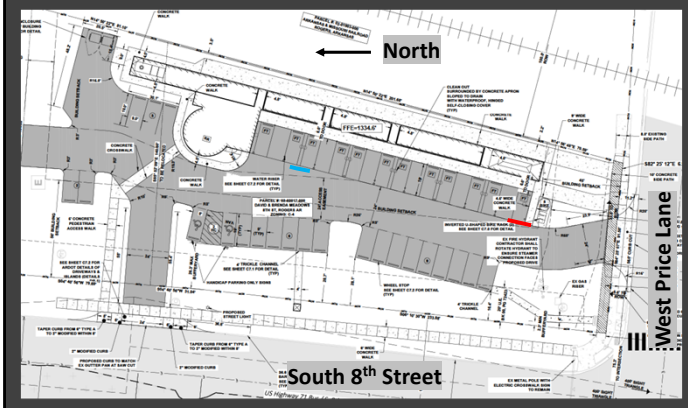
- "The hardship, in this case, is that the site is extremely small and limited in its geometry."

Spirit and Intent:

- "Allowing these variances still meets the purpose and intent of the code because it still provides enough buffering from adjacent property lines. It also still provides plenty of visibility for traffic to see around buildings that could obstruct."

Variance
Meadows Railyard

PLANNING



Site Plan

Setback Analysis

- Sec. 14-284(a): "The purpose of the overlay district is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design standards for developments, and provide effective land use planning and facilitate traffic flow."
- The setback reduction requested was not brought into greater compliance since the last submission. However, this request resembles a previously approved variance from 2020.

Analysis:

- Sec. 14-284(a): "The purpose of the overlay district is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design standards for developments, and provide effective land use planning and facilitate traffic flow."
- The setback reduction requested was not brought into greater compliance since the last proposal.
- However, this request resembles a previously approved variance from 2020.

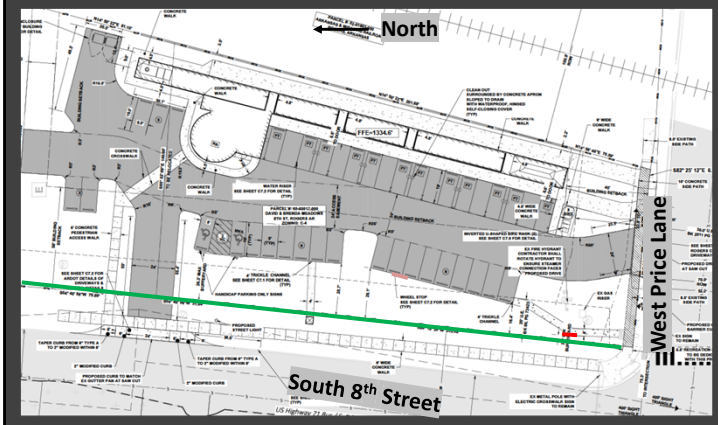
Zoning C-4 (Open Display Commercial):

"This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development." Sec. 14-711(a)

Variance

Meadows Railyard

PLANNING



Site Plan

Bufferyard Request

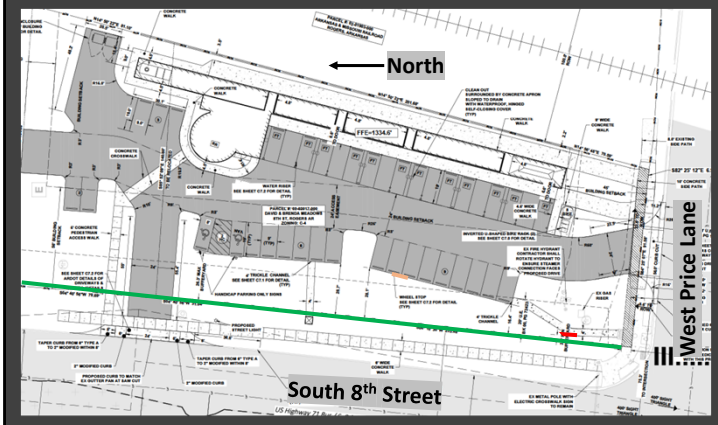
- To vary from the 25' front bufferyard requirement (measured from the right-of-way, outlined in green)
- The applicant is proposing 2.3' of bufferyard at the least (outlined in red)
- As the parking shifts northeast with the site, the bufferyard does begin to meet the 25' requirement (outlined in orange)

Request:

- The applicant is requesting a reduction in the Overlay District front bufferyard requirement from 25' to, at the least, 2.3'.
- As the parking shifts northeast, the bufferyard does begin to meet the 25' requirement.

Variance
Meadows Railyard

PLANNING



Site Plan

Bufferyard Applicant Hardship

"The hardship, in this case, is that the site is extremely small and limited in its geometry."

Bufferyard Applicant Spirit and Intent

"The intent and purpose of the code is still met because open space is added in other areas (through limited parking) and sufficient buffering already exists with street trees."

Stated Hardship:

- "The hardship, in this case, is that the site is extremely small and limited in its geometry."

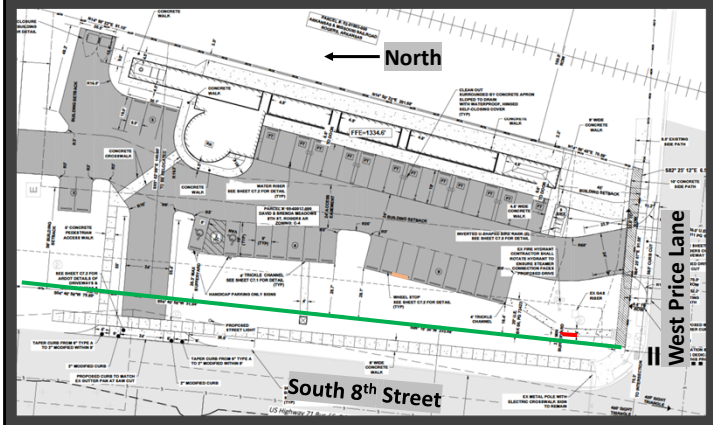
Spirit and Intent:

- "The intent and purpose of the code is still met because open space is added in other areas (through limited parking) and sufficient buffering already exists with street trees."

Variance

Meadows Railyard

PLANNING



Site Plan

Bufferyard Analysis

- Sec. 14-284(a): "The purpose of the overlay district is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design standards for developments, and provide effective land use planning and facilitate traffic flow."
- Since the previous submission, the applicant has re-oriented the parking lot layout in a way that provides more frontage green-space. The 2.3' minimum bufferyard provided is due to a proposed sidewalk for pedestrian access. Majority of the front yard now meets the 25' bufferyard requirement.

Analysis:

- Sec. 14-284(a): "The purpose of the overlay district is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design standards for developments, and provide effective land use planning and facilitate traffic flow."
- Since the previous submission, the applicant has re-oriented the parking lot layout in a way that provides more frontage green-space.
- The 2.3' minimum bufferyard provided is due to a proposed sidewalk for pedestrian access. Majority of the front yard now meets the 25' bufferyard requirement.

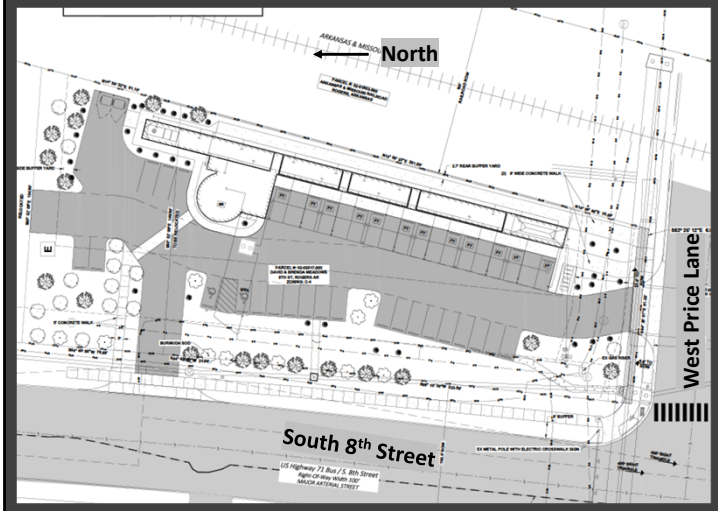
Zoning C-4 (Open Display Commercial):

"This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development." Sec. 14-711(a)

Variance

PLANNING

Meadows Railyard



Site Plan

Frontage Tree Plantings Request

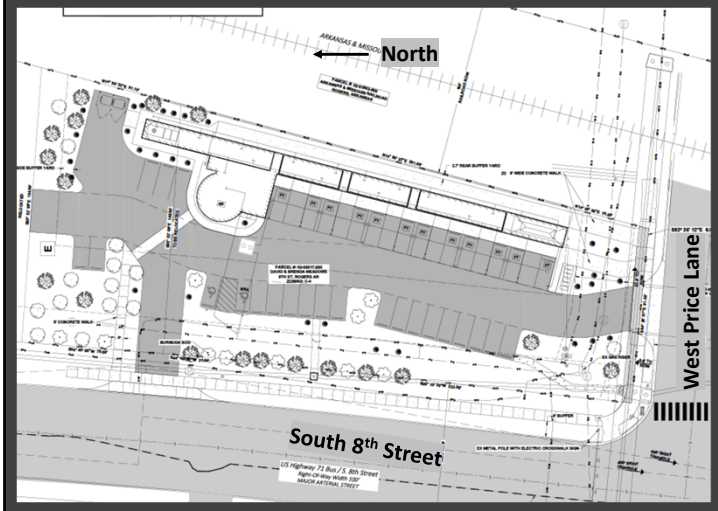
- To vary from the requirement to plant trees at 20' spacing (15 trees) within the 25' bufferyard
- The applicant is proposing the planting of the 15 Overlay Trees, in addition to site landscaping requirements, within the interior portion of the site.
- The trees seen within the 25' bufferyard along South 8th are proposed street trees. Some shrubs have been added along the front.

Request:

- The applicant is requesting to vary from the requirement to plant trees at 20' spacing within the 25' bufferyard.
- Instead, the applicant proposes planting the required 15 Overlay Trees within the site.

Variance
Meadows Railyard

PLANNING



Site Plan

Frontage Tree Plantings Applicant Hardship

"The hardship, in this case, is that the site is extremely small and limited in its geometry."

Frontage Tree Plantings Applicant Spirit and Intent

"The intent and purpose of the code is still being met because trees are added in other areas (through limited parking) and sufficient buffering already exists with street trees."

Stated Hardship:

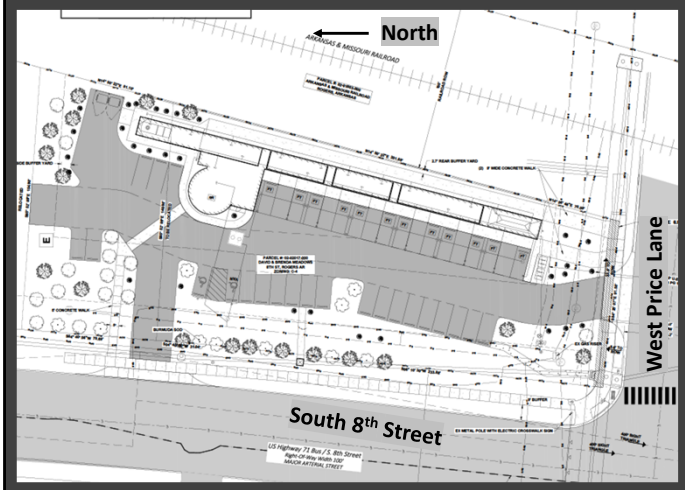
- "The hardship, in this case, is that the site is extremely small and limited in its geometry."

Spirit and Intent:

- "The intent and purpose of the code is still being met because trees are added in other areas (through limited parking) and sufficient buffering already exists with street trees."

Variance
Meadows Railyard

PLANNING



Site Plan

Frontage Tree Planting Analysis

- Sec. 14-284(a): "The purpose of the overlay district is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design standards for developments, and provide effective land use planning and facilitate traffic flow."
- The applicant is now showing the stub-out to the north and has rearranged the required plantings on site. More of the plantings are spread out through the site and are not as centrally located on the northern portion of the property.

Analysis:

- Sec. 14-284(a): "The purpose of the overlay district is to protect and enhance the scenic quality of the City's highways and primary corridors designated below, create design standards for developments, and provide effective land use planning and facilitate traffic flow."
- The applicant is now showing the stub-out to the north and has rearranged the required plantings on site.
- More of the plantings are spread out through the site and are not as centrally located on the northern portion of the property.

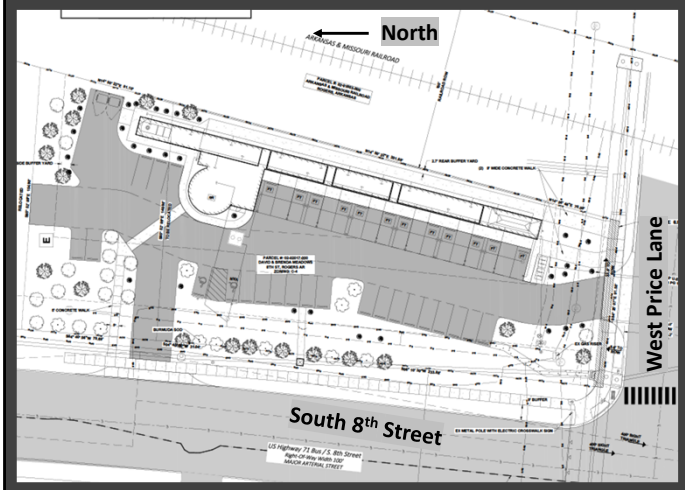
Zoning C-4 (Open Display Commercial):

"This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development." Sec. 14-711(a)

Variance

PLANNING

Meadows Railyard



Site Plan

Analysis Summary

- Some of the variances requested are similar to those previously approved by the Planning Commission in 2020.
- The applicant is now showing the northern stub-out and repositioning of the plantings.
- The applicant has redesigned the site to bring the proposal more into compliance with code.

Analysis Summary:

- Some of the variances requested are similar to those previously approved by the Planning Commission in 2020.
- The applicant is now showing the northern stub-out and repositioning of the plantings.
- The applicant has redesigned the site to bring the proposal more into compliance with code.

Zoning C-4 (Open Display Commercial):

"This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development." Sec. 14-711(a)

Variance

PLANNING

Meadows Railyard

Aerial Map

Recommendation

- **APPROVE** the front setback reduction request.
- **APPROVE** the bufferyard reduction request
- **APPROVE** the frontage tree plantings request

Public Input:

No public input received.

Recommendation:

APPROVE the front setback reduction request.

APPROVE the bufferyard reduction request

APPROVE the frontage tree plantings request

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

OFFICE USE ONLY

Permit Fee: _____ ($100) Zoning: _____

App Number: _____

CityView Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: Swope Consulting

ADDRESS: 7 Halsted Circle SUITE #: 210

GENERAL LOCATION OF PROPERTY: 8th St and Price Lane

PHONE #: 479-877-7388 EMAIL: phil@swope-consulting.com

PROPERTY OWNER: Dave Meadows PHONE #: _____

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):
14-285 (2) and 14-285 (3)

Sec. 14-724(e)(1)(b) requires variance applicants to respond to these two questions for variance consideration:

How does strict enforcement of the code cause undue hardship due to circumstances that are unique to this property?

