



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

PLANNING COMMISSION MEETING AGENDA

APRIL 2, 2024

5:30 PM

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. March 19, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:

CONSENT AGENDA:

PUBLIC HEARING:

1.
CUP: David Vega

A request by David Vega for a Conditional Use Permit to allow the use "Business & Professional Office" at 2305 S. Dixieland Rd in the N-R (Neighborhood Residential) zoning district.

– STAFF: Christina Moore

– REPRESENTED BY: David Vega

2.
RZN: Elkhead LLC



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A request by Elkhead, LLC to rezone 921 S. 4th Street from the N-R (Neighborhood Residential) zoning district to the NBT (Neighborhood Transition) zoning district.

– *STAFF: Christina Moore*

– *REPRESENTED BY: David Vega*

CALL FOR RECESS:

1. Zoning Review Committee – **HELD IN COMMUNITY ROOM**
– Any items referred by Commission
2. **Board of Adjustment** – held in Council Chambers

CALL TO ORDER:

1. Planning Commission will reconvene in the Council Chambers.

OLD BUSINESS:

1.
1. RZN/DCP: The Hamilton

A request by The Hamilton to rezone 4451 & 4453 S. Dixieland Road from the C2-CU & RO-CU (Highway Commercial with Condominium Use & Residential Office with Condominium Use) zoning districts to the RMF-32.5 (Residential Multifamily, 32.5 units per acre) zoning district with a Density Concept Plan. (*Tabled at 2/20/24 meeting*)

– *STAFF: Zachary Birdsong*

– *REPRESENTED BY: Jess Griffin*

NEW BUSINESS:

1. All recommended items from committees.
- 2.

VAR: The Pointe at Rogers

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. (*Tabled at 3/5/24 meeting*)

– *STAFF: Nicholas Little*

– *REPRESENTED BY: Keith Richardson*

3.
LSDP: Vin Hotel

A proposal to construct a 53,137 sq. ft. hotel at 5501 W. Northgate Road in the U-COM & U-NBT



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(Uptown Commercial Mixed Use & Uptown Neighborhood Transition) zoning districts.

– *STAFF: Nicholas Little*

– *REPRESENTED BY: James Dibble*

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:

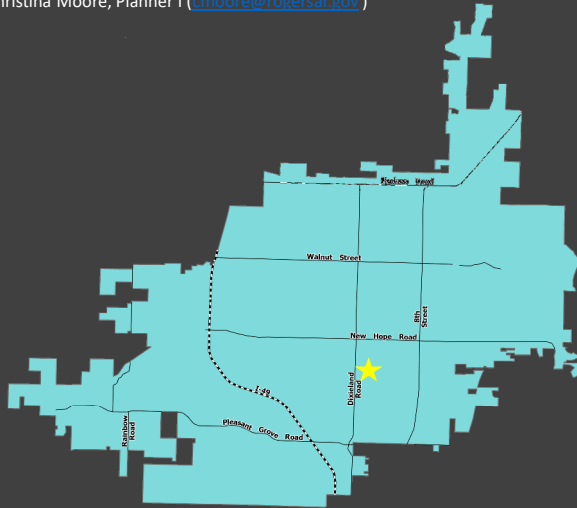


CONDITIONAL USE PERMIT

PLANNING

Vega

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



Vicinity Map

Location:

2305 S Dixieland Road

Proposed Use:

Business & Professional Office

Zoning:

N-R (Neighborhood Residential)

Growth Designation:

Neighborhood

Applicant:

David Vega

Proposal

This site is located in central Rogers at 2305 S Dixieland Road

Growth Designation:

Neighborhood

Growth Designation Purpose:

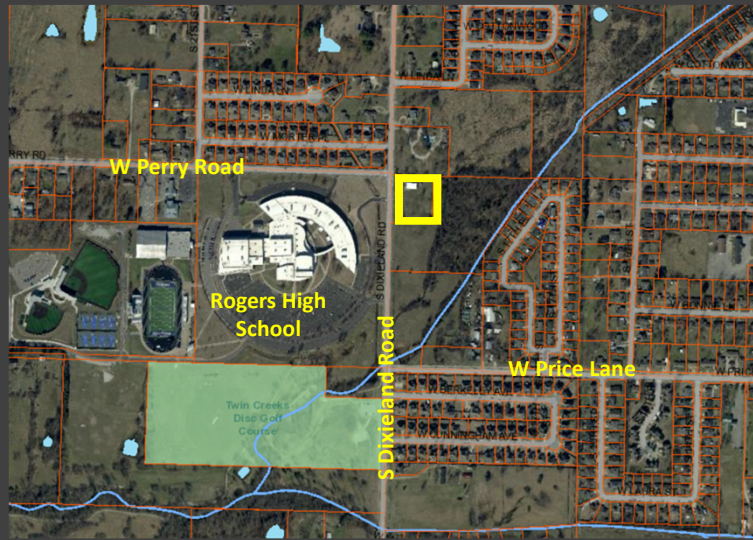
To protect and maintain existing residential areas in between other Growth Designations nodes while encouraging low-density infill (CGM Page 1).

Allowed Zoning Districts:

R-SF, N-R, R-DP, R-MF



Vega



Geolocation

Geolocation:

It is located to the east of Rogers High School at the intersection of W Perry Road and S Dixieland Road



CONDITIONAL USE PERMIT

PLANNING

Vega



Aerial View

Proposal

The applicant is requesting a conditional use permit for Business & Professional Office.

Proposal

The applicant is requesting to have a conditional use permit for a Business and Professional Office at the existing building.

ZONING:

N-R (Neighborhood Residential):

The purpose and intent of the I-1 zoning district is “created to encourage the continuation and revitalization of low- to medium-density housing throughout the City.” Sec. 14-702(a).

Use Definition:

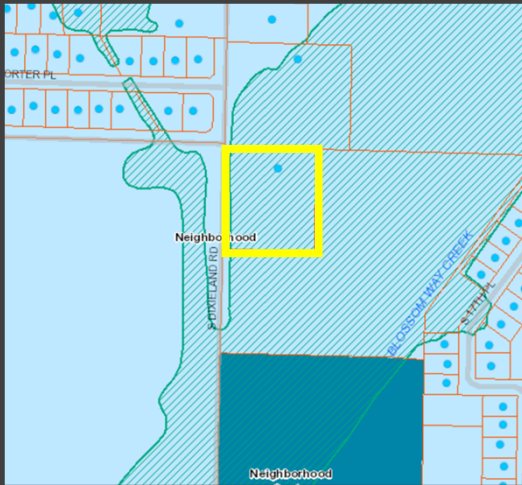
“Business & Professional Office is a secondary use classification encompassing office uses for companies and non-governmental organizations.” Sec. 14-695(b)(3)(z)(1)



CONDITIONAL USE PERMIT

PLANNING

Vega



CGM Map

CONSIDERATIONS & FINDINGS

- Proposed use conditional? Zoned correctly?
 - The proposed use is conditional in N-R.
- N-R is an allowed zone per the Neighborhood Growth Designation.
- The property was recently rezoned by City Council on 3/12/24.

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

The proposed use is conditional in N-R zoning and the neighborhood growth designation allows N-R zoning. Per the CGM this property is designated for N-R zoning among other residential zones.

Growth Designation:

Neighborhood

Growth Designation Purpose:

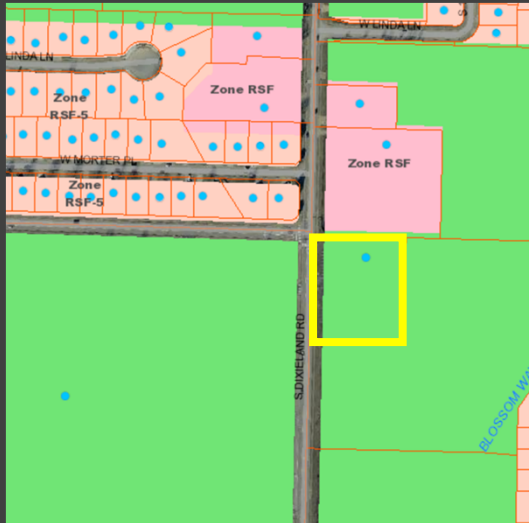
To protect and maintain existing residential areas in between other Growth Designations nodes while encouraging low-density infill (CGM Page 1).

Allowed Zoning Districts:

R-SF, N-R, R-DP, R-MF



Vega



Zoning Map

CONSIDERATIONS & FINDINGS

- **Compatible with surroundings? Would use not set a precedent contrary to city land use plan?**
 - Yes, the proposed commercial use is compatible with surrounding areas.
 - The primary impact would be traffic generation which is less than the prior use and is distributed evenly throughout the week.
 - There are residential uses to the north and east, Rogers High School to the west, and an undeveloped property to the south.
 - This use would not set a precedent contrary to the city land use plan because the use is conditionally allowed in N-R zoning and the activity generated by the use will not negatively impact the area.

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

The proposed use is compatible with adjacent properties. The traffic generation of the proposed use will be less than the prior church use and it would be evenly distributed throughout the week.

ZONING:

N-R (Neighborhood Residential):

The purpose and intent of the I-1 zoning district is “created to encourage the continuation and revitalization of low- to medium-density housing throughout the City.” Sec. 14-702(a).

Use Definition:

“Business & Professional Office is a secondary use classification encompassing office uses for companies and non-governmental organizations.” Sec. 14-695(b)(3)(z)(1)



CONDITIONAL USE PERMIT

PLANNING

Vega

SUMMARY

- ✓ Is the proposed use conditional?
- ✓ Is the property zoned correctly per the CGM?
- ✓ Is the proposed use compatible with surroundings?
 - This business will be compatible with the area. The business office use will have minimal activity.
- ✓ Would the proposed use set a precedent contrary to the City land use plan?
- ✓ Can zoning requirements be met?
- ✓ Will ingress and egress for the proposed use create a traffic hazard?
 - The applicant intends on using the existing site circulation.

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

In Summary:

The proposed use is conditional in N-R zoning.

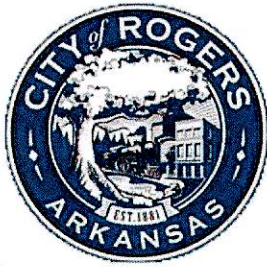
It is zoned correctly.

The use is compatible with the surroundings because the business use will have minimal activity.

The use would not set a precedence contrary to the City land use plan.

The zoning requirements can be met.

There are no ingress or egress issues.



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PLANNING DIVISION
CITY OF ROGERS, ARKANSAS
301 W. CHESTNUT
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OFFICE USE ONLY

Permit Fee: _____ (\$100)
Zoning: _____
Permit Number: _____
CityView Application: _____
Date: _____

CONDITIONAL USE PERMIT

APPLICANT: David Vega
ADDRESS: 2305 S Dixie Rd SUITE #: _____
GENERAL LOCATION OF PROPERTY: across from RHS on Dixie Rd.
PARCEL NUMBER: 02-01885-000
PHONE #: 479-644-9669 EMAIL: DavidVegaOnline.com
PROPERTY OWNER: David Vega PHONE #: 479-644-9669
PRESENT USE: church/empty ZONING: RN
PROPOSED CONDITIONAL USE: Professional Office
PARKING SPACES AVAILABLE: 36 HOURS OF OPERATION: 8am - 5pm
IF APPLYING TO OPEN A DAYCARE:
NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____
David Vega 3-8-24
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: _____

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 8 day of March, 2024

David Vega
Signed

DAVID VEGA
Name Printed

STATE OF ARKANSAS

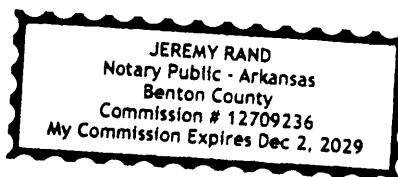
COUNTY OF Benton

Subscribed and sworn before me this the 8th day of March, 2024.

Jeremy Rand
Notary Signature

Jeremy Rand
Notary Name Printed

12-2-29
Commission Expires



PROPERTY OWNER PERMISSION

I, David Vega, hereby permit the use of Professional Office
(name) (use)
on my property at 2305 S. Dixie and Rd. Rogers, Arkansas.
(address)

Dated this the 8 day of March, 2024

David Vega
Signed

DAVID VEGA
Name Printed

STATE OF ARKANSAS

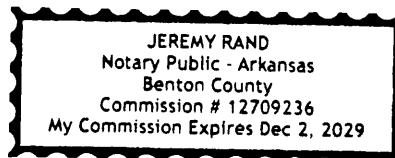
COUNTY OF Benton

Subscribed and sworn before me this the 8th day of March, 2024.

Jeremy Rand
Notary Signature

Jeremy Rand
Notary Name Printed

12-2-29
Commission Expires



Conditional Use Permit Letter

This is regarding property located at;

2305 S. Dixieland Rd., Rogers, AR. 72756

Parcel: 02-01885-000

To whom it may concern,

I am the owner of this property and I bought with an idea of having an office for my job, we don't really create much traffic at all but it is more professional when I can tell clients I have an actual office. All we basically do at office is take payments and fill out paperwork. Also I would like to start a magazine in the future, I will be very grateful if you all would allow me to do that. Here are answers to questions pertaining to my business.

- The type of business to be operated.

I would be having an office type business. I work for a bonding company but would also like an office for a magazine.

- The hours and days of operation of the business.

Normal business hours. 8am – 5pm

- What, if any, additional traffic will be generated.

Maybe an extra 10 cars a day. We don't have much traffic.

- What, if any, additional parking will be required. Note if gravel parking.

I don't believe we need any extra parking space. We currently have 3 handicap and 33 regular parking spots

D.V.

- What, if any, additional signage is to be erected. If so, note the size.
There is already a sign outside. I don't believe we need any extra signage.

- Any flammable or hazardous materials that will be present.

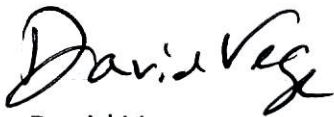
No

- Any additional noise or light that will result from this business.
I would like to install a flood light.

- Is business screened from surrounding residential areas?
It is on the side that a house is in.

- Any other pertinent information.
None right now.

If you have any questions please let me know, I will be more than happy to answer anyh questions you may have.



