



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

BOARD OF ADJUSTMENT MEETING AGENDA

APRIL 2, 2024

5:30 PM

DATE: APRIL 2, 2024

LOCATION: COUNCIL CHAMBERS, 301 W. CHESTNUT STREET

REGULAR SESSION: 5:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/89549255634](https://us02web.zoom.us/j/89549255634)

AGENDA

CALL TO ORDER:

ROLL CALL:

NEW BUSINESS:

1. (VAR-Fields at Pinnacle) A request by James Dibble for Fields at Pinnacle requesting to a variance from Section 14-732, U-COM/U-NBT Residential Transition Standards requiring an 8' masonry screen wall along the property line at 5501 W. Madison Avenue in the U-COM (Uptown-Core Mixed Use) and the U-NBT (Uptown Neighborhood Transition) zoning district.

- *STAFF: Nick Little*
- *REPRESENTED BY: James Dibble*

ACTION ON MINUTES:

ADJOURN:

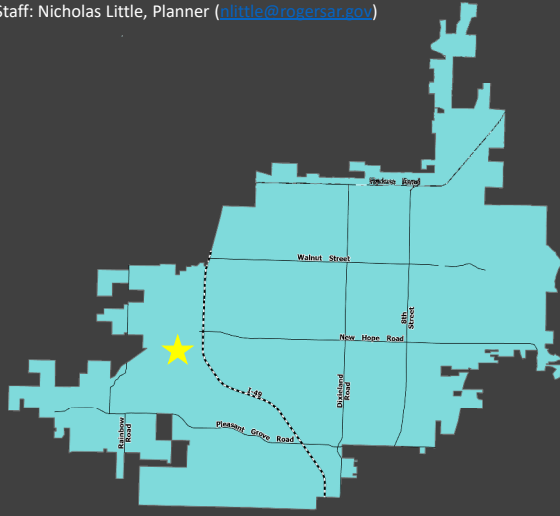


Variance

PLANNING

Vin Hotel Masonry Wall

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



Vicinity Map

Location

5501 W Northgate Road

Nature of Request

To waive the 8' masonry wall requirement required by Sec. 14-732(4.3)(d.)

Zoning

U-COM, U-COR

Proposed Use

Hotel

Representative

James Dibble, MCE

Summary:

This site is located in west Rogers, near the intersection of W Northgate and S Champions.

Growth Designation:

Regional Center

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



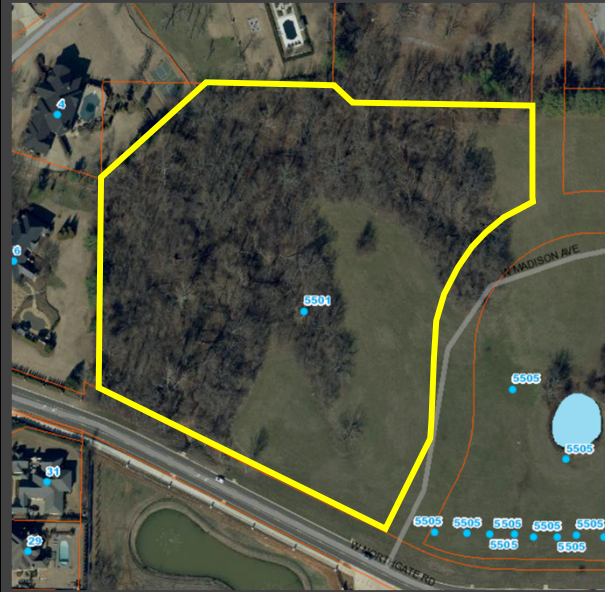
(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)

(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.



Site Conditions:

- U-COM and U-NBT zoning.
- Significant terrain on site, with lowest area being in the northwestern corner of subject property.
- Large stormwater detention area already built in northwestern corner of property.
- Fields at Pinnacle Lot 2 development under construction to east across S 55th Street.
- Adjacent to Beau Chane to the west – estate-style subdivision with mansion homes and large lots.
- Multifamily housing to the south across W Northgate Road.

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.

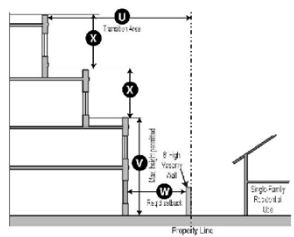


Vin Hotel Masonry Wall

The following transition standards shall apply to all new building construction and all upper story additions to existing buildings located adjacent to any existing single-family detached residential use.

v.	Transition Area	300 feet min.	U
vi.	Max. Building Height at Required Setback	35 feet	V
vii.	Required Setback	20 feet min.	W
viii.	Required Stepback	30 foot height increase allowed every 30 feet of setback beyond V (1:1 slope)	X

An 8-foot tall masonry or block wall shall be required when adjacent to any existing single-family detached residential use and shall be optional for all other adjacencies. A 6-foot wide landscape buffer with evergreen trees (balled-and-burlapped, 8-feet at time of planting) shall be required parallel to any single-family residential lot line. (See surface parking setbacks illustration; Subsection 4.2 (e) i).



Variance Request

- Sec. 14-732(4.3)(d.) requires transition standards when adjacent to existing single-family detached uses.
- 8' masonry wall required as part of those transition standards

Applicable Code Section

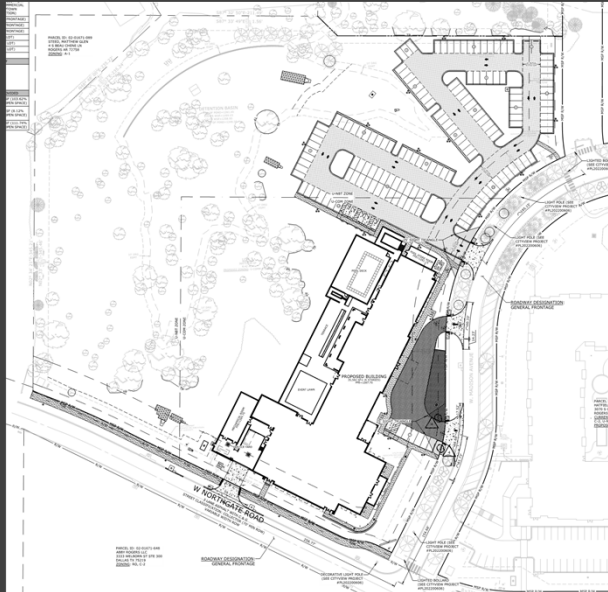
Request:

- The applicant is requesting to waive the requirement for the 8' masonry wall along the western property boundary, that abuts existing single-family residential.



Vin Hotel Masonry Wall

Site Plan



Setback Applicant Hardship

“An 8’ screen wall will require us to remove upwards of 17 existing significant trees and numerous other trees that are currently providing a dense natural screening buffer between the residential lots to the west and our development. Removal of these trees to accommodate for a screen wall will reduce the effectiveness of the existing vegetation.”

Setback Applicant Spirit and Intent

“Approval will allow us to keep and maintain the existing stand of trees that are currently providing a dense natural screening buffer along the property line.”

Stated Hardship:

- “An 8’ screen wall will require us to remove upwards of 17 existing significant trees and numerous other trees that are currently providing a dense natural screening buffer between the residential lots to the west and our development. Removal of these trees to accommodate for a screen wall will reduce the effectiveness of the existing vegetation.”