How will approval of this variance be in keeping with the "spirit and intent" of the code being varied?

Phil Swope David Meadows 1.8.2024

Applicant Signature Date

Attachment Checklist:

□ Owner Signature on Letter or Application □ If needed, additional sheet for above required responses

□ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT DATE of PUBLIC HEARING

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

January 26th, 2024

Mr. John McCurdy
City of Rogers
301 W Chestnut Street
Rogers, AR 72756

RE: Dave Meadows Development Variance Requests for PC
Price Lane and 8th Street

Dear John:

Please accept this written request for the proposed variance and waiver requests.

1. We are requesting a variance from the front-required setback of 75 feet, code: 14-285(2), for the referenced development project. We are requesting that the front setback be reduced from 75' to 56.0'.
   Mr. Meadows would like to construct a food canopy with faux trains along the property. The offending portion of the "building" is simply a canopy that overhangs the food trucks.
   Allowing these variances still meets the purpose and intent of the code because it still provides enough buffering from adjacent property lines. It also still provides plenty of visibility for traffic to see around buildings that could obstruct.

2. We are requesting a variance from Section 14-285(3), requiring a landscaped area of 25' deep from the r/w along South 8th Street. The code requires this additional buffer in the overlay district, however the shallow depth of this lot would make the site unbuildable. After adding this 25', the lot would only have 22.5' of buildable depth at its shallowest point.
   The project proposes as many plantings as the overlay district requires, but the entire layout is adjusted to make use of the land available.
   The hardship, in this case, is that the site is extremely small and limited in its geometry.
   The intent and purpose of the code is still met because open space is added in other areas (through limiting parking) and sufficient buffering already exists with street trees.

3. We are requesting a variance from Section 14-285(3), requiring that trees are planted within the 25' deep landscaped area at 20-foot spacing. The code requires an additional row of trees beyond the normal street trees in the overlay district, however the shallow depth of this lot makes this unfeasible. Our proposal will still install all overlay trees, but in a separate location.
   The hardship, in this case, is that the site is extremely small and limited in its geometry.
   The intent and purpose of the code is still met because trees are added in other areas (through limiting parking) and sufficient buffering already exists with street trees.

If you have any questions, please call me at 479-685-8399.

Respectfully,

Phil Swope, P.E.
Principal Engineer

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER
- RR RESTROOM AREA
- FT FOOD TRUCK PARKING

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND
- RECREATION EASEMENT

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

ZONING - GENERAL COMMERCIAL (C-4) - OVERLAY DISTRICT

OVERLAY DISTRICT BUILDING SETBACKS

FRONT		SOUTH		REAR		NORTH	
CODE/ VARIANCE	PROVIDED	CODE	PROVIDED	CODE/ VARIANCE	PROVIDED	CODE	PROVIDED
75'	56'	45'	45'	15'	0'	15'	15'

BUILDING & SITE AREA CALCULATIONS

TOTAL SITE AREA: 43,541.08 SF OR 0.99 ACRES
USE: FOOD TRUCK COURT
ZONING: C-4 - OVERLAY DISTRICT

DEVELOPMENT AREA: 43,541.08 SF OR 0.99 ACRES
MAXIMUM BUILDING HEIGHT ALLOWED: 85'
PROVIDED BUILDING HEIGHT PROVIDED: 28.2'
MAXIMUM BUILDING AREA ALLOWED: 17,416.43 SF OR 40% SITE COVERAGE
PROVIDED BUILDING AREA: 6826.61 SF OR 15.6% SITE COVERAGE

PROVIDED OPEN SPACE AREA: 14,465.20 SF OR 33.2% GROSS SITE AREA

MAXIMUM IMPERVIOUS AREA ALLOWED: 34,832.86 SF OR 80% SITE AREA
MAXIMUM IMPERVIOUS AREA PROVIDED: 29,075.88 SF OR 66.7% SITE AREA

BUILDING BREAKDOWN:
RESTROOM = 602.39 SF
DINING (SEATING) = 5218.75 SF
STORAGE = 654.08 SF
OFFICE = 351.39 SF

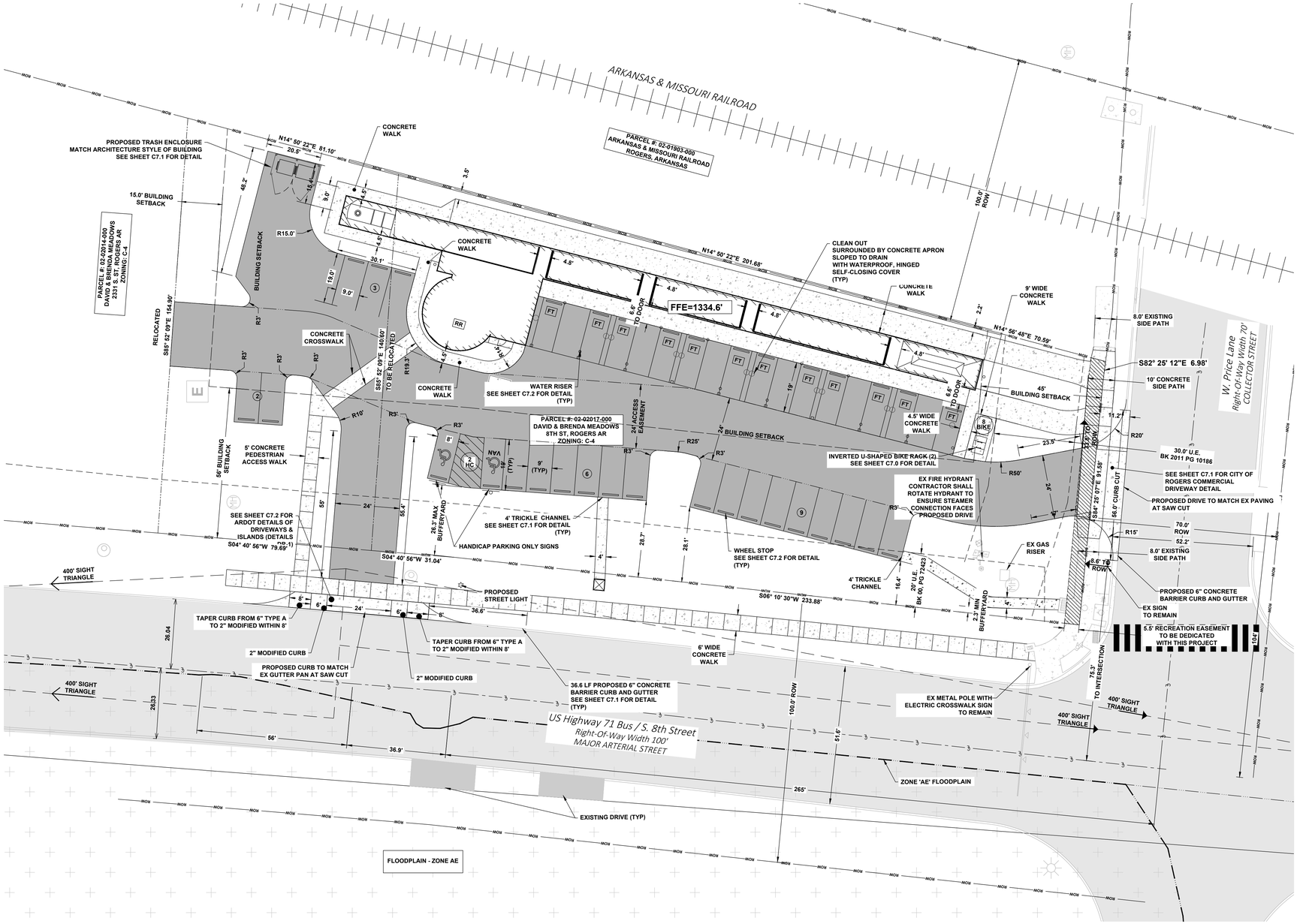
TOTAL SF = 6826.61 SF

PARKING SUMMARY

DESCRIPTION	PARKING REQUIREMENT	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
FOOD TRUCKS	1 PER 4 OCCUPANTS 1 PER EMPLOYEE	35	20
BIKE PARKING: 1 BICYCLE PARKING RACK PER TWENTY (20) AUTOMOBILE PARKING SPACES		2	8
ACCESSIBLE SPACES (INCLUDING VAN)		2	2
	TOTAL REQUIRED	39	
	TOTAL PROVIDED		22

CITY APPROVAL STAMP

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PHILLIP R. SWOPE
No.11426
12/20/2024



MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°14'14", COMBINED SCALE FACTOR: 1.00001341.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'X' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER O5007C0270K, EFFECTIVE DATE JUNE 5, 2012.

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

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

GRAPHIC SCALE
0 20' 40'
1 Inch = 20 feet

SITE PLAN

DAVE MEADOWS DEVELOPMENT

2339 S 8TH ST., ROGERS AR 72758
DAVID & BRENDA MEADOWS
30 CHAMPIONS BLVD, ROGERS, AR 72758

NO.	DATE	REVISION
1	10/02/23	SUBMITTAL
2	11/20/23	SUBMITTAL
3	12/21/23	SUBMITTAL
4	02/26/24	SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopecngineering.com

DRAWN BY: CARRIE	JOB NUMBER: 23-137
SUBMITTAL DATE: 12/20/2023	CITY NUMBER: PL202300958
DRAWING NAME: 23-137PR.DWG	
SHEET NUMBER: C2.0	

R:_SWOPE_23-137 MEADOWS RAILYARD\CIVIL DRAWINGS\23-137PR.DWG - PLOTTED ON 2/25/2024 8:09:57 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY CARRIE ISBELLE

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	HATCHES
PROPERTY LINE	FLARED END SECTION	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	FLOOD ZONE
RIGHT-OF-WAY	JUNCTION BOX	GRAVEL
FENCE	GRATE INLET	POND
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
SET/FOUND REBAR	WATER METER	
SET/FOUND NAIL	POWER POLE	
FENCE CORNER POST	LIGHT	
FOUND STONE	ELECTRICAL BOX	
STATE MONUMENT	TELEPHONE PEDESTAL	
SET/FOUND ALUM. MONUMENT	GAS METER	
SET/FOUND COTTON SPINDLE		
SET / FOUND P/K NAIL		
RAILROAD SPIKE		
BENCH MARK (ELEV.)		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PLANT SCHEDULE

PROVIDED	SYM.	COMMON NAME BOTANICAL NAME	SIZE/SPACING/ REMARKS
14		AMERICAN HOLLY ILEX OPACA	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 40-50 FT & 40 FT EVERGREEN PLANTED HT: 8' MIN
10		AUTUMN BLAZE MAPLE	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 40-70 FT 40-60 FT SHADE TREE/DECIDUOUS PLANTED HT:10' MIN
18		REDBUD TREE CERCIS CANADENSIS	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT 20 FT & SPREAD: 35 FT ORNAMENTAL PLANTED HT: 6' MIN
31		WINTERGREEN BARBERRY (EVERGREEN) Berberis julianae	5 GALLON/ B&B AS SHOWN; MATURE HEIGHT 2-4 FT PLANTED HT: 2' MIN

TOTAL TREES	=	42	
SITE TREES	=	26	
STREET TREES	=	16	*TREE CLUSTERED DUE TO UTILITY CONFLICT
OVERLAY TREES	=	0	*VARIANCE REQUESTED

BUILDING & SITE AREA CALCULATIONS

TOTAL SITE AREA: 43,541.08 SF OR 0.99 ACRES
USE: FOOD TRUCK COURT
ZONING: C-4 - OVERLAY DISTRICT

DEVELOPMENT AREA: 43,541.08 SF OR 0.99 ACRES
MAXIMUM BUILDING HEIGHT ALLOWED: 85'
PROVIDED BUILDING HEIGHT PROVIDED: 28.2'
MAXIMUM BUILDING AREA ALLOWED: 17,416.43 SF OR 40% SITE COVERAGE
PROVIDED BUILDING AREA: 6826.61 SF OR 15.6% SITE COVERAGE

PROVIDED OPEN SPACE AREA: 14,465.20 SF OR 33.2% GROSS SITE AREA

MAXIMUM IMPERVIOUS AREA ALLOWED: 34,832.86 SF OR 80% SITE AREA
MAXIMUM IMPERVIOUS AREA PROVIDED: 29,075.88 SF OR 66.7% SITE AREA

BUILDING BREAKDOWN:
RESTROOM = 602.39 SF
DINING (SEATING) = 5218.75 SF
STORAGE = 654.08 SF
OFFICE = 351.39 SF

TOTAL SF = 6826.61 SF

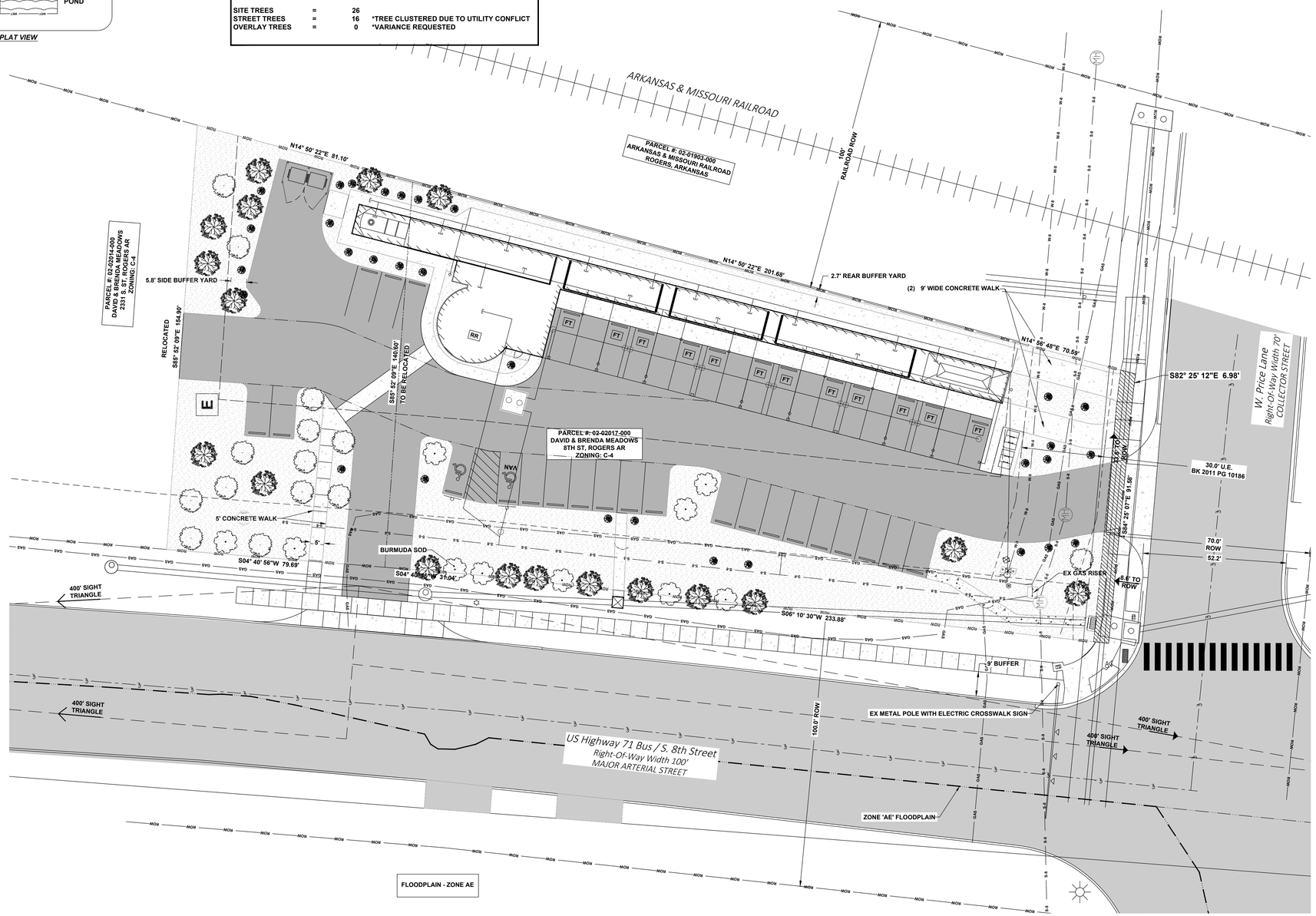
LANDSCAPE REQUIREMENTS:
1 PLANT UNIT PER 1000 SF

