



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

BOARD OF ADJUSTMENT MEETING AGENDA

MARCH 5, 2024

5:30 PM

DATE: MARCH 5, 2024

LOCATION: CITY HALL, 301 W. CHESTNUT STREET

REGULAR SESSION: 5:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/86020491169](https://us02web.zoom.us/j/86020491169)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR 24-03) A request by Easy Street Flex Space to allow a reduction in building setbacks at 1209 W. Easy Street in the I-2 (Heavy Industrial) zoning district.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Libby Topping*
2. (VAR 24-03) A request by The Pointe at Rogers to allow Rogers Planning Staff to extend the approval of the LSDP at ±67.17 acres Near the intersection of S. Champions Drive and W. Pleasant Grove Road in the C-3 (neighborhood commercial) zoning district
 - *STAFF: Nick Little*
 - *REPRESENTED BY: Keith Richardson*
3. (VAR 24-03) A request by Everett Infinity to allow a reduction of parking spaces at ±3.73 acres near the SW corner of W. Poplar & 45th Street in the C-4 (Open Display) zoning district.
 - *STAFF: Zachery Birdsong*
 - *REPRESENTED BY: Kazi Islam*

ACTION ON MINUTES:



**DEPT. OF COMMUNITY
DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
PHONE: (479) 621-1186
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ADJOURN:

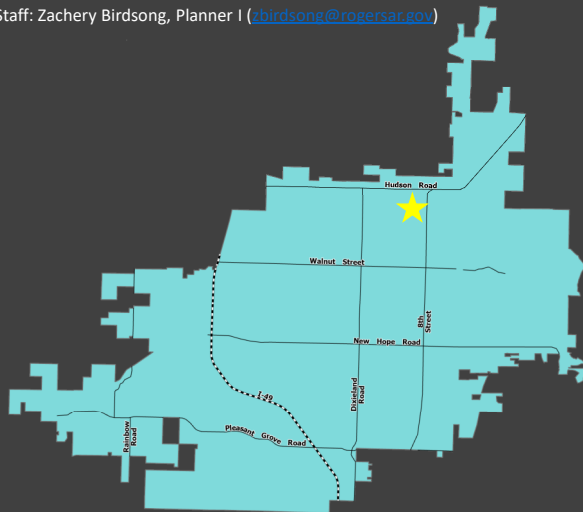


Variance

PLANNING

Easy Street Flex Space

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



Vicinity Map

Location

NW of the Junction of N 12th Street and W Easy Street

Nature of Request

To allow for a reduction in the front and external side setbacks

Zoning

I-2 (Heavy Industrial)

Proposed Use

Warehouse Office

Representative

Alli Karr, Crafton Tull

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



(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)

(1) The Board of Adjustment shall hear the following appeals as provided by state law:

- a. Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b. Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

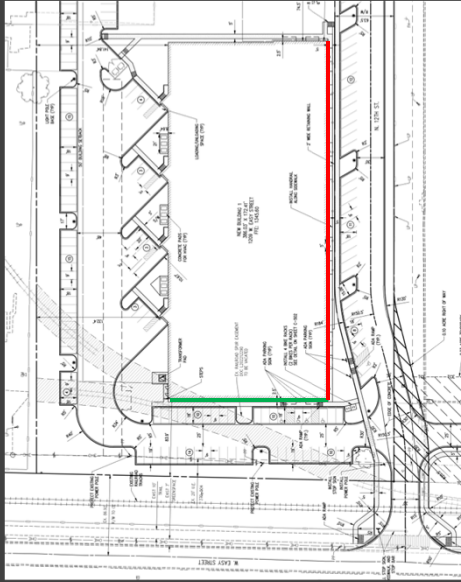
Board of Adjustment Duties Per Sec. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.



Easy Street Flex Space

Site Plan



Setback Request

- To vary from the front and exterior side setbacks
- Required Setbacks
 - Front yard: 100'
 - Exterior side yard: 100'
- Proposed Setbacks:
 - West Easy Street (Front): 83.9' (Shown in green)
 - N 12th Street (Exterior): 5' (Shown in red)

Request:

- The applicant is requesting to vary from the front and external side yard setbacks.

Required Setbacks:

- I-2 zoning requires the following setbacks:
 - Front yard: 100'
 - Exterior side yard: 100'

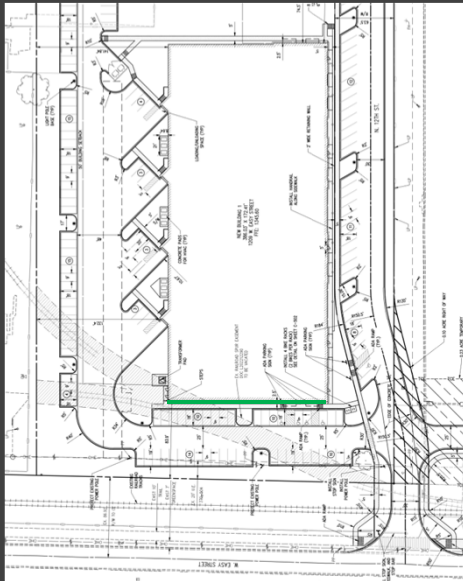
Proposed Setbacks:

- Along West Easy Street (front yard setback): 83.9'
- Along the proposed North 12th Street extension (exterior side setback): 5'



Easy Street Flex Space

Site Plan



Front Setback Applicant Hardship

“The building and drive aisles are placed to align with the existing drive aisles on the adjacent property. The alignment of these drive aisles is something that was requested with the build-out of N 12th Street.”

Front Setback Applicant Spirit and Intent

“The proposed building is 83.9’ off the front property line. The property line is based on the additional right-of-way that needed to be dedicated for the railroad. We are meeting the intent of the code by providing over 100’ of separation from the building to the existing sidewalk along Easy Street, which is where the setback line would typically be set from.”

Stated Hardship:

- “The building and drive aisles are placed to align with the existing drive aisles on the adjacent property. The alignment of these drive aisles is something that was requested with the build-out of N 12th Street.”

Spirit and Intent:

- “The proposed building is 83.9’ off the front property line. The property line is based on the additional right-of-way that needed to be dedicated for the railroad. We are meeting the intent of the code by providing over 100’ of separation from the building to the existing sidewalk along Easy Street, which is where the setback line would typically be set from.”



Easy Street Flex Space



Aerial Map

Front Setback Analysis

- I-2 front setbacks are to ensure heavy industrial uses are adequately separated from dissimilar uses.
- Residential properties do reside across W Easy Street.
- However, the railroad does provide additional buffer of about 60' from the trail along W Easy Street.
- The proposed 83.9' front setback is also similar to the distances adjacent buildings on the east and west are from the front property line.

Analysis:

- The intent of the I-2 front setback is to ensure heavy industrial uses are adequately separated from dissimilar uses and designated areas.
- Dissimilar residential uses are located on the opposing side of West Easy Street.
- However, the railroad between this development and West Easy Street provides an additional buffer of about 60'.
- The proposed 83.9' front setback is also similar to the distances adjacent buildings are from the front as well.

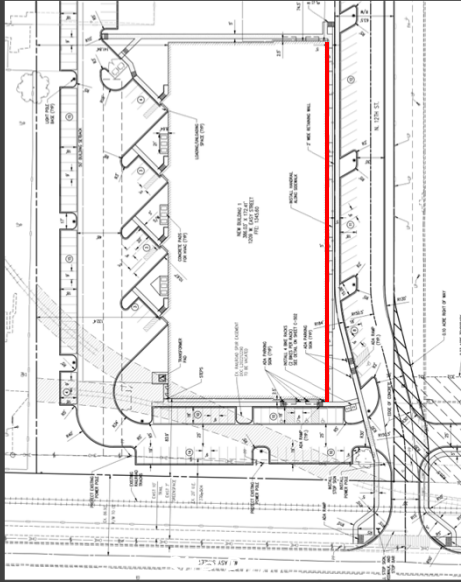
Zoning I-2 (Heavy Industrial):

“This district is intended for heavy industrial uses and other uses not otherwise provided for in the other industrial districts. The intensity of uses permitted in this district makes it necessary to separate it from all residential districts wherever possible with good accessibility provided to major rail, air facilities and highways, areas zoned I-2 are intended to be at least five acres in size.” Sec. 14-714(a)



Easy Street Flex Space

Site Plan



Exterior Side Setback Applicant Hardship

“The extension of N 12th St. was requested by the city of Rogers to improve vehicular and pedestrian connectivity within the city. We are proposing to construct almost the entirety of this section of North 12th St on our site.”

Exterior Side Setback Applicant Spirit and Intent

“We are meeting the intent of the code by providing 100’ of separation from the building to the adjacent curb while also providing vehicular connectivity as shown on the submitted site plan.”