Spirit and Intent:

- “Approval will allow us to keep and maintain the existing stand of trees that are currently providing a dense natural screening buffer along the property line.”

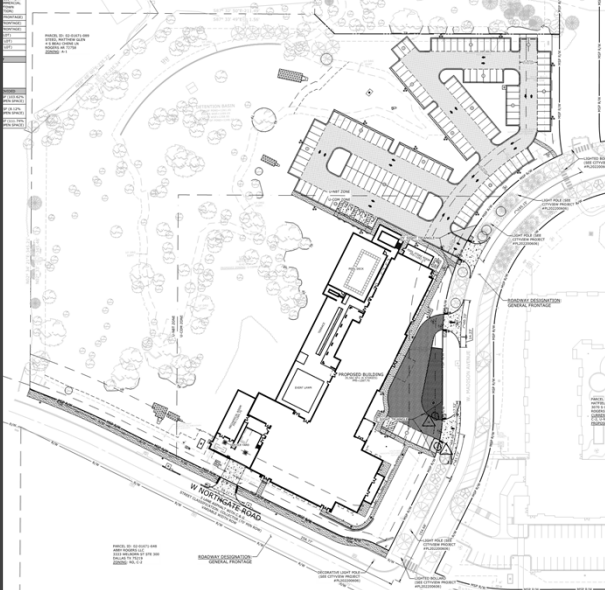


Variance

PLANNING

Vin Hotel Masonry Wall

Site Plan



Variance Request Factors

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

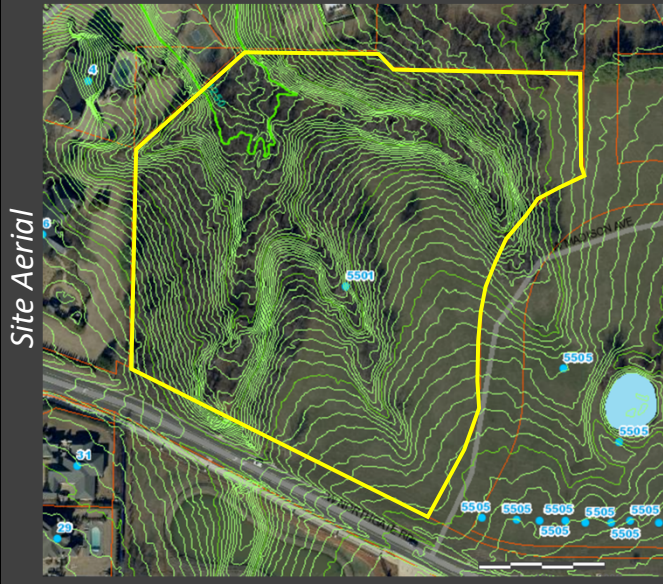
Not particularly. Strict enforcement of the code would require the applicants to build an 8' masonry wall along their western/northwestern property boundary that abuts existing single-family uses. A significant amount of mature trees would have to be removed as a result of this requirement. This is not necessarily a site-specific hardship, unique to this property.

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

- Not particularly. Strict enforcement of the code would require the applicants to build an 8' masonry wall along their western/northwestern property boundary that abuts existing single-family uses. A significant amount of mature trees would have to be removed as a result of this requirement. This is not necessarily a site-specific hardship, unique to this property.



Vin Hotel Masonry Wall



Variance Request Factors

<p>How is the spirit and intent of the code being met?</p>	<p>The forested area west of the hotel serves as a substantial visual buffer for the adjacent single-family homes. The terrain of the site also slopes, somewhat drastically, to the northwest. Because of the proposed preserved vegetation, steep slope of the property, and the required placement of the 8' masonry wall, the wall wouldn't block the view any better than the existing mature tree cover would for the adjacent neighbors.</p>
<p>Can the difficulty be obviated by some feasible method other than a variance?</p>	<p>No. The difficulty in this instance is the requirement to construct an 8 foot tall masonry wall that runs nearly 800 linear feet along the western and northwestern property boundary.</p>

How is the spirit and intent of the code being met?

- The forested area west of the hotel serves as a substantial visual buffer for the adjacent single-family homes. The terrain of the site also slopes, somewhat drastically, to the northwest. Because of the proposed preserved vegetation, steep slope of the property, and the required placement of the 8' masonry wall, the wall wouldn't block the view any better than the existing mature tree cover would for the adjacent neighbors.

Can the difficulty be obviated by some feasible method other than a variance?

- No. The difficulty in this instance is the requirement to construct an 8 foot tall masonry wall that runs nearly 800 linear feet.



Aerial Map

Recommendation

APPROVE the variance request to waive the masonry wall requirement with following conditions:

- An easement or similar legal instrument to preserve 25' bufferyard along property line adjacent to existing single-family uses, that contains existing or new canopy trees at a rate of 2 per 50 linear feet.

Public Input:

No public input received.

Recommendation

APPROVE the variance request to waive the masonry wall requirement with following conditions:

An easement or similar legal instrument to preserve 25' bufferyard along property line adjacent to existing single-family uses, that contains existing or new canopy trees at a rate of 2 per 50 linear feet.



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: James Dibble

ADDRESS: 1580 E. Stearns Street, Fayetteville, AR 72703 SUITE #: _____

GENERAL LOCATION OF PROPERTY: West of the intersection of Madison & Northgate

PHONE #: (479) 443-2377 EMAIL: jdibble@mce.us.com

PROPERTY OWNER: Hotel Vin Rogers, LLC PHONE #: (574) 213-5615

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal): We are asking for a variance to Section 14.732, U-NBT Residential Transition Standards requiring an 8' masonry screen wall along the property line

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?

An 8' screen wall will require us to remove upwards of 17 existing significant trees and numerous other trees that are currently providing a dense natural screening buffer between the residential lots to the west and our development. Removal of these trees to accommodate a screen wall will reduce the effectiveness of the existing vegetation.

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

Approval will allow us to keep and maintain the existing stand of trees that are currently providing a dense natural screening buffer along the property line

DocuSigned by:
Kristen Sawdon
F7F5D7D7973D469... Date 3/4/2024

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:

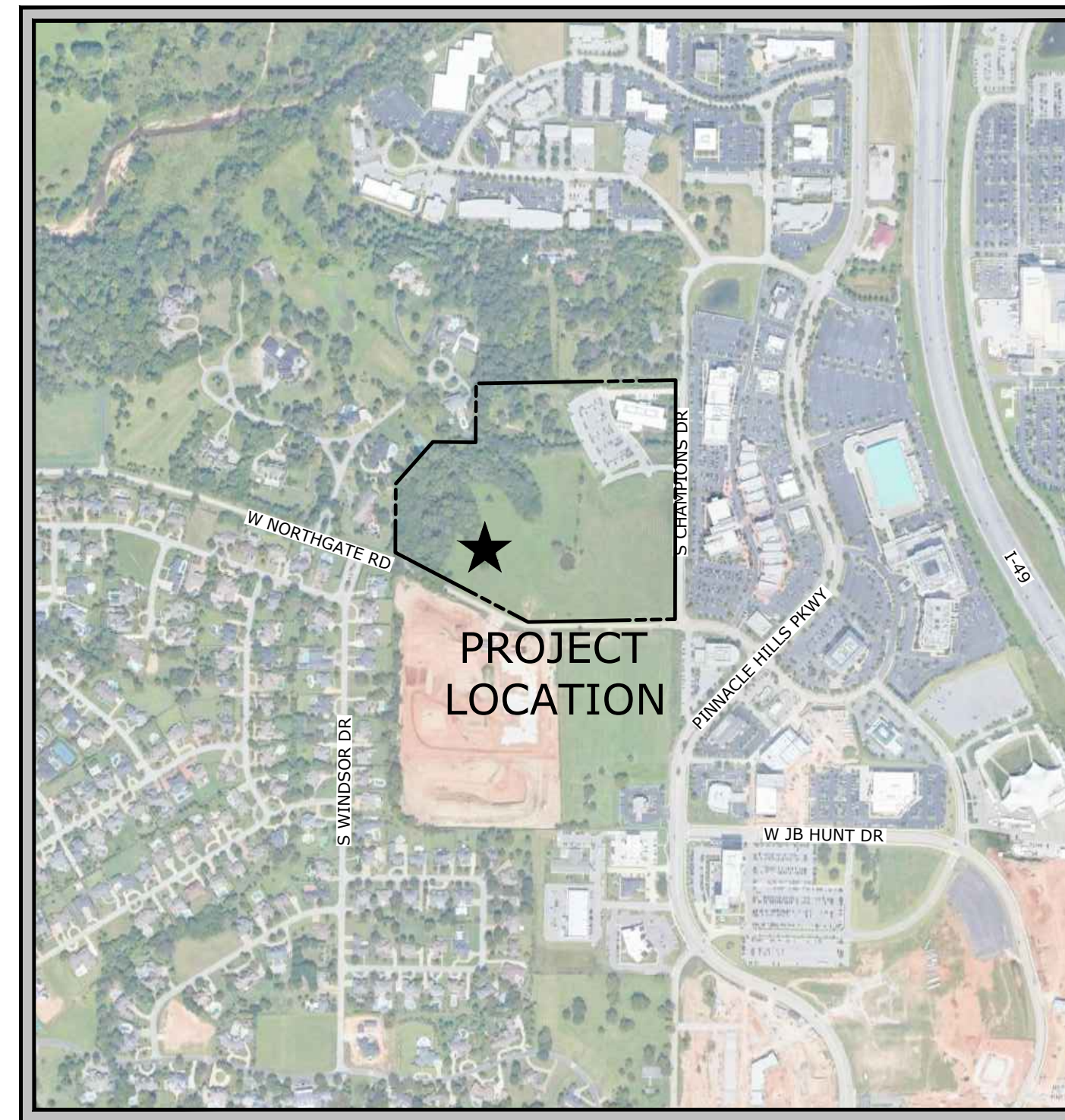
BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING

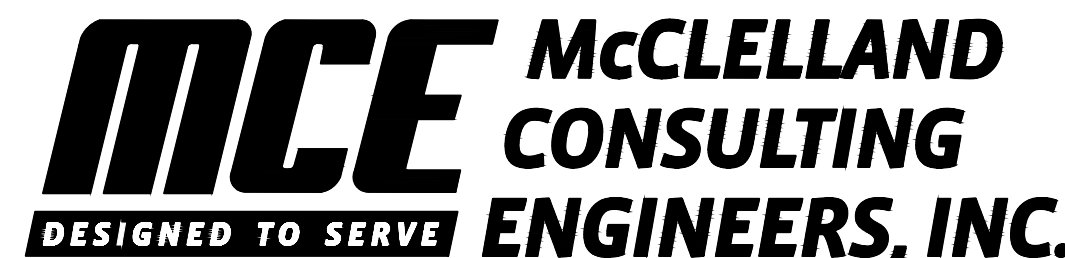
HOTEL VIN FIELDS AT PINNACLE LOT 3

5501 W. MADISON AVENUE, ROGERS, AR
LARGE SCALE DEVELOPMENT
CITYVIEW PROJECT #PL202300974
(URDC ZONE)



VICINITY MAP

March 13, 2024
MCE PROJECT NUMBER 22-2174



http://www.mce.us.com

1580 E STEARNS ST
FAYETTEVILLE, ARKANSAS 72703
(479) 443-2377

LITTLE ROCK, AR • FAYETTEVILLE, AR • FORT SMITH, AR

	INDEX TO DRAWINGS	DATE	REV / BID / CO / ADD
C0.00	COVER	1/11/2024	REV-2
C0.01	CIVIL GENERAL NOTES BOUNDARY & TOPOGRAPHIC SURVEY	1/11/2024	REV-2
C1.00	OVERALL DEMOLITION PLAN	11/3/2023	REV-1
C1.01	DEMOLITION PLAN - NORTH	11/3/2023	REV-1
C1.02	DEMOLITION PLAN - SOUTH	11/3/2023	REV-1
C1.03	DEMOLITION PLAN - WEST	11/3/2023	REV-1
C2.00	OVERALL SITE PLAN	3/13/2024	REV-4
C2.01	SITE PLAN - NORTH	2/28/2024	REV-3
C2.02	SITE PLAN - SOUTH	3/13/2024	REV-4
C2.03	SITE PLAN - WEST	2/28/2024	REV-3
C3.00	OVERALL GRADING & DRAINAGE PLAN	2/28/2024	REV-3
C3.01	GRADING PLAN - NORTH	2/28/2024	REV-3
C3.02	GRADING PLAN - SOUTH	2/28/2024	REV-3
C3.03	GRADING PLAN - WEST	2/28/2024	REV-3
C3.04	GRADING PLAN - INSETS I	2/28/2024	REV-3
C3.05	GRADING PLAN - INSETS II	1/11/2024	REV-2
C3.06	DRAINAGE PLAN - NORTH	2/28/2024	REV-3
C3.07	DRAINAGE PLAN - SOUTH	1/11/2024	REV-2
C3.08	DRAINAGE PLAN - WEST	1/11/2024	REV-2
C3.09	DRAINAGE PROFILES I	1/11/2024	REV-2
C3.10	DRAINAGE PROFILES II	2/28/2024	REV-3
C3.11	DRAINAGE PROFILES III	2/28/2024	REV-3
C3.12	DRAINAGE PROFILES IV	2/28/2024	REV-3
C3.13	DRAINAGE PROFILES V	1/11/2024	REV-2
C4.00	OVERALL UTILITY PLAN	3/13/2024	REV-4
C4.01	UTILITY PLAN - NORTH	3/13/2024	REV-4
C4.02	UTILITY PLAN - SOUTH	3/13/2024	REV-4
C4.03	UTILITY PLAN - WEST	3/13/2024	REV-4
C4.04	UTILITY PLAN & PROFILES	1/11/2024	REV-2
C5.00	EROSION CONTROL PLAN	2/28/2024	REV-3
C6.00	TREE MITIGATION PLAN	11/3/2023	REV-1
C6.01	LANDSCAPE PLAN	2/28/2024	REV-3
C6.02	LANDSCAPE NOTES & DETAILS	9/8/2023	REV-0
C7.00	DETAIL SHEET I	9/8/2023	REV-0
C7.01	DETAIL SHEET II	1/11/2024	REV-2
C7.02	DETAIL SHEET III	9/8/2023	REV-0
C7.03	DETAIL SHEET IV	1/11/2024	REV-2
C7.04	DETAIL SHEET V	3/13/2024	REV-4
C7.05	DETAIL SHEET VI	9/8/2023	REV-0
C7.06	DETAIL SHEET VII	9/8/2023	REV-0
C7.07	CITY OF ROGERS DETAIL SHEET RWU STANDARD DETAILS	9/8/2023	REV-0