David Vega

479-644-9669

DavidVegaOnline@gmail.com



GOOD SHEPHERD
LUTHERAN CHURCH

2305



CHURCH
PARKING
ONLY

NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING CONDITIONAL USE PERMIT

DESCRIPTION:	To allow the use of "Business & Professional Office" at 2305 S. Oxenford Rd in the N-R (Neighborhood Residential) zoning district.
APPLICANT:	David Velazquez
BOARD/COMMISSION:	Planning Commission
MEETING DATE/TIME:	April 2, 2024 at 5:30 PM
MEETING LOCATION:	Rogers City Council Chambers, 301 W. Chestnut St.
PUBLIC COMMENTS:	planningcommission@rogersar.gov www.rogersar.gov/1181/Public-Hearing-Signs



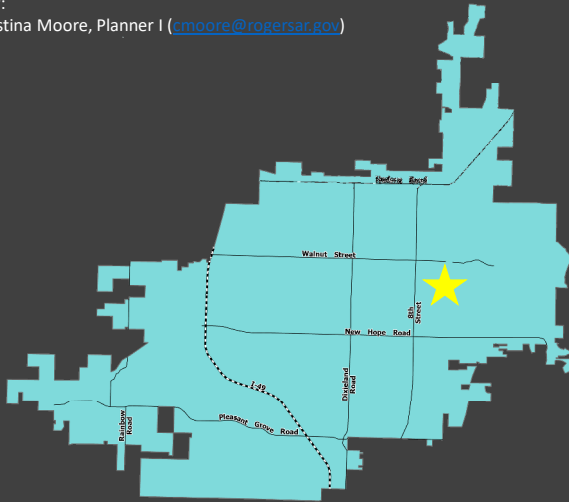
COMMUNITY DEVELOPMENT
PLANNING DIVISION
(479) 621.1186
planning@rogersar.gov



Rezone Elkhead

PLANNING

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



Vicinity Map

Location

921 S 4th Street

Current Zoning

N-R (Neighborhood Residential)

Requested Zoning

NBT (Neighborhood Transition Unit)

Growth Designation

Downtown Regional Center

Representative

Catelyn Gibbs

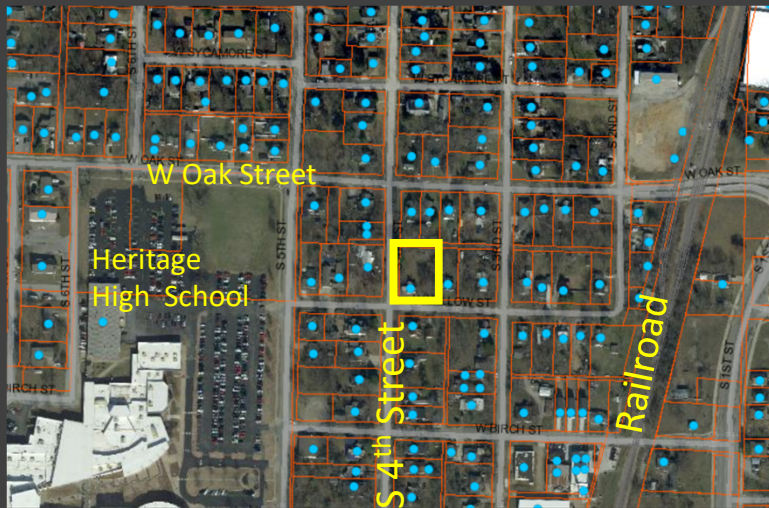
SUMMARY:

Request to rezone subject location from N-R to NBT



Rezone Elkhead

PLANNING



Geolocation

GEOLOCATION:

The property is located east of Heritage High School at the corner of S 4th Street and Willow Street.



Rezone Elkhead

PLANNING



Downtown Regional Center Zoning Map

FINDINGS:

- The CGM designates this parcel to be NBT

General Findings:

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

Current Zoning:

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

Requested Zoning:

- *NBT (Neighborhood Transition):* The purpose of the Neighborhood Transition Zone is to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown. Sec. 14-715(1.1)(a)(iv)

Growth Designation:

Downtown Regional Center.

Growth Designation Purpose:

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

Allowed Zoning Districts:

NBT



Rezone Elkhead

PLANNING



Zoning Map

FINDINGS:

- Applicant seeks a rezone from N-R to NBT

General Findings:

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

Current Zoning:

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

Requested Zoning:

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Growth Designation:

Downtown Regional Center.

Growth Designation Purpose:

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

Allowed Zoning Districts:

NBT



Rezone Elkhead

PLANNING



Aerial Map

FINDINGS CONTINUED:

- Current Use under NBT Zoning
 - The current use of single-family residential is permitted.
- Commercial Uses would require a CUP

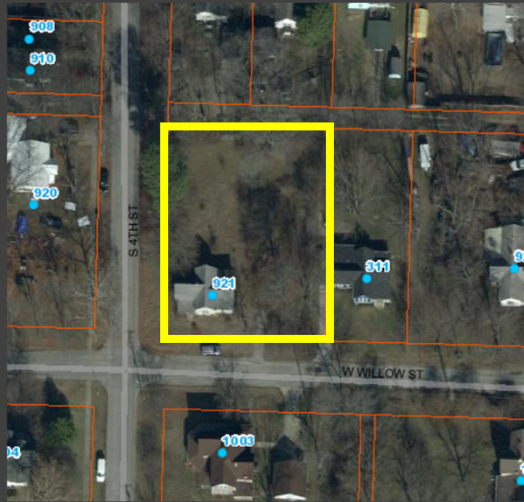
General Findings:

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



Rezone Elkhead

PLANNING



Aerial Map

Recommendation
**RECOMMEND TO CITY
COUNCIL FOR APPROVAL**

Public Input Received:

- We have received input from the public in opposition of this rezone.

Recommendation:

Recommend to City Council for Approval



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OFFICE USE ONLY

Permit Fee: _____ (\$200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Elkhead LLC, c/o Catelyn J. Gibbs, Watkins, Boyer, Gray & Curry, PLLC

ADDRESS: 921 S 4th St., Rogers, AR, 72756 SUITE #: N/A

GENERAL LOCATION OF PROPERTY: Downtown

PARCEL NUMBER: 02-05748-000

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

PROPERTY OWNER: Elkhead LLC, c/o Catelyn J. Gibbs
Watkins, Boyer, Gray & Curry, PLLC PHONE #: 479-636-2168

PRESENT USE: Residential ZONING: NR - Neighborhood Resident

PROPOSED USE: Residential ZONING: NBT-Neighborhood Transition

[Signature] By: Shawn Dible, Manager of Elkhead, LLC 3-8-24
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, Shawn Dible, Manager of Elkhead, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

Lots 6 and 7, Block 3, McGaughey's Orchard Addition, to the City of Rogers, Benton County, Arkansas

LAYMAN'S DESCRIPTION: 921 S 4th St., Rogers, AR, 72756

PRESENT ZONING: NR - Neighborhood Residential

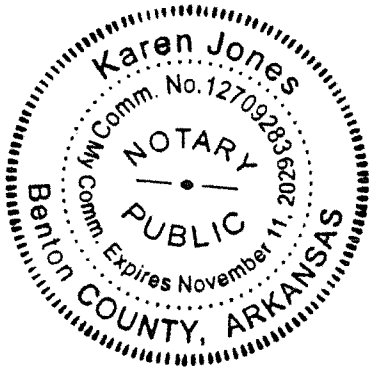
ZONING REQUEST: NBT-Neighborhood Transition

Respectfully Submitted,
Elkhead, LLC

By: [Signature]
(Property Owner Signature)
Shawn Dible, Manager of Elkhead, LLC

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 8th day of March, 2024.



[Signature]
Notary Signature

Karen Jones
Notary Name Printed

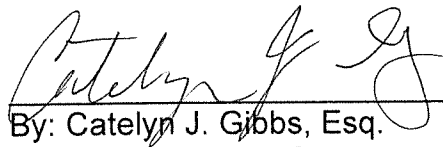
Nov. 11, 2029
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within three hundred (300) feet of the property located at 921 S 4th St., Rogers, Arkansas, 72756, have been notified by certified mail at least fifteen (15) days prior to the upcoming public hearing for the pending rezone request.

Dated this the 21 day of March, 2024.

ELKHEAD, LLC

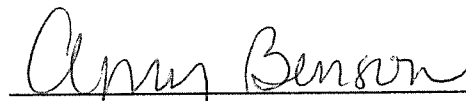


By: Catelyn J. Gibbs, Esq.
C/O Shawn Dible, Manager

State of ARKANSAS

County of BENTON

Subscribed and sworn before me this the 21 day of March, 2024.


Notary Signature

Amy Benson
Notary Name Printed

April 10, 2033
Commission Expires



Owner	Parcel Id	Address	Owner Address
PHARR, MERLIN	02-05762-000	1020 S 4TH ST	1020 S 4TH ST ROGERS AR 72756-5416
ALMARAZ, J JESUS & ALMARAZ, JOSE R	02-05739-000	903 S 3RD ST	903 S 3RD ST ROGERS AR 72756-5405
BAYLES, MICHAEL & ANGELA	02-05755-000	410 W WILLOW ST	410 W WILLOW ST ROGERS AR 72756-5454
OWEN, JOHN & CHANDRA	02-05751-000	904 S 4TH ST	904 S 4TH ST ROGERS AR 72756
BLEVINS FAMILY FARM LIMITED PARTNERSHIP	02-05747-000	322 W OAK ST	3302 W PERRY RD ROGERS AR 72758-1401
ELKHEAD LLC	02-05748-000	921 S 4TH ST	9377 ALICIA DAWN DR ROGERS AR 72758
ROGERS PUBLIC SCHOOL DISTRICT 30	02-01448-000	1114 S 5TH ST	500 W WALNUT ST ROGERS AR 72756-3774
HINRICHS, TIMOTHY JAY & TONI LYNN	02-05749-000	311 W WILLOW ST	116 E WOODSIDE LN ROGERS AR 72756
BROWN, MEGAN & LUKE	02-05752-001	W OAK ST	422 W OAK ST ROGERS AR 72756
LONG, BILL L	02-05776-000	1003 S 3RD ST	1003 S 3RD ST ROGERS AR 72756-5407
BECK, MASON & BAUGUS, BRIANNA LEIGH	02-05770-000	1020 S 3RD ST	1020 S 3RD ST ROGERS AR 72756
FREEMAN, ROBERT ALAN	02-05263-000	315 W OAK ST	315 W OAK ST ROGERS AR 72756
WOODS, PATRICK E & JAMIE	02-05759-000	1010 S 4TH ST	PO BOX 545 LOWELL AR 72745
TURLEY, MARY L	02-05767-000	1018 S 3RD ST	1016 S 3RD ST ROGERS AR 72756-5408
ROGERS PUBLIC SCHOOL DISTRICT 30	02-01433-000	S 5TH ST	500 W WALNUT ST ROGERS AR 72756-3774
DUNHAM, LILLIAN	02-05260-000	806 S 3RD ST	806 S 3RD ST ROGERS AR 72756-4621

RODRIGUEZ, KARLA DEYANIRA RAMIREZ	02-05756-000	421 W WILLOW ST	421 W WILLOW ST ROGERS AR 72756
SNYDER, MELIA	02-05741-000	219 W WILLOW ST	219 W WILLOW ST ROGERS AR 72756
CAMPBELL, NICHOLAS C	02-05754-000	920 S 4TH ST	920 S 4TH ST ROGERS AR 72756
ANDERSON, CAREY	02-05766-000	1011 S 4TH ST	1011 S 4TH ST ROGERS AR 72756
GOSS, JOSUE A & JULI	02-05764-000	1002 S 3RD ST	1002 S 3RD ST ROGERS AR 72756-5408
SALAS, AMANCIO G & SALAS, CONCEPCION	02-05738-000	218 W OAK ST	1103 N D ST ROGERS AR 72756
KRUGER, KRISTOPHER RAND	02-05257-000	806 S 4TH ST	806 S 4TH ST ROGERS AR 72756-4629
THOMPSON, GENE	02-05744-000	902 S 3RD ST	902 S 3RD ST ROGERS AR 72756-5406
HILLIS, LINDA N	02-05758-000	1003 S 5TH ST	1003 S 5TH ST ROGERS AR 72756-5429
RANEY, JON C & JESSICA	02-05757-000	1004 S 4TH ST	1004 S 4TH ST ROGERS AR 72756-5416
BRENNMAR PROPERTIES LLC	02-05271-000	821 S 3RD ST	8053 WARD LN ROGERS AR 72756-9107
MILLER, DOUGLAS J & KELLEY, JODIE	02-05258-000	820 S 4TH ST	820 S 4TH ST ROGERS AR 72756-4629
KRUPKA, JOHN L & CATHERINE A	02-05264-000	321 W OAK ST	109 WOODLOU LN ROGERS AR 72756-0714
COVEY, JOHN D & CAROL V	02-05745-000	312 W OAK ST	312 W OAK ST ROGERS AR 72756-4645
GAY FAMILY REVOCABLE TRUST, CHARLES D & PATTI L DEEN	02-05261-000	820 S 3RD ST	PO BOX 1654 ROGERS AR 72757
LONG, BILL	02-05775-000	220 W WILLOW ST	1003 S 3RD ST ROGERS AR 72756
BOOTH, MICHAEL A & REBECCA J	02-05750-000	922 S 3RD ST	922 S 3RD ST ROGERS AR 72756-5406

JEFFERY, DAVID E JR	02-05765-000	1003 S 4TH ST	1003 S 4TH ST ROGERS AR 72756-5415
DUVALL TRUST, SUSAN M	02-05761-000	1016 S 4TH ST	1016 S 4TH ST ROGERS AR 72756
CAMPBELL, DOUGLAS A & ANDREA D	02-05768-000	1015 S 4TH ST	1015 S 4TH ST ROGERS AR 72756-5415
HEINMETS, TIMOTHY	02-05760-000	1005 S 5TH ST	1005 S 5TH ST ROGERS AR 72756
DELICIE A KINCAID LLC	02-05746-000	316 W OAK ST	15863 KEDZIE CIR ROGERS AR 72758
BOARDWALK ESTATES LLC	02-05753-000	908 S 4TH ST	5408 1/2 LEMON GROVE AVE LOS ANGELES CA 90038
GRIDER, ROBERT H & CHRISTINA D	02-05740-000	921 S 3RD ST	921 S 3RD ST ROGERS AR 72756-5405
BROWN, MEGAN & LUKE	02-05752-000	422 W OAK ST	422 W OAK ST ROGERS AR 72756

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☐ Return Receipt (electronic)	\$ _____
☐ Certified Mail Restricted Delivery	\$ _____
☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

Postage
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Merlin Pharr
 1020 S. 4th St.
 Rogers, AR 72756-5416

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☐ Adult Signature Restricted Delivery	\$ _____

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Jesus Almaraz and José Almaraz
 903 S. 3rd. St.
 Rogers, AR 72756-5405

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☐ Return Receipt (electronic)	\$ _____
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☐ Adult Signature Required	\$ _____
☐ Adult Signature Restricted Delivery	\$ _____

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Michael & Angela Baylis
 410 W. Willow St.
 Rogers, AR 72756-5454

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☐ Adult Signature Restricted Delivery	\$ _____

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USPS

John & Chandra Owen
 904 S. 4th St.
 Rogers, AR 72756

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Blevins Family Farm LP
 33025 W. Perry Rd.
 Rogers, AR 72758-1401