Stated Hardship:

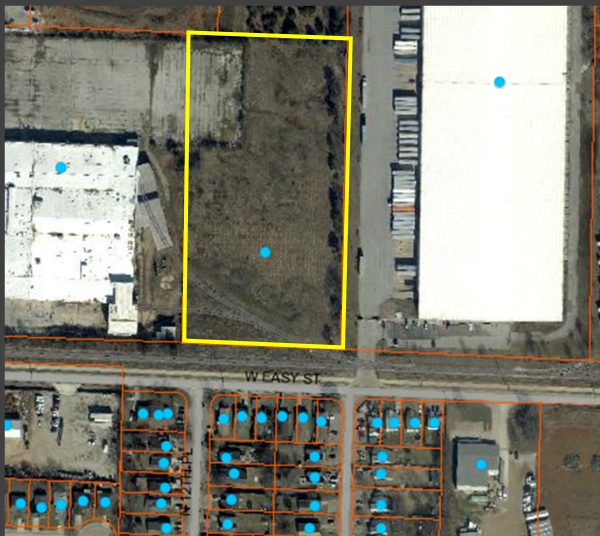
- “The extension of N 12th St. was requested by the city of Rogers to improve vehicular and pedestrian connectivity within the city. We are proposing to construct almost the entirety of this section of North 12th St on our site.”

Spirit and Intent:

- “We are meeting the intent of the code by providing 100’ of separation from the building to the adjacent curb while also providing vehicular connectivity as shown on the submitted site plan.”



Easy Street Flex Space



Aerial Map

Exterior Side Setback Analysis

- I-2 external side setbacks are to ensure heavy industrial uses are adequately separated from dissimilar uses.
- The eastern property across from the proposed N 12th Street extension resides the Glad/Clorox Distribution facility. It is also zoned I-2.
- The requested setback is being measured from the right-of-way which encompasses a sidewalk and on-street parking between the building and the road itself.
- With the current draft of the Unified Development Code, I-2 zoning allows a setback of 5' when adjacent to other I-2 zones. This request is in line with that setback allowance.

Analysis:

- The intent of the I-2 front setback is to ensure heavy industrial uses are adequately separated from dissimilar uses and designated areas.
- The property to the east, across the proposed North 12th Street, resides the Glad/Clorox Distribution facility. This property is also zoned I-2.
- The requested setback of 5' is being measured from the right-of-way, which encompasses a sidewalk and on-street parking between the building and the road itself.
- The current draft of the Unified Development Code allows a setback of 5' when adjacent to other I-2 zones. This request is consistent with that setback allowance.



Variance Easy Street Flex Space

PLANNING



Aerial Map

Recommendation

- **APPROVE** the front yard setback reduction request.
- **APPROVE** the rear external side yard setback reduction request.

Public Input:

No public input received.

Recommendation:

APPROVE the front yard setback reduction request

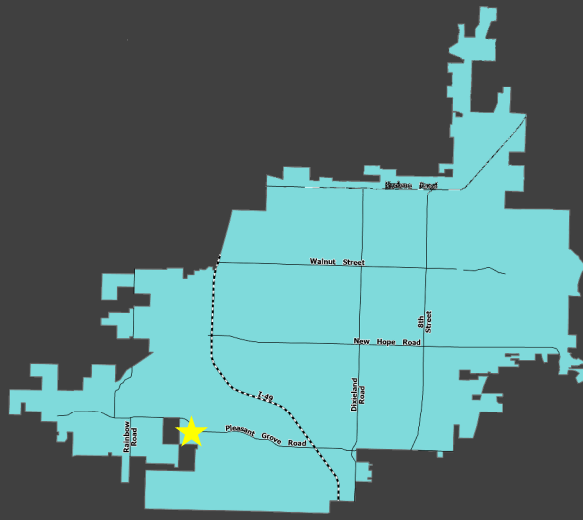
APPROVE the external side setback reduction request



Variance

PLANNING

The Pointe Staff Appeal



Vicinity Map

Location

South of intersection of W Pleasant Grove Road and S Champions Drive

Nature of Request

Appeal of staff decision to not extend approval of initial large-scale development permit. (Approved December 20, 2022)

Zoning

C-3

Proposed Use

Multifamily; Commercial

Representative

Keith Richardson

Summary:

Applicant is appealing the staff decision to not extend LSDP approval, beyond the year time limit that is permitted. Sec. 14-228(35) states "Large-scale development plans are valid for one year following approval by the Planning Commission."

Growth Designation:

Neighborhood Center

Growth Designation Purpose:

To provide access to the essential activities of daily life within a walkable distance of surrounding residential areas in a way that promotes compact building and site design, encourages infill, and reduces vehicle miles traveled for basic needs.



(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)

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Board of Adjustment Duties Per Sec. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
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The Pointe Staff Appeal



Geolocation

Location:

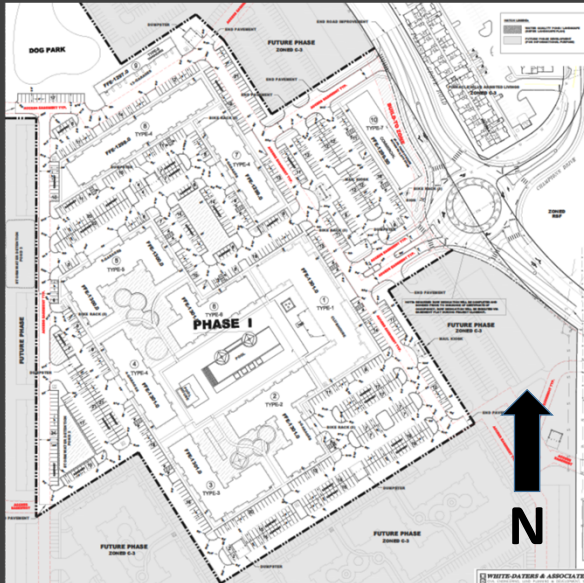
- Located in southwest Rogers, near the intersection of W Pleasant Grove Road and S Pinnacle Hills Parkway. The subject property is about 67 acres and abuts Cave Springs on its west and south sides.



Variance The Pointe Staff Appeal

PLANNING

Site Plan – Phase 1



Background

The initial LSDP for Phase 1 of this project was approved on December 20, 2022. Per code, the applicant has 1 year from the date of Planning Commission approval, to obtain a grading permit and begin construction.

There is no extension allowed specifically by Code.

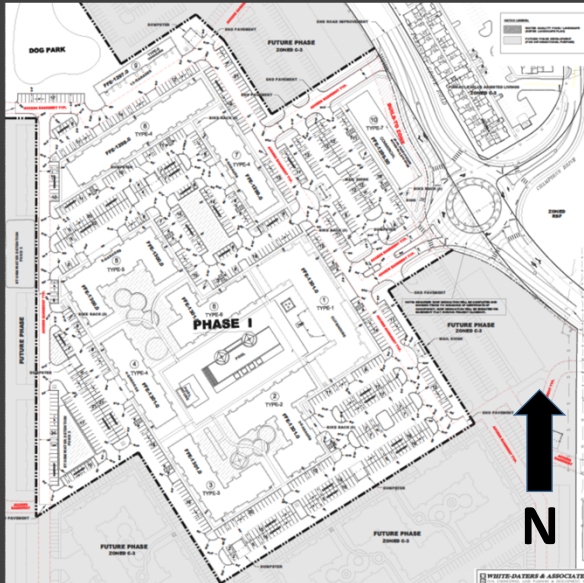
Towards the end of 2023, the applicant requested an LSDP extension. When this request was brought to the Community Development Director and Deputy Directors, it was noted that our interpretation of the connectivity standards (Sec. 14-604) is more refined now than it was at the time of the project's initial review and approval, and that the layout would not receive support were it submitted to staff today. Therefore the extension was denied.

- The Pointe Phase 1 LSDP was approved on 12/20/2024. Per Sec. 14-228(35) the applicant has one year to begin construction beyond PC Approval.



The Pointe Staff Appeal

Site Plan – Phase 1



Analysis

- Interior streets “shall provide multiple direct connections in its minor and collector on-site street system” (14-604c). Staff understands this to mean that interior streets shall have the most direct connection feasible and the circuitous path currently shown would not meet the intent of this section of code.
- “(T)he interior minor and collector street system, including those along the development’s perimeter, shall grid the development in a linear orientation that aligns with adjacent and nearby existing or potential city streets” (14-604c(1)) is interpreted by staff to mean that a rectilinear grid of streets is required as opposed to the perimeter ring of streets shown.
- Sec 14-604c(5) as well as the Typical Street Sections require pedestrian connectivity along public streets. Continuous pedestrian sidewalks are not provided in the current plan.

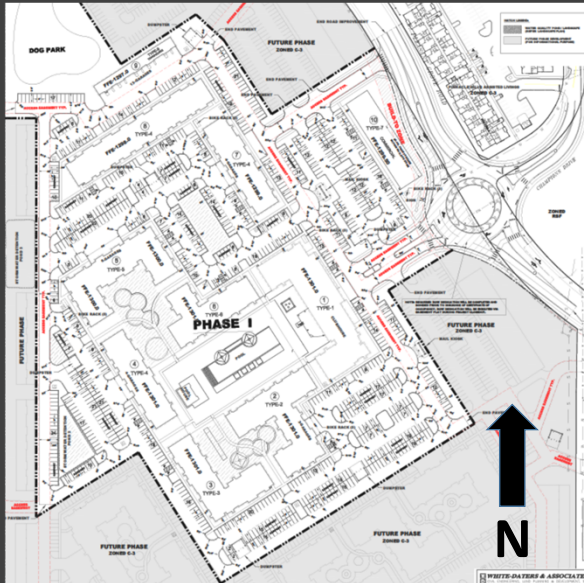


Variance

PLANNING

The Pointe Staff Appeal

Site Plan – Phase 1



Analysis

When originally submitted, staff expressed their concern with the proposed street layout but allowed it to move forward as we were still working out how to interpret and enforce new portions of Sec 14-604.