SUPPLEMENTAL SHEETS

- BUILDING ELEVATIONS
- DUMPSTER ENCLOSURE WALL
- SITE LIGHTING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE



DEVELOPMENT USAGE PLAN

THE OVERALL SITE IS CURRENTLY IN THE PROCESS OF BEING DEVELOPED (LOT 2). AS PART OF THE LOT 3 DESIGN, THE PROPOSED DEVELOPMENT WILL FEATURE 51,880 SF OF HOTEL SPACE, ACCOMMODATING 125 ROOMS. IN ADDITION, OFF-STREET PARKING WILL BE PROVIDED VIA A SURFACE PARKING LOT ON THE NORTH SIDE OF THE PROPERTY. THE PROJECT WILL NOT REQUIRE WATER AND SEWER UTILITY EXTENSIONS AND WILL UTILIZE THE EXISTING STORM WATER DETENTION POND LOCATED WITHIN THE SUBDIVISION.

CITY GENERAL NOTES

- 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 50D TO THE 100 YEAR WATER SURFACE ELEVATION WITHIN 2 WEEKS (14 DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREET END FOR FUTURE STUBOUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGNAGE CENTERED AT THE END OF THE RIGHT-OF-WAY.
- WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGNAGE.
- PUBLIC STREET 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.

LEGAL DESCRIPTION

LOT 3 OF THE LOT SPLIT OF LOTS 1 & 2 PER PROPERTY LINE ADJUSTMENT 2016-86, CREATING LOT 1-4 AS FILED FOR RECORD 3/16/2023

LAND USE

HOTEL SPACE

GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT McCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. McCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE CONSTRUCTED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

McCLELLAND CONSULTING ENGINEERS, INC.
1580 E. STEARNS STREET,
FAYETTEVILLE, AR 72703
OFFICE: (479) 443-2377
FAX: (479) 443-9241

McCLELLAND CONSULTING ENGINEERS, INC. AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

WARRANTY / DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

WETLAND NOTE

THERE ARE POTENTIAL WETLAND AREAS THAT EXIST WITHIN THE PROJECT BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN UNSHADED FLOOD ZONE "X", OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, ARKANSAS.

FIRM PANEL: #05007C0265K
EFFECTIVE DATE: 6/5/2012

CONSTRUCTION TYPE

TYPE = IB

BUILDING CODE

2021 AR BUILDING CODE
2021 AR FIRE PREVENTION CODE
2021 AR MECHANICAL CODE
2018 AR PLUMBING CODE
2018 AR FUEL GAS CODE
2020 NATIONAL ELECTRIC CODE
2021 ANSI

SITE DATA (LOT 3)		
OVERALL SITE AREA	366,752 S.F.	8.42 AC
TOTAL DEVELOPMENT (DISTURBED) AREA	210,136 S.F.	4.82 AC
ZONING	URDC (UPTOWN ROGERS DEVELOPMENT CODE) / U-COM (UPTOWN COMMERCIAL MIXED USE) & U-NET (UPTOWN NEIGHBORHOOD TRANSITION)	
FRONT BUILD-TO ZONE	10' MIN. - 45' MAX. (GENERAL FRONTAGE)	
SIDE BUILD-TO ZONE	0' MIN.; NO MAX. (GENERAL FRONTAGE)	
REAR BUILD-TO ZONE	0' MIN.; NO MAX. (GENERAL FRONTAGE)	
BUILDING COVERAGE AREA	53,137 SF (14.49% OF LOT)	
TOTAL IMPERVIOUS AREA	123,001 SF (33.54% OF LOT)	
TOTAL PERVIOUS AREA	243,751 SF (66.46% OF LOT)	
TOTAL BUILDING HEIGHT	52'-0"	
OPEN SPACE REQUIREMENTS	REQUIRED	PROVIDED
GENERAL REQUIREMENT (5% OF TOTAL LOT)	18,338 SF	19,150 SF (103.62% TOTAL OPEN SPACE)
NON-RESIDENTIAL (4 SF / 1K SF BUILDING COVERAGE AREA)	143 SF	1,500 SF (8.12% TOTAL OPEN SPACE)
TOTAL OPEN SPACE	18,481 SF	20,650 SF (111.74% TOTAL OPEN SPACE)

CONTACTS

PLANNING CITY OF ROGERS 301 W. CHESTNUT STREET, ROGERS, AR 72756 JOHN MCCURDY / DIRECTOR PHONE: (479) 621-1186 EMAIL: jmcurdy@rogersar.gov	TELEPHONE / INTERNET A181 700 W. WALNUT, ROGERS, AR 72756 BRIAN WILLIAMS PHONE: (479) 249-5194 EMAIL: bw9156@att.com
CITY ENGINEER CITY OF ROGERS 301 W. CHESTNUT STREET, ROGERS, AR 72756 LANCE JOBE, P.E. / CITY ENGINEER PHONE: (479) 621-1186 EMAIL: ljobe@rogersar.gov	COX COMMUNICATIONS CHAD HODGE PHONE: (479) 871-0339 EMAIL: chad.hodge@cox.com TIM BUSEY PHONE: (479) 387-8305 EMAIL: tim.busey@cox.com DION JONES EMAIL: dion.jones@cox.com PHONE: (479) 721-6265
WATER AND SEWER ROGERS WATER UTILITIES 601 S. 2nd STREET, ROGERS, AR 72756 EARL ROUSCH PHONE: (479) 936-5425 EMAIL: earlrousche@rwu.org	RITTER COMMUNICATIONS SAM VALLE PHONE: (479) 212-0141
FIRE DEPARTMENT CITY OF ROGERS FIRE DEPARTMENT 201 N. 1st STREET, ROGERS, AR 72756 THOMAS JENKINS PHONE: (479) 621-1179	OWNER / DEVELOPER (INFRASTRUCTURE PACKAGE) HATFIELD WHALEN LAND, LLC 3070 S. CHAMPIONS DRIVE, STE. 101, ROGERS, AR 72758 CHAD HATFIELD PHONE: (479) 619-6334 EMAIL: chad@hatfieldpropertiesllc.com
NATURAL GAS BLACK HILLS ENERGY 1301 FEDERAL WAY, LOWELL, AR 72745 ADAM COMER / UTILITY PLANNER PHONE: (479) 877-0006 EMAIL: adam.comer@blackhillsinc.com	OWNER / DEVELOPER (LOT 2 PACKAGE) GREAT LAKES CAPITAL 112 W. JEFFERSON BOULEVARD, STE. 200 SOUTH BEND, IN 46601 KRISTEN SAWDON PHONE: (574) 213-5615 EMAIL: ksawdon@greatlakescapital.com
ELECTRIC CARROLL ELECTRIC CO-OP 707 SE WALTON BOULEVARD, BENTONVILLE, AR 72712 DEREK THURMAN PHONE: (479) 273-2421 x 2690 EMAIL: dthurman@carrollecc.com BRANDON TUTTLE PHONE: (479) 273-2421 x 2646 EMAIL: btuttle@carrollecc.com	CIVIL ENGINEERING CONSULTANT McCLELLAND CONSULTING ENGINEERS 1580 E. STEARNS STREET, FAYETTEVILLE, AT 72703 PHONE: (479) 273-2421 x 2646 PHONE: (479) 443-2377 EMAIL: cbakunas@mce.us.com