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USPS

Elkhead, LLC
 9377 Alicia Dawn Dr.
 Rogers, AR 72758

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☐ Return Receipt (hardcopy) \$	
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Rogers Public School District 30 500 W. Walnut St. Rogers, AR 72756-3774	
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

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☐ Return Receipt (hardcopy) \$	
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☐ Certified Mail Restricted Delivery \$	
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City, State, ZIP+4®	
Timothy & Toni Lynn Hinrichs 116 E. Woodside Ln. Rogers, AR 72756	
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Luke & Megan Brown 422 W. Oak St. Rogers, AR 72756	
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☐ Return Receipt (hardcopy) \$	
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total	
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Sent	
Street	
City, State, ZIP+4®	
Bill Long 1003 S. 3rd St. Rogers, AR 72756-5407	
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☐ Return Receipt (hardcopy) \$	
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Mason Beck & Brianna Baugus 1020 S. 3rd St. Rogers, AR 72756	
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Robert Alan Freeman 315 W. Oak St. Rogers, AR 72756	
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Sent

Street

City

Patrick & Jamie Woods
P.O. Box 545
Lowell, AR 72745

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Street

City

Mary L. Turley
1016 S 3rd St.
Rogers, AR 72756-5408

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Street

City

Lillian Dunham
806 S. 3rd St.
Rogers, AR 72756-4621

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Street

City

Karla Rodriguez
521 S. Willow St.
Rogers, AR 72756

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Street

City

Melia Snyder
219 W. Willow St.
Rogers, AR 72756

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Street

City

Nicholas C. Campbell
920 S. 4th St.
Rogers, AR 72756

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Carey Anderson
 1011 S. 4th St.
 Rogers, AR 72756

City, State, ZIP+4®

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Josue & Juli Goss
 1002 S. 3rd. St.
 Rogers, AR 72756-5408

City, State, ZIP+4®

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City, St

Amancio & Concepcion Salas
 1103 N. "D" St.
 Rogers, AR 72756

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- ☐ Adult Signature Restricted Delivery \$

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Postage

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Total

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Sent

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Street

\$

City,

Kristopher Kruger
 806 S. 4th St.
 Rogers, AR 72756-4629

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- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

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Postage

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Total

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Sent

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Street

\$

City,

Gene Thompson
 902 3rd St.
 Rogers, AR 72756-5406

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- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postmark
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Postage

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Total

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Sent

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Street

\$

City,

Linda N. Hillis
 1003 S. 5th St.
 Rogers, AR 72756-5429

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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
\$ Total	
Jon & Jesica Raney 1004 S. 4th St. Rogers, AR 72756-5416	
City, State, ZIP®	
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☐ Return Receipt (hardcopy) \$	
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
\$ Total	
Brenmar Properties, LLC 8053 Ward Ln. Rogers, AR 72756-9107	
City, State, ZIP®	
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☐ Return Receipt (hardcopy) \$	
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
\$ Total Post	
Doug Miller & Jodi Kelley 820 S. 4th St. Rogers, AR 72756-4629	
City, State, ZIP®	
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☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
\$ Total	
John & Catherine Krupka 109 Woodlou Ln. Rogers, AR 72756-0714	
City, State, ZIP®	
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☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage	
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John & Carol Covey 312 W. Oak St. Rogers, AR 72756-4645	
City, State, ZIP®	
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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
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☐ Certified Mail Restricted Delivery \$	
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Postage	
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Charles & Patti Gay Family Trust P.O. Box 1654 Rogers, AR 72757	
City, State, ZIP®	
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☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	
Sent To	Bill Long	
Street	1003 S. 3rd St.	
City, State, ZIP+4®	Rogers, AR 72756	

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	
Sent To	Michael & Rebecca Booth	
Street	922 S. 3rd St.	
City, State, ZIP+4®	Rogers, AR 72756-5406	

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	
Sent To	David E. Jeffery, Jr.	
Street	1003 S. 4th St.	
City, State, ZIP+4®	Rogers, AR 72756-5415	

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

9589 0710 5270 0723 2523 18

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☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	
Sent To	Susan M. Duvall Trust	
Street	1016 S. 4th St.	
City, State, ZIP+4®	Rogers, AR 72756	

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

9589 0710 5270 0723 2523 25

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Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	
Sent To	Douglas & Andrea Campbell	
Street	1015 S. 4th St.	
City, State, ZIP+4®	Rogers, AR 72756-5415	

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

9589 0710 5270 0723 2523 32

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Certified Mail Fee	\$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postage	\$	
Total	\$	
Sent To	Timothy Heinmets	
Street	1005 S. 5th St.	
City, State, ZIP+4®	Rogers, AR 72756	

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

9589 0710 5270 0723 2523 49

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total P	
Sent To	Delcie A Kincaid, LLC
Street	15863 Kedzie Circle
City, State, ZIP+4™	Rogers, AR 72758
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

9589 0710 5270 0723 2523 56

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total	
Sent To	Boardwalk Estates, LLC
Street	5408 1/2 Lemon Grove Ave.
City, State, ZIP+4™	Los Angeles, CA 90038
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

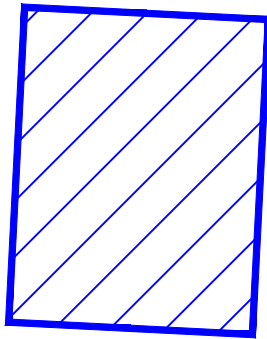
9589 0710 5270 0723 2523 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy) \$	
☐ Return Receipt (electronic) \$	
☐ Certified Mail Restricted Delivery \$	
☐ Adult Signature Required \$	
☐ Adult Signature Restricted Delivery \$	
Postage \$	
Total	
Sent To	Robert & Christina Grider
Street	921 S. 3rd St.
City, State, ZIP+4™	Rogers, AR 72756-5405
PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions	

Legal Description Confirmation

W OAK

ST



3rd ST.

WILLOW

ST.

S.

BIRCH

ST.





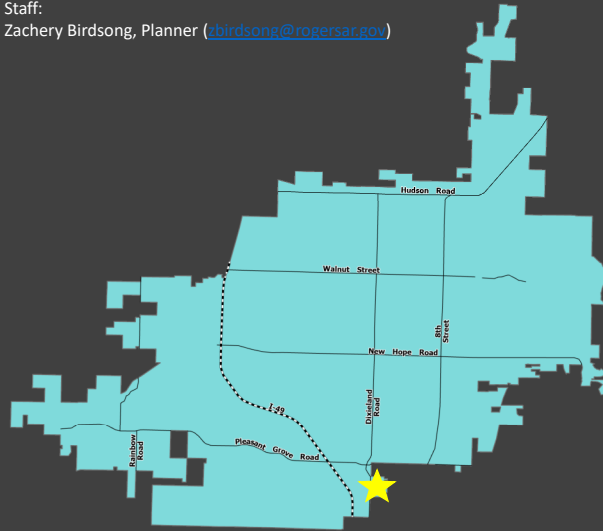
Rezone/DCP

PLANNING

Hamilton Apartments

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Commerce Corridor; U-NBT

Zoning

C2-CU, (Highway Commercial, with Condominium Unit) and RO-CU, (Residential Office, with Condominium Unit)

Proposed Zoning

RMF-32.5B

Location

4451 and 4453 South Dixieland Road

Representative

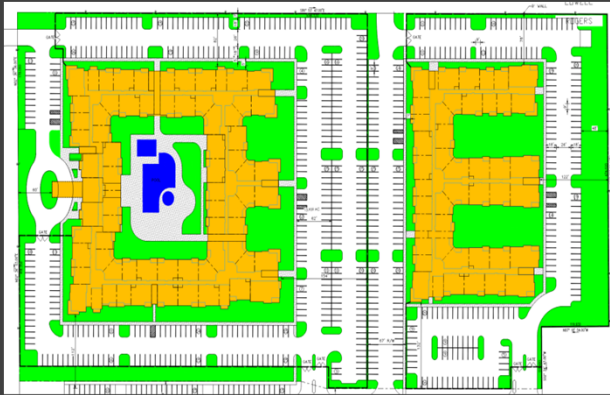
Jesse Griffin, Griffin Engineering

Location:

The applicant is proposing a rezone and density concept plan located in south Rogers, at 4451 and 4453 S Dixieland Road.



Hamilton Apartments



Site Plan

Staff Analysis:

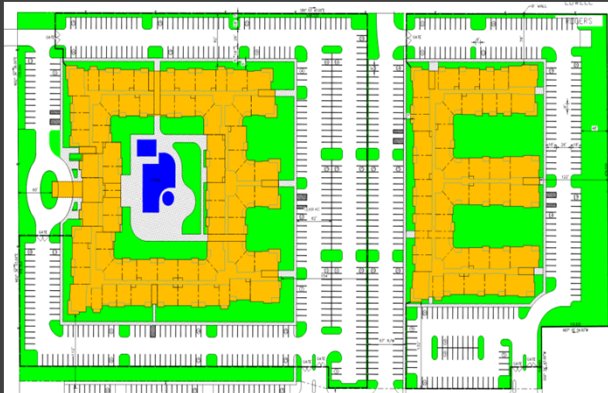
- If the applicant is in agreement, staff would like to recommend a postponement to the 4/16/24 Planning Commission meeting. The proposed site is not meeting connectivity standards.
- The applicant was instructed that the plan would need to show east/west public roads along the northern and southern property lines. In addition, It the plan would need to account for a planned roundabout at the intersection of S Pleasant Crossing Boulevard and S. Dixieland Road at the southwest corner of the site.

Staff Analysis:

- If the applicant is in agreement, staff would like to recommend a postponement to the 4/16/24 Planning Commission meeting. The proposed site is not meeting connectivity standards.
- The applicant was instructed that the plan would need to show east/west public roads along the northern and southern property lines. In addition, It the plan would need to account for a planned roundabout at the intersection of S Pleasant Crossing Boulevard and S. Dixieland Road at the southwest corner of the site.



Hamilton Apartments



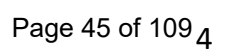
Site Plan

Staff Analysis:

- The applicant proposed this revised plan, which does not account for the roundabout or the east/west public road to extend along the northern property line.
- If the applicant wishes to proceed with the current plan, staff's recommendation is denial due to not meeting the aforementioned requirements.

Staff Analysis:

- The applicant proposed this revised plan, which does not account for the roundabout or the east/west public road to extend along the northern property line.
- If the applicant wishes to proceed with the current plan, staff's recommendation is denial due to not meeting the aforementioned requirements.

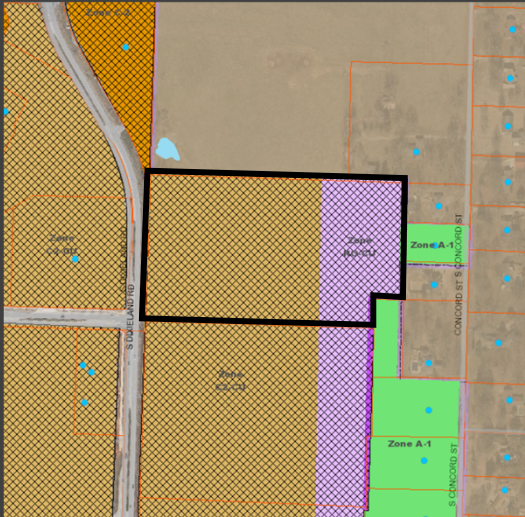




Rezone/DCP

PLANNING

Hamilton Apartments



Zoning

Rezone Request
C2-CU and RO-CU to RMF-32.5B

Rezone Request:

The applicant is requesting to rezone the subject property C2-CU (Highway Commercial, Condominium Unit) and RO-CU (Residential Office, Condominium Unit) to RMF-32.5B (Residential Multi-Family, 32.5 units per acre, for rent).

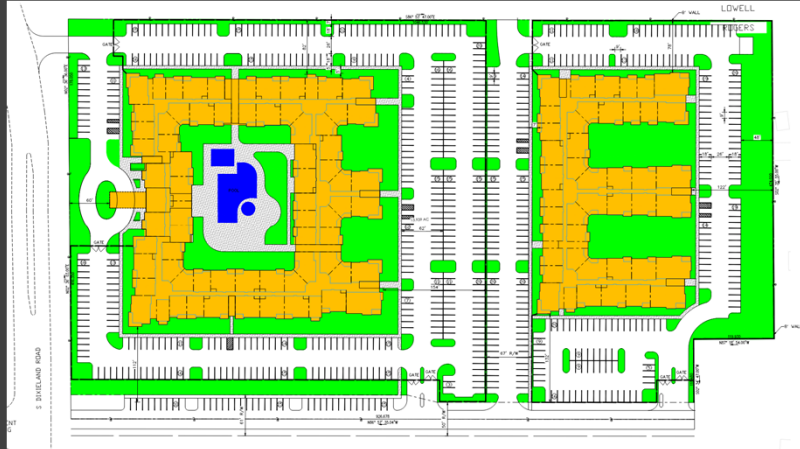
ZONING:

RMF-32.5B with DCP:

"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." Sec. 14-703(a).



Hamilton Apartments



Site Plan

Density Concept Plan Request

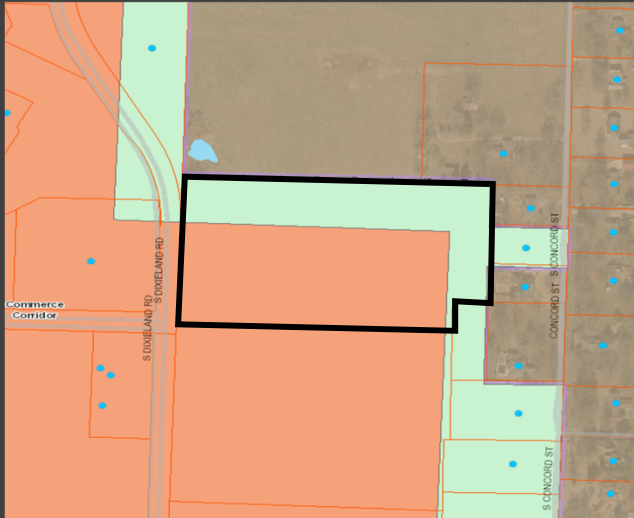
A proposal to develop 452 units on about 13.94 acres, resulting in a density of 32.5 units per acre.

Density Concept Plan Request:

The applicant is proposing an 452 unit development on about 13.94 acres resulting in 32.5 units per acre.



Hamilton Apartments



Comprehensive Growth Map

Staff Analysis

- The Comprehensive Growth Map calls for Commerce Corridor and U-NBT zoning along the northern and eastern border of the property to act as a buffer against adjacent residential.
- The requested zoning of RMF-32.5 is allowed within the Commerce Corridor.
- The Commerce Corridor does not have a base or max density allowance. This is determined by the DCP.