Since that time, staff enforces the code to better meet both the letter, and the spirit and intent of the Code.

Extensions for LSDPs have been granted in the past only when no public purpose would be served by requiring a resubmission. We recognize these extensions might have exceeded staff's authority, but were given in the interest in not wasting private or public resources.

Staff believes this site does not meet Code requirements, regardless of its previous approval, and therefore denied the request for an extension. In short, we believe the previous approval was made in error and although it was binding for one year, it should not be extended.

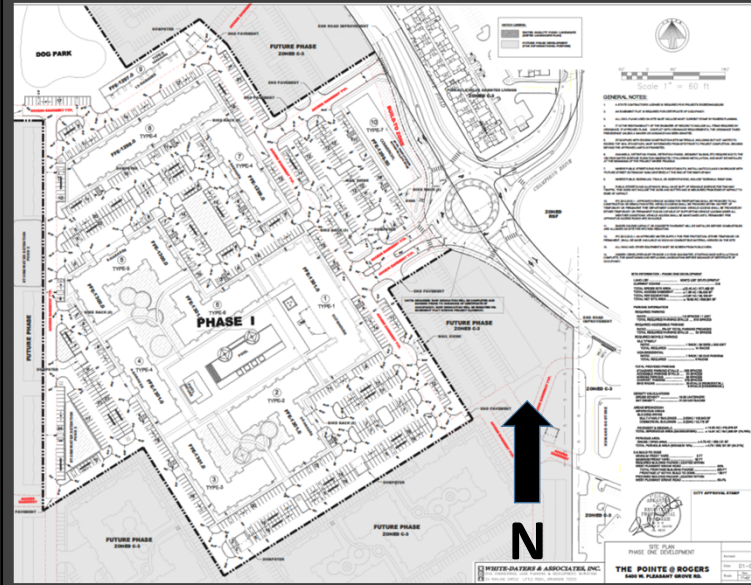
- The Pointe Phase 1 LSDP was approved on 12/20/2024. Per Sec. 14-228(35) the applicant has one year to begin construction beyond PC Approval.
- Towards the end of 2023, the applicant requested an LSDP extension. When this request was brought to the Community Development Director and Deputy Directors, it was noted that our interpretation of the connectivity standards (Sec. 14-604) is more refined now than it was at the time of the project's initial review and approval, specifically...cross-connections are intended to provide direct access through new development areas. The connections on this site to the surrounding areas may meet the spacing requirements (arguably), but do not provide direct routes through the site. In fact, the applicant stated this was intention in that his tenants would not want people to cut through the site. However, that is the whole purpose of the connectivity requirements, to create routes through the site.



Variance

PLANNING

The Pointe Staff Appeal



Recommendation
DENY

Public Input:

No public input received.

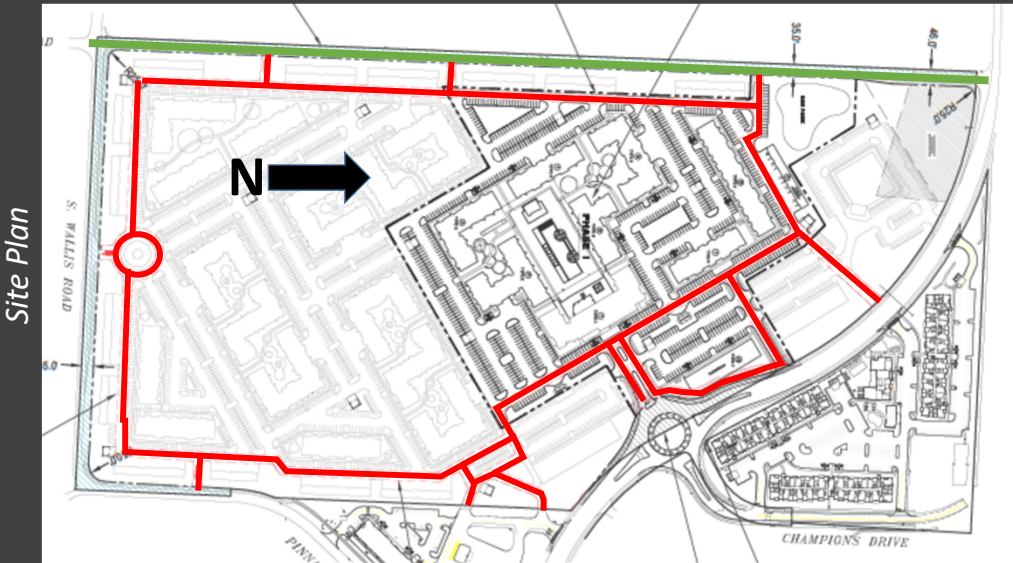
Recommendation:

DENY



Variance The Pointe Staff Appeal

PLANNING



Analysis
Overall Site Plan showing layout for public access easements.

Analysis

The exhibit shows the access easements that act as roads through the development in red.

Green line depicts S Mt Hebron Road, which the developer would also be responsible for building, due to this development.



DEPT. OF COMMUNITY DEVELOPMENT
 PLANNING DIVISION
 301 W. CHESTNUT
 PHONE: (479) 621-1186
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<u>OFFICE USE ONLY</u>	
Permit Fee: _____ (\$100)	Zoning: _____
App Number: _____	
CityView Application: _____	
Date: _____	

VARIANCE APPLICATION

APPLICANT: KEITH RICHARDSON, THE POINTE AT ROGERS LP

ADDRESS: 1902 S 8TH STREET. ROGERS, AR 72758 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 5,400 W. PLEASANT GROVE RD, RODGERS, AR

PHONE #: 501-350-9865 EMAIL: keith@richsmithdev.com

PROPERTY OWNER: THE POINTE AT ROGERS LP PHONE #: 501-350-9865

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal): ALLOW
ROGERS PLANNING STAFF TO EXTEND THE APPROVAL OF A LARGE SCALE DEVELOPMENT PLAN FOR 6 MONTHS.

Chaper 14, Article III, Division 2, Sec. 14-228 (35) Large-scale development plans are valid for one year following approval by the Planning Commission.

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?

THE APPLICANT REQUESTD AN EXTENSION OF THE PREVOIUSLY APPROVED LSDP. STAFF CONSIDERED AN EXTENSION BUT DECLINED TO GRANT THE EXTENSION. TO DATE THE APPLICANT HAS SPENT APPROXIMATLEY \$1,000,000 ON CONSTRUC TION PLANS FOR THE DEVELOPMENT, SEWER EXTENSIONS AND PLANS FOR THE PROPOSED TRAFFIC CIRCLE.

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

THE PREVIOUSLY APPROVED LSDP WAS APPROVED BY THE PLANNING COMMISSION WITH STAFF RECOMENDATION FOR APPROVAL. MULTIPLE CONNECTIONS ARE SHOWN TO ADJACENT STREETS WITH DRIVES AND WALKS WITH THE DEVELOPMENT OPEN TO THE PUBLIC FOR INGRESS AND EGRESS.

[Signature]
 Applicant Signature

2-9-24
 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: _____

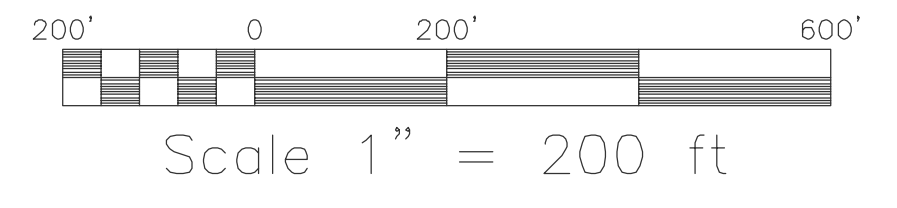
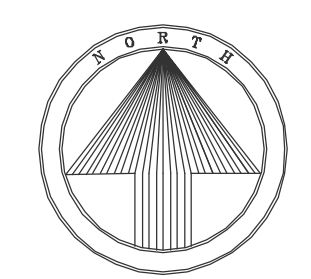
SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING

W. PLEASANT GROVE ROAD WIDENING
AS ADJACENT PHASE DEVELOPS
(+/- 300 LF)

DRAINAGE EASEMENT TO BE EXCHANGED
(UNDER SEPARATE DOCUMENT)