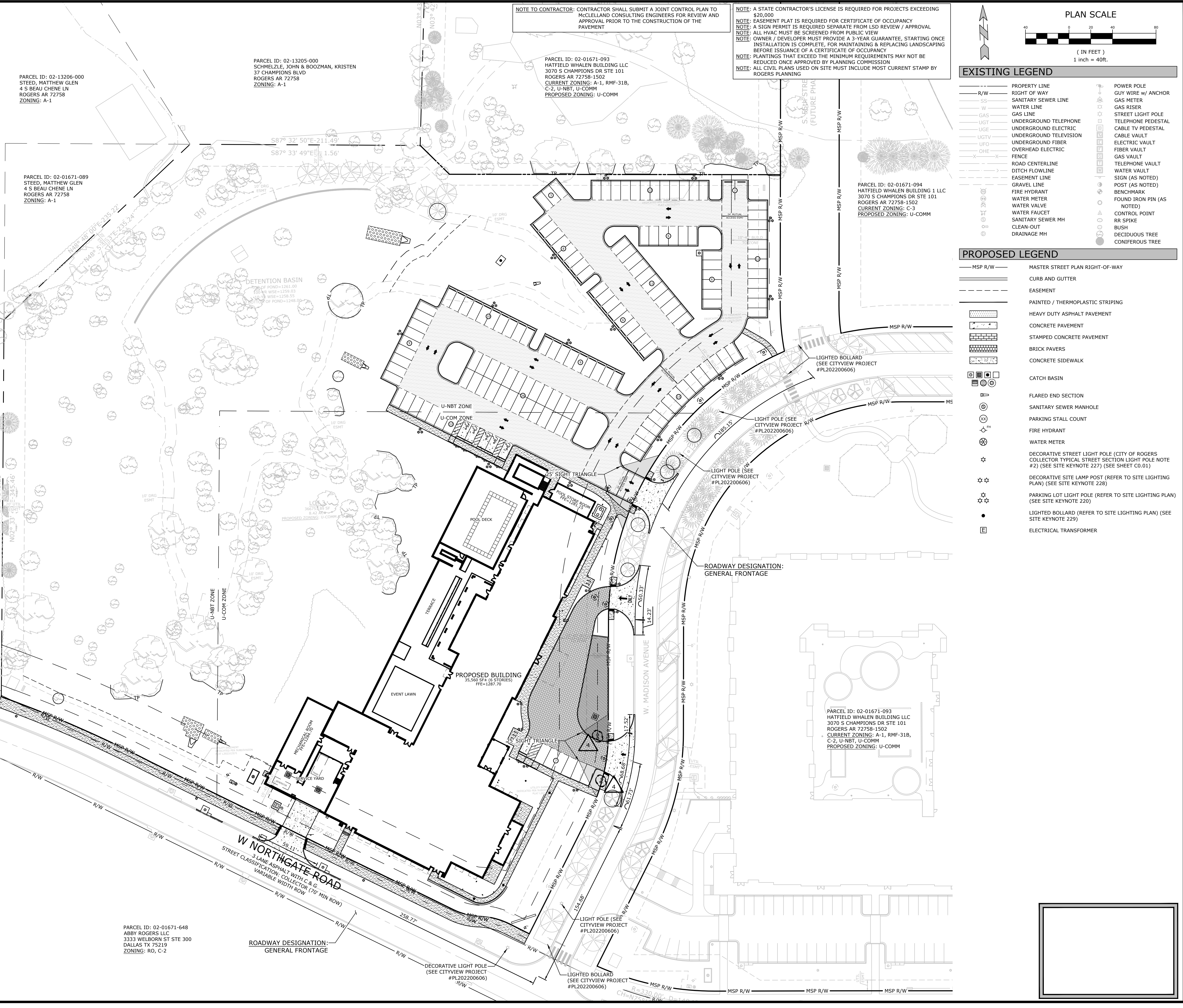
NOTE: A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000
NOTE: EASEMENT PLAT IS REQUIRED FOR CERTIFICATE OF OCCUPANCY
NOTE: A SIGN PERMIT IS REQUIRED SEPARATE FROM LSD REVIEW / APPROVAL
NOTE: ALL HVAC MUST BE SCREENED FROM PUBLIC VIEW
NOTE: OWNER / DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING & REPLACING LANDSCAPING BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
NOTE: PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION
NOTE: ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING

REVISIONS		
REV	DATE	DESCRIPTION
1	11/3/2023	ADDRESSING CITY LSD & RWU COMMENTS
2	1/11/2024	ADDRESSING CITY LSD & RWU COMMENTS
3	2/28/2024	ADDRESSING CITY LSD & RWU COMMENTS
4	3/13/2024	ADDRESSING RWU COMMENTS



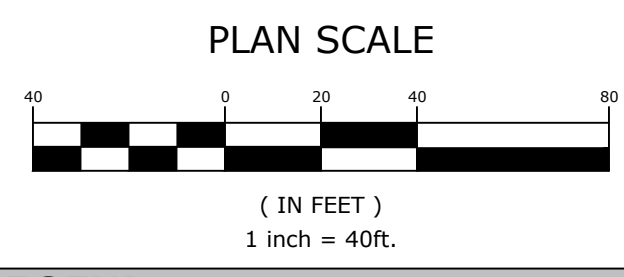
W:\2022\22-2174 - Rogers, AR Marriott Autograph Hotel - Fields At Pinnacle Design Drawings\222174-SP.dwg, PRINTED ON: March 13, 2024 @ 4:19 PM