TOTAL SITE AREA: 43,541.08 OR 0.99 ACRES
41,055.09 SF / 1000 = 44 PLANTS
44 PLANT UNITS REQUIRED (25% TREES)

0 EXISTING SHRUBS
0 EXISTING TREES
0 EXISTING PLANT UNITS

31 PROPOSED SHRUBS
42 PROPOSED TREES
73 PROPOSED PLANT UNITS TOTAL

CITY APPROVAL STAMP



LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
8. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

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

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

PROJECT ENGINEER
PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12/20/2024

LANDSCAPE PLAN
DAVE MEADOWS DEVELOPMENT
2339 S 8TH ST., ROGERS AR 72758
DAVID & BRENDA MEADOWS
30 CHAMPIONS BLVD, ROGERS, AR 72758

NO.	DATE	REVISION
1	10/02/23	SUBMITTAL
2	11/20/23	SUBMITTAL
3	12/21/23	SUBMITTAL
4	02/26/24	SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CARRIE	JOB NUMBER: 23-137
SUBMITTAL DATE: 12/20/2023	CITY NUMBER: PL202300958
DRAWING NAME: 23-137PR.DWG	
SHEET NUMBER: C6.0	

R:_SWOPE_23-137 MEADOWS RAILYARD_CIVIL DRAWINGS_23-137PR.DWG - PLOTTED ON 2/25/2024 8:11:10 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY CARRIE ISBELLE

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

NOTICE OF PUBLIC HEARING

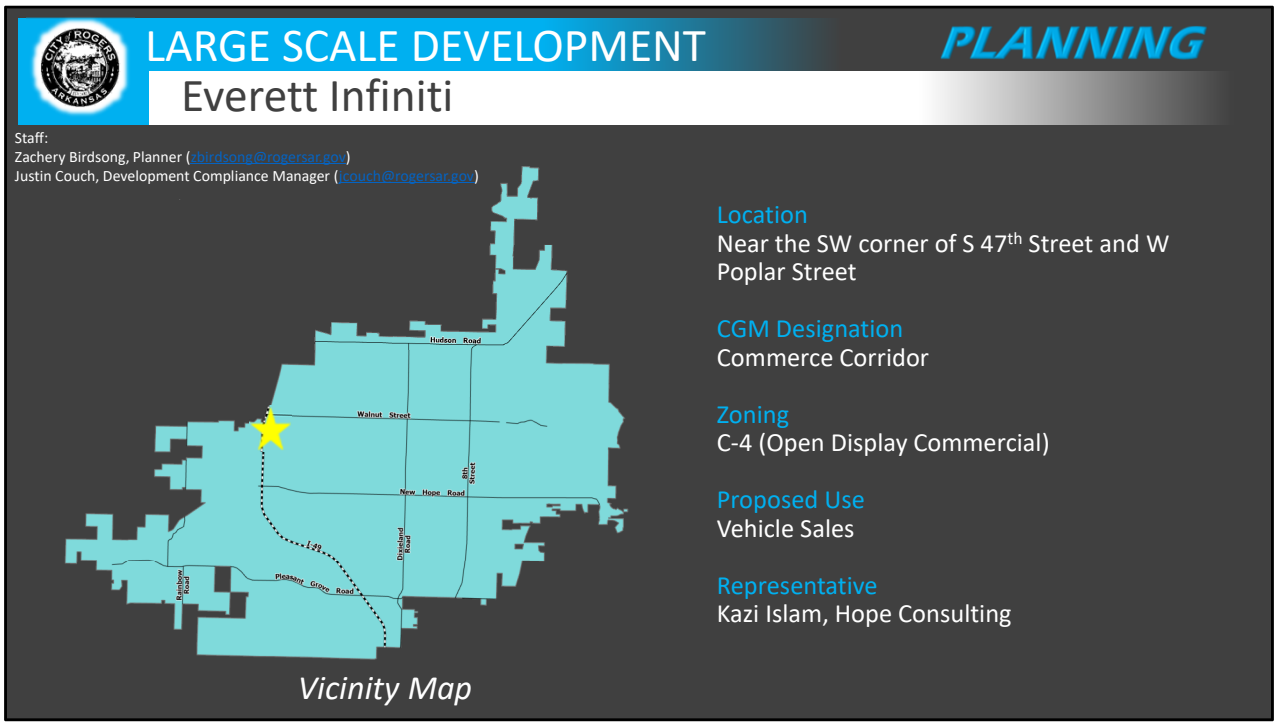
Notice is hereby given that a public hearing will be held before the **Rogers Planning Commission** on **February 20, 2024** at **5:30 p.m.** at Rogers City Hall regarding an application by **Meadows Development** under the provisions of the City of Rogers Code of Ordinances, for a variance from **the Overlay District landscape requirements and front setback** at **2339 S. 8th Street** in the C-4 (Open Display Commercial**)** zoning district more particularly described as follows:

PARCEL NUMBER:
02-02017-000

LOCATION:
2339 S. 8th Street

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday February 4, 2024**
BILL THE CITY OF ROGERS



Location:

Located in southwest Rogers, near the I-49 – Pauline Whitaker Boulevard interchange.

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:

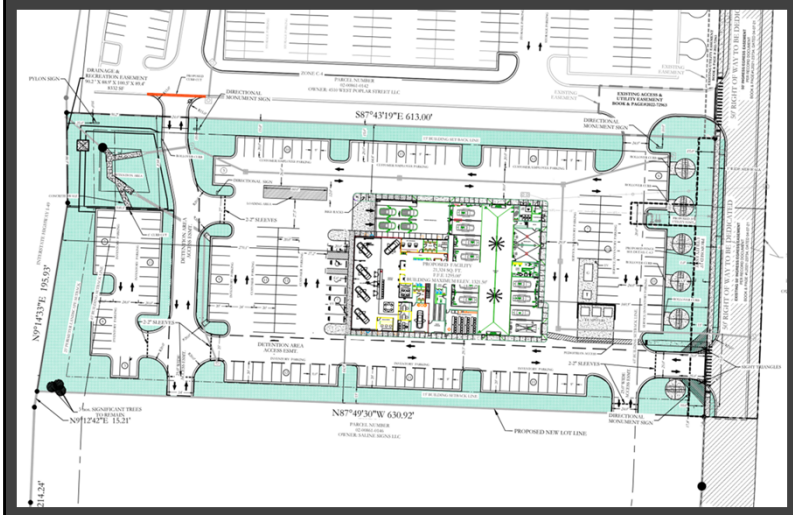
Sec. 14-695(b)(3)(gg)

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

LARGE SCALE DEVELOPMENT

PLANNING

Everett Infiniti



Site Plan

Request

- The proposal includes a 21,324 square-foot building for vehicle/equipment sales or rentals on approximately 3.73 acres.

Request:

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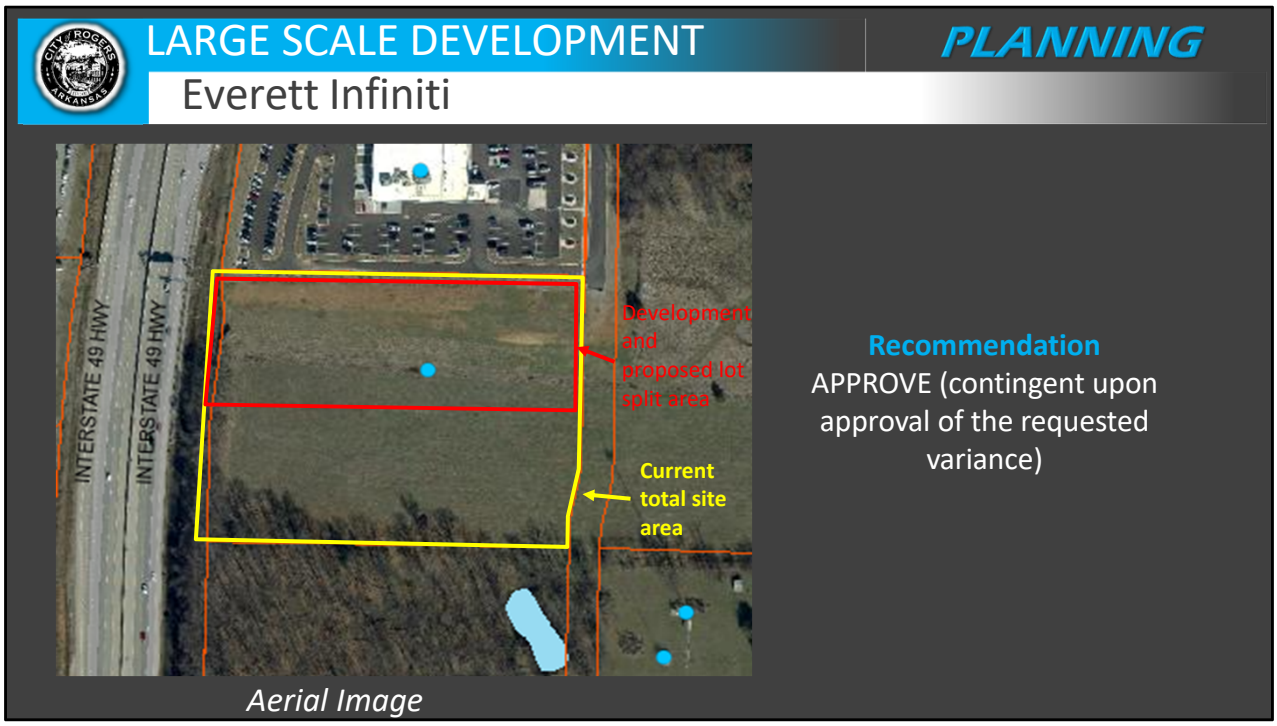


Summary

LSDP Staff Recommendation

APPROVE (contingent upon approval of the requested variance)

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes a detention pond in the northwest corner of the site which meets Stormwater management requirements and Water Quality Requirements.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

The portion of S 47th Street constructed with Phase 1 is not in substandard condition.

Connectivity Standards:

The applicant proposes to construct a public minor street along the east border of the development to meet connectivity standards.

Streetscape:

Right-of-Way:

The applicant proposes to dedicate 50-ft of right-of-way from W Poplar Street to W Oak Street. The proposed right-of-way would be dedicated as S 47th Street, per the Master Street Plan, and would meet the width requirements of the Typical Street Section standards for a Minor Street.

Sidewalks & Sidepaths:

The applicant is proposing to construct a 5-ft sidewalk on the west side of the proposed street.

Trails:

No Multiuse Trail is required for this site.

Streetlights:

The applicant proposes two streetlights along the proposed street.

Street Trees:

The applicant proposes the Crabapple trees along the proposed street, meeting the street tree requirements.

RECOMMENDATIONS:

Approve

LARGE-SCALE DEVELOPMENT PLANS

CITYVIEW# PL202301012

PROPOSED EVERETT INFINITY CAR DEALERSHIP

400 S 47th STREET
CITY OF ROGERS

PREPARED BY:

HOPE CONSULTING
ENGINEERS - SURVEYORS

129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, ALL IN SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, DESCRIBED AS FOLLOWS:

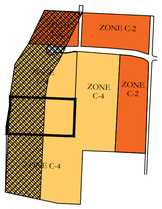
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 86°56'25" EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 331.18 FEET; THENCE NORTH 02°14'14" EAST LEAVING SAID SOUTH LINE A DISTANCE OF 245.09 FEET; THENCE NORTH 79°16'39" WEST A DISTANCE OF 334.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 540; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES: THENCE NORTH 02°13'03" EAST A DISTANCE OF 181.48 FEET; THENCE NORTH 02°19'42" EAST A DISTANCE OF 140.01 FEET; THENCE NORTH 02°21'58" EAST A DISTANCE OF 253.72 FEET; THENCE NORTH 09°14'33" EAST A DISTANCE OF 15.21 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 09°14'33" EAST A DISTANCE OF 195.93 FEET; THENCE NORTH 00°43'35" WEST A DISTANCE OF 85.12 FEET, THENCE SOUTH 87°43'19" EAST A DISTANCE OF 613.00 FEET, THENCE

SOUTH 02°16'40" WEST A DISTANCE OF 263.27 FEET, THENCE NORTH 87°49'24" WEST A DISTANCE OF 630.46 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 540 ALSO BEING THE POINT OF BEGINNING CONTAINING 3.73 ACRES, MORE OR LESS.

GENERAL NOTES

1. *ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING..*
2. *EASEMENT PLAT IS REQUIRED BY C OF O.*
3. *A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING $20,000.*
4. *THE PROJECT WILL BE BUILT IN ONE PHASE.*
5. *ALL HVAC AND OTHER EQUIPMENTS MUST BE SCREENED FROM VIEW .*
6. *DUMPSTER ENCLOSURE WILL MATCH THE ARCHITECTURAL STYLE OF THE BUILDING.*
7. *TIRE STORAGE WILL BE ENCLOSED INCLUDING THE TOP.*
8. *PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.*
9. *OWNER/ DEVELOPER MUST PROVIDE A THREE YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF C OF O.*
10. *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.*
11. *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.*
12. *CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2 WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.*
13. *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.*
14. *WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.*
15. *PUBLIC STREETS SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.*
16. *RETAINING WALLS 4' OR TALLER REQUIRE A STRUCTURAL ENGINEER DESIGN AND SIGNATURE: "PRIOR TO CONSTRUCTION OF RETAINING WALLS 4' TALL OR TALLER, A DESIGN CERTIFIED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROGERS CITY ENGINEER. POST-CONSTRUCTION, A CERTIFICATION OF CONSTRUCTED RETAINING WALLS 4' TALL OR TALLER BY A STRUCTURAL ENGINEER WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY."*
17.



FLOODPLAIN CERTIFICATION:

By affixing my seal and signature, I Jonathan Hope, PLS No. 1762, hereby certify that this drawing correctly depicts a survey compiled under my supervision.

NOTE: This survey was based on legal descriptions and title work furnished by others and does not represent a title search.

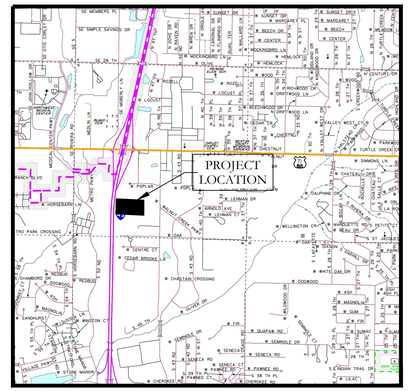
According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Benton County City of Rogers areas, panel # 05007C0260K, dated 06/05/2012, **NO** portion of the property desenbed hereon lies within the 100 year flood hazard boundary.