ADVANCE GRADING FUTURE PHASES
WITH PHASE ONE DEVELOPMENT



**NOTE: DRAWING SHOWN AT 200 SCALE FOR PURPOSE
OF EXHIBITING ENTIRETY OF DEVELOPMENT.**

STORMWATER DETENTION POND

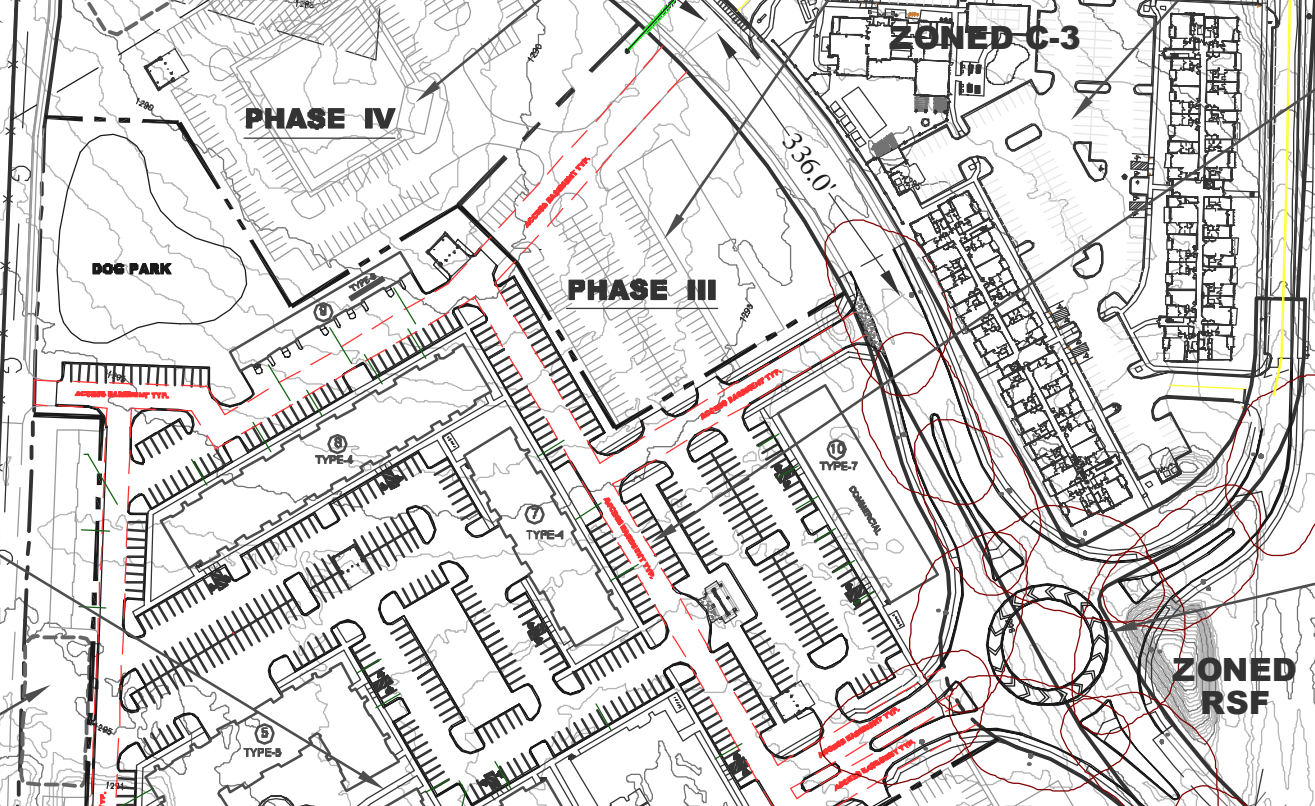
ZONED RMF-12A

PINNACLE HILLS ASSISTED LIVINGS

W. PLEASANT GROVE ROAD

FUTURE COLLECTOR STREET
AS ADJACENT PHASE DEVELOPS
(+/- 750 LF)

TYPICAL
ACCESS & UTILITY EASEMENT
(UNDER SEPARATE DOCUMENT)



COORDINATE ROAD CONNECTION WITH
ADJACENT DEVELOPMENT

PHASE ONE DEVELOPMENT

ROUNDBOUT CONSTRUCTION
WITH PHASE ONE DEVELOPMENT

STORMWATER DETENTION POND

COORDINATE ROAD CONNECTION WITH
ADJACENT DEVELOPMENT

CITY OF CAVE SPRINGS

ADVANCE GRADING FUTURE PHASES
WITH PHASE ONE DEVELOPMENT

KUM AND GO STORE

FUTURE
STORMWATER DETENTION POND

WHITNEY PLAZA
(UNDER CONSTRUCTION)

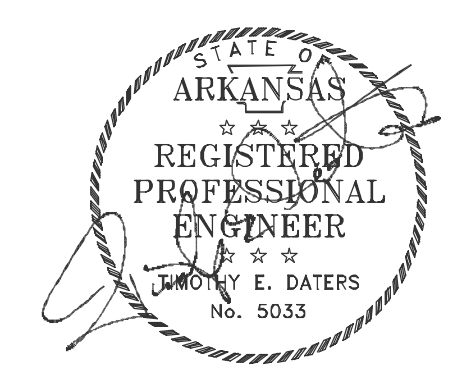
FUTURE COLLECTOR STREET
AS ADJACENT PHASE DEVELOPS
(+/- 550 LF)

FUTURE
STORMWATER DETENTION POND

ZONED A-1

ZONED A-1

FUTURE ROAD WIDENING
AS ADJACENT PHASE DEVELOPS
(+/- 1050 LF)



CITY APPROVAL STAMP

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

SITE PLAN
OVERALL DEVELOPMENT

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

Survey By:	Drawn By:	Checked By:	Approved By:

Revised	
Date	01-04-24
Scale	Hor. 1"=200' Vert.
Sheet	C01 of
Job No.	

M:\2023\20-2688 - Pointe at Rogers\DWG\Civil\Civil.dwg, 14:20:24, 1/4/2024, 1:28:33 PM, Jhu, White-Daters & Associates, Inc.

W. PLEASANT GROVE ROAD

46.0'

35.0'

MT. HEBRON ROAD

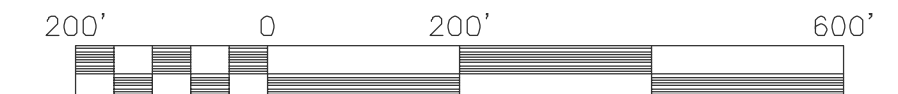
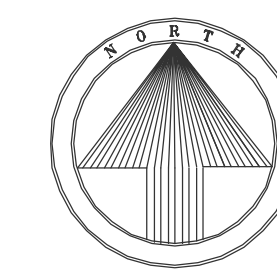
S. WALLIS ROAD

35.0'

CHAMPIONS DRIVE

W. PLEASANT GROVE ROAD

PINNACLE HILLS PKWY



Scale 1" = 200 ft

NOTE: DRAWING SHOWN AT 200 SCALE FOR PURPOSE OF EXHIBITING ENTIRETY OF DEVELOPMENT.

PHASE ONE DEVELOPMENT

ROW TO BE ACQUIRED WITH PHASE ONE (109 SF)

ROW DEDICATION WITH PHASE ONE (26,914 SF)

NOTE: REQUIRED ROW DEDICATION WILL BE COMPLETED AND BONDED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. ROW DEDICATION WILL BE EXECUTED VIA EASEMENT PLAT DURING PROJECT CLOSEOUT.

TYPICAL 26-FT ACCESS & UTILITY ESMT (UNDER SEPARATE DOCUMENT)

TYPICAL 26-FT ACCESS & UTILITY ESMT (UNDER SEPARATE DOCUMENT)

FUTURE ROW DEDICATION (150,261 SF)

TYPICAL 26-FT ACCESS & UTILITY ESMT (UNDER SEPARATE DOCUMENT)

CITY APPROVAL STAMP



WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By: Drawn By: Checked By: Approved By:

EXHIBIT
RIGHT-OF-WAY DEDICATION

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

Revised	
Date	01-04-24
Scale	Hor. 1"=200'
Sheet	C01.1 of
Job No.	

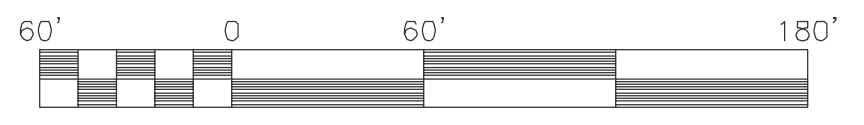
M:\2023\20-2688 - Points at Rogers\DWG\Civil\Civil.dwg, 1/4/2024, 1:34:49 PM, Jhu, White Daters & Associates, Inc.