SITE DATA		
OVERALL SITE AREA	366,752 S.F.	8.42 AC
TOTAL DEVELOPMENT (DISTURBED) AREA	210,136 S.F.	4.82 AC
PARKING SPACE REQUIREMENTS		
HOTEL (0.5 STALLS / ROOM) 125 ROOMS PROPOSED	63	157
ADA PARKING STALLS	3 (1 TO BE VAN PARKING)	6 (1 TO BE VAN PARKING)
BIKE RACK REQUIREMENTS		
BIKE RACKS (5% OF HOTEL ROOMS)	6	6
TOTAL BIKE RACKS	6	6
ZONING		
URDC (UPTOWN ROGERS DEVELOPMENT CODE) / U-COM (UPTOWN COMMERCIAL MIXED USE) & U-NBT (UPTOWN NEIGHBORHOOD TRANSITION)		
FRONT BUILD-TO ZONE	10' MIN. - 45' MAX. (GENERAL FRONTAGE)	
SIDE BUILD-TO ZONE	0' MIN.; NO MAX. (GENERAL FRONTAGE)	
REAR BUILD-TO ZONE	0' MIN.; NO MAX. (GENERAL FRONTAGE)	
BUILDING COVERAGE AREA	53,137 SF (14.49% OF LOT)	
TOTAL IMPERVIOUS AREA	123,001 SF (33.54% OF LOT)	
TOTAL PERVIOUS AREA	243,751 SF (66.46% OF LOT)	
TOTAL BUILDING HEIGHT	92'-0"	
BUILDING SF (PER FLOOR)	TOTAL BUILDING SF	
1 ST FLOOR = 35,560 SF	122,455 SF	
2 ND FLOOR = 17,458 SF		
3 RD FLOOR = 17,352 SF		
4 TH FLOOR = 17,321 SF		
5 TH FLOOR = 17,321 SF		
6 TH FLOOR = 17,443 SF		
OPEN SPACE REQUIREMENTS		
GENERAL REQUIREMENT (5% OF TOTAL LOT)	REQUIRED	PROVIDED
	18,338 SF	19,150 SF (103.62% TOTAL OPEN SPACE)
NON-RESIDENTIAL (4 SF / 1K SF BUILDING COVERAGE AREA)	143 SF	1,500 SF (8.12% TOTAL OPEN SPACE)
TOTAL OPEN SPACE	18,481 SF	20,650 SF (111.74% TOTAL OPEN SPACE)



NOTE TO CONTRACTOR: CONTRACTOR SHALL SUBMIT A JOINT CONTROL PLAN TO McCLELLAND CONSULTING ENGINEERS FOR REVIEW AND APPROVAL PRIOR TO THE CONSTRUCTION OF THE PAVEMENT

NOTE: A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000
NOTE: EASEMENT PLAN IS REQUIRED FOR CERTIFICATE OF OCCUPANCY
NOTE: A SIGN PERMIT IS REQUIRED SEPARATE FROM LSD REVIEW / APPROVAL
NOTE: ALL HVAC MUST BE SCREENED FROM PUBLIC VIEW
NOTE: OWNER / DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING & REPLACING LANDSCAPING BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
NOTE: PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION
NOTE: ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING



- EXISTING LEGEND**
- R/W: RIGHT OF WAY
 - SS: SANITARY SEWER LINE
 - W: WATER LINE
 - GAS: GAS LINE
 - UGT: UNDERGROUND TELEPHONE
 - UGE: UNDERGROUND ELECTRIC
 - UGTV: UNDERGROUND TELEVISION
 - UFG: UNDERGROUND FIBER
 - OHE: OVERHEAD ELECTRIC
 - FENCE: FENCE
 - ROAD CENTERLINE: ROAD CENTERLINE
 - DITCH FLOWLINE: DITCH FLOWLINE
 - EASEMENT LINE: EASEMENT LINE
 - GRAVEL LINE: GRAVEL LINE
 - FIRE HYDRANT: FIRE HYDRANT
 - WATER METER: WATER METER
 - WATER VALVE: WATER VALVE
 - WATER FAUCET: WATER FAUCET
 - SANITARY SEWER MH: SANITARY SEWER MH
 - CLEAN-OUT: CLEAN-OUT
 - DRAINAGE MH: DRAINAGE MH
 - POWER POLE: POWER POLE
 - GUY WIRE W/ ANCHOR: GUY WIRE W/ ANCHOR
 - GAS METER: GAS METER
 - GAS RISER: GAS RISER
 - STREET LIGHT POLE: STREET LIGHT POLE
 - TELEPHONE PEDESTAL: TELEPHONE PEDESTAL
 - CABLE TV PEDESTAL: CABLE TV PEDESTAL
 - ELECTRIC VAULT: ELECTRIC VAULT
 - FIBER VAULT: FIBER VAULT
 - GAS VAULT: GAS VAULT
 - TELEPHONE VAULT: TELEPHONE VAULT
 - WATER VAULT: WATER VAULT
 - SIGN (AS NOTED): SIGN (AS NOTED)
 - BENCHMARK: BENCHMARK
 - FOUND IRON PIN (AS NOTED): FOUND IRON PIN (AS NOTED)
 - CONTROL POINT: CONTROL POINT
 - RR SPIKE: RR SPIKE
 - BUSH: BUSH
 - DECIDUOUS TREE: DECIDUOUS TREE
 - CONIFEROUS TREE: CONIFEROUS TREE
- PROPOSED LEGEND**
- MSP R/W: MASTER STREET PLAN RIGHT-OF-WAY
 - CURB AND GUTTER: CURB AND GUTTER
 - EASEMENT: EASEMENT
 - PAINTED / THERMOPLASTIC STRIPING: PAINTED / THERMOPLASTIC STRIPING
 - HEAVY DUTY ASPHALT PAVEMENT: HEAVY DUTY ASPHALT PAVEMENT
 - CONCRETE PAVEMENT: CONCRETE PAVEMENT
 - STAMPED CONCRETE PAVEMENT: STAMPED CONCRETE PAVEMENT
 - BRICK PAVERS: BRICK PAVERS
 - CONCRETE SIDEWALK: CONCRETE SIDEWALK
 - CATCH BASIN: CATCH BASIN
 - FLARED END SECTION: FLARED END SECTION
 - SANITARY SEWER MANHOLE: SANITARY SEWER MANHOLE
 - PARKING STALL COUNT: PARKING STALL COUNT
 - FIRE HYDRANT: FIRE HYDRANT
 - WATER METER: WATER METER
 - DECORATIVE STREET LIGHT POLE (CITY OF ROGERS COLLECTOR TYPICAL STREET SECTION LIGHT POLE NOTE #2) (SEE SITE KEYNOTE 227) (SEE SHEET C0.01): DECORATIVE STREET LIGHT POLE (CITY OF ROGERS COLLECTOR TYPICAL STREET SECTION LIGHT POLE NOTE #2) (SEE SITE KEYNOTE 227) (SEE SHEET C0.01)
 - DECORATIVE SITE LAMP POST (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 228): DECORATIVE SITE LAMP POST (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 228)
 - PARKING LOT LIGHT POLE (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 229): PARKING LOT LIGHT POLE (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 229)
 - LIGHTED BOLLARD (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 229): LIGHTED BOLLARD (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 229)
 - ELECTRICAL TRANSFORMER: ELECTRICAL TRANSFORMER

McCLELLAND CONSULTING ENGINEERS, INC.
 DESIGNED TO SERVE ENGINEERS, INC.
 1580 E STEARNS ST
 FAYETTEVILLE, ARKANSAS 72703
 (479) 443-2377
 HTTP://WWW.MCE.US.COM

PRELIMINARY NOT FOR CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

HOTEL VIN
FIELDS AT PINNACLE LOT 3
 5501 W. MADISON AVENUE
 ROGERS, AR



REVISIONS

REV	DATE	DESCRIPTION
1	11/9/2023	ADDRESSING CITY LSD & RWU COMMENTS
2	1/11/2024	ADDRESSING CITY LSD & RWU COMMENTS
3	2/28/2024	ADDRESSING CITY LSD & RWU COMMENTS
4	3/13/2024	ADDRESSING RWU COMMENTS