SITE DATA	
TOTAL SITE AREA	*7.00 ACRES*
TOTAL DEVELOPMENT AREA	*3.73 ACRES*
GROSS BUILDING AREA	*TOTAL BUILDING AREA 21,324 SF*
BUILDING SETBACKS	*INTERIOR SIDE SETBACK: 15' EXTERIOR SIDE SETBACK(WEST):45' FRONT SETBACK LINE(EAST): 65'*
BUILDING HEIGHTS	*26.5'*
BUILDING COVERAGE PERCENTAGE	*21324/162689=0.1311=13.11%*
OPEN SPACE PERCENTAGE	*=44,740/162,689=27.50 %*
IMPERVIOUS AREA PERCENTAGE	*IMPERVIOUS AREA: 117,949 SF =117,949/162689=0.7250= 72.50%*
FLAG POLE HEIGHT	*NA*
BUSINESS TYPE	*VEHICLE/EQUIPMENT SALES*
PARKING CALCULATION (REQUIRED)	*5 SPACES PLUS 1 SPACE FOR EVERY 200 SF =21324/200= 106.62 nos. = 5+102.64= 111.62=112 nos.*
PARKING CALCULATION (PROVIDED)	*171 PARKING SPACES INCLUDING 62 CUSTOMER/EMPLOYEE PARKING (2 ADA PARKING SPACES AND 1VAN ACCESSIBLE PARKING)*
BIKE RACK CALCULATION	*1 SPACE FOR EVERY 20 PARKING SPACE =62/20= 3.1=3 3 NOS BIKE RACK ARE PROVIDED*
BUILDING CONSTRUCTION TYPE:	*TYPE IIB UNPROTECTED CONSTRUCTION, AND THE BUILDING WILL BE FULLY SPRINKLERED*

ZONING INFORMATION	
CURRENT ZONING	*"C4 AND PUD 07-127"& "OVERLAY DISTRICT"*
MINIMUM LOT AREA (SF)	*ONE ACRE*
MINIMUM LOT WIDTH (FT)	*N/A*
INTERIROR SIDE YARD(NORTH) SETBACK (FT)	*15'*
FRONT SETBACK LINE(EAST) (FT)	*65'*
EXTERIOR SIDE YARD SETBACK (FT)	*45'*
INTERIOR SIDE YARD (SOUTH) SETBACK (FT)	*15'*
MAXIMUM HEIGHT (FT)	*85'*
MAXIMUM BUILDING COVERAGE	*40%*
MAXIMUM IMPERVIOUS COVERAGE	*80%*
BUILDING USAGE	*VEHICLE/EQUIPMENT SALES AND RENTALS*

CIVIL ENGINEER
HOPE CONSULTING INC
129 N. MAIN STREET
BENTON, AR 72015
CONTACT: KAZI ISLAM
PHONE: 504-315-2626
EMAIL: kazi@hopeconsulting.com

ARCHITECT
BLACK., CORLEY, OWENS & HUGHES
219 W SOUTH STREET
BENTON, AR 72015
CONTACT: BRIAN BLACK
PHONE: 501-315-7686
EMAIL: brian@bcoandh.com



VICINITY MAP

DRAWING INDEX

SHEET NO.	TITLE
	BOUNDARY & TOPO SURVEY
C-1.0	SITE PLAN
C-2.0	UTILITY PLAN
C-2.1	SEWER PLAN AND PROFILE
C-2.2	WATER PLAN AND PROFILE
C-3.0	GRADING PLAN
C-3.1	STORM DRAINAGE PLAN
C-3.2	STORM DRAINAGE PLAN AND PROFILE
C-3.3	STORM DRAINAGE PLAN AND PROFILE
C-4.0-4.3	STANDARD DETAILS
C-5.0	PAVEMENT PLAN
C-6.0	DETENTION PLAN
C-7.0	EROSION CONTROL PLAN
C-8.0	LANDSCAPE PLAN
C-9.0	INLET DRAINAGE PLAN AND CALCULATION
C-10.0-10.2	RWU STANDARD DETAILS
C-11.0-11.1	PRE AND POST DEVELOPMENT DRAINAGE MAP
C-12.0	TREE PRESERVATION PLAN
C-13.0	UTILITY EASEMENT PLAN

OWNER:
Name: SALINE HOLDINGS, LLC
Address: 121099 INTERSTATE 30
BRYANT, AR 72022
Email: chendrix@everettdifference.com
501-303-4393

DEVELOPER:
Name: SALINE HOLDINGS, LLC
Address: 121099 INTERSTATE 30
BRYANT, AR 72022
Email: chendrix@everettdifference.com
501-303-4393

HOPE CONSULTING, INC. No. 1931 CERTIFICATE OF AUTHORIZATION ARKANSAS

STATE OF ARKANSAS LICENSED PROFESSIONAL ENGINEER No. 20876 JONATHAN HOPE 12-26-2024

REVISION DATES:

DATES	*SUBMITTALS*
10/06/2023	*1ST SUBMITTAL*
11/17/2023	*2ND SUBMITTAL*
12/22/2023	*3RD SUBMITTAL*
01/18/2024	*4TH SUBMITTAL*
02/09/2024	*5TH SUBMITTAL*
02/26/2024	*6TH SUBMITTAL*

CITY APPROVAL STAMP

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 M. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SALINE HOLDINGS, LLC.

PROPOSED EVERETT CAR DEALERSHIP

CITY OF ROGERS, BENTON COUNTY, ARKANSAS

DATE:	02-26-2024	C.A.D. BY:		DRAWING NUMBER:			
REVISED:		CHECKED BY:		23-0061			
SHEET:		SCALE:					
500	19N	30W	0	09	300	04	1762

K:\LAND PROJECTS 2004\COMMERCIAL\2023\23-0061 EVERETT INFINITI NWA\CIVIL\DWG\23-0061 EVERETT INFINITY (ROGERS)_CONSTRUCTION PLANS.DWG

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DEVELOPER:

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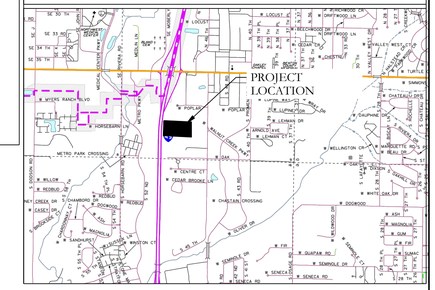
501-303-4393

VICINITY MAP:

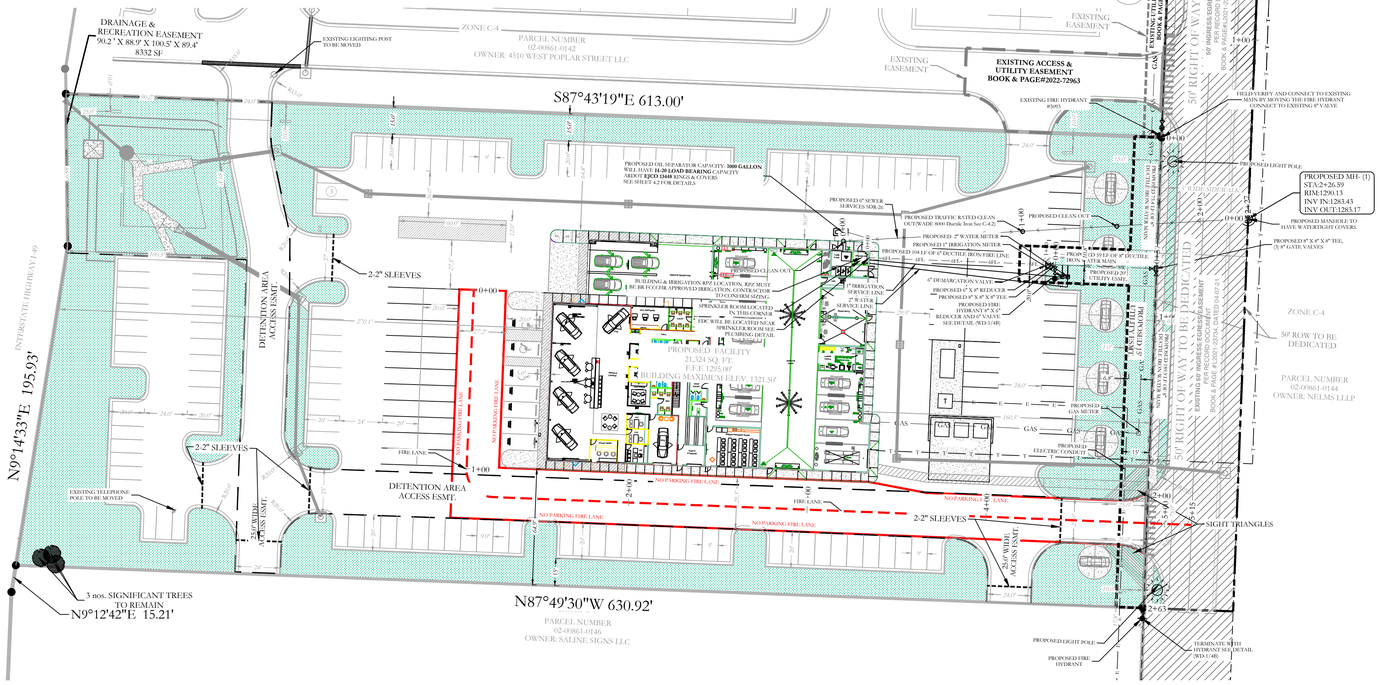

PROJECT LOCATION
W. LOUISE LN
W. CHESTNUT ST
W. CHATEAU DR
W. LEMAN DR
W. LAUREL CIR
W. CENTRE CT
W. CEDAR BROOKE CT
W. CHESTAIN CROSSING
W. WILLOW
W. REDBUD DR
W. DOGWOOD
W. ASH
W. MAGNOLIA
W. GUM
W. ELM
W. SUMAC
W. SEMINOLE DR
W. SENECA RD
W. CHAPARRAL DR
W. SANDHURST
W. CHAMBORD
W. CASEY DR
W. WELLINGTON CIR
W. MARQUETTE DR
W. BEAU DR
W. MYERS RANCH BLVD
W. HORSEBERRY
W. POPLAR
W. ELM
W. CYPRESS
W. ALPHA DR
W. LENNOX CT
W. LENNOX DR
W. CLOVER
W. OAK
W. MAPLE
W. PINE
W. HICKORY
W. WALNUT
W. CHERRY
W. BIRCH
W. HOLLY
W. SYCAMORE
W. ROBERTS
W. MONROE DR
W. DAYWOOD LN
W. LOUISE
W. CHESTNUT
W. ELM
W. POPLAR

GENERAL UTILITY NOTES:

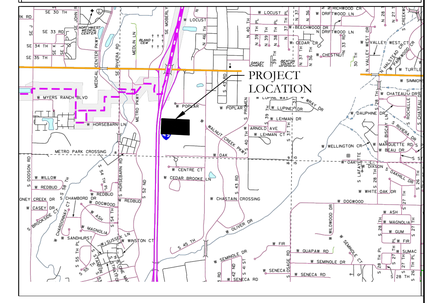
1. "ALL MATERIALS AND METHODS USED TO CONSTRUCT, MODIFY, OR TAP ANY PUBLIC WATER OR SEWER MAIN SHALL CONFORM TO RWU STANDARD SPECIFICATIONS AND STANDARD DETAILS".
2. NO STRUCTURE HAVE BEEN DESIGNED OVER EXISTING OR PROPOSED UTILITY EASEMENT.
3. ALL GAS AND WATER TAPS SHALL HAVE A SEPARATION OF 5' MIN.
4. PROVIDE 5' HORIZONTAL SEPARATION BETWEEN GAS AND WATER MAIN THRUST BLOCKS.
5. IMMEDIATELY AFTER INSTALLATION OF FIRE HYDRANT, IT SHALL BE COVERED AND WRAPPED WITH A HEAVY CLOTH, WATER-RESISTANT SACK, OR BLACK POLYETHYLENE SHEETING, WELL TAPED IN PLACE AROUND THE HYDRANT, TO IDENTIFY THE HYDRANT AS BEING "NOT IN SERVICE".
6. PROPOSED OIL SEPARATOR CAPACITY- 1000 GALLON. CONCRETE PAD OF SAND/OIL WILL HAVE ***H-20 LOAD*** BEARING CAPACITY
   ARDOT EJCO 13448 RINGS & COVERS
   SEE SHEET 4.2 FOR DETAILS

CARROLL ELECTRIC NOTES:

1. Relocation of existing facilities or changes made after our construction starts will be at the Owner's expense.
2. Carroll Electric will not start construction of facilities until we have received a final plat or an easement dedication plat is issued.
3. Signs and landscaping must comply with the National Electric Safety Code and current Carroll Electric policies.
4. No sprinkler heads, RPZ devices, or any equipment that can spray water shall be placed within 15 feet of any electrical equipment, nor spray directly on any electrical equipment.
5. An electrical one □ line diagram and panel schedules must be provided for proper sizing of the transformer. CT metering will not be installed unless approved by CECC Engineering.
6. Show all building setbacks to also be utility easements. Where setbacks are 20 feet or greater, show a 20 foot utility easement along the lot or property line.
7. Carroll Electric will not provide a cost estimate for a project until the Owner has made application for service AND we have had a chance to review the project.
8. Please contact our New Service Department via email at newservice@carrollecc.com for temporary and permanent electrical power.
9. Please email a copy of the utility site plan, with legal description and control points, to Derek Thurman at dthurman@carrollecc.com. AutoCAD format is required.
10. The owner/developer will be responsible for all costs associated with the electrical extension to the proposed building, in accordance with Carroll Electric's Extension Policy.
11. The closest three phase power is located to the south on Oak Street. We plan to extend up the west side of the access easement to get to this property. A new Carroll Electric easement document will be prepared to cover this proposed extension.
12. The proposed transformer location will need to have bollards around it per CECC specs. There needs to be 20' of clearance from our transformer to the proposed generator, or a block wall can be installed per CECC specs.



VICINITY MAP:



UTILITY AND CITY CONTACT INFORMATION			
ROGERS WATER UTILITIES-WATER	STEPHEN PONDER	479-936-6213	stephenponder@RWU.org
ROGERS WATER UTILITIES-SEWER	STEPHEN PONDER	479-936-6213	stephenponder@RWU.org
BLACK HILLS ENERGY-GAS	WAYNE MEEK	479-320-5108	wayne.meek@blackhillscorp.com
AT & T	ANTHONY WILLIAMS	479-442-3173	aw9156@att.com
STREET DEPARTMENT	FRANKIE GUYLL	479-621-1140	transportation@rogersar.gov
COMMUNITY DEPARTMENT	KRISTIFIER PAXTON	479-621-1186	kpaxton@rogersar.gov

WATER & SEWER UTILITY NOTES:

1. ALL WATER AND SEWER INSTALLATION TO BE IN ACCORDANCE WITH **ROGERS WATER UTILITIES SPECIFICATIONS.**
2. ALL MATERIALS AND METHODS USED TO CONSTRUCT, MODIFY, OR TAP ANY PUBLIC WATER OR SEWER MAIN SHALL CONFORM TO RWU STANDARD SPECIFICATIONS AND STANDARD DETAILS
3. WATER MAINS TO BE INSTALLED AT LEAST 3.5 FEET BELOW FINISHED GRADE.
4. PROPOSED MANHOLE MH-1 TO HAVE TRAFFIC DUTY FRAME AND COVER.
5. WATER MAIN TO BE 8" DUCTILE IRON AND MINIMUM PRESSURE CLASS 350 PSI.