EXISTING UTILITY LEGEND:

---	SANITARY SEWER EASEMENT
---	WATER MAIN EASEMENT
---	GAS LINE
---	COMMUNICATION

HATCH LEGEND:

[Hatched Box]	WATER QUALITY POND / LANDSCAPE (REFER LANDSCAPE PLAN)
[Dotted Box]	FUTURE PHASE DEVELOPMENT (FOR INFORMATIONAL PURPOSE)



Scale 1" = 60 ft

GENERAL NOTES:

- A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- AN EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- 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.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.
- PUBLIC STREETS AND ALLEYS 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.
- IFC 2012.3310.1 - APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
- BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.
- IFC 2012.3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
- ALL HVAC AND OTHER EQUIPMENT MUST BE SCREEN FROM PUBLIC VIEW.
- OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SITE INFORMATION - PHASE ONE DEVELOPMENT

LAND USE	MIXED USE DEVELOPMENT
CURRENT ZONING	C-3
TOTAL GROSS SITE AREA	± 22.45 AC / 877,490 SF
TOTAL ACCESS EASEMENT	± 1.98 AC / 85,424 SF
TOTAL RW DEDICATION	± 0.87 AC / 38,105 SF
TOTAL NET SITE AREA	± 19.62 AC / 853,961 SF

PARKING INFORMATION

REQUIRED PARKING	1.5 SPACES / 1 UNIT
TOTAL REQUIRED PARKING STALLS	618 SPACES
REQUIRED ACCESSIBLE PARKING	2%
TOTAL REQUIRED ACCESSIBLE PARKING STALLS	20 SPACES
REQUIRED BICYCLE PARKING	1 RACK / 30 DWELLING UNIT
TOTAL REQUIRED BICYCLE RACKS	14 RACKS
NON-RESIDENTIAL	1 RACK / 20 CAR PARKING
TOTAL REQUIRED NON-RESIDENTIAL RACKS	5 RACKS

TOTAL PROVIDED PARKING

STANDARD PARKING STALLS	555 SPACES
ACCESSIBLE PARKING STALLS	24 SPACES
GARAGE PARKING	30 SPACES
CARPORT PARKING	276 SPACES
BIKE RACKS	20 STALLS (RESIDENTIAL) 5 STALLS (COMMERCIAL)

DENSITY CALCULATIONS

GROSS DENSITY	18.35 UNITS/ACRE
NET DENSITY	21.00 UNITS/ACRE

AREAS BREAKDOWN

IMPERVIOUS AREAS	
MULTI-FAMILY BUILDINGS	3.65AC / 158,943 SF
COMMERCIAL BUILDINGS	0.30AC / 13,179 SF

PAVEMENT & SIDEWALK

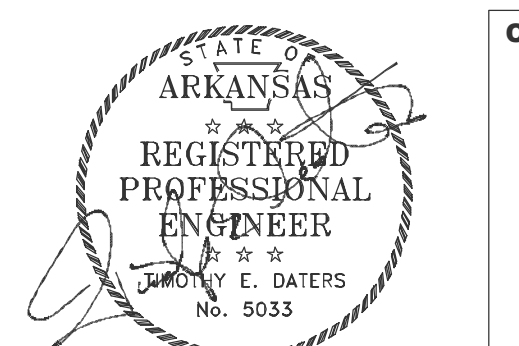
TOTAL IMPERVIOUS AREA (MAXIMUM 80%)	± 14.87 AC / 647,800 SF (75.79%)
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PERVIOUS AREA

GRASS / OPEN AREA	± 4.73 AC / 206,151 SF
TOTAL PERVIOUS AREA (MINIMUM 10%)	± 4.73 / 206,151 SF (24.21%)

C-3 BUILD-TO ZONE

MINIMUM FRONT YARD	5 FT
MAXIMUM FRONT YARD	30 FT
REQUIRED BUILDING FACADE LOCATED WITHIN WEST PLEASANT GROVE ROAD	60%
TOTAL FRONTAGE BUILDING FACADE	230 FT
FRONTAGE LF WITHIN BUILD-TO ZONE	139 FT
PROVIDED BUILDING FACADE LOCATED WITHIN WEST PLEASANT GROVE ROAD	60.4%



CITY APPROVAL STAMP

SITE PLAN PHASE ONE DEVELOPMENT

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

Survey By:	Drawn By:	Checked By:	Approved By:
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Revised	
Date	01-04-24
Scale	1"=60'
Sheet	C01.2 of
Job No.	

BUILDING INFORMATION
CONSTRUCTION TYPE: V-B

3-STORY MULTI-FAMILY BUILDING 1	
BUILDING TYPE	TYPE-1
BUILDING AREA	68,790 SF
BUILDING HEIGHT	43 FEET
1 BEDROOM UNITS	38 UNITS
2 BEDROOM UNITS	12 UNITS
3 BEDROOM UNITS	0 UNITS
TOTAL UNITS	50 UNITS
3-STORY MULTI-FAMILY BUILDING 2	
BUILDING TYPE	TYPE-2
BUILDING AREA	58,800 SF
BUILDING HEIGHT	41 FEET
1 BEDROOM UNITS	18 UNITS
2 BEDROOM UNITS	26 UNITS
3 BEDROOM UNITS	9 UNITS
TOTAL UNITS	53 UNITS
3-STORY MULTI-FAMILY BUILDING 3	
BUILDING TYPE	TYPE-3
BUILDING AREA	91,330 SF
BUILDING HEIGHT	41 FEET
1 BEDROOM UNITS	30 UNITS
2 BEDROOM UNITS	18 UNITS
3 BEDROOM UNITS	3 UNITS
TOTAL UNITS	51 UNITS
3-STORY MULTI-FAMILY BUILDING 4	
BUILDING TYPE	TYPE-4
BUILDING AREA	41,790 SF
BUILDING HEIGHT	41 FEET
1 BEDROOM UNITS	43 UNITS
2 BEDROOM UNITS	6 UNITS
3 BEDROOM UNITS	0 UNITS
TOTAL UNITS	49 UNITS
3-STORY MULTI-FAMILY BUILDING 5	
BUILDING TYPE	TYPE-5
BUILDING AREA	61,146 SF
BUILDING HEIGHT	41 FEET
1 BEDROOM UNITS	36 UNITS
2 BEDROOM UNITS	22 UNITS
3 BEDROOM UNITS	0 UNITS
TOTAL UNITS	58 UNITS
3-STORY MULTI-FAMILY BUILDING 6	
BUILDING TYPE	TYPE-6
BUILDING AREA	46,530 SF
BUILDING HEIGHT	41 FEET
1 BEDROOM UNITS	24 UNITS
2 BEDROOM UNITS	12 UNITS
3 BEDROOM UNITS	6 UNITS
TOTAL UNITS	42 UNITS
3-STORY MULTI-FAMILY BUILDING 7	
BUILDING TYPE	TYPE-4
BUILDING AREA	41,790 SF
BUILDING HEIGHT	41 FEET
1 BEDROOM UNITS	43 UNITS
2 BEDROOM UNITS	6 UNITS
3 BEDROOM UNITS	0 UNITS
TOTAL UNITS	49 UNITS
3-STORY MULTI-FAMILY BUILDING 8	
BUILDING TYPE	TYPE-4
BUILDING AREA	41,790 SF
BUILDING HEIGHT	41 FEET
1 BEDROOM UNITS	24 UNITS
2 BEDROOM UNITS	30 UNITS
3 BEDROOM UNITS	0 UNITS
TOTAL UNITS	54 UNITS
2-STORY TOWNHOUSE BUILDING 9	
BUILDING TYPE	TYPE-8
BUILDING AREA	9,974 SF
BUILDING HEIGHT	30 FEET
1 BEDROOM UNITS	3 UNITS
2 BEDROOM UNITS	3 UNITS
3 BEDROOM UNITS	0 UNITS
TOTAL UNITS	6 UNITS
1-STORY COMMERCIAL BUILDING 10	
BUILDING TYPE	TYPE-7
BUILDING AREA	13,179 SF
BUILDING HEIGHT	22 FEET
TOTAL NUMBER OF UNITS	412 UNITS

M:\2023\23-0130 - Pointe at Rogers\DWG\Civil\Civil.dwg, 14/2/2024, 1:38:43 PM, J. White-Daters & Associates, Inc.



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 Board of Adjustment** on **March 5, 2024 at 5:30 p.m.** at Rogers City Hall regarding an application by **The Pointe at Rogers** under the provisions of the City of Rogers Code of Ordinances, for a variance to **allow Rogers Planning Staff to extend the approval of the LSDP at ±67.17 acres Near the intersection of S. Champions Drive and W. Pleasant Grove Road** in the C-3 (neighborhood commercial) zoning district more particularly described as follows:

PARCEL NUMBER:

02-02087-660

LOCATION:

±67.17 acres Near the intersection of S. Champions Drive and W. Pleasant Grove Road

Ed McClure, Secretary
Board of Adjustment

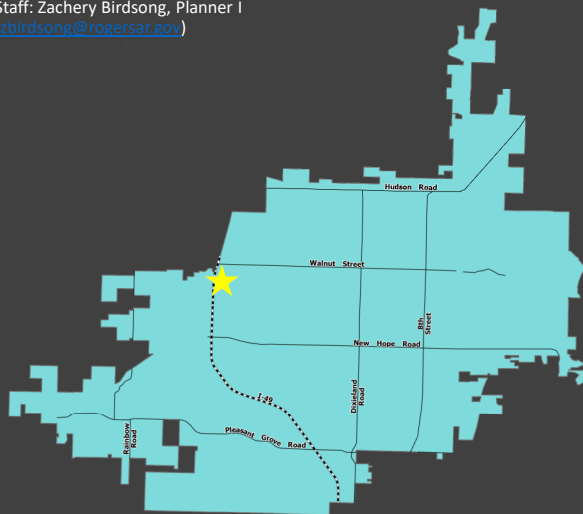
PUBLISH ONE TIME ONLY: **Sunday February 18, 2024**
BILL THE CITY OF ROGERS



Variance Everett Infiniti

PLANNING

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



Vicinity Map

Location

Near the SW corner of S 47th Street and W Poplar Street

Nature of Request

To allow for a reduction in the minimum parking requirements

Zoning

C-4 (Open Display Commercial)

Proposed Use

Vehicle Sales

Representative

Kazi Islam, Hope Consulting

Summary:

This project is located in west Rogers, near the southwest corner of S 47th Street and W Poplar Street.