Staff Analysis:

- The Comprehensive Growth Map calls for Commerce Corridor and U-NBT zoning along the northern and eastern border of the property to act as a buffer against adjacent residential.
- The requested zoning of RMF-32.5 is allowed within the Commerce Corridor.
- The Commerce Corridor does not have a base or max density allowance. This is determined by the DCP.

Growth Designation:

Commerce Corridor, U-NBT

Growth Designation Character:

Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes. (CGM Page 1).

Base Density:

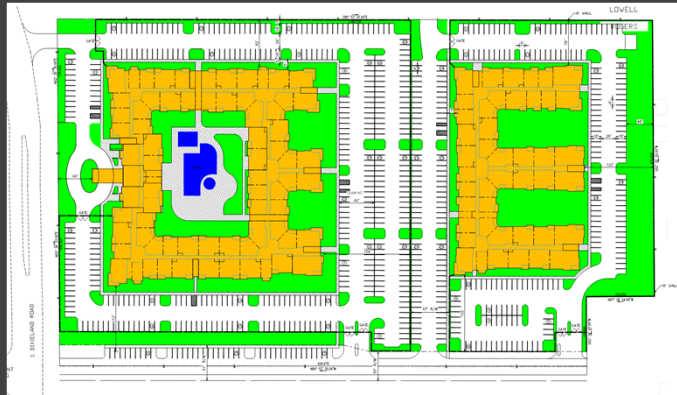
Determined by DCP

Max Density:

Determined by DCP



Hamilton Apartments



Site Plan

Staff Analysis

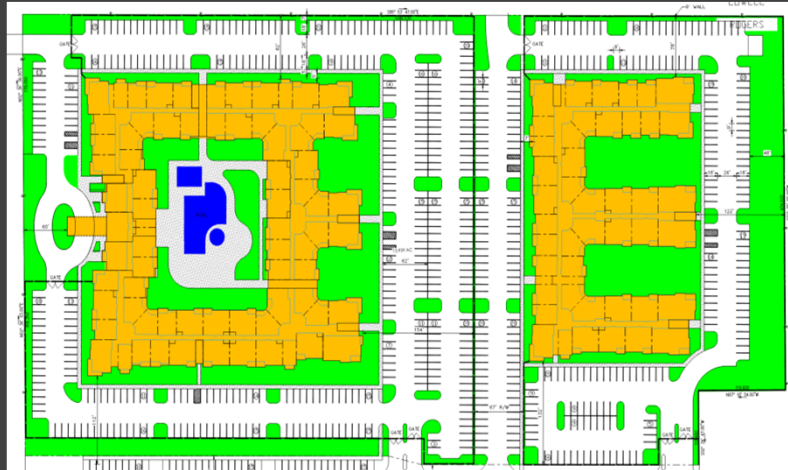
- Though the applicant is not proposing the U-NBT zoning buffer with the rezone request, they are providing the required transition standards that U-NBT calls for with the DCP.
- The applicant is proposing an 8' masonry wall where abutting existing single-family residential primarily along the eastern property line.
- They are also showing to meet the minimum 6' of bufferyard along abutting single-family residences to the east. An updated landscaping plan with the new revised layout has not been provided, but the applicant plans to provide evergreen trees that are required by U-NBT transition standards.

Staff Analysis:

- Though the applicant is not proposing the U-NBT zoning buffer with the rezone request, they are providing the required transition standards that U-NBT calls for with the DCP.
- The applicant is proposing an 8' masonry wall where abutting existing single-family residential primarily along the eastern property line.
- They are also showing to meet the minimum 6' of bufferyard along abutting single-family residences to the east. An updated landscaping plan with the new revised layout has not been provided, but the applicant plans to provide evergreen trees that are required by U-NBT transition standards.



Hamilton Apartments



Site Plan

Staff Analysis:

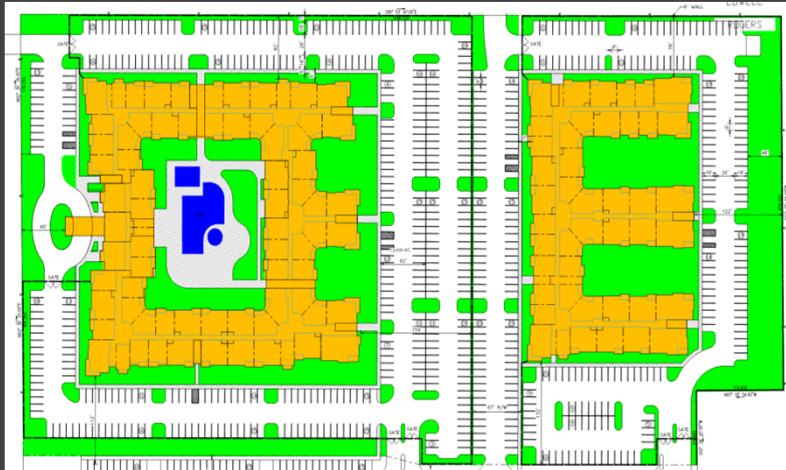
- The proposed use is allowed within the requested zoning designation.
- All but the following underlying R-MF zoning regulations are being met:
 - Front and exterior side setbacks along the proposed interior streets
 - Height requirements

Staff Analysis:

- Residential Multi-Family is an allowed use within the requested zoning designation.
- The following elements are the only variables not meeting underlying R-MF zoning requirements:
 - Front and exterior side setbacks along the proposed interior streets
 - Height requirements



Hamilton Apartments



Site Plan

Staff Analysis:

- Underlying R-MF zoning requires a front and exterior side setback of 30'.
- The building along the proposed interior road is as close as about 5' to the right-of-way along the adjacent sidewalks.
- However, the building only gets as close as about 28' to the road itself with on-street parking and sidewalk proposed between them.

Staff Analysis:

- Underlying R-MF zoning requires a front and exterior side setback of 30'.
- The building along the proposed interior road is as close as about 5' to the right-of-way along the adjacent sidewalks.
- However, the building only gets as close as about 28' to the road itself with on-street parking and sidewalk proposed between them.



Hamilton Apartments



Staff Analysis:

- The proposed building height is 59'10" (4 stories). The underlying zoning, R-MF, sets the max at 35'.

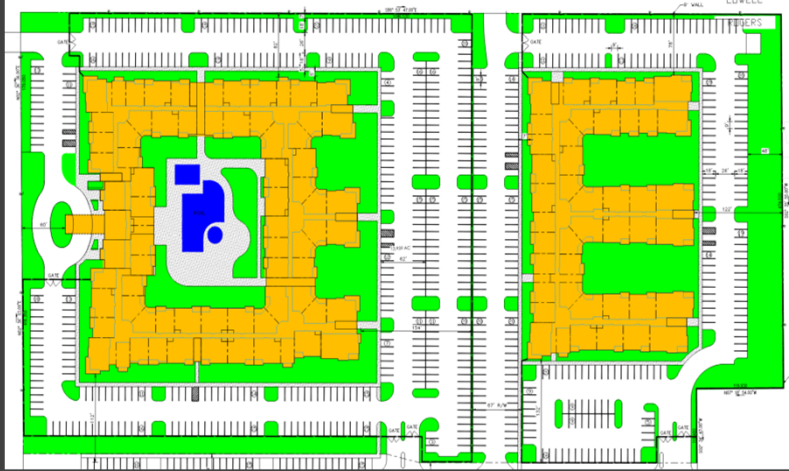


Staff Analysis:

The maximum height allowed for the underlying R-MF zoning is 35'. The proposed building height is 59'10" (4 stories).



Hamilton Apartments



Site Plan

Staff Analysis:

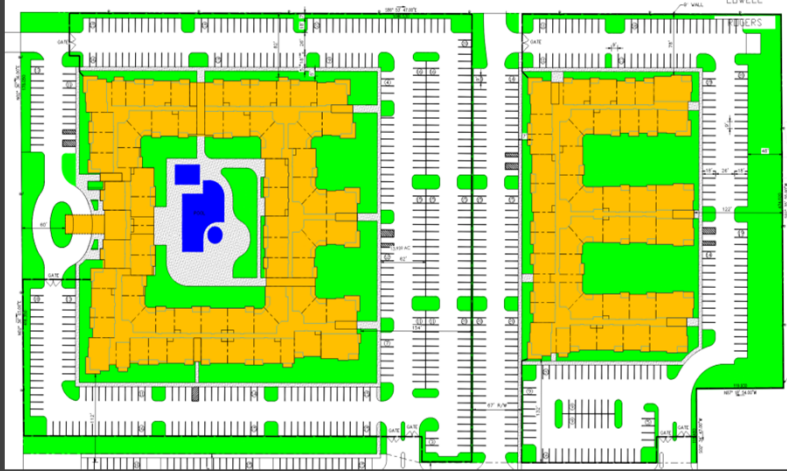
- The density and bulk proposed meets the context of the area.
- This proposal is just east of the Pleasant Crossing shopping area containing nearby goods and services.
- It also accounts for the residential properties on its eastern boundary by implementing the U-NBT transition standards.

Staff Analysis:

- The density and bulk proposed meets the context of the area.
- This proposal is just east of the Pleasant Crossing shopping area containing nearby goods and services.
- It also accounts for the residential properties on its eastern boundary by implementing the U-NBT transition standards.



Hamilton Apartments



Site Plan

Staff Analysis:

- However, in addition to not meeting connectivity requirements, the applicant has also proposed gates throughout the property.
- They are also showing a fence along the west side of the north/south street that does not meet streetscape requirements.
- Staff requests that the fence and gates be removed unless a justifiable reason can be relayed to the Planning Commission by the applicant.

Staff Analysis:

- However, in addition to not meeting connectivity requirements, the applicant has also proposed gates throughout the property.
- They are also showing a fence along the west side of the north/south street that does not meet streetscape requirements.
- Staff requests that the fence and gates be removed unless a justifiable reason can be relayed to the Commission by the applicant.



Rezone/DCP

Hamilton Apartments

PLANNING



Aerial Map

Recommendation:
Postponement to the 4/16/24 meeting if applicant is in agreement

Denial if applicant wishes to proceed with current plan

General Staff Notes:

Drainage and engineering items will be reviewed with the submission of the Large Scale Plans. See notes below for specific comments from other departments.

Public Comment Received:

Adjacent neighbors have called inquiring about this request.

Engineering:

Right-of-way dedication to be required at the intersection of S. Dixieland and S. Pleasant Crossing for a planned round-a-bout.

Risk Reduction:

Ensure that appendix D (105.2 and 105.3) are met in regards to width and aerial access in proximity to building. East side of property layout will be difficult to navigate with fire department apparatus.

Rogers Water Utilities:

A downstream sewer study will be required with any development on this site. Connections to the public water system must be through two independent locations to create a redundant supply for the project.

RECOMMENDATIONS:

- *Postpone to the 4/16/24 meeting if applicant is in agreement*
- *Denial if applicant wishes to proceed with current plan*

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
- Move to postpone (to specific meeting date)



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:	The Hamilton @ Rogers, AR
ADDRESS/LOCATION:	4451 & 4453 S Dixieland Road
PROPOSED ZONING:	RMF-32.5B
PROPOSED DENSITY:	approx. 32.5 units per acre
GROSS SITE AREA:	13.94 acres
DWELLING UNITS:	449
BUILDING TYPE:	Apartments

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Jess Griffin PE	PHONE:	(501) 690-3456
		EMAIL:	jess@griffinpe.com
PROJECT OWNER/DEVELOPER:	John Rees / Rees Commercial	PHONE:	(501) 223-9298
		EMAIL:	jrees@reescommercial.com
PROPERTY OWNER:	John A & Deborah B Rees	PHONE:	(501) 993-7337
		EMAIL:	jrees@reescommercial.com
REQUEST:	Approval of Density Concept Plan and Rezone		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Commerce Corridor
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	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. / 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.
BASE DENSITY:	Determined by DCP
MAX DENSITY:	Determined by DCP
CURRENT ZONING:	PUD: C2-CU & RO-CU

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 1/23/24 _____



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: Jess Griffin PE CFM

ADDRESS: 11719 Hinson Road, #130E, Little Rock, AR 72212 SUITE #: 130

GENERAL LOCATION OF PROPERTY: 4451 & 4453 S Dixieland Road

PARCEL NUMBER: 021400-111

PHONE #: 501-690-3456 EMAIL: JESS@GRIFFINPE.COM

PROPERTY OWNER: John Rees PHONE #: (501) 223-9298

PRESENT USE: Vacant ZONING: PUD: C2-CU & RO-CU

PROPOSED USE: Apartments ZONING: RMF-32.5B

Jess Griffin 01/23/24
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: _____

PROJECT CONTACT INFO

OWNER/DEVELOPER:
JOHN REES
REES COMMERCIAL
11719 HINSON RD, SUITE 130,
LITTLE ROCK, AR, 72212
(501) 993-7337
JREES@REESCOMMERCIAL.COM

ENGINEER:
JESS GRIFFIN PE, CFM
11719 HINSON RD, SUITE 130,
LITTLE ROCK, AR, 72212
(501) 690-3456
JESS@GRIFFINPE.COM

ARCHITECT:
MARY MOLTZAN, AIA, NCARB, LEED AP BD+C
CHARLAN BROCK ASSOCIATES
1770 FENNEL ST
MAITLAND, FL 32751
(407) 660-8900 X228
MARY@CBAARCHITECTS.COM

LANDSCAPE ARCHITECT:
FRANK RIGGINS, ASLA
33 VALLEY FORGE DR,
LITTLE ROCK, AR, 72212
(501) 551-2509
FRIGGINSLA@GMAIL.COM

PROJECT DATA & CALCULATIONS

SITE AREA: 13.94 ACRES 607,198 SQFT
BUILDING COVERAGE: 142,929 SQFT (23.5%)
IMPERVIOUS AREA: 429,039 SQFT (70.0%)
PERVIOUS AREA: 429,039 SQFT (30.0%)
(COMBINES GREENSPACE & PERVIOUS PAVING)
OPEN SPACE AREA: 129,937 SQFT (21.4%)
(RECREATIONAL & PARK AREA)

BUILDING SETBACKS:
FRONT - 50'
SIDE - 45'
REAR - 45'

BUILDING HEIGHT: 59'10"