FLOW TEST DATA PERFORMED ON 10/11/2023:

The read Hydrant # 5092 has a static pressure of 92 psi and a residual pressure of 85 psi.
The flowed Hydrant # 5093 flowed at 1425 gpm with a pitot reading of 72 psi/2.5 nozzle.

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RPZ

RPZ NOTE:

1. The irrigation service line will connect to the RPZ before any tees or branches in the line.
2. RPZ details will be shown on the plumbing plans.

CITY APPROVED RPZ:

TYPE	MANUFACTURER	MODEL	SIZE	ORIENTATION (S)	APPROVED	RENEWED	< 0.25% Pb	MANUAL
RP	Wilkins	975XL2	1	H	29-JUL-2009	29-JUL-2021	Y	8
RP	Wilkins	975XL2	2	H	21-Aug-2009	21-Aug-2021	Y	8

LEGEND

COMPUTED POINT	FIRE HYDRANT	SEWER MANHOLE	MISC FENCE LINE
FOUND MONUMENT	WATER VALVE	S — SANITARY SEWER LINE	GRASS
SET ½" REBAR	POWER POLE	OHP — OVERHEAD POWER LINE	CONCRETE
(M) MEASURED	SD STORM DRAIN/MANHOLE	T — TELEPHONE LINE	B.S.L.=BUILDING SETBACK LINE
(P) PLAT/DEED	GM GAS METER	12W — 12" WATER LINE	P.L.S =PERIMETER LANDSCAPE SETBACK
WATER METER	TP TELEPHONE PEDESTAL	8W — 8" WATER LINE	

CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. No. 1931 — ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — No. 20876 — 10-24-24

BASIS OF BEARINGS: GRID NORTH ARKANSAS COORDINATE SYSTEM, NORTH ZONE BY G.P.S. OBSERVATIONS

40' 20' 0 40'

CITY APPROVAL STAMP

HOPE CONSULTING ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

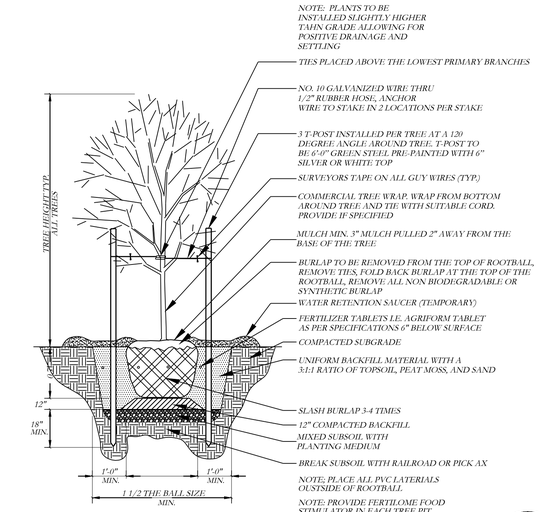
FOR USE AND BENEFIT OF:
SALINE HOLDINGS, LLC.

UTILITY PLAN
PROPOSED EVERETT CAR DEALERSHIP
400 S 47th ST. ROGERS, ARKANSAS

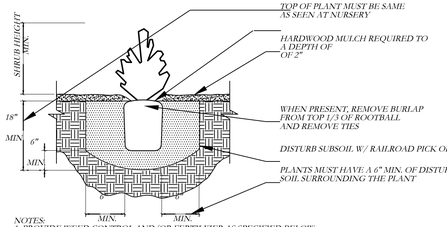
DATE:	02-09-2024	C.A.D. BY:	DRAWING NUMBER: 23-0061
REVISED:		CHECKED BY:	
SHEET:	C-2.0	SCALE:	

500	19N	30W	0	09	300	04	1762

K:\LAND PROJECTS 20xx\COMMERCIAL\2023\23-0061 EVERETT INFINITI NWA\CIVIL\DWG\23-0061 EVERETT INFINITI NWA CIVIL.DWG, CONSTRUCTION PLAN-02-09-24.DWG



1 TREE PLANTING DETAIL
No Scale



NOTES:
1. PROVIDE WEED CONTROL AND/OR FERTILIZER AS SPECIFIED BELOW.
2. WEED CONTROL AND FERTILIZER MAY BE APPLIED AT A LATER DATE TO COMPLY WITH SEASONAL CONDITIONS AND THE GROWING PERIOD.
3. PROVIDE AGRIFORM TABLETS AS PER MANUFACTURERS RECOMMENDATIONS.
4. PROVIDE HOMOGENOUS BACKFILL PLANTING MIXTURE OF 3:1 RATIO TOPSOIL TO PEATMOSS AND/OR OTHER APPROVED SOIL AMMENDMENTS.
5. PROVIDE FERTILOME ROOT STIMULATOR OR APPROVED EQUAL IN PITS.
6. APPLY BALAN PREEMERGENT WEED CONTROL OR APPROVED EQUAL TREATMENT ON ALL SHRUB AND GROUNDCOVER BEDS.

2 SHRUB PLANTING DETAIL
NTS

GENERAL NOTES:

PLANTING EXCEEDING THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

OWNER/DEVELOPER MUST PROVIDE 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

ORNAMENTAL TREES MUST BE AT LEAST 2" IN CALIPER.

SHADE TREES MUST BE AT LEAST 2.5" IN CALIPER.

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE:

SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

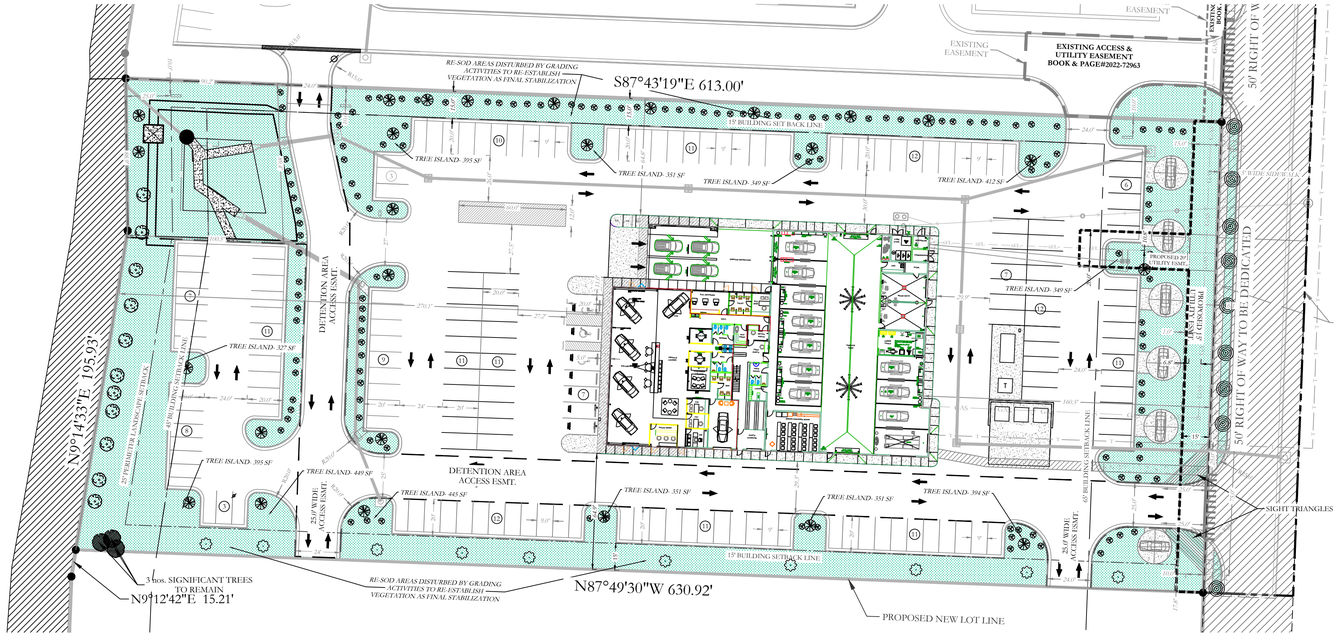
ALL TOPSOIL (4"-5" IN PLANTING BEDS) (1"-2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12".

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

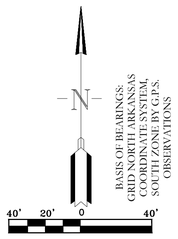


LANDSCAPE CALCULATION:	
GREEN SPACE	TOTAL DEVELOPMENT AREA: 162689 SF GREEN SPACE: 40,738 SF (Including 5% of Detention) (40,738 / 162,689 = 02504=25.04%)
LANDSCAPING * IN AN OVERLAY DISTRICT	25' FRONTAGE SIDE LANDSCAPE BUFFER ADJACENT TO FRONTAGE, 15' BUFFER IN ALL THREE SIDE/REAR, FRONT, SIDE) INTERSTATE FRONTAGE 265 FT REQUIRED TREES = 265/20 = 13.25 = 14
MITIGATION TREES	NO MITIGATION TREES HAVE BEEN PROPOSED. (TOTAL 4 SIGNIFICANT TREES WILL BE REMOVED)
LANDSCAPE (REQUIRED)	MIN. ONE TREE OR SHRUB PROVIDED FOR EACH 2,000 SF OF TOTAL LAND AREA FOR DEVELOPMENT (162,689 SF / 2000 SF =81.34 =82) SHRUBS = 61 MIN. OF 25% OF PLANT MATERIALS SHALL CONSIST OF TREES= 21 TREES TOTAL PARKING SPACES 175 REQUIRED TREE FOR PARKING SPACES 173/15=11.53=12 TOTAL TREES(PARKING AREAS) = 21+12 = 33 TREES
TOTAL NUMBER OF TREES	TOTAL NUMBER OF TREES= 14+33 = 47 TREES MAX, 25% OF TREES MAY BE ORNAMENTAL = 11 TREES MIN. 10% TREES SHALL BE EVERGREEN = 10 TREES SHADED TREES= 26 TREES
STREET TREES (STREET FRONTAGE-EAST SIDE)	MIN. ONE TREE FOR EVERY 30 FT FOR STREET FRONTAGE STREET FRONTAGE 263 FT REQUIRED TREES = 263/30 = 8.8 = 9

PROVIDED LANDSCAPE :					
TREE TYPES	TREE SPECIES	QUANTITIES	HEIGHT AT PLANTING	HEIGHT AT MATURITY	CALIPER
SHRUBS	DWARF YAUPON HOLLY	125	FIVE GALLON SIZE	3'-5'	Wide 3'-6'
ORNAMENTAL TREE	NELLY STEVENS	11	6'	15'	>2"
EVERGREEN TREE	TAYLOR JUNIPER	10	8'	15'-20'	>2"
SHADE TREE	JAPANESE MAPLE	26	6'	15'-20'	>2.5"
STREET TREE	CRABAPPLE	9	6'	15'-20'	>2.5"

TREE LEGENDS

TREE TYPES :	TREE SPECIES :	HEIGHT AT PLANTING :	QTY :
SHURBS COMPACTA HOLLY - 6' O.C. - 5 GAL.	DWARF YAUPON HOLLY	FIVE GALLON SIZE	REFER TO PLAN
EVERGREEN TREES	TAYLOR JUNIPER	8'-0"	-
ORNAMENTAL	NELLY STEVENS	6'-0"	-
SHADE TREES	JAPANESE MAPLE	6'-0"	-
STREET TREES	CRABAPPLE	6'-0"	
SOD (INCLUDES MULCH BEDS)	BERMUDA		
MULCH BEDS (OPTIONAL)	PLANTER/FLOWER BED		
P.I.S.	PLANTER/FLOWER BED		



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

CITY APPROVAL STAMP

CERTIFICATE OF AUTHORIZATION — HOPE CONSULTING, INC. — No. 1931 — ARKANSAS

STATE OF ARKANSAS — LICENSED PROFESSIONAL ENGINEER — Kyle Austin Amzidux — No. 20875 — 10-04-2024

HOPE CONSULTING
ENGINEERS - SURVEYORS
129 N. Main Street,
Benton, Arkansas 72015
PH. (501)315-2626
FAX (501) 315-0024
www.hopeconsulting.com

FOR USE AND BENEFIT OF:
SALINE HOLDINGS, LLC.

LANDSCAPE PLAN
PROPOSED EVERETT CAR DEALERSHIP
400 S 47th ST. ROGERS, ARKANSAS

DATE:	02-09-2024	C.A.D. BY:		DRAWING NUMBER:
REVISED:		CHECKED BY:		21-0005
SHEET:	C-8.0	SCALE:		

500	19N	30W	0	09	300	04	1766

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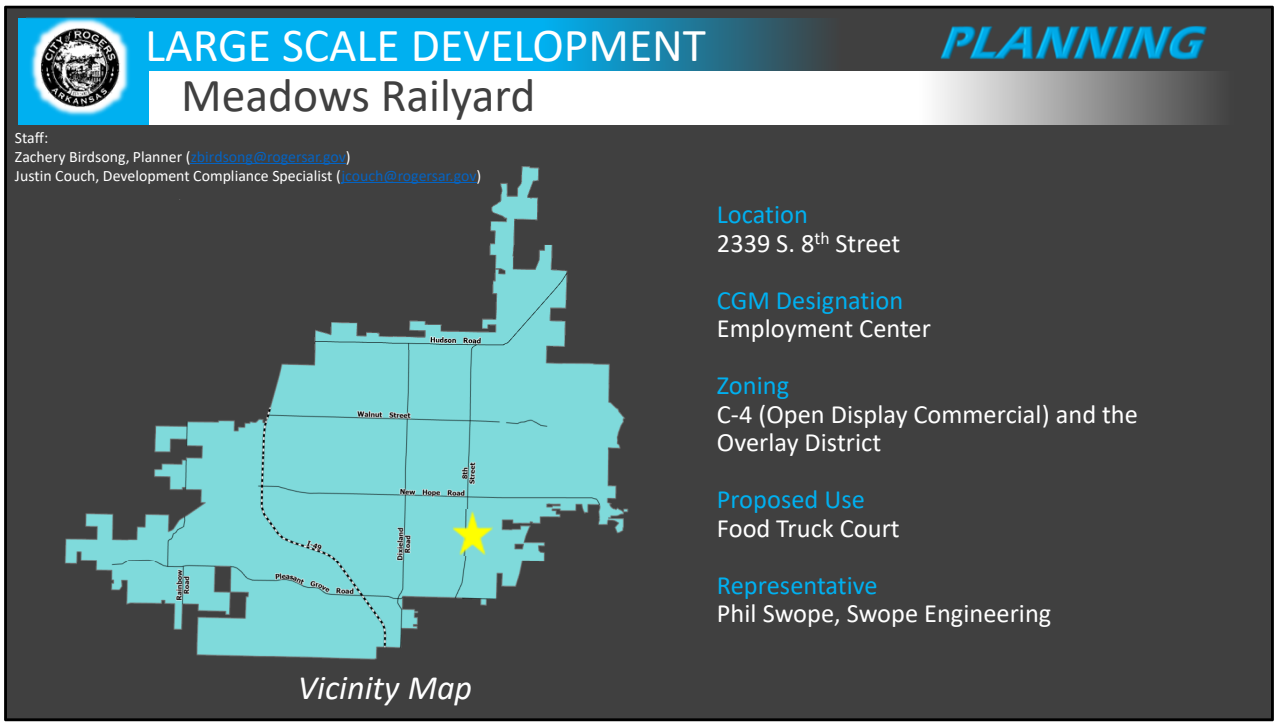