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)

Growth Designation:

Commerce Corridor

Growth Designation Purpose:

“To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor.” (CGM PAGE 1)



(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)

(1) The Board of Adjustment shall hear the following appeals as provided by state law:

- a. Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b. Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.

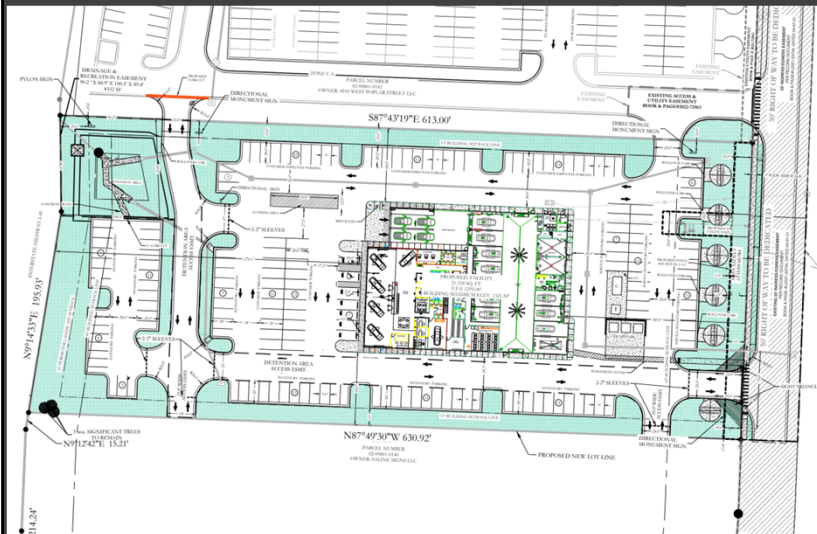
Board of Adjustment Duties Per Sec. 14-724(e)(1):

- a) Hear appeals from the decision of the Department of Community Development in respect to the enforcement and application of the zoning ordinance and the sign permitting provisions contained in Chapter 44, and may affirm or reverse, in whole or in part, said decision of the Department of Community Development; and
- b) Hear requests for variance from the literal provisions of the zoning ordinance in instances where strict enforcement of the zoning ordinance would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the zoning ordinance.



Variance Everett Infiniti

PLANNING



Site Plan

Request

- To vary from the minimum parking requirements.
- A total of 112 parking spaces are required for this development. The applicant is proposing 62 customer/employee parking spaces, a reduction of 60 parking spaces.

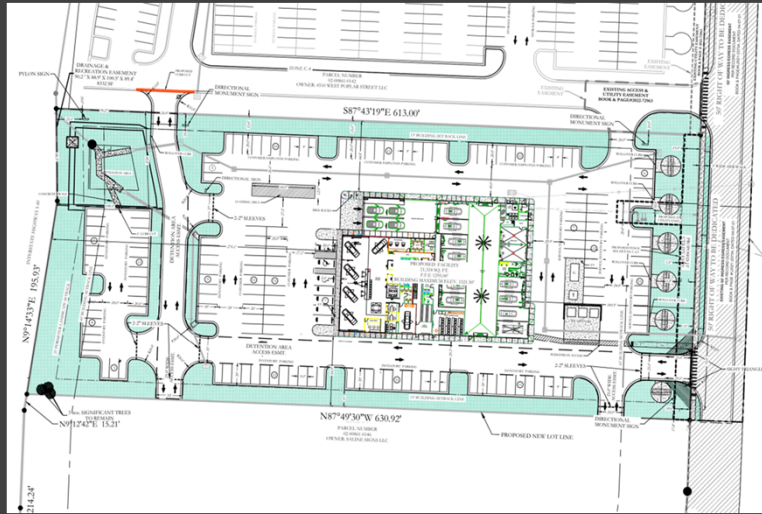
Request:

- The applicant is requesting to vary from the minimum parking requirements.
- This development requires a total of 112 parking spaces. The applicant is requesting a reduction of 60 parking spaces to provide 62 spaces.



Variance
Everett Infiniti

PLANNING



Site Plan

Applicant Hardship

“Our proposed business is a car dealership which also comes with a service center. According to Rogers municode, our required number of off-street parking is 112. Considering the proposed business type, 112 parking will be more than the actual demand of our client. Moreover, adding more parking area will increase the total impervious area and a reduction of total green space”

Applicant Spirit and Intent

“We firmly believe that our variance aligns with the spirit of the code while ensuring the proper use of off-site parking spaces.”

Stated Hardship:

- “Our proposed business is a car dealership which also comes with a service center. According to Rogers municode, our required number of off-street parking is 112. Considering the proposed business type, 112 parking will be more than the actual demand of our client. Moreover, adding more parking area will increase the total impervious area and a reduction of total green space”

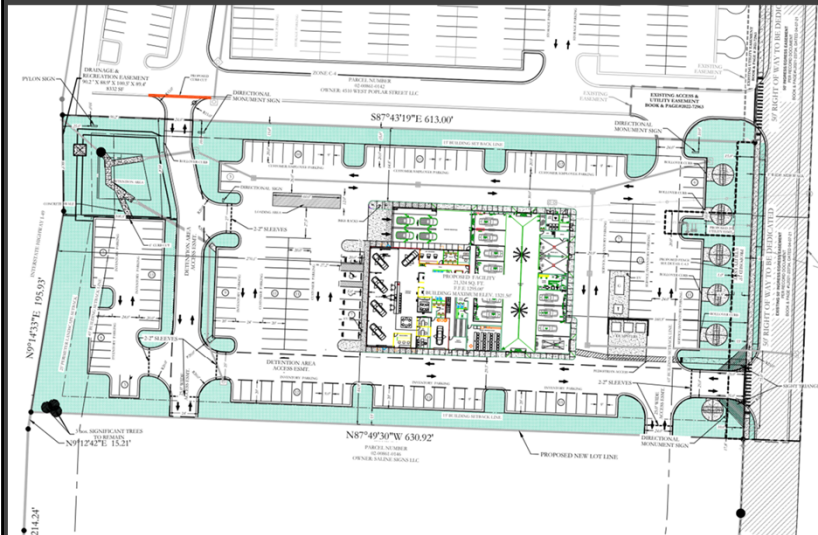
Spirit and Intent:

- “We firmly believe that our variance aligns with the spirit of the code while ensuring the proper use of off-site parking spaces.”



Variance Everett Infiniti

PLANNING



Site Plan

Staff Analysis

- The minimum parking requirements are intended to ensure enough parking is provided for the development.
- The applicant believes the provided parking is sufficient for the development.
- Staff generally supports requests that allow for reductions in impervious area.

Analysis:

- The minimum parking requirements are intended to ensure enough parking is provided for the development.
- The applicant believes that the 62 staff/employee parking spaces are sufficient for the development.
- Staff generally supports requests that allow for reductions in impervious area.



Variance Everett Infiniti

PLANNING



Aerial Map

Recommendation

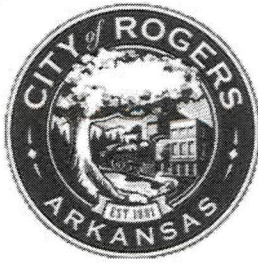
- **APPROVE** variance allowing for a reduction in parking spaces

Public Input:

- None

Recommendation:

- Staff recommends **approval** of the 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: Chad Hendrix / Owner-EVERETT INFINITY
 ADDRESS: 400 S 47th ST. ROGERS, AR 72758 SUITE #: _____
 GENERAL LOCATION OF PROPERTY: 400 S 47th ST. ROGERS, AR 72758
 PHONE #: 479-487-0920 EMAIL: chendrix@everettdifference.com
 PROPERTY OWNER: Chad Hendrix / SALINE SIGNS LLC PHONE #: 479-487-0920
 REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal): _____
 1. REDUCED CUSTOMER AND EMPLOYEE PARKING SPACES. SEC.14-711 (h).

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?

No specific off-street parking code for car dealership business.

The proposed 62 employee/customer parking will be adequate for the proposed business which will also give additional car storage spaces for the proposed dealership.

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

Approving the variance creates a balance between upholding the general intent of the code while ensuring the highest utilization of parking areas.

2.8.24

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

HOPE CONSULTING ENGINEERS - SURVEYORS

129 N. Main St. Benton, AR 72015 * 501-315-2626 * Fax 501-315-0024

February 28, 2024

City of Rogers
Zachery Birdsong | Planner I
Dept. of Community Development
City of Rogers
301 W Chestnut St, Rogers, AR 72756

Subject: Request for Variance for reduced customer/employee parking at Everett Infinity.

Dear Zachery,

I am writing to formally request a variance from the Off-street parking space regulations outlined in the City of Rogers codes **Sec.14-711 (h)**.