BUILDING MATERIAL BREAKDOWN:
43% SIDING PANEL
5% LAP SIDING
25% FIBER CEMENT WOOD PANEL
14% STONE
13% GLAZING

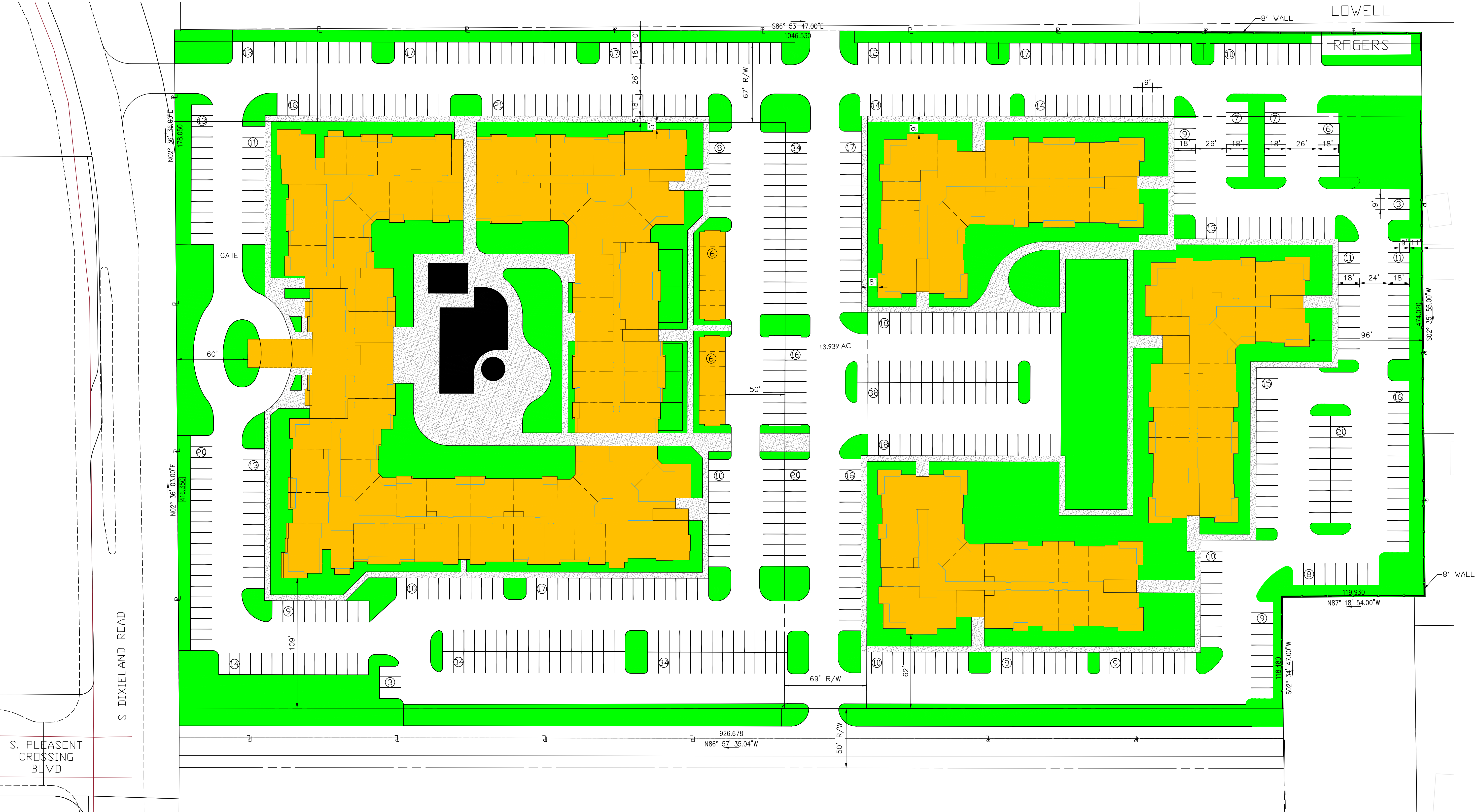
ZONING: EXISTING- PUD C2/CU & PUD R0/CU PROPOSED- RMF32.5B

PROPOSED UNITS: 449 UNITS (32.5 UNITS/ACRE)
PARKING SPACES REQUIRED: 674 (1.50 PARKS/UNIT)
PARKING SPACES PROVIDED: 706 (1.60 PARKS/UNIT)

Previous Proposal

LEGEND

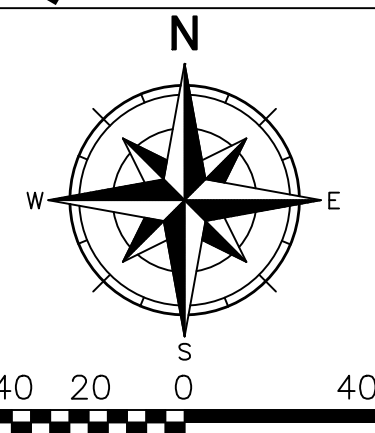
160,353 SF		CONSTRUCT SF LANDSCAPE AREA
(21,806 SF PERVIOUS)	261,088 SF	CONSTRUCT ASPHALT PAVEMENT
42,828 SF		CONSTRUCT LIGHT DUTY CONCRETE PAVEMENT
0 SF		CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT
142,929 SF		CONSTRUCT BUILDING FOOTPRINT
607,198 SF		



BY	DESCRIPTION	DATE	REV.

HAMILTON @ ROGERS APARTMENTS
REES COMMERCIAL
PLEASANT CROSSING, ROGERS, ARKANSAS

DEVELOPMENT CONCEPT PLAN



DATE: 2/9/24
DRAWN BY: JGG
SHEET NUMBER:

DCP-1

OWNER/DEVELOPER:
JOHN REES
REES COMMERCIAL
11719 HINSON RD, SUITE 130,
LITTLE ROCK, AR, 72212
(501) 993-7337
JREES@REESCOMMERCIAL.COM

ENGINEER:
JESS GRIFFIN PE, CFM
11719 HINSON RD, SUITE 130,
LITTLE ROCK, AR, 72212
(501) 690-3456
JESS@GRIFFINPE.COM

ARCHITECT:
MARY MOLTZAN, AIA, NCARB, LEED AP BD+C
CHARLAN BROCK ASSOCIATES
1770 FENNEL ST,
MAITLAND, FL 32751
(407) 660-8900 X228
MARY@CBAARCHITECTS.COM

LANDSCAPE ARCHITECT:
FRANK RIGGINS, ASLA
33 VALLEY FORGE DR,
LITTLE ROCK, AR, 72212
(501) 551-2509
FRIGGINSLA@GMAIL.COM

SITE AREA: 13.94 ACRES 607,198 SQFT
BUILDING COVERAGE: 147,501 SQFT (24.3%)
IMPERVIOUS AREA: 429,039 SQFT (70.0%)
PERVIOUS AREA: 429,039 SQFT (30.0%)
 (COMBINES GREENSPACE & PERVIOUS PAVING)
OPEN SPACE AREA: 128,118 SQFT (21.1%)
 (RECREATIONAL & PARK AREA)

BUILDING SETBACKS:
 FRONT – VARIES
 SIDE – VARIES
 REAR – VARIES
BUILDING HEIGHT: 59'10"

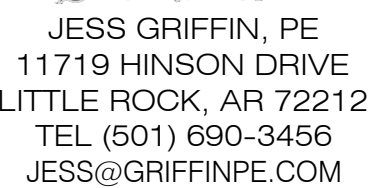
BUILDING MATERIAL BREAKDOWN:
 43% SIDING PANEL
 5% LAP SIDING
 25% FIBER CEMENT WOOD PANEL
 14% STONE
 13% GLAZING

ZONING: EXISTING— PUD C2/CU & PUD R0/CU PROPOSED— RMF32.5B

PROPOSED UNITS: 452 UNITS (32.5 UNITS/ACRE)
PARKING SPACES REQUIRED: 678 (1.50 PARKS/UNIT)

PARKING SPACES PROVIDED: 712 (1.58 PARKS/UNIT)

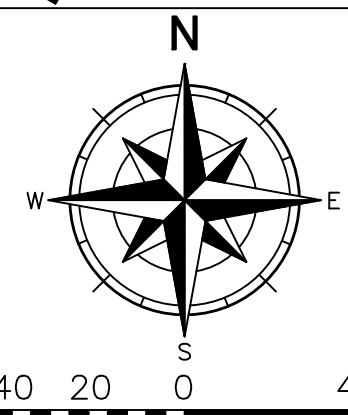
	157,677 SF		CONSTRUCT SF LANDSCAPE AREA
(24,282 SF PERVIOUS)	269,913 SF		CONSTRUCT ASPHALT PAVEMENT
	32,107 SF		CONSTRUCT LIGHT DUTY CONCRETE PAVEMENT
	0 SF		CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT
	147,501 SF		CONSTRUCT BUILDING FOOTPRINT
	607,198 SF		



REV.	DATE	DESCRIPTION	BY

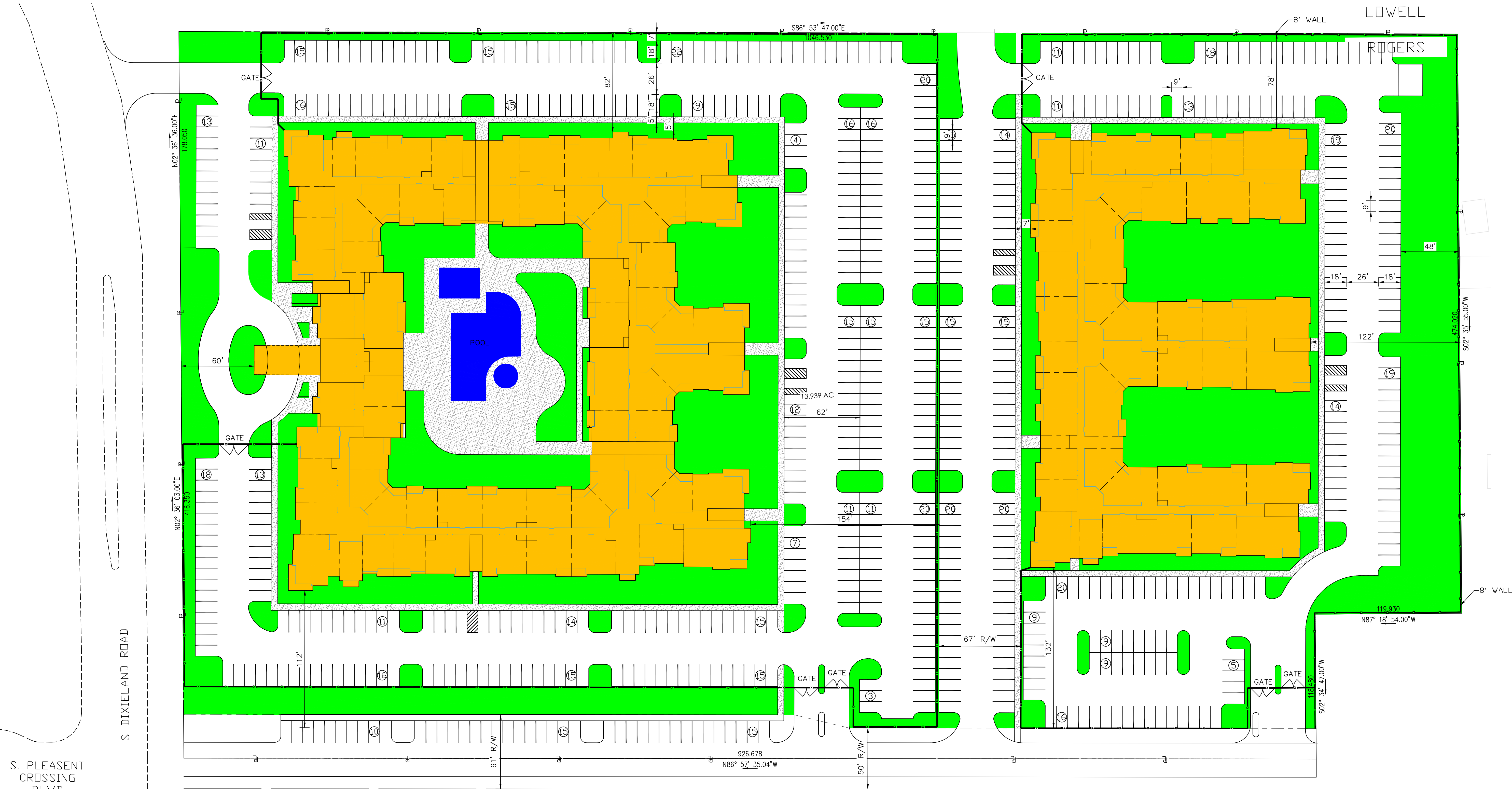
HAMILTON @ ROGERS APARTMENTS
REES COMMERCIAL
PLEASANT CROSSING, ROGERS, ARKANSAS

DEVELOPMENT CONCEPT PLAN



DATE: 3/11/24
DRAWN BY: JGG
SHEET NUMBER:

DCP-1



FRANK R. RIGGINS
LANDSCAPE ARCHITECT
33 VALLEY FORGE DRIVE, LITTLE ROCK, ARKANSAS



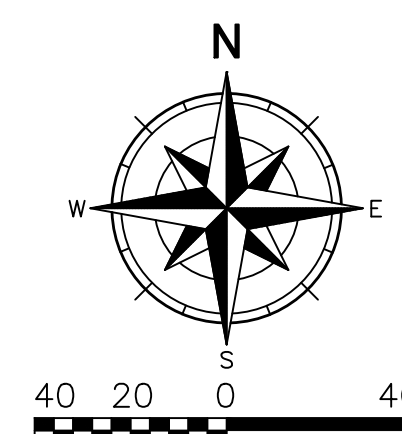
THE HAMILTON AT ROGERS
ROGERS, ARKANSAS

292

LANDSCAPE PLAN

L-1

Page 60 of 10



SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	SWEET BAY MAGNOLIA	MAGNOLIA VIRGINIANA	1 1/2" MIN. CAL. MULTI-TRUNK	52
	CHINESE PISTACHE	PISTACIO CHINENSIS	2" CALIPER	36
	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS	2" CALIPER	16
	LITTLE GEM MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	2" CALIPER	10
	OCTOBER GLORY MAPLE	ACER RUBRUM 'OCTOBER GLORY'	2" CALIPER	36
	COLUMNAR ENGLISH OAK	QUERCUS ROBUR 'FASTIGIATA'	2" CALIPER	8

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	QTY.
	LOBLOLLY PINE	PINUS TAEDA	8' MIN. HT. PLANT ON 8' CENTERS	112
	BALD CYPRESS	TAXODIUM DISTICHUM	2" CAL.	21
	MAIDENGRASS	MISCANTHUS GRACILLIMUS	3 GAL.	9
	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	3 GAL.	60
LAWN	ZOYSIAGRASS	ZOYSIA JAPONICA	SOLID SOD	20,500 SQ. YDS.



HAMILTON AT ROGERS

VISIONING PACKAGE



1770 FENNELL ST // MAITLAND FL 32751
407.660.8900 // CBAARCHITECTS.COM
@CBAARCHITECTS

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The Inspiration.