Location:

Located in southeast Rogers at 2339 South 8th Street.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

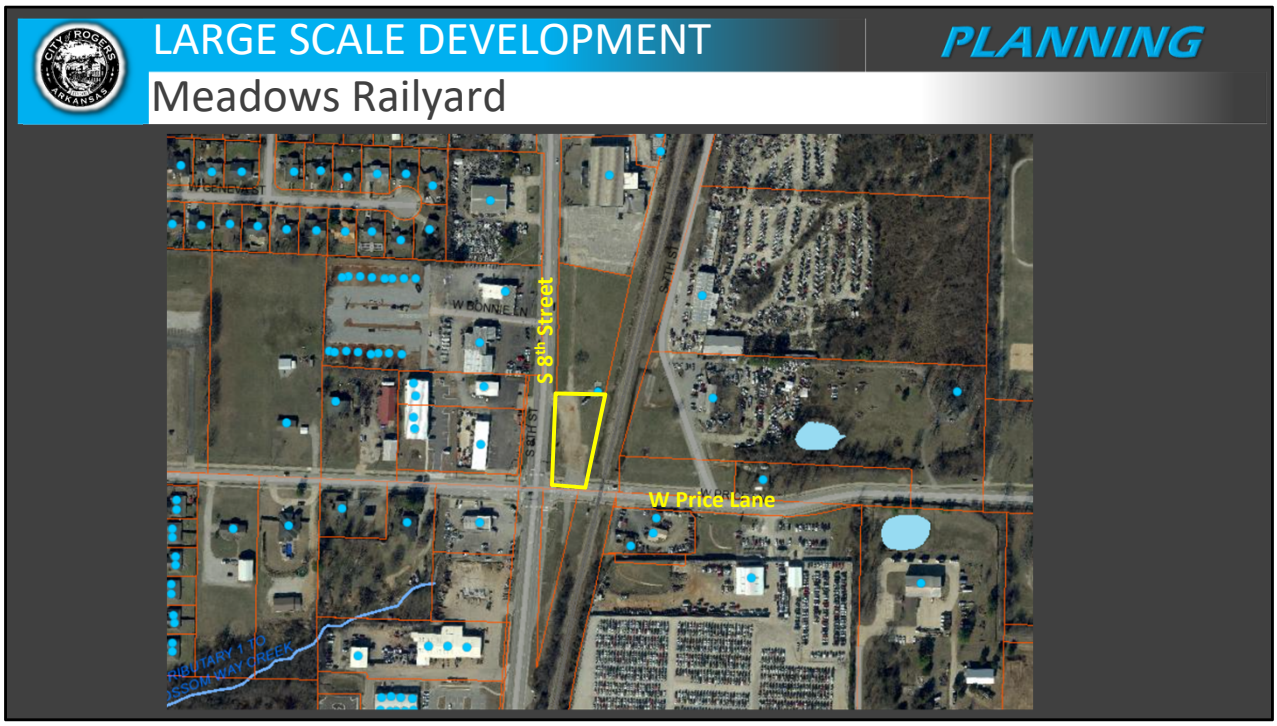
Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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



ZONING:

C-4(Highway Commercial):

"This district is intended for business uses which provide essential commercial services and support activities and may have higher environmental impacts in terms of noise, dust, glare, etc., which make them incompatible with the office or retail character of the other business districts. This district is intended for on-site production of handcrafted items in conjunction with retail sales. This district is also intended for businesses that combine wholesale and retail sales and that conduct extensive outdoor activities. This district is intended to function as a transition between industrial development and commercial development." Sec. 14-711(a).

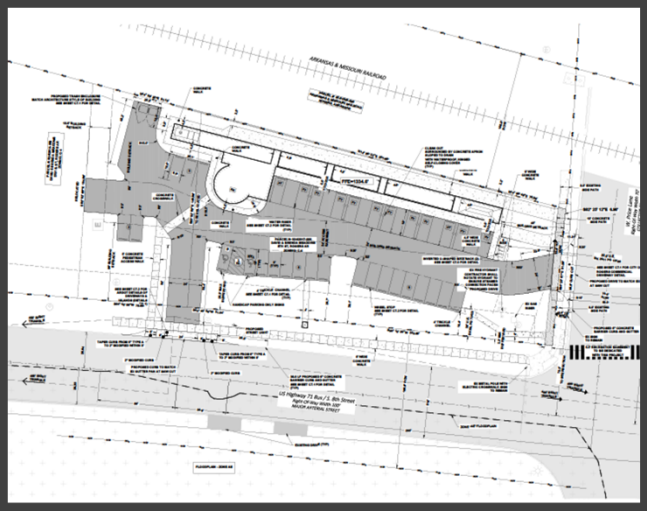
Use Definition:

"Outdoor vendor park means a site that contains more than one outdoor vendor on a regular basis as the principal use of land." Sec. 38-61(b)

LARGE SCALE DEVELOPMENT

PLANNING

Meadows Railyard



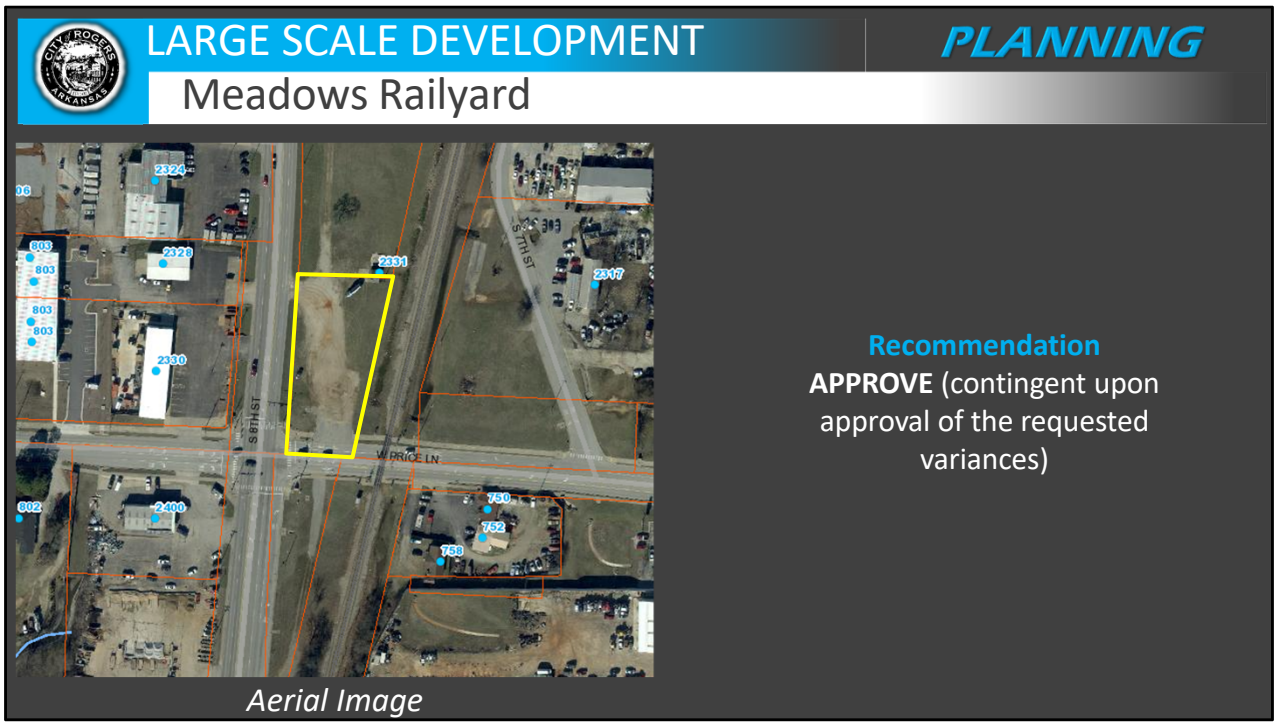
Site Plan

Request

- The proposal includes a 6,826 square-foot building area for a food truck court on approximately 1 acre.
- A conditional use permit was approved at this location on March 25, 2019.

Request

- The proposal includes a 6,826 square-foot building area for a food truck court on approximately 1 acre.
- A conditional use permit was approved by Planning Commission for an outdoor vending on March 25, 2019.



Summary

LSDP Staff Recommendation

APPROVE (contingent upon approval of the requested variances)

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are met.

STORMWATER MANAGEMENT:

A **FEE-IN-LIEU** of detention in the amount of $4,497.20 will be required. The applicant proposes to manage stormwater by directing water to the existing storm sewer system along S 8th Street.

WATER QUALITY:

Water Quality requirements are not required at this site due to the proposed development area being less than one acre.

FLOODPLAIN MANAGEMENT:

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

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

W Price Lane and S 8th Street are not in substandard condition.

Connectivity Standards:

Connectivity standards are not applicable to this site.

Streetscape:

Right-of-Way:

The right-of-way width for W Price Lane, a Collector Street, is 70-ft, with no additional right-of-way required. The right-of-way width for S 8th Street, a Major Arterial, is 100-ft with no additional right-of-way required.

Sidewalks & Sidepaths:

The applicant has been granted an administrative engineering **WAIVER** from Section 14-482(a) requiring a 10-ft sidewalk on Price Lane. The applicant proposes to tie in to the existing 8-ft sidepath located on Price Lane.

A 6-ft sidewalk is proposed along S 8th Street and matches the existing conditions.

Trails:

A Multiuse Trail exists on south portion of the site along W Price Lane which will be re-constructed with the commercial driveway.

Streetlights:

The applicant is proposing to install one streetlight along S 8th Street. Streetlights exist along W Price Lane.

Street Trees:

The applicant proposes to plant Autumn Blaze Maples Trees and Redbud Trees along S 8th Street and W Price Lane, meeting the street tree requirements.

RECOMMENDATIONS:

Approve

DAVE MEADOWS DEVELOPMENT

2339 S 8TH ST., ROGERS AR 72758

LARGE SCALE DEVELOPMENT PLANS

CONTACT INFORMATION:

PROPERTY OWNER:
PARCEL #: 02-02017-000
DAVID B. & BRENDA MEADOWS
30 CHAMPION BLVD
ROGERS, AR 72758-9567
DAVE@JUNKYARDDOGSALVAGE.COM

CIVIL ENGINEER/SURVEYOR
PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 N HALSTEAD CIR, STE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

ROGERS COMMUNITY DEVELOPMENT
DIRECTOR
CONTACT: JOHN MCCURDY
(479) 621-1186 OFFICE
COMMUNITY.DEVELOPMENT@ROGERSAR.GOV

CITY OF ROGERS STREET DEPT.
1203 N. 6TH ST, STE A
ROGERS, AR 72756
CONTACT: FRANKIE GUYLL
(479) 621-1140 OFFICE
TRANSPORTATION@ROGERSAR.GOV

CITY ENGINEER
PLANNING ENGINEER
301 WEST CHESTNUT
ROGERS, AR 72756
CONTACT: DEREC BASS
(479) 621-1186
DBASS@ROGERSAR.GOV

CITY OF ROGERS MAYOR
301 WEST CHESTNUT
ROGERS, AR 72756
CONTACT: GREG HINES
(479) 621-1117

UTILITY INFORMATION:

GAS COMPANY
BLACK HILLS ENERGY
ATTN: KENNETH PETERS
1253 N. 13TH ST
ROGERS, AR 72756
PH: (479) 636-1759 EXT.6021
JOSHUA.KNIGHT@BLACKHILLSCORP.COM

TELEPHONE COMPANY
AT&T
ATTN: SCOTT SEAMAN
OR LAYNE RHODES
627 WHITE ROAD
SPRINGDALE, AR 7276
PH: 479-442-1967 (SCOTT)
PH: 479-442-1977 (LAYNE)
SS7513@ATT.COM
LR159@ATT.COM

WATER AND SEWER
ROGERS WATER UTILITIES
601 S 2ND STREET
ROGERS, AR 72757
CONTACT: STEPHEN PONDER
479-621-1142 OFFICE
STEPHENPONDER@ROGERSAR.GOV

FIRE DEPARTMENT
201 N 1ST STREET
ROGERS, AR 72756
CONTACT: TOM JENKINS
479-621-1179 OFFICE
TJENKINS@ROGERSAR.GOV

CABLE COMPANY
COX COMMUNICATIONS
ATTN: KIP SMITH,
4901 S. 48TH STREET,
SPRINGDALE, AR 72762,
PH: (479) 717-3796
KIP.SMITH@COX.COM

ARKANSAS DOT
ATTN: DOUG MEARS
215 INDUSTRIAL PARK ROAD
PO BOX 610
HARRISON, AR 72602
DOUG.MEARS@AHTD.GOV

ARKANSAS DEPARTMENT OF HEALTH
ATTN: ADAM PARKER
DIVISION OF ENGINEERING, SLOT 37
4815 W MARKHAM
LITTLE ROCK, AR 72205
661-2623 OFFICE
ADAM.PARKER@ARKANSAS.GOV

CARROLL ELECTRIC
ATTN: DEREK THURMAN
PO BOX 329
BENTONVILLE, AR 72712
PH: 479-273-2421 EXT 1415
RBUTLER@CARROLLECC.COM

ZONING - GENERAL COMMERCIAL (C-4) - OVERLAY DISTRICT

OVERLAY DISTRICT BUILDING SETBACKS

FRONT		SOUTH		REAR		NORTH	
CODE/ VARIANCE	PROVIDED	CODE	PROVIDED	CODE/ VARIANCE	PROVIDED	CODE	PROVIDED
75'	56'	45'	45'	15'	0'	15'	15'

BUILDING & SITE AREA CALCULATIONS

TOTAL SITE AREA: 43,541.08 SF OR 0.99 ACRES
USE: FOOD TRUCK COURT
ZONING: C-4 - OVERLAY DISTRICT

DEVELOPMENT AREA: 43,541.08 SF OR 0.99 ACRES
MAXIMUM BUILDING HEIGHT ALLOWED: 85'
PROVIDED BUILDING HEIGHT PROVIDED: 28.2'
MAXIMUM BUILDING AREA ALLOWED: 17,416.43 SF OR 40% SITE COVERAGE
PROVIDED BUILDING AREA: 6826.61 SF OR 15.6% SITE COVERAGE

PROVIDED OPEN SPACE AREA: 14,465.20 SF OR 33.2% GROSS SITE AREA

MAXIMUM IMPERVIOUS AREA ALLOWED: 34,832.86 SF OR 80% SITE AREA
MAXIMUM IMPERVIOUS AREA PROVIDED: 29,075.88 SF OR 66.7% SITE AREA

BUILDING BREAKDOWN:
RESTROOM = 602.39 SF
DINING (SEATING) = 5218.75 SF
STORAGE = 654.08 SF
OFFICE = 351.39 SF

TOTAL SF = 6826.61 SF

FLOOD CERTIFICATION

BASED UPON REVIEW OF FEMA FIRM: BENTON COUNTY ARKANSAS AND INCORPORATED AREAS, AND BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS DETERMINED TO BE IN ZONE X, OR AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