I represent Everett Infinity, a proposed Infinity Car dealership located at 400 S. 47th St. Rogers, AR. Our request pertains to provide reduced number of customer/ employee off-street parking. We firmly believe that granting this variance is justified due to the unique circumstances and hardships associated with our business and property. Allow me to elaborate on the reasons why a variance is necessary and the resulting hardship that our business faces:

Our proposed business is a Car dealership which also comes with a service center. According to Rogers municode, our required number of off-street parking is 112 nos. Considering the proposed business type, 112 nos. parking will be more than the actual demand of our client. Moreover, adding more parking area will increase the total impervious area and a reduction of total green space. In our proposed site plan we are proposing 62 parking spaces for customer and employee uses which will be adequate for our business.

We firmly believe that our variance request aligns with the spirit of the code while ensuring the proper use of off-site parking spaces. Considering the aforementioned hardships related to municode requirement and business nature, we kindly request the City of Rogers to grant us the variance. We assure you that we will adhere to all other relevant regulations and guidelines pertaining to parking design.

Thank you for considering our variance request. We eagerly await a favorable response from the City of Rogers, which will enable us to continue serving our community effectively.

Sincerely,


Kazi Islam
Hope Consulting

SITE DATA	
TOTAL SITE AREA	3.73 ACRES
TOTAL DEVELOPMENT AREA	7.00 ACRES
GROSS BUILDING AREA	TOTAL BUILDING AREA 21,324 SF
BUILDING SETBACKS	INTERIOR SIDE SETBACK(NORTH) 15' INTERIOR SIDE SETBACK(SOUTH) 15' INTERIOR SIDE SETBACK(WEST) 45' FRONT SETBACK (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 =117,949/162,689=72.56%
FLAG POLE HEIGHT	NA
BUSINESS TYPE	VEHICLE/EQUIPMENT SALES
PARKING CALCULATION (REQUIRED)	5 SPACES PLUS 1 SPACE FOR EVERY 300 SF =21324/300+ 106.02 =5+106.02=111.02=112 spaces
PARKING CALCULATION (PROVIDED)	173 PARKING SPACES INCLUDING 40 CUSTOMER VEHICLE PARKING (2 ADA PARKING SPACES AND 3 VAN ACCESSIBLE PARKING) 1 SPACE FOR EVERY 300 PARKING SPACE =62.78=31+3 3108 BIKE RACK ARE PROVIDED
BIKE RACK CALCULATION	
BUILDING CONSTRUCTION TYPE	TYPE III UNPROTECTED CONSTRUCTION, AND THE BUILDING WILL BE FULLY SPRINKLERED

ZONING INFORMATION	
CURRENT ZONING	C-1 AND PD 05 12' 0" PUBLIC UTILITY DISTRICT
MINIMUM LOT AREA (SF)	ONE ACRE
MINIMUM LOT WIDTH (FT)	N/A
INTERIOR 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

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.

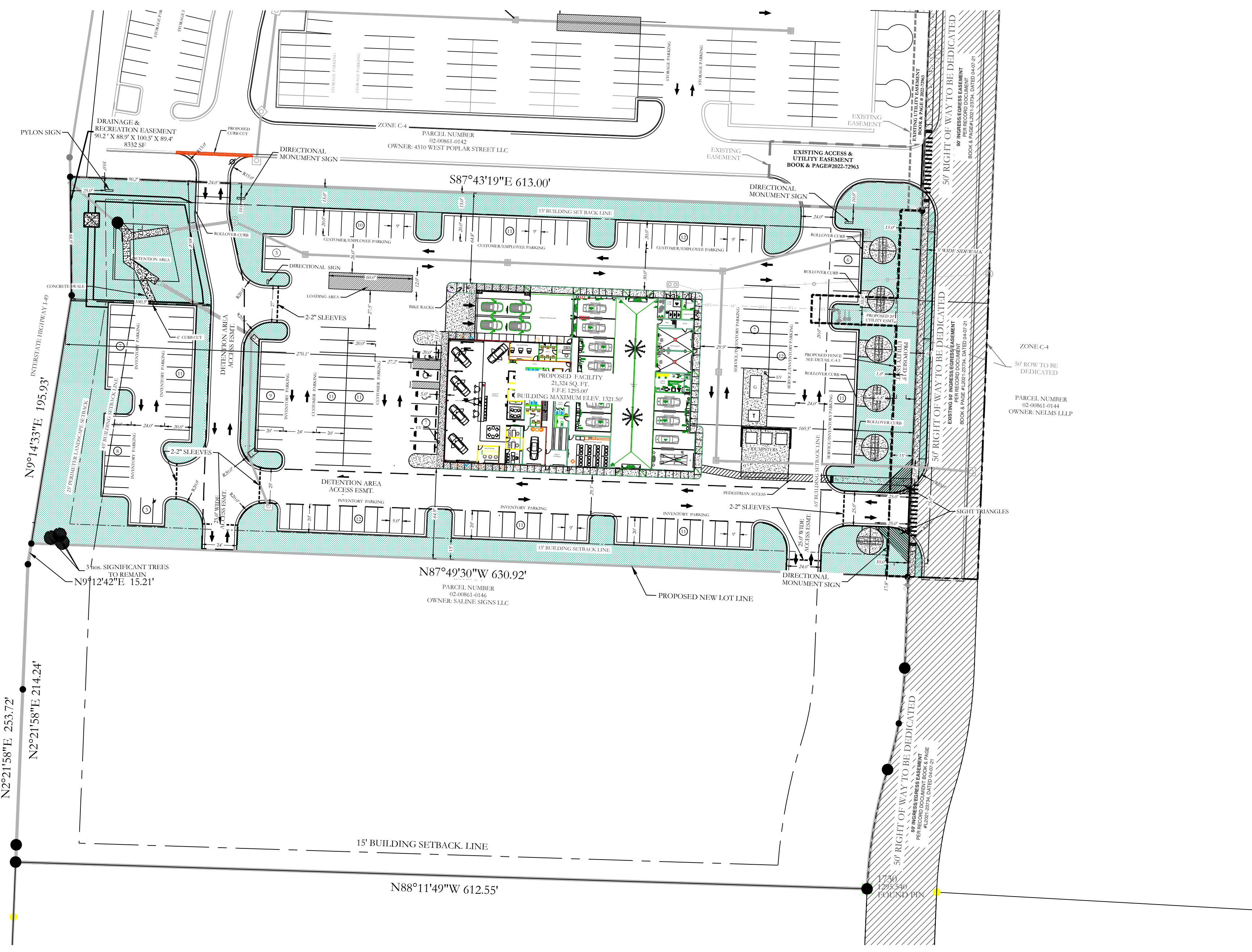
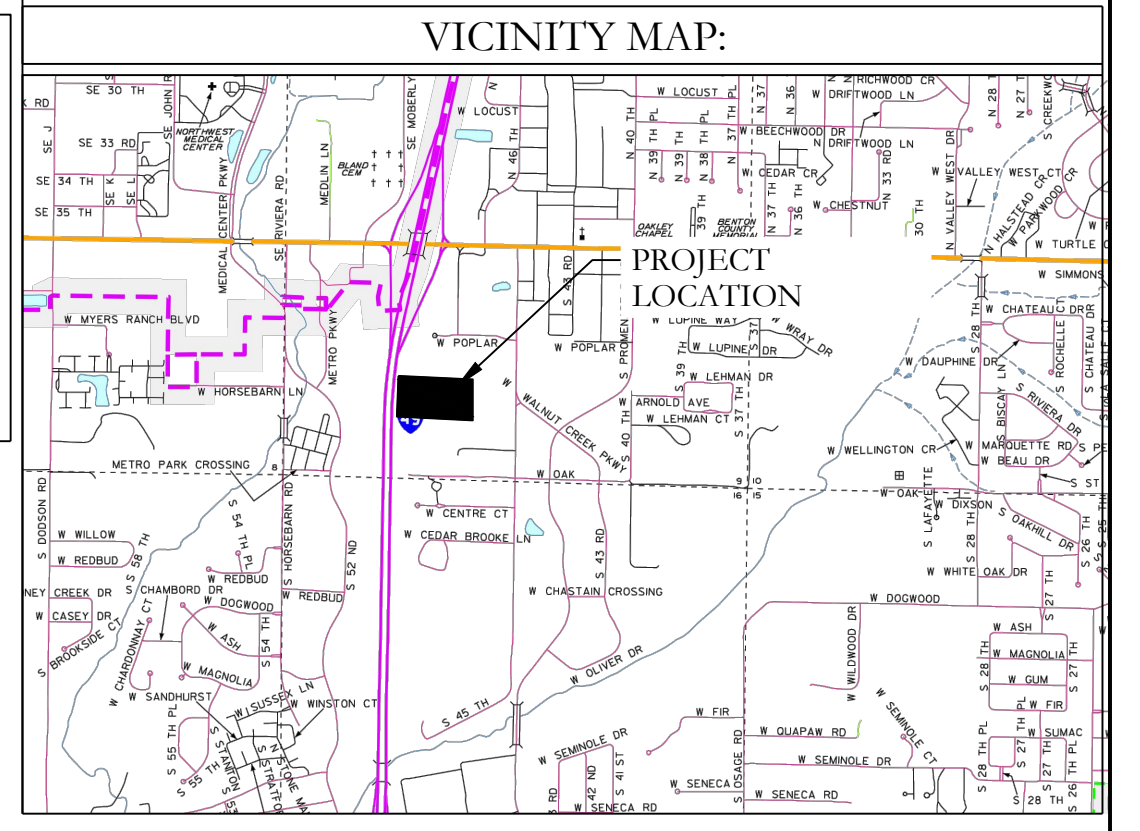
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Benton County City of Rogers area, panel # 05007C0266G, dated 06/05/2012, NO portion of the property described herein lies within the 100 year flood hazard boundary.