Color Palette



Light Colored Stone



Tan Colored Stone

SW 9612
Perfect Khaki

SW 9089
Llama Wool

SW 1015
Skyline Steel

SW 9597
Western Reserve

SW 9613
Terrain

SW 9565
Forged Steel

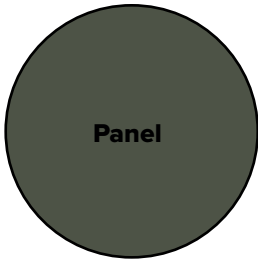




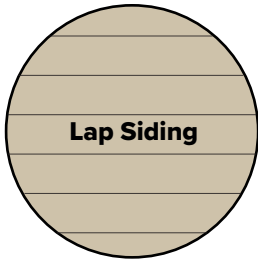
The Design.

*Elevations
Renders*

The Design. // Front Elevation



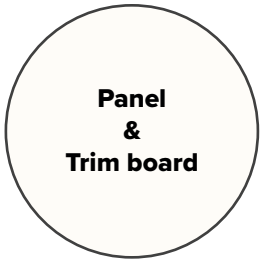
Forestwood | SW 7730



Threaded Loom | SW 9512



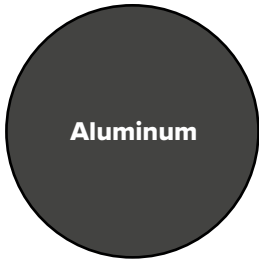
Dry Dock | SW7502



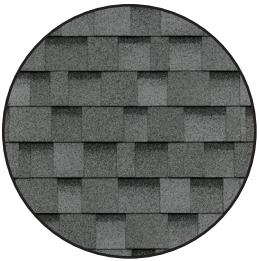
High Reflective White | SW 7757



Country LedgeStone



Iron Ore | SW 7069



Shingle Roof











PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: BEING PART OF THE SW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 19 N, RANGE 30 W, BENTON COUNTY, AR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 35, AS SHOWN ON PLAT RECORD P3-699, BEING THE E RIGHT-OF-WAY OF PLEASANT CROSSING PKWY, AS SHOWN ON PLAT RECORD 2005-434; THENCE ALONG SAID E R-O-W N02°37'03"E 682.40 FT TO THE POINT OF BEGINNING; THENCE N02°35'53"E 460.17 FT; THENCE LEAVING SAID E R-O-W N02°35'53"E 178.02 FT; THENCE S86°54'14"E 1046.34 FT; THENCE S02°35'23"W 474.02 FT; THENCE N86°56'44"W 120.05 FT; THENCE N86°57'34"W 926.68 FT TO THE POINT OF BEGINNING, CONTAINING MORE OR LESS 13.94 ACRES.

LAYMAN'S DESCRIPTION:

4451 S DIXIELAND RD

PRESENT ZONING: PUD: C2-CU & R0-CU

ZONING REQUEST: R-MF

Respectfully Submitted,

By: *John Pees*
(Property Owner Signature)

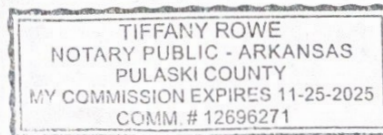
STATE OF ARKANSAS,
COUNTY OF Pulaski

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

Tiffany Rowe
Notary Signature

Tiffany ROWE
Notary Name Printed

11/25/2025
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 **February 20, 2024** at **5:30 p.m.** on the application by **The Hamilton** to rezone **4451 & 4453 S. Dixieland Road** from the **C2-CU & RO-CU** (Highway Commercial with Condominium Use & Residential Office with Condominium Use) zoning districts to the **RMF-32.5** (Residential Multifamily, 32.5 units per acre) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

4451 & 4453 S. Dixieland Road

Parcel Number: 02-14400-000

Samantha Best, Secretary
Planning Commission

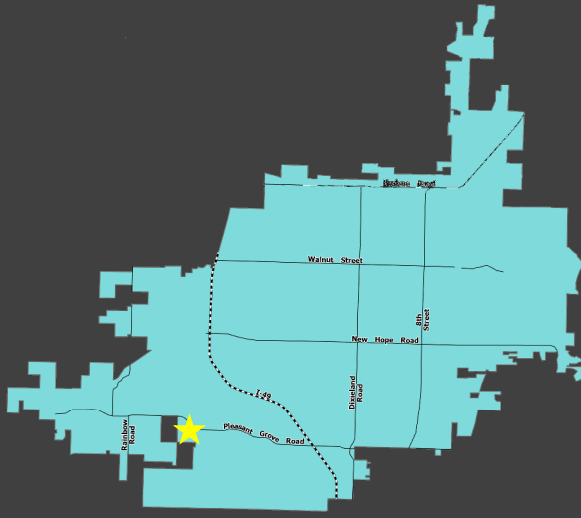
PUBLISH ONE TIME ONLY: **Sunday February 4, 2024**
BILL THE CITY OF ROGERS



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.



Board of Adjustment

PLANNING

(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.



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.

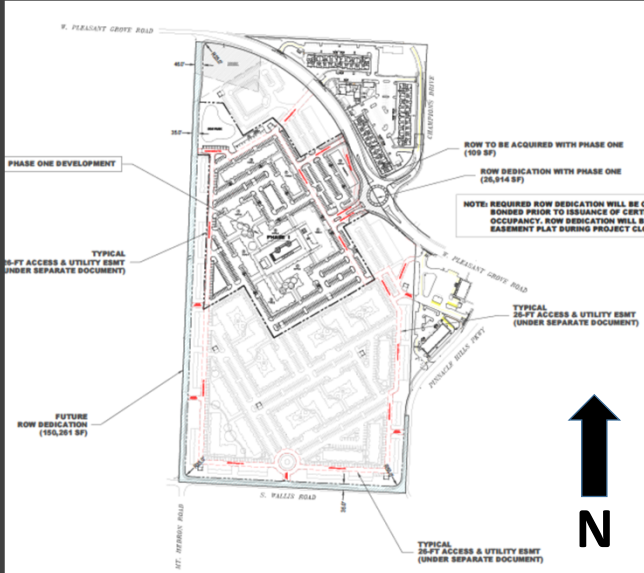


Variance

The Pointe Staff Appeal

PLANNING

Site Plan – All Phases



Applicant Hardship

"The applicant requested an extension of the previously approved LSDP. Staff considered extension but declined to grant the extension. To date the applicant has spent approximately \$1,000,000 on construction plans for the development, sewer extensions, and plans for the proposed traffic circle."

Applicant Spirit and Intent

"The previously approved LSDP was approved by the Planning Commission with Staff recommendation for approval. Multiple connections are shown to adjacent streets with drives and walks with the development open to the public for ingress and egress."

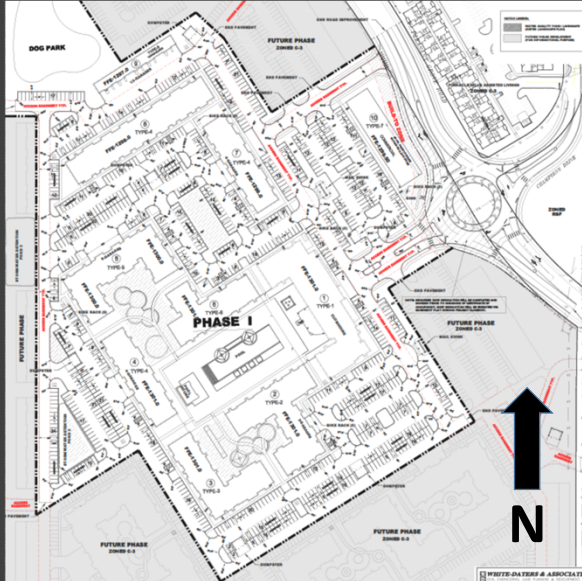


Variance

PLANNING

The Pointe Staff Appeal

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 12/20/2022. Per Sec. 14-228(35) the applicant has one year to begin construction beyond PC Approval.

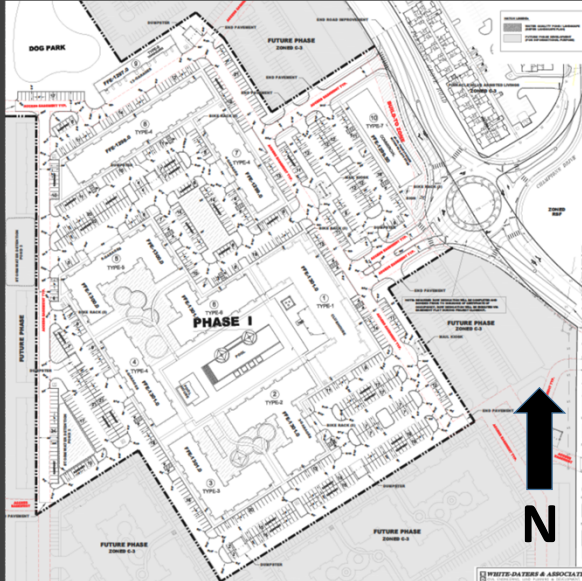


Variance

PLANNING

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.

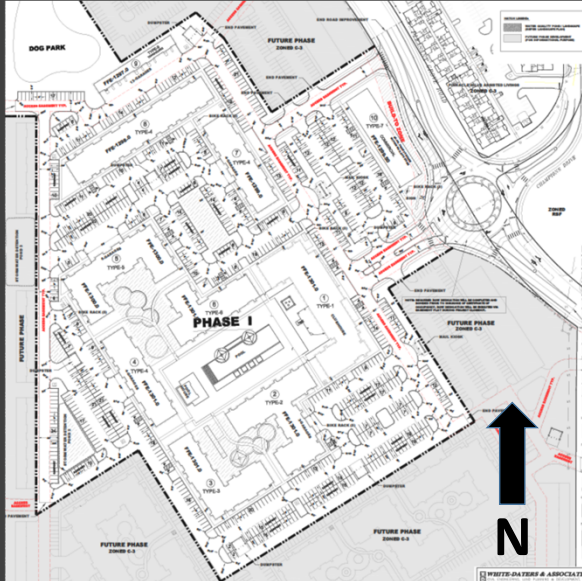


Variance

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.

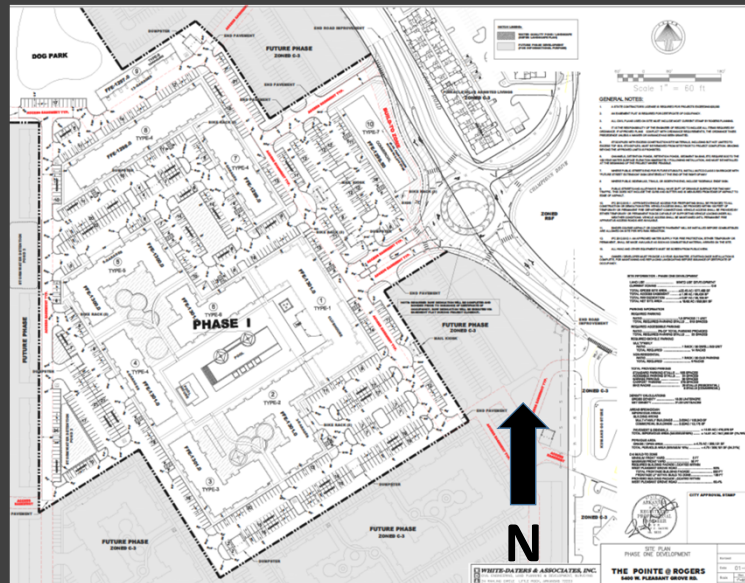
- The Pointe Phase 1 LSDP was approved on 12/20/2024. Per Sec. 14-228(35) the applicant has one year to begin construction beyond PC Approval.
- Towards the end of 2023, the applicant requested an LSDP extension. When this request was brought to the Community Development Director and Deputy Directors, 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

The Pointe Staff Appeal

PLANNING



Recommendation
DENY

Public Input:

No public input received.

Recommendation:

DENY

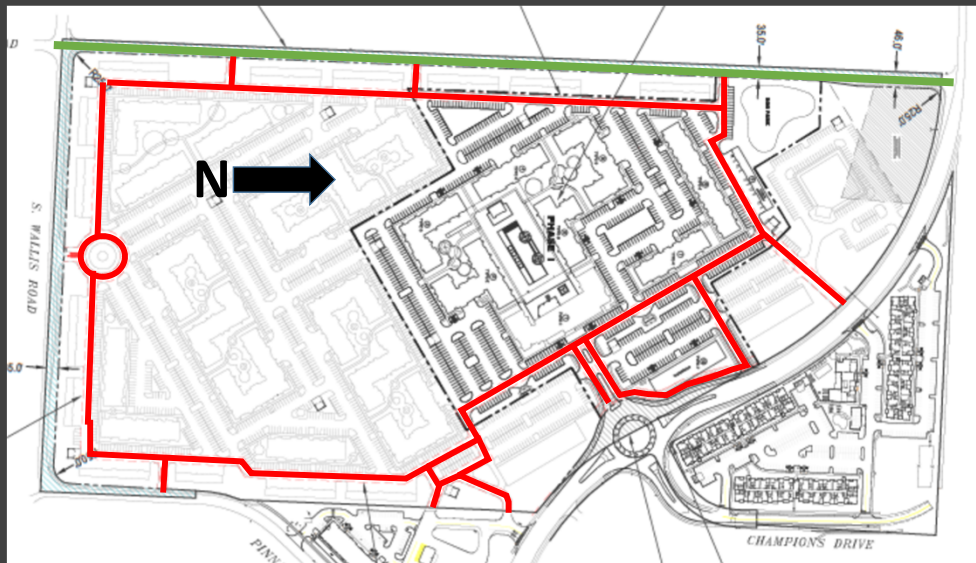


Variance

The Pointe Staff Appeal

PLANNING

Site Plan



Analysis

Overall Site Plan showing layout for public access easements.

Analysis

The design of this development is intentionally skewed away from the surrounding grid, forcing potential through-traffic to weave through indirect parking aisles.

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.



LARGE SCALE DEVELOPMENT

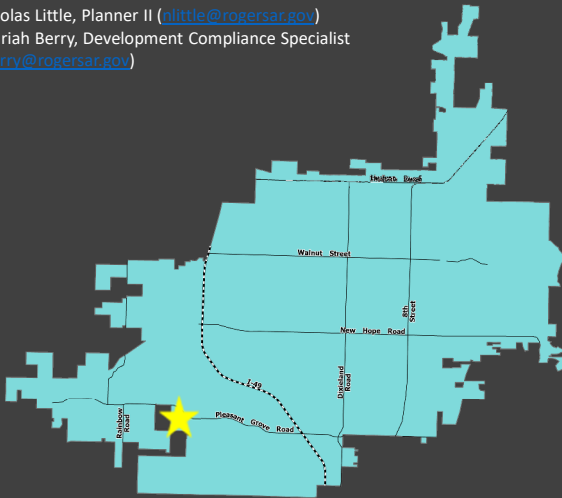
PLANNING

The Pointe at Rogers – Phase 1

Staff:

Nicholas Little, Planner II (nlittle@rogersar.gov)

Amariah Berry, Development Compliance Specialist
(aberry@rogersar.gov)



Vicinity Map

Location

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

CGM Designation

Neighborhood Center

Zoning

C-3 (Neighborhood Commercial)

Proposed Use

General Commercial; Multifamily Residential; Townhomes

Representative

Timothy Daters, White-Daters & Associates

Location:

South of intersection of S. Champions Dr and W. Pleasant Grove
02-02087-660

Zoning:

C-3

Use Definition:

Multifamily Residential is a secondary use classification encompassing buildings that have three (3) or more dwelling units that share common walls, floors, ceilings, or open space on a site;

Duplex is a secondary use classification encompassing principal residential buildings: Sec. 14-695(b)(1)(i)

General Commercial – Sec. 14-695(b)(3)



LARGE SCALE DEVELOPMENT

PLANNING

The Pointe at Rogers – Phase 1



Full Development

The Pointe at Rogers will be a mixed-use development, consisting of commercial and multifamily residential uses, built in four phases on approximately 67 acres.