MAP NUMBER: 05007C0290K

EFFECTIVE DATE: JUNE 5, 2012

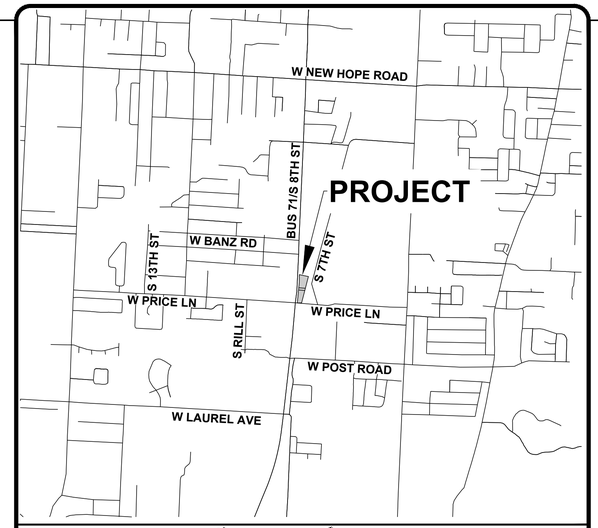
SURVEY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW ¼ SE ¼) OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN BEING A PART OF REDEMPTION DEED DOCUMENT L2017058010 IN THE OFFICE OF THE CIRCUIT CLERK OF BENTON COUNTY, ARKANSAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER SECTION 24 AS DEPICTED ON A PROPERTY LINE ADJUSTMENT FILED FOR RECORD AT BOOK 2009 PAGE 348, THENCE SOUTH 86°29'44" EAST A DISTANCE OF 11.11 FEET TO THE EAST LINE OF CONSENT JUDGEMENT BOOK V PAGE 886 FOR RIGHT OF WAY FILED FOR RECORD DECEMBER 15, 1975 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST RIGHT OF WAY 71B, NORTH 06°29'34" EAST A DISTANCE OF 157.70 FEET TO A ONE-HALF INCH (½") REBAR WITH 1834 CAP; THENCE CONTINUING ALONG SAID RIGHT OF WAY, NORTH 06°42'34" EAST A DISTANCE OF 412.74 TO THE NORTH LINE OF ABSTRACT NO. 63927 PER BENTON COUNTY ABSTRACT COMPANY RECORDS; THENCE DEPARTING FROM SAID RIGHT OF WAY AND ALONG SAID ABSTRACT LINE, SOUTH 85°52'09" EAST A DISTANCE OF 138.50 FEET TO THE WEST RIGHT OF WAY OF THE ARKANSAS AND MISSOURI RAILROAD; THENCE ALONG RAILROAD RIGHT OF WAY, SOUTH 14°52'33" WEST A DISTANCE OF 304.47 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER; THENCE ALONG SAID SOUTH LINE, NORTH 86°29'45" WEST A DISTANCE OF 94.66 FEET AND THE POINT OF BEGINNING.

REQUESTED COVER NOTES

1. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUESTED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
2. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
3. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
4. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY.
5. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN
6. PUBLIC STREET SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TWO WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.



VICINITY MAP
N.T.S.

CERTIFICATIONS:

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C1.0	COVER
C1.1	NOTES
C2.0	SITE PLAN
C3.0	DEMOLITION AND EROSION CONTROL PH 1
C3.1	EROSION CONTROL PH 2
C3.2	EROSION CONTROL DETAILS
C4.0	UTILITY PLAN
C5.0	GRADING PLAN
C5.1	ARDOT DRIVEWAY
C6.0	LANDSCAPE PLAN
C7.0	MISC DETAILS
C7.1	MISC DETAILS
C7.2	MISC DETAILS
C7.3	ROGERS WATER UTILITIES
C7.4	ROGERS WATER UTILITIES
C7.5	ROGERS SEWER UTILITIES

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Civil Engineering and Land Surveying
www.swopeengineering.com

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

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
PHILIP R. SWOPE
No. 11426
04-30-2024

THIS DRAWING IS "PRELIMINARY - NOT FOR CONSTRUCTION" UNTIL ABOVE SEAL HOLDER ACKNOWLEDGES THE CANCELLATION OF THIS DISCLAIMER BELOW.

DATE

CERTIFICATE OF AUTHORIZATION
SWOPE ENGINEERING
No. 2831
ARKANSAS

CONDITIONAL USE PERMIT APPROVED APRIL 2, 2019, PERMIT #19-15

PL202300958
DATE: FEBRUARY 26, 2024
REVISED: **02/26/2024**

REVISION LIST

#	TITLE	DATE	NOTES:
1	RE-1	10/02/23	1st SUBMITTAL
2	RE-2	11/20/23	2nd SUBMITTAL
3	RE-3	12/21/23	3rd SUBMITTAL
4	RE-4	02/26/24	4TH SUBMITTAL
5	RE-5	--/--/--20	----------
6	RE-6	--/--/--20	----------

CITY APPROVAL STAMP

C1.0

R:_SWOPE\23-137 MEADOWS RAILYARD\CIVIL DRAWINGS\23-137PR.DWG - PLOTTED ON 2/27/2024 9:55:59 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY CARRIE ISBELLE

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- SET/FOUND REBAR
- SET/FOUND NAIL
- FENCE CORNER POST
- FOUND STONE
- STATE MONUMENT
- SET/FOUND ALUM. MONUMENT
- SET/FOUND COTTON SPINDLE
- SET / FOUND P/K NAIL
- RAILROAD SPIKE
- BENCH MARK (ELEV.)

UTILITY SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER
- RR RESTROOM AREA
- FT FOOD TRUCK PARKING

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND
- RECREATION EASEMENT

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

ZONING - GENERAL COMMERCIAL (C-4) - OVERLAY DISTRICT

OVERLAY DISTRICT BUILDING SETBACKS

FRONT		SOUTH		REAR		NORTH	
CODE/ VARIANCE	PROVIDED	CODE	PROVIDED	CODE/ VARIANCE	PROVIDED	CODE	PROVIDED
75'	56'	45'	45'	15'	0'	15'	15'

BUILDING & SITE AREA CALCULATIONS

TOTAL SITE AREA: 43,541.08 SF OR 0.99 ACRES
USE: FOOD TRUCK COURT
ZONING: C-4 - OVERLAY DISTRICT

DEVELOPMENT AREA: 43,541.08 SF OR 0.99 ACRES
MAXIMUM BUILDING HEIGHT ALLOWED: 85'
PROVIDED BUILDING HEIGHT PROVIDED: 28.2'
MAXIMUM BUILDING AREA ALLOWED: 17,416.43 SF OR 40% SITE COVERAGE
PROVIDED BUILDING AREA: 6826.61 SF OR 15.6% SITE COVERAGE

PROVIDED OPEN SPACE AREA: 14,465.20 SF OR 33.2% GROSS SITE AREA

MAXIMUM IMPERVIOUS AREA ALLOWED: 34,832.86 SF OR 80% SITE AREA
MAXIMUM IMPERVIOUS AREA PROVIDED: 29,075.88 SF OR 66.7% SITE AREA

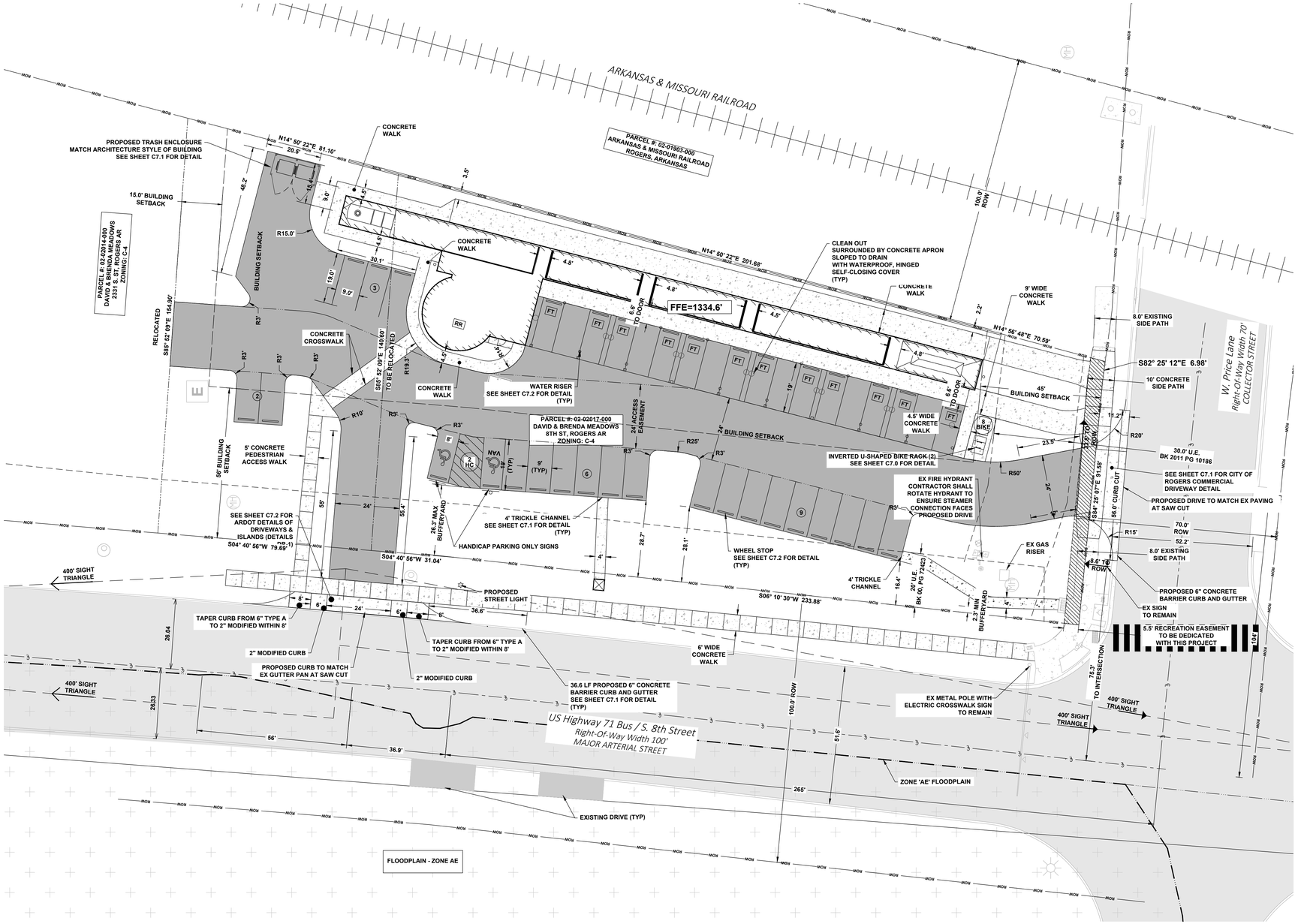
BUILDING BREAKDOWN:
RESTROOM = 602.39 SF
DINING (SEATING) = 5218.75 SF
STORAGE = 654.08 SF
OFFICE = 351.39 SF

TOTAL SF = 6826.61 SF

PARKING SUMMARY

DESCRIPTION	PARKING REQUIREMENT	NUMBER OF SPACES REQUIRED	NUMBER OF SPACES PROVIDED
FOOD TRUCKS	1 PER 4 OCCUPANTS 1 PER EMPLOYEE	35	20
BIKE PARKING: 1 BICYCLE PARKING RACK PER TWENTY (20) AUTOMOBILE PARKING SPACES		2	8
ACCESSIBLE SPACES (INCLUDING VAN)		2	2
	TOTAL REQUIRED	39	
	TOTAL PROVIDED		22

CITY APPROVAL STAMP



MISCELLANEOUS INFORMATION

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE (NAD 83), BASED UPON CITY OF BENTONVILLE GPS MONUMENT, CONVERGENCE ANGLE -01°14'14", COMBINED SCALE FACTOR: 1.00001341.

FLOOD INFORMATION

THIS PROPERTY DOES NOT LIE IN ZONE 'X' (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD) AS DETERMINED FROM THE F.I.R.M. MAPS OF BENTON COUNTY, ARKANSAS, AND INCORPORATED AREAS, MAP NUMBER 05007C0270K, EFFECTIVE DATE JUNE 5, 2012.

PROJECT ENGINEER

PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
479.685.8399 OFFICE

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

GRAPHIC SCALE
0 20' 40'
1 Inch = 20 feet

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER PHILLIP R. SWOPE No.11426 2024

SITE PLAN

DAVE MEADOWS DEVELOPMENT

2339 S 8TH ST., ROGERS AR 72758
DAVID & BRENDA MEADOWS
30 CHAMPIONS BLVD, ROGERS, AR 72758

NO.	DATE	REVISION
1	10/02/23	SUBMITTAL
2	11/20/23	SUBMITTAL
3	12/21/23	SUBMITTAL
4	02/26/24	SUBMITTAL

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Civil Engineering and Land Surveying
www.swopeengineering.com

DRAWN BY: CARRIE	JOB NUMBER: 23-137
SUBMITTAL DATE: 12/20/2023	CITY NUMBER: PL202300958
DRAWING NAME: 23-137PR.DWG	
SHEET NUMBER: C2.0	

R:_SWOPE_23-137 MEADOWS RAILYARD\CIVIL DRAWINGS\23-137PR.DWG - PLOTTED ON 2/25/2024 8:09:57 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY CARRIE ISBELLE

UTILITY PLAN LEGEND

FEATURE LINES

- PROPERTY LINE
- OFFSITE PROPERTY LINE
- CENTERLINE OF ROAD
- RIGHT-OF-WAY
- FENCE
- ACCESS EASEMENT
- BUILDING SET BACK
- UTILITY EASEMENT
- CURB AND GUTTER
- ASPHALT PAVEMENT
- FIRELANE STRIPING
- STORM PIPE