OWNER:

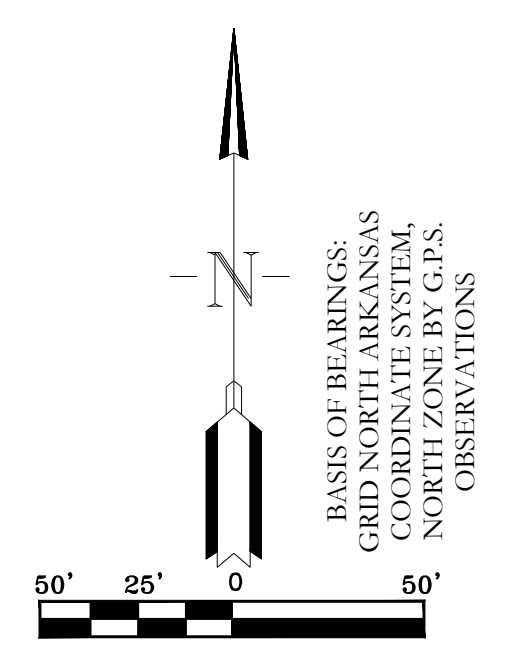
Name: SALINE HOLDINGS, LLC
Address: 121099 INTERSTATE 30
BRYANT, AR 72022
Email: chendrix@everettdifference.com
501-303-4393

DEVELOPER:

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



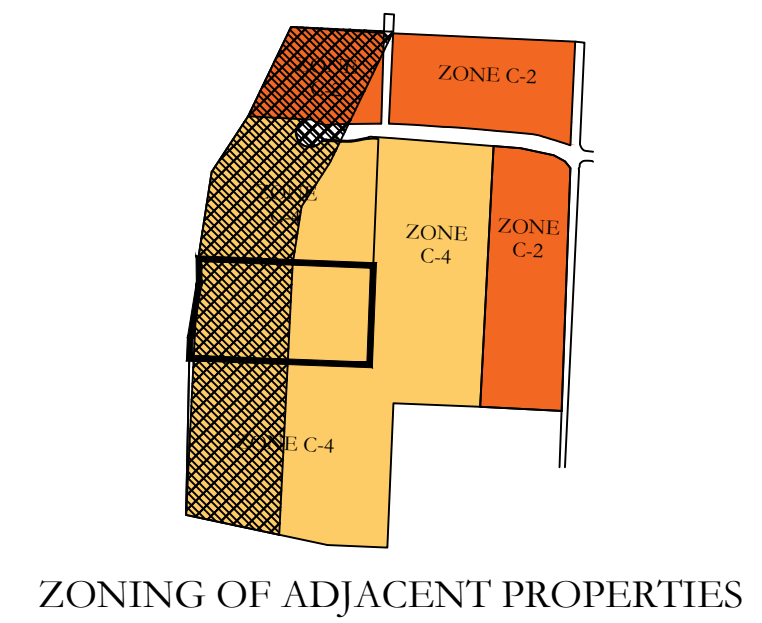
- GENERAL NOTES**
- APPROVAL OF LSD PLANS DOES NOT GUARANTEE APPROVAL OF SIGN PERMIT.
 - ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED.
 - AUTOMOBILE STORAGE (VEHICLE SALES) CANNOT BE LOCATED IN A SPECIAL FLOOD HAZARD AREA UNLESS THE PARKING IS ELEVATED ABOVE SEHA.
 - CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL PERMITS AND PAY ALL FEES AS REQUIRED BY THE CONSTRUCTION COVERED IN THESE PLANS.
 - ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR AND SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL QUANTITIES. CONTRACTOR SHALL PROVIDE ALL WORK AND MATERIALS TO COMPLETE CONSTRUCTION AS SHOWN ON PLANS.
 - CONTRACTOR SHALL TAKE CARE NOT TO DAMAGE ANY EXISTING STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAYS OR STRUCTURE UNLESS SHOWN TO BE REMOVED.
 - THE CONTOUR LINES, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR TOP OF PAVEMENT, SIDEWALKS, CURBS AND FLOOR SLABS, ETC. REFER TO TYPICAL SECTIONS FOR PAVING, SLAB AND AGGREGATE BASE THICKNESS TO DEDUCT FOR GRADING LINE ELEVATIONS.
 - CONTRACTOR SHALL FINISH GRADE SLOPES AS SHOWN NO STEEPER THAN 1 FOOT VERTICAL IN 3 FEET HORIZONTAL.
 - THE CONTRACTOR IS RESPONSIBLE FOR ATTENDING TO AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO FLOOD ZONES, WET SOILS AND OTHER CONDITIONS. THE UNSUITABLE CONDITIONS MUST BE CORRECTED PER THE GEOTECHNICAL ENGINEERS REPORT, WHERE REQUIRED, TO MEET PROJECT NEEDS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB SITE CLEAN AND FREE OF ROCKS, SOIL/MUD AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.
 - CONTRACTOR SHALL CLEAN OUT ALL EXISTING AND PROPOSED INLETS, PIPES, AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK. THIS WORK SHALL BE DONE TO THE SATISFACTION OF THE OWNER AND THE CITY OF ROGERS.
 - CONTRACTOR IS RESPONSIBLE FOR PROVIDING BERM, SILT FENCES, OR OTHER MEANS TO PREVENT ERODED MATERIALS FROM REACHING THE PUBLIC RIGHT-OF-WAY AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS SILT, OR MUD AND RESTORE THE RIGHT-OF-WAY TO ORIGINAL OR BETTER CONDITION.
 - CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL DOWNSTREAM EROSION AND SILT DURING ALL PHASES OF CONSTRUCTION. EROSION CONTROL PROCEDURES SHALL BE IN PLACE PRIOR TO BEGINNING GRADING ACTIVITIES.
 - CONSTRUCTION ACCESS TO THE SITE SHALL BE LIMITED TO THE APPROVED TEMPORARY CONSTRUCTION ENTRANCE(S).
 - TEMPORARY CONSTRUCTION ENTRANCE SHALL HAVE SHOT ROCK FOR ITS SURFACE.
 - EROSION CONTROL DEVICES SHALL BE MAINTAINED DURING THE WHOLE CONSTRUCTION PERIOD BY THE CONTRACTOR.
 - CONTRACTOR SHALL PROTECT ANY STORM INLETS FROM SEDIMENT THAT TAKE STORM WATER FROM THE AREA OF CONSTRUCTION.
 - ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
 - APBP APPROVED BICYCLE PARKING TO BE INCLUDED IN ARCHITECTURAL PLANS
 - PROPOSED SIGNAGE TO BE INCLUDED IN ARCHITECTURAL PLANS.
 - APPROVAL OF LSD PLANS DO NOT GUARANTEE APPROVAL OF PROPOSED SIGNS. A SEPARATE PERMIT WILL BE REQUIRED FOR APPROVAL OF SIGNS.



LEGEND

▲ COMPUTED POINT	⊕ FIRE HYDRANT	⊙ SEWER MANHOLE	— MISC FENCE LINE
● FOUND MONUMENT	⊕ WATER VALVE	— S — SANITARY SEWER LINE	GRASS
⊙ SET 1/2" REBAR	⊕ POWER POLE	— OHP — OVERHEAD POWER LINE	CONCRETE
(M) MEASURED	⊙ STORM DRAIN/MANHOLE	— T — TELEPHONE LINE	
(P) PLAT/DEED	⊕ GAS METER	— 12W — 12" WATER LINE	
⊕ WATER METER	⊕ TELEPHONE PEDESTAL	— 8W — 8" WATER LINE	

B.S.L.=BUILDING SETBACK LINE
P.L.S.=PERIMETER LANDSCAPE SETBACK



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.

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

DATE: 02-09-2024	C.A.D. BY:	DRAWING NUMBER:
REVISION:	CHECKED BY:	23-0061
SHEET: C-1.0	SCALE:	
500	19N	30W
	0	09
	300	04
		1762





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 Board of Adjustment** on **March 5, 2024 at 5:30 p.m.** at Rogers City Hall regarding an application by **Everett Infinity** under the provisions of the City of Rogers Code of Ordinances, for a variance to **allow a reduction of parking spaces at 3.73 acres near the SW corner of W. Poplar & 45th Street** in the C-4 (Open Display) zoning district more particularly described as follows:

PARCEL NUMBER:

02-00861-146

LOCATION:

3.73 acres near the SW corner of W. Poplar & 45th Street, directly East of the interstate

Ed McClure, Secretary
Board of Adjustment

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