OVERALL SITE PLAN

DESIGNED BY: JAD
 DATE: 3/13/2024
 SCALE: AS NOTED

DRAWN BY: JAD
 REVISION: REV-4
 JOB NUMBER: 22-2174

C2.00

W:\2022\22-2174 - Rogers, AR Marriott Autograph Hotel - Fields At Pinnacle Design Drawings\222174-MIT.dwg, PRINTED ON: March 13, 2024 @ 4:23 PM

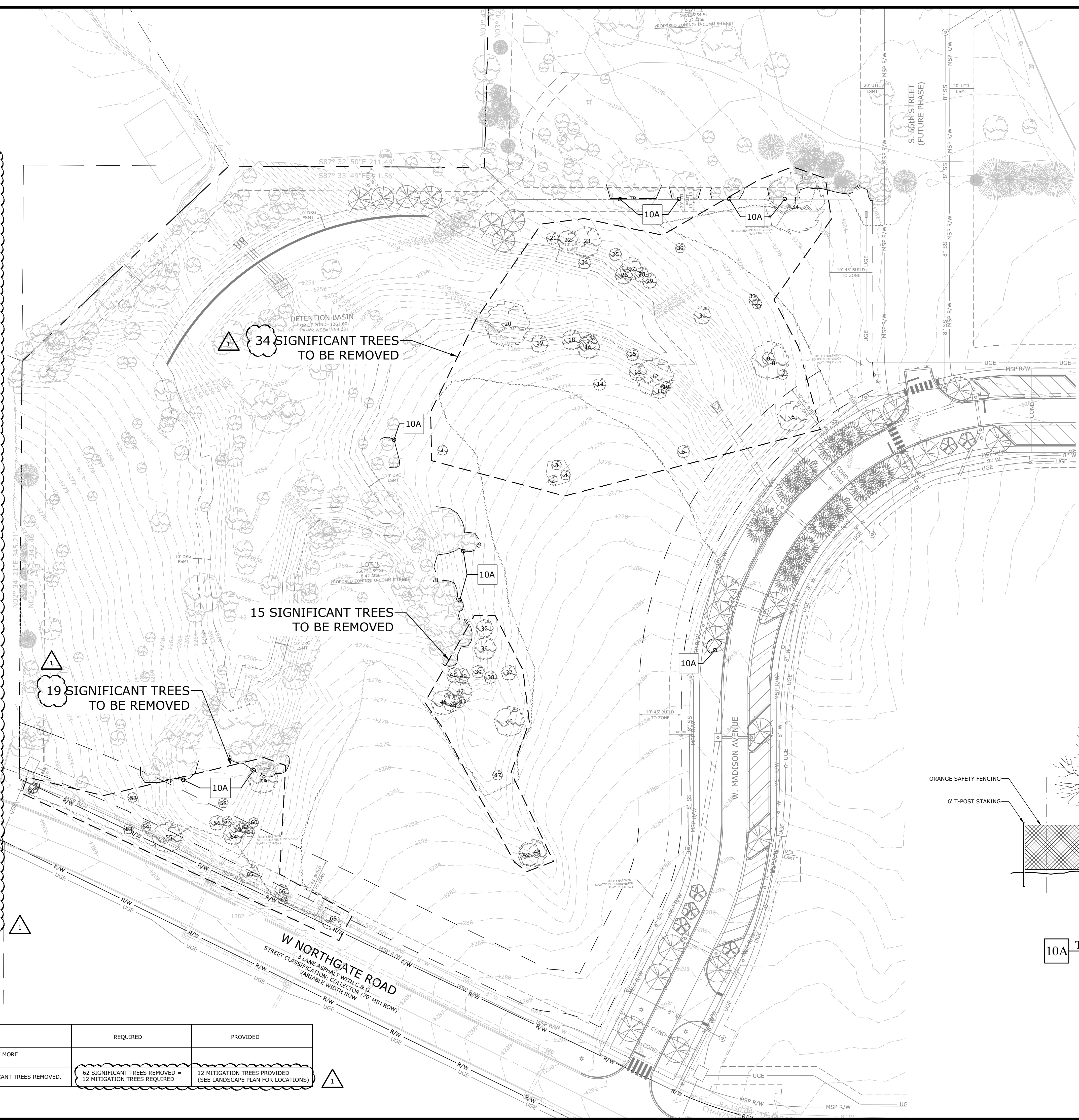
Significant Trees Removal List

Tree #	Tree Species	Caliper Size	Condition
1	Ash	8"	Good
2	Twin Cherry	8"	Good
3	Cherry	8"	Good
4	Cherry	8"	Good
5	Elm	10"	Good
6	Walnut	24"	Good
7	Cherry	8"	Good
8	Cherry	30"	Good
9	Cherry	10"	Good
10	Hackberry	8"	Good
11	Walnut	12"	Good
12	Oak	30"	Good
13	Hickory	14"	Good
14	Walnut	10"	Good
15	Maple	10"	Good
16	Ash	18"	Good
17	Ash	10"	Good
18	Walnut	18"	Good
19	Hackberry	14"	Good
20	Oak	36"	Good
21	Elm	10"	Good
22	Sycamore	16"	Good
23	Sycamore	24"	Good
24	Walnut	10"	Good
25	Maple	10"	Good
26	Hackberry	14"	Good
27	Oak	18"	Good
28	Walnut	12"	Good
29	Walnut	12"	Good
30	Walnut	8"	Good
31	Hickory	14"	Good
32	Walnut	8"	Good
33	Walnut	8"	Good
34	Oak	48"	Good
35	Hackberry	14"	Good
36	Walnut	18"	Good
37	Twin Bois D'Arc	12"	Good
38	Walnut	10"	Good
39	Cherry	10"	Good
40	Walnut	12"	Good
41	Walnut	12"	Good
42	Hackberry	20"	Good
43	Walnut	10"	Good
44	Walnut	14"	Good
45	Hackberry	20"	Good
46	Walnut	24"	Good
47	Bois D'Arc	8"	Good
48	Walnut	22"	Good
49	Walnut	18"	Good
50	Cherry	8"	Good
51	Cherry	8"	Good
52	Ash	8"	Good
53	Walnut	8"	Good
54	Hackberry	8"	Good
55	Walnut	24"	Poor
56	Ash	12"	Good
57	Elm	8"	Good
58	Elm	8"	Good
59	Hackberry	24"	Good
60	Cherry	8"	Poor
61	Cherry	8"	Poor
62	Cherry	8"	Poor
63	Maple	14"	Poor
64	Maple	16"	Poor
65	Ash	16"	Good
66	Maple	12"	Good
67	Maple	8"	Good
68	Ash	18"	Good

62 Good Significant Trees
 6 Poor Significant Trees (Not counted in Mitigation Formula)
 Mitigation Trees Required at a 1:5 Ratio
 62/5 = 12.4 12 Mitigation Trees Required

TREE MITIGATION REQUIREMENTS

REQUIRED	PROVIDED
TREE MITIGATION IS REQUIRED WHEN THERE IS REMOVAL OF MORE THAN 7 SIGNIFICANT TREES.	
MITIGATION TREES ARE REQUIRED AT 1:5 RATIO TO SIGNIFICANT TREES REMOVED.	62 SIGNIFICANT TREES REMOVED = 12 MITIGATION TREES REQUIRED 12 MITIGATION TREES PROVIDED (SEE LANDSCAPE PLAN FOR LOCATIONS)



PLAN SCALE
 1 inch = 40ft.