UTILITY LINES

- WATER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- FLOW LINE
- GAS LINE
- FIBER OPTIC
- TELEPHONE LINE

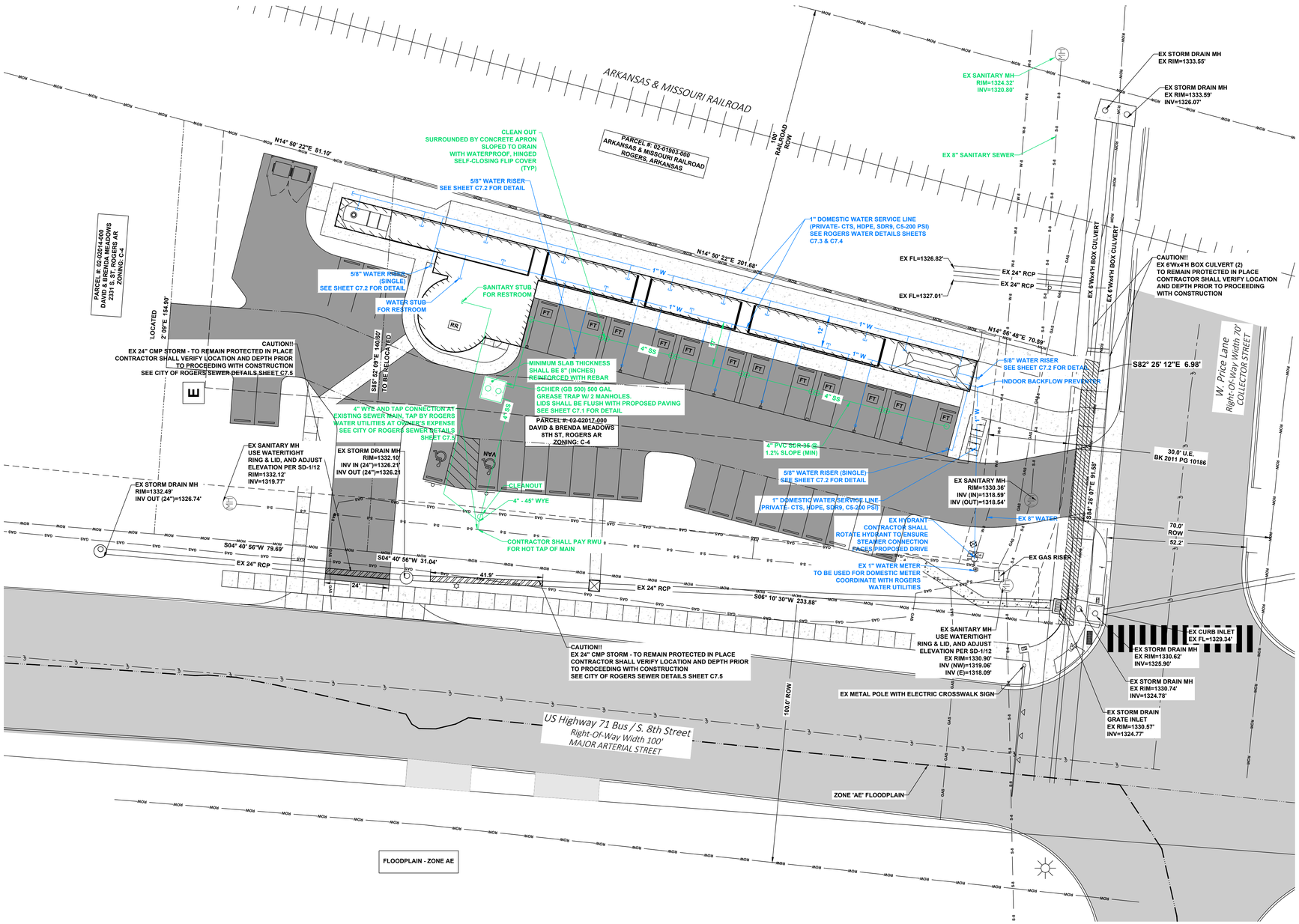
SYMBOLS

- FLARED END SECTION
- CURB INLET
- AREA INLET
- JUNCTION BOX
- GRATE INLET
- SANITARY SEWER
- SEWER SERVICE
- FIRE HYDRANT ASSEMBLY
- WATER VALVE
- WATER SERVICE
- WATER METER
- POWER POLE
- LIGHT
- ELECTRICAL BOX
- TELEPHONE PEDESTAL
- GAS METER

HATCHES

- ASPHALT
- CONCRETE
- FLOOD ZONE
- GRAVEL
- POND

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW



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0 20' 40'
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CITY APPROVAL STAMP

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12/31/24

UTILITY PLAN

DAVE MEADOWS DEVELOPMENT

2339 S 8TH ST., ROGERS AR 72758
DAVID & BRENDA MEADOWS
30 CHAMPIONS BLVD, ROGERS, AR 72758

NO.	DATE	REVISION
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DRAWN BY: CARRIE	JOB NUMBER: 23-137
SUBMITTAL DATE: 02/25/2024	CITY NUMBER: PL202300958
DRAWING NAME: 23-137PR.DWG	
SHEET NUMBER: C4.0	

R:\~SWOPE\23-137 MEADOWS RAIL YARD\CIVIL DRAWINGS\23-137PR.DWG - PLOTTED ON 2/27/2024 11:29:31 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY PHIL SWOPE

PRELIMINARY PLAT LEGEND

FEATURE LINES AND SURVEY SYMBOLS	UTILITY SYMBOLS	HATCHES
PROPERTY LINE	FLARED END SECTION	ASPHALT
OFFSITE PROPERTY LINE	CURB INLET	CONCRETE
CENTERLINE OF ROAD	AREA INLET	FLOOD ZONE
RIGHT-OF-WAY	JUNCTION BOX	GRAVEL
FENCE	GRATE INLET	POND
ACCESS EASEMENT	SANITARY SEWER	
BUILDING SET BACK	SEWER SERVICE	
UTILITY EASEMENT	FIRE HYDRANT ASSEMBLY	
CURB AND GUTTER	WATER VALVE	
ASPHALT PAVEMENT	WATER SERVICE	
SET/FOUND REBAR	WATER METER	
SET/FOUND NAIL	POWER POLE	
FENCE CORNER POST	LIGHT	
FOUND STONE	ELECTRICAL BOX	
STATE MONUMENT	TELEPHONE PEDESTAL	
SET/FOUND ALUM. MONUMENT	GAS METER	
SET/FOUND COTTON SPINDLE		
SET / FOUND P/K NAIL		
RAILROAD SPIKE		
BENCH MARK (ELEV.)		

THIS LEGEND MAY CONTAIN SOME SYMBOLS NOT SHOWN WITHIN THE PLAN OR PLAT VIEW

PLANT SCHEDULE

PROVIDED	SYM.	COMMON NAME BOTANICAL NAME	SIZE/SPACING/ REMARKS
14		AMERICAN HOLLY ILEX OPACA	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 40-50 FT & 40 FT EVERGREEN PLANTED HT: 8' MIN
10		AUTUMN BLAZE MAPLE	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT & SPREAD: 40-70 FT 40-60 FT SHADE TREE/DECIDUOUS PLANTED HT:10' MIN
18		REDBUD TREE CERCIS CANADENSIS	4.0" CAL./ B&B AS SHOWN; MATURE HEIGHT 20 FT & SPREAD: 35 FT ORNAMENTAL PLANTED HT: 6' MIN
31		WINTERGREEN BARBERRY (EVERGREEN) Berberis julianae	5 GALLON/ B&B AS SHOWN; MATURE HEIGHT 2-4 FT PLANTED HT: 2' MIN

TOTAL TREES	=	42	
SITE TREES	=	26	
STREET TREES	=	16	*TREE CLUSTERED DUE TO UTILITY CONFLICT
OVERLAY TREES	=	0	*VARIANCE REQUESTED

BUILDING & SITE AREA CALCULATIONS

TOTAL SITE AREA: 43,541.08 SF OR 0.99 ACRES
USE: FOOD TRUCK COURT
ZONING: C-4 - OVERLAY DISTRICT

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BUILDING BREAKDOWN:
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DINING (SEATING) = 5218.75 SF
STORAGE = 654.08 SF
OFFICE = 351.39 SF

TOTAL SF = 6826.61 SF

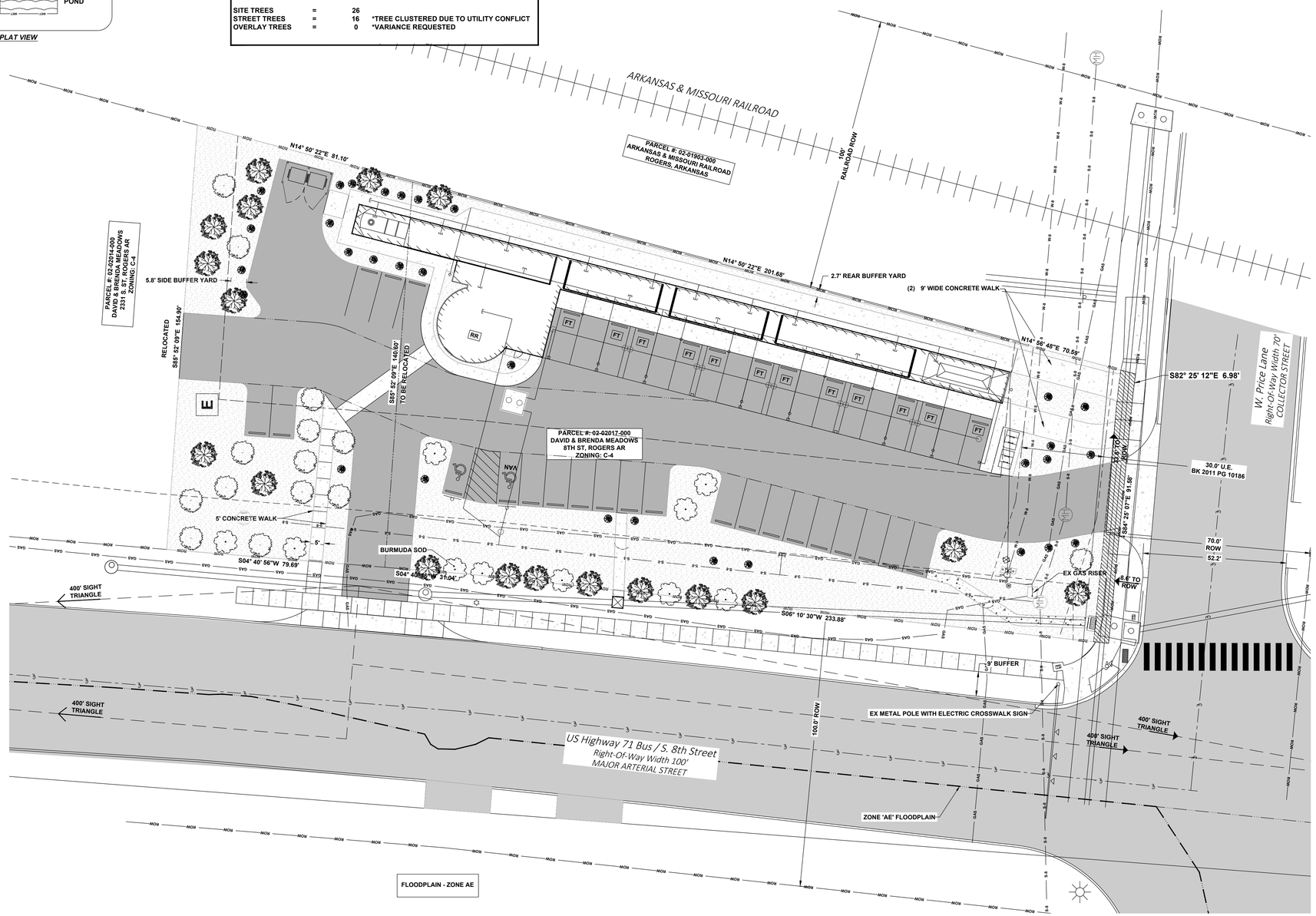
LANDSCAPE REQUIREMENTS:
1 PLANT UNIT PER 1000 SF

TOTAL SITE AREA: 43,541.08 OR 0.99 ACRES
41,055.09 SF / 1000 = 44 PLANTS
44 PLANT UNITS REQUIRED (25% TREES)

0 EXISTING SHRUBS
0 EXISTING TREES
0 EXISTING PLANT UNITS

31 PROPOSED SHRUBS
42 PROPOSED TREES
73 PROPOSED PLANT UNITS TOTAL

CITY APPROVAL STAMP



LANDSCAPING NOTES:

1. ONCE INSTALLED, LANDSCAPING SHALL BE MAINTAINED IN HEALTHY LIVING CONDITION AND ALL PLANT MATERIAL THAT DIES SHALL BE REPLACED. (SEC 1400.5.C-10)
2. TREES SHALL NOT BE TOPPED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF ANSI A300 "STANDARDS FOR ALL TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-11)
3. HEALTHY TREES SHALL NOT BE REMOVED AT ANY TIME AND PROPER TREE PRUNING TECHNIQUES AS ESTABLISHED BY THE LATEST EDITION OF THE ANSI A300 "STANDARDS FOR TREE CARE" SHALL BE UTILIZED FOR MAINTENANCE PURPOSES. (SEC 1400.5.C-12)
4. LIVING MATERIALS, SUCH AS LAWN, GRASS OR HERBACEOUS GROUND COVERS LIKE JUNIPER OR LIRIOPE, ETC., SHALL COVER A MINIMUM OF EIGHTY PERCENT (80%) OF THE PLANTING ISLANDS. ONE HUNDRED PERCENT (100%) OF LIVING MATERIALS IS STRONGLY ENCOURAGED. (SEC 1400.6.A-8 & 1400.8.G-7)
5. ALL TREES PLANTED IN THE PUBLIC RIGHT-OF-WAY SHALL BE 4" CALIBER AND THE LOWEST LIMB SHALL BE 96" OR HIGHER FROM FINAL GRADE AT TIME OF PLANTING.
6. ALL PROPOSED TREES SHALL BE A MINIMUM OF 5' FROM ALL PUBLIC UTILITIES.
7. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.
8. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SEEDING AND SODDING NOTE:

1. ALL DISTURBED AREAS UNDER A 10% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SEEDED WITH ANNUAL RYE GRASS AT A RATE OF 3-4 POUNDS PER 1000 SQUARE FEET AND WITH TURF-TYPE FESCUE AT A RATE OF 8 POUNDS PER 1000 SQUARE FEET, OR SODDED IF THE AREA IS DESIGNATED FOR SOD. THE AREA MUST ALSO BE MULCHED WITH STRAW. THE CONTRACTOR SHALL WATER AND MAINTAIN THE GRASS UNTIL A HEALTHY PERMANENT STAND IS ESTABLISHED.
2. ALL DISTURBED AREAS WITH A 10% TO 15% SLOPE SHALL BE TOPSOILED TO A MINIMUM DEPTH OF 4", FERTILIZED AT A RATE OF 250 POUNDS PER ACRE AND SODDED AND STAKED WITH ZOYSIA GRASS (SEE PLAN FOR AREAS.) IF ANY OTHER SLOPES ARE CREATED BY THE CONTRACTOR ABOVE 10%, THEY SHALL ALSO BE TREATED IN THIS MANNER.
3. ALL AREAS OVER 15% SHALL BE PLANTED AS ABOVE, BUT SHALL ALSO BE COVERED WITH EROSION CONTROL FABRIC AND STAKED.
4. AREAS TO BE SODDED ARE DESIGNATED BY THE DOTTED HATCH AS SHOWN IN THE LEGEND ON THE PLAN.

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

GRAPHIC SCALE
0 20' 40'
1 inch = 20 feet

PROJECT ENGINEER
PHIL SWOPE, P.E.
SWOPE ENGINEERING
7 HALSTED CIRCLE, SUITE 210
ROGERS, ARKANSAS 72756
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STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.11426
PHILLIP R. SWOPE
12/20/2024

LANDSCAPE PLAN
DAVE MEADOWS DEVELOPMENT
2339 S 8TH ST., ROGERS AR 72758
DAVID & BRENDA MEADOWS
30 CHAMPIONS BLVD, ROGERS, AR 72758

NO.	DATE	REVISION
1	10/02/23	SUBMITTAL
2	11/20/23	SUBMITTAL
3	12/21/23	SUBMITTAL
4	02/26/24	SUBMITTAL

SWOPE ENGINEERING
Civil Engineering and Land Surveying
www.swopengineering.com

DRAWN BY: CARRIE	JOB NUMBER: 23-137
SUBMITTAL DATE: 12/20/2023	CITY NUMBER: PL202300958
DRAWING NAME: 23-137PR.DWG	
SHEET NUMBER: C6.0	

R:_SWOPE_23-137 MEADOWS RAILYARD_CIVIL DRAWINGS_23-137PR.DWG - PLOTTED ON 2/25/2024 8:11:10 AM @ A SCALE OF 1:1 TO DWG TO PDF.PC3 BY CARRIE ISBELLE