EXISTING LEGEND

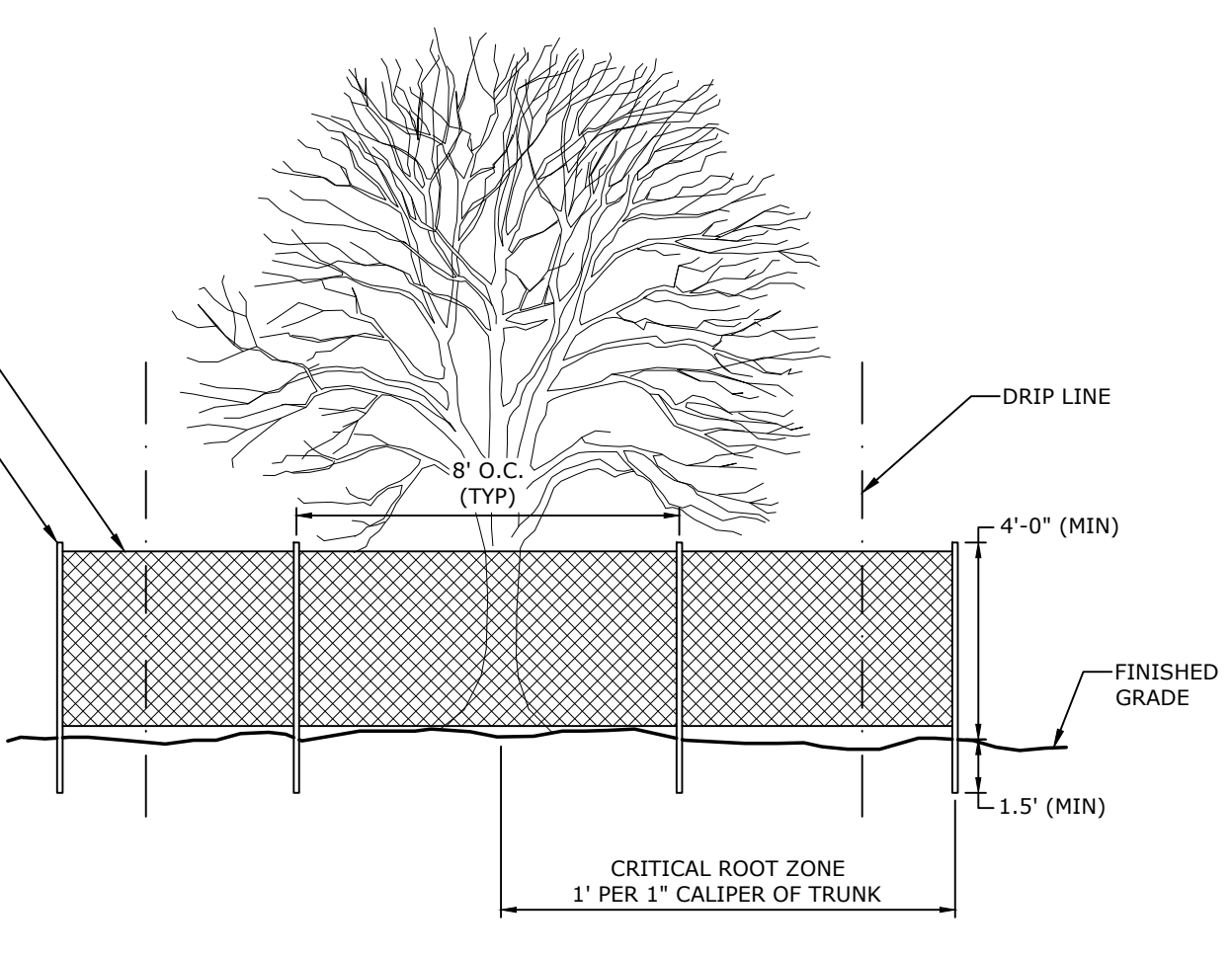
- R/W: PROPERTY LINE
- SS: RIGHT OF WAY
- W: SANITARY SEWER LINE
- GAS: WATER LINE
- UGT: GAS LINE
- UGE: UNDERGROUND TELEPHONE
- UGTV: UNDERGROUND ELECTRIC
- UGF: UNDERGROUND FIBER
- DHE: OVERHEAD ELECTRIC
- FENCE: FENCE
- RD: ROAD CENTERLINE
- DITCH: DITCH FLOWLINE
- EASEMENT: EASEMENT LINE
- GRAVEL: GRAVEL LINE
- FIRE: FIRE HYDRANT
- WATER: WATER METER
- VALVE: WATER VALVE
- FAUCET: WATER FAUCET
- MH: SANITARY SEWER MH
- CLEAN-OUT: CLEAN-OUT DRAINAGE MH
- POWER POLE: POWER POLE
- GUY WIRE: GUY WIRE W/ ANCHOR
- GAS METER: GAS METER
- GAS RISER: GAS RISER
- STREET LIGHT POLE: STREET LIGHT POLE
- TELEPHONE PEDESTAL: TELEPHONE PEDESTAL
- CABLE VAULT: CABLE TV PEDESTAL
- ELECTRIC VAULT: ELECTRIC VAULT
- FIBER VAULT: FIBER VAULT
- GAS VAULT: GAS VAULT
- TELEPHONE VAULT: TELEPHONE VAULT
- WATER VAULT: WATER VAULT
- SIGN: SIGN (AS NOTED)
- POST: POST (AS NOTED)
- BENCHMARK: BENCHMARK
- FOUND IRON PIN: FOUND IRON PIN (AS NOTED)
- CONTROL POINT: CONTROL POINT
- RR SPIKE: RR SPIKE
- BUSH: BUSH
- DECIDUOUS TREE: DECIDUOUS TREE
- CONIFEROUS TREE: CONIFEROUS TREE

PROPOSED LEGEND

- (Tree symbol with slash): TREE(S) TO BE REMOVED AND DISPOSED OF
- (Tree symbol): EXISTING TREES TO REMAIN
- TP: TREE PROTECTION FENCING

DETAILS

10A TREE PROTECTION FENCE



10A TREE PROTECTION FENCE
 NTS

MCE McClelland Consulting Engineers, Inc.
 1580 E STEARNS ST
 FAYETTEVILLE, ARKANSAS 72703
 (479) 443-2377
 HTTP://WWW.MCE.US.COM

PRELIMINARY
 NOT FOR
 CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

**HOTEL VIN
 FIELDS AT PINNACLE LOT 3**
 5501 W. MADISON AVENUE
 ROGERS, AR

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

REVISIONS

REV	DATE	DESCRIPTION
1	11/13/2023	ADDRESSING CITY L&D & RWU COMMENTS

TREE MITIGATION PLAN

DESIGNED BY: JAD
 DATE: 3/13/2024
 SCALE: AS NOTED

DRAWN BY: JAD
 REVISION: REV-4
 JOB NUMBER: 22-2174

C6.00