The Pointe at Rogers, upon completion, will be a 4-phase mixed-use development built out on roughly 67 acres. The developer is primarily proposing multifamily residential use, but the development will have commercial storefronts on the northeastern side of the site, along Pleasant Grove Road. (Outlined in Red)

However, this specific LSDP hearing is only for PHASE 1 of the development. (Outlined in Blue)



LARGE SCALE DEVELOPMENT

PLANNING

The Pointe at Rogers – Phase 1



Site Area

22.45 acres (19.62 net acres)

Density

412 units on 22.45 acres
18.35 units per acre

Request

The applicant is proposing to construct 412 dwelling units, along with a clubhouse and a 1-story commercial building, on 22.45 acres.

Analysis:

Because of its “mixed use” nature, this development doesn’t require a Density Concept Plan, as is required for single-use multifamily developments in C-3. The proposed density, which is 18.35 units/acre before ROW and easement dedication (21 units/acre net density) is allowed in the Neighborhood Center Growth Designation(max 24 units per acre). With no variances or waivers, this proposal meets all Large-Scale development requirements.



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: 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:

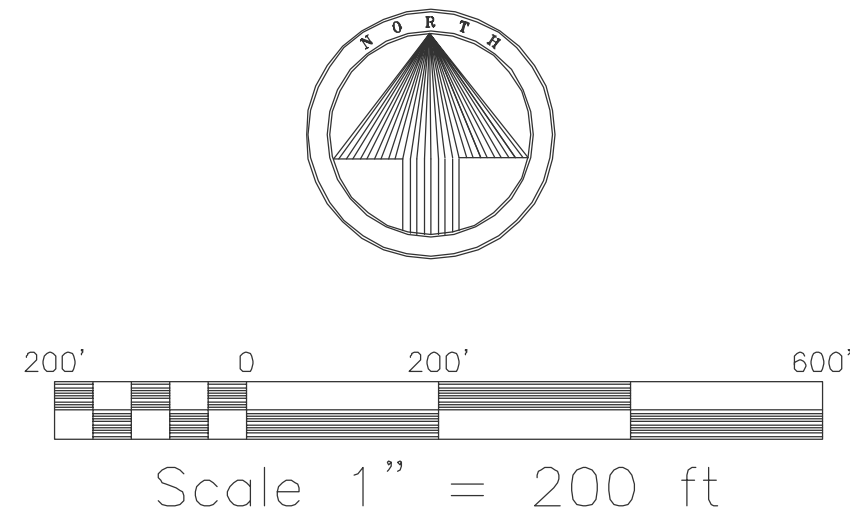
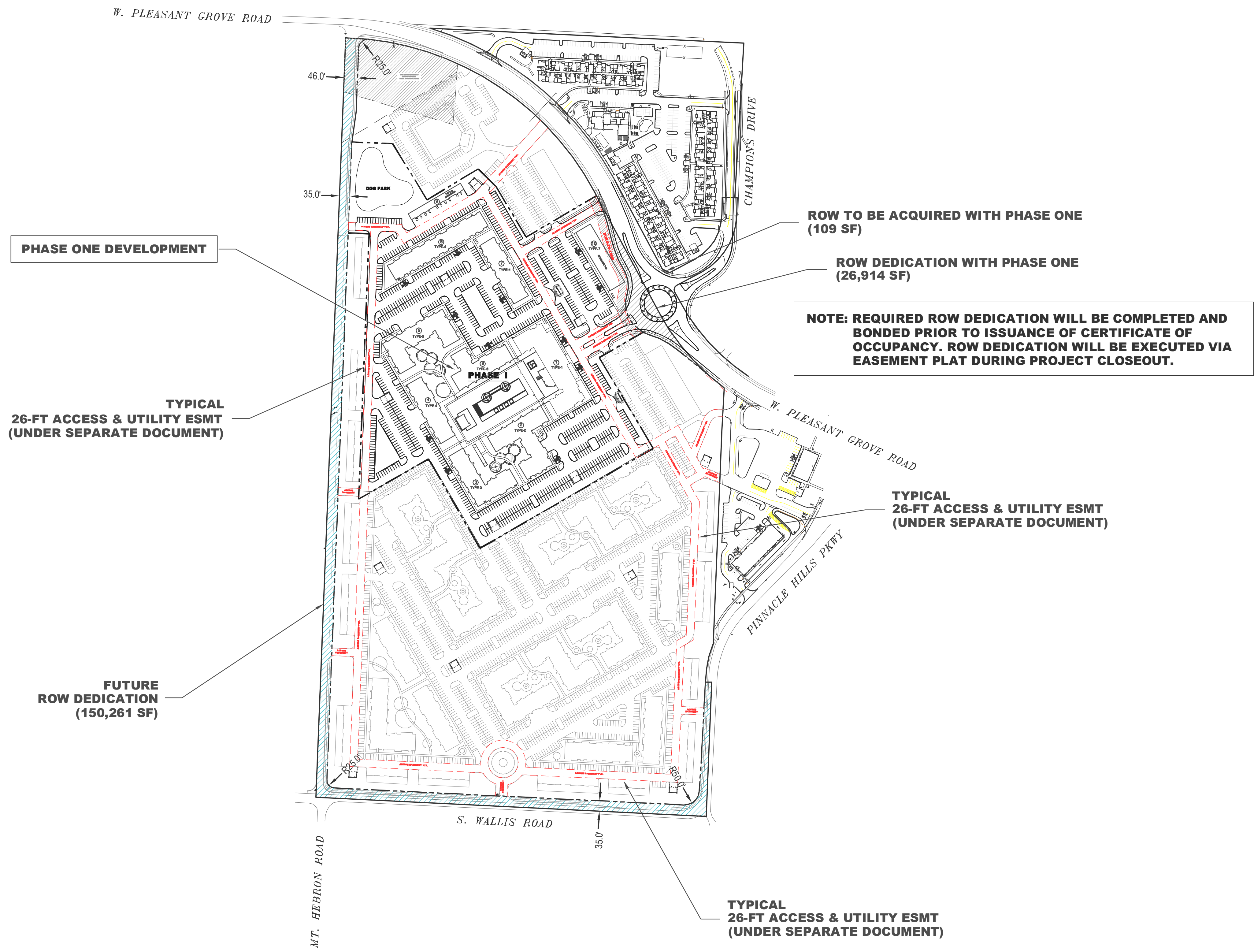
- ☒ Owner Signature on Letter or Application ☒ If needed, additional sheet for above required responses
☒ Survey, elevations, sign proofs and/or other documents as needed to illustrate request

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



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

CITY APPROVAL STAMP

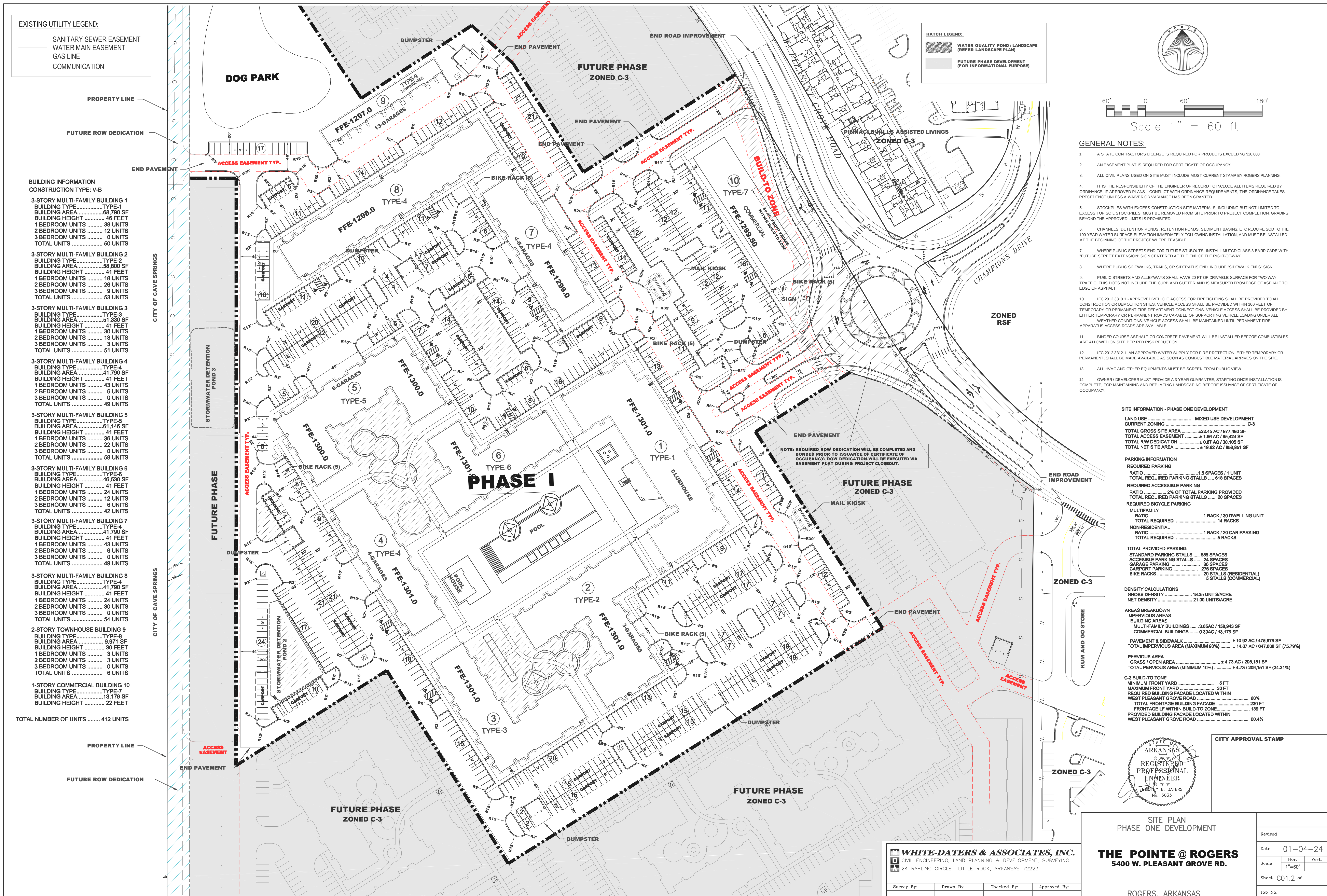
**WHITE-DATERS & ASSOCIATES, INC.**
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

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.	Vert.
	1"=200'	
Sheet	C01.1 of	
Job No.		





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



August 15, 2022

Mr. Timothy Daters PE
White-Daters & Assoc
24 Rahling Circle
Little Rock, AR 72223-

Re: Conditional Approval of Civil Plans
Sewer Extension for the Pointe @ Rogers

Dear Mr. Daters:

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

1. Replace "Phase One" in the title to "Sewer Main Extension to Serve".
2. Depict the improvements currently under construction around the existing manhole to which you plan to connect.
3. The following must be submitted prior to scheduling a pre-construction meeting:
 - A. The utility contractor must be licensed by the State of Arkansas in the "Underground Piping, Cable, Trenching, Boring" Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
 - B. One copy of the revised plans for review.
 - C. Written approval from the Arkansas Department of Health.
 - D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
 - E. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - F. Performance and payment bonds executed by the utility contractor.
 - G. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP:DG

Attachment(s): Special Contract for Facilities Extension

PROJECT TEAMS:

OWNER/DEVELOPER/APPLICANT:

THE POINTE AT ROGERS, LP
1902 S 8TH STREET
ROGERS, AR 72758
CONTACT: ETHAN LIN
PHONE: 713.584.8940
EMAIL: jantellin88@gmail.com

ENGINEER:

WHITE-DATERS & ASSOCIATES, INC.
24 RAHLING CIRCLE
LITTLE ROCK, AR 72223
CONTACT: TIM DATERS
PHONE: 501.821.1667
EMAIL: tdaters@whitedaters.com

ARCHITECT:

DESIGN GROUP, INC.
3101 SW I Street Suite 25
Bentonville, Arkansas 72712
CONTACT: AMY GILLIAM
MOBILE: 918.931.2406
EMAIL: amy@designgroupaia.com

SURVEYOR:

OZARK CIVIL ENGINEERING, INC.
3214 NW AVIGNON WAY, STE 4
BENTONVILLE, AR 72712
CONTACT: RICK DAYTON
PHONE: 479.464.8850
EMAIL: rdayton@ozarkcivil.com

PROJECT ADDRESS:

W PLEASANT GROVE DR.
ROGERS, AR 72758

SURVEY DATUM:

HORIZONTAL: NAD83 ARKANSAS NORTH ZONE
VERTICAL: NAVD88 NORTH AMERICAN VERTICAL DATUM

CITY OF ROGERS:

COMMUNITY DEVELOPMENT
301 W. CHESTNUT ST.
ROGERS, AR 72756
DIRECTOR OF COMMUNITY DEVELOPMENT
CONTACT: JOHN MCCURDY
OFFICE: 479.621.1186
EMAIL: community.development@rogersar.gov

STORM SEWER:

CITY OF ROGERS
301 W. CHESTNUT ST.
ROGERS, AR 72756
CITY ENGINEER
CONTACT: KRISTIFER PAXTON
PHONE: 479.621.1186
EMAIL: kpaxton@rogerar.gov

WATER AND SEWER:

ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72756
CONTACT: STEPHEN PONDER
PHONE: 479.621.1142
EMAIL: stephenponder@rogerar.gov

ELECTRIC:

CARROLL ELECTRIC
CONTACT: DEREK THURMAN
PHONE: 479.273.2421 EXT. 2690
EMAIL: dthurman@carrollecc.com

TELEPHONE:

AT&T
1133 E. HAROLD ST.
FAYETTEVILLE, AR
CONTACT: BRYAN WILLIAMS
PHONE: 479.442.3173
EMAIL: aw9156@att.com

GAS:

BLACK HILLS ENERGY
CONTACT: SCOTT STOKES
PHONE: 479.435.0229
EMAIL: Scott.Stokes@blackhillscorp.com

HEALTH DEPARTMENT:

4815 W. MARKHAM ST. SLOT
LITTLE ROCK, AR 72205
DISTRICT 1 ENGINEER
CONTACT: ADAM PARKER, E.I.
PHONE: 501.661.2623

Large Scale Development Plan

PHASE ONE

THE POINTE @ ROGERS

MIXED USE DEVELOPMENT

5400 W. PLEASANT GROVE RD.
ROGERS, ARKANSAS

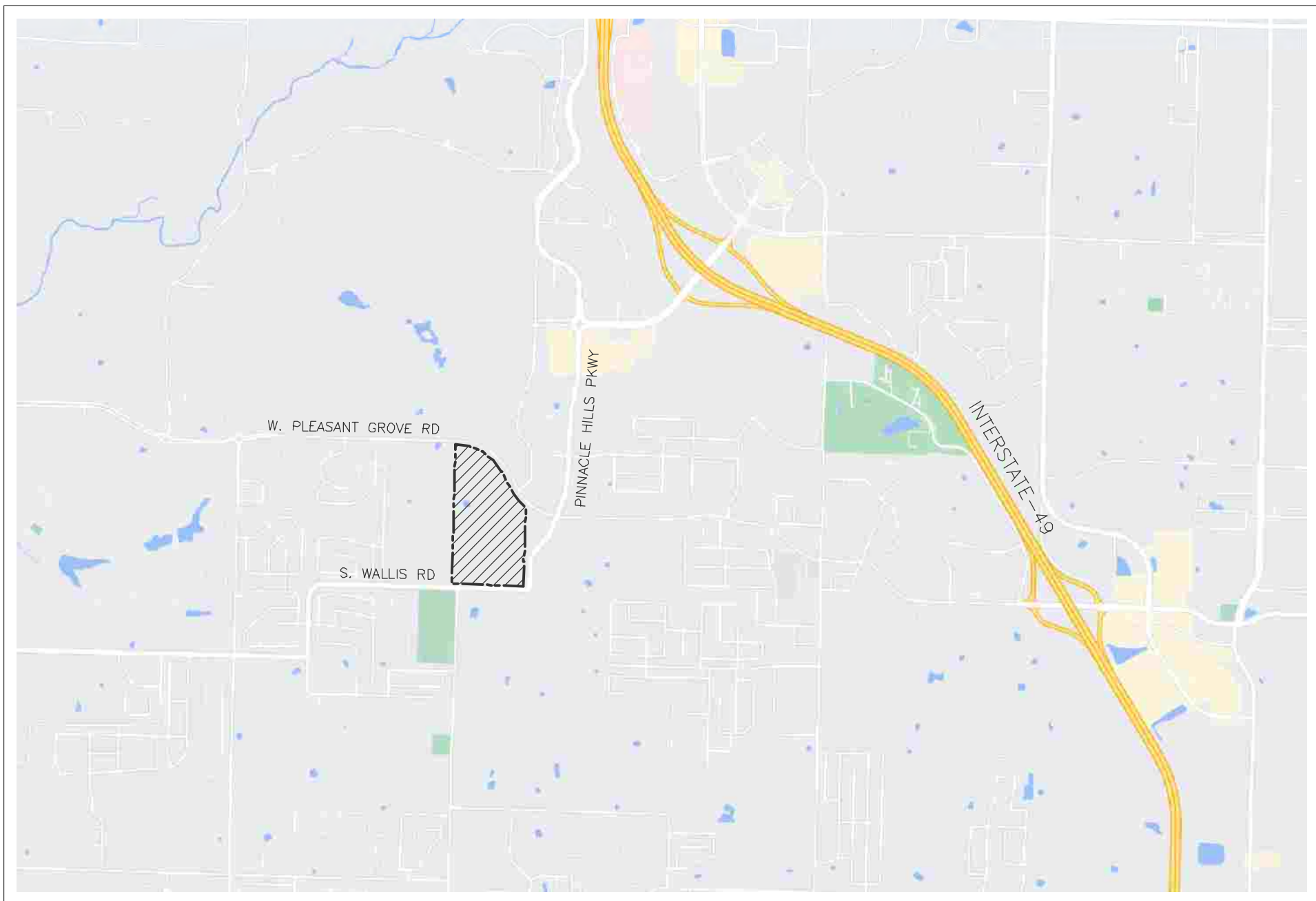
a project of
THE POINTE @ ROGERS, LP

INDEX TO SHEETS:

C00	TITLE SHEET
---	SURVEY
C01	SITE PLAN - OVERALL DEVELOPMENT
C01.1	EXHIBIT - ROW DEDICATION
C01.2	SITE PLAN - PHASE ONE DEVELOPMENT
C01.3	EXHIBIT - SUBPHASING PAVEMENT / PARKING COMPLETION
C02	SITE DRAINAGE PLAN - OVERALL DEVELOPMENT
C02.1-C02.3	SITE DRAINAGE PLAN - ENLARGED
C03.1-03.2	SEDIMENT & EROSION CONTROL PLANS
C03.4	EROSION CONTROL DETAILS
C04	DEMOLITION PLAN
C05	PAVING PLAN - PHASE ONE DEVELOPMENT
C06.1-C06.4	SITE UTILITY PLANS
C07.1-C7.8	GRADING & DRAINAGE PLAN - ENLARGED
C08.1-C8.4	ROUNDAABOUT
C09.1-C09.7	ROAD PLAN & PROFILES
C10.1-C10.4	STORM DRAINAGE PROFILES
C11.1-C11.4	STORM WATER DETENTION
C12.1-C12.3	CITY DETAILS
C13.1-C13.3	ROADWAY SECTION
C14.1-C14.3	SITE CONSTRUCTION DETAILS
C15.1-C15.6	SANITARY SEWER PLAN & PROFILE
C16.1-C16.9	WATER PLAN & PROFILES
C17.1	WATER SERVICE AND DEMAND - KEY MAP
C17.2-C17.3	WATER SERVICE AND FIRE LINE - ENLARGED PLAN
---	WATER & SANITARY SEWER DETAILS
---	EXHIBIT - FIRE APPARATUS ROUTE

ADDITIONAL SHEETS UNDER SEPARATE COVER:

---	ARCHITECTURAL BUILDING ELEVATION
L1.1-L1.3	LANDSCAPE PLANS AND DETAILS
A503	SITE DETAIL - DUMPTER PAD AND SCREEN
T101-T107	BUILDING LIFE SAFETY



VICINITY MAP
N.T.S.

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 VARIATION 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 FIREFIGHTING 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.

FLOOD ZONE STATEMENT:

THIS PROPERTY IS IN FLOOD ZONE "X" AND IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAIN, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C00265 K, EFFECTIVE DATE JUNE 5, 2012.

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

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:

PROJECT INFORMATION:

SITE INFORMATION - PHASE ONE DEVELOPMENT

LAND USE MIXED USE DEVELOPMENT
CURRENT ZONING C-3
TOTAL GROSS SITE AREA±22.45 AC / 977,480 SF
TOTAL ACCESS EASEMENT± 1.96 AC / 85,424 SF
TOTAL R/W DEDICATION± 0.87 AC / 38,105 SF
TOTAL NET SITE AREA± 19.62 AC / 853,951 SF

PARKING INFORMATION

REQUIRED PARKING
RATIO1.5 SPACES / 1 UNIT
TOTAL REQUIRED PARKING STALLS 618 SPACES

REQUIRED ACCESSIBLE PARKING

RATIO2% OF TOTAL PARKING PROVIDED
TOTAL REQUIRED PARKING STALLS 20 SPACES

REQUIRED BICYCLE PARKING

MULTIFAMILY
RATIO1 RACK / 30 DWELLING UNIT
TOTAL REQUIRED 14 RACKS

NON-RESIDENTIAL
RATIO1 RACK / 20 CAR PARKING
TOTAL REQUIRED 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
BUILDING AREAS
MULTI-FAMILY BUILDINGS 3.65AC / 158,943 SF
COMMERCIAL BUILDINGS 0.30AC / 13,179 SF

PAVEMENT & SIDEWALK ± 10.92 AC / 475,678 SF
TOTAL IMPERVIOUS AREA (MAXIMUM 90%) ± 14.87 AC / 647,800 SF (75.79%)

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%

BUILDING INFORMATION

CONSTRUCTION TYPE-V-B

3-STORY MULTI-FAMILY BUILDING 1
BUILDING TYPE.....TYPE-1
BUILDING AREA.....88,790 SF
BUILDING HEIGHT 46 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.....88,800 SF
BUILDING HEIGHT 43 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.....51,330 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.....47,790 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.....51,366 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.....47,790 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.....47,790 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.....9,971 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

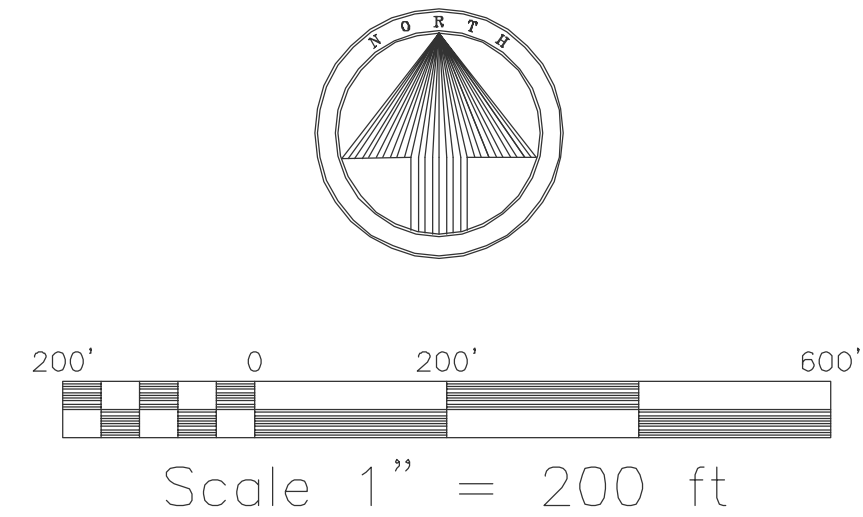
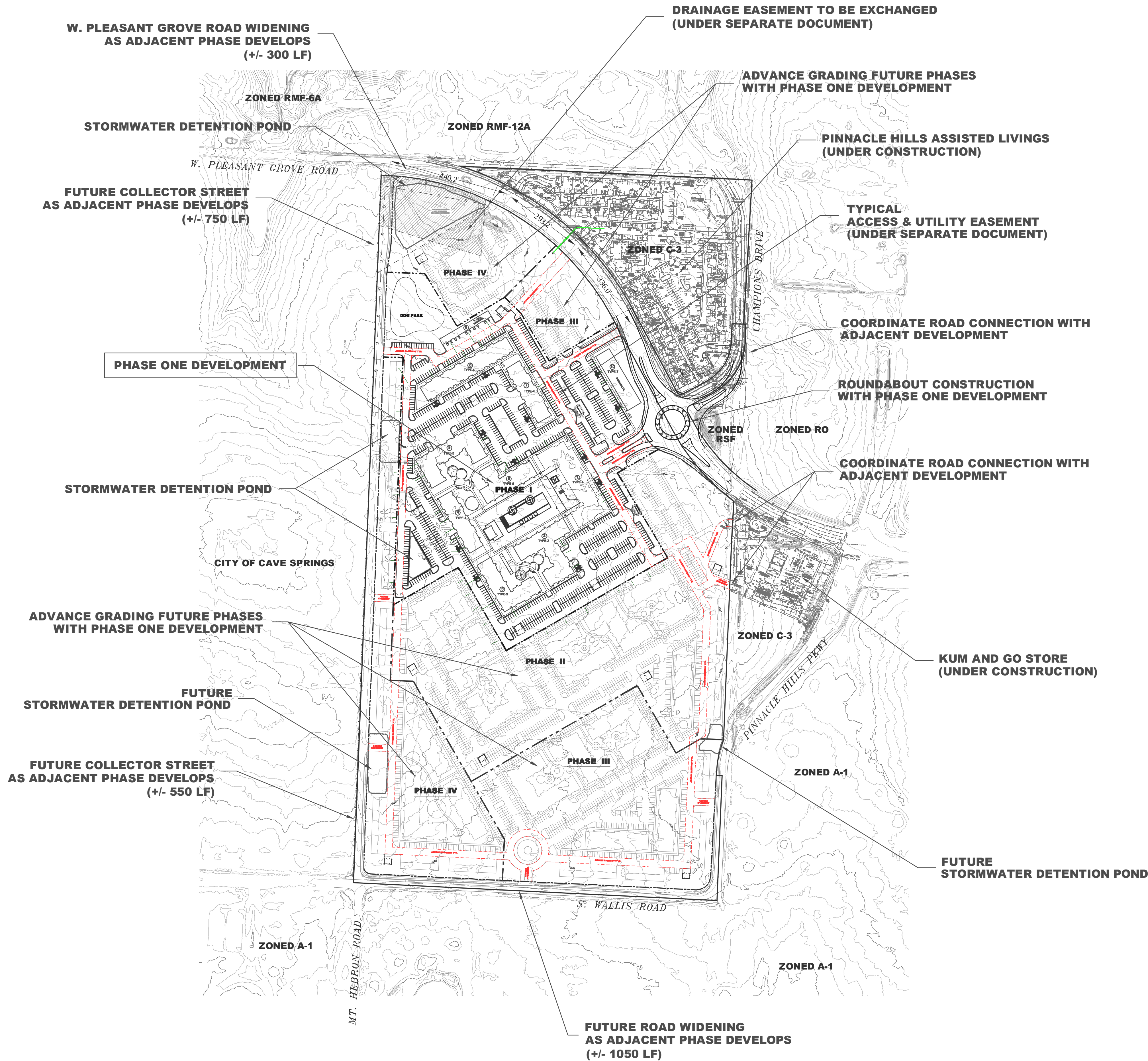
TOTAL NUMBER OF UNITS412 UNITS

CITY APPROVAL STAMP

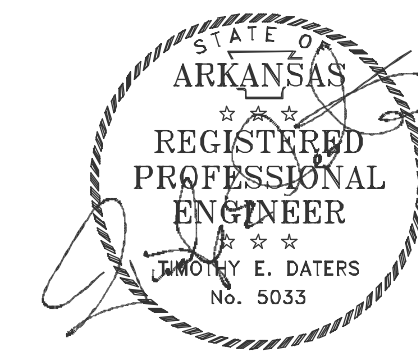
6TH SUBMITTAL

		11-04-22 TAC COMMENTS #6
		10-21-22 TAC COMMENTS #5
		09-23-22 TAC COMMENTS #4
		09-02-22 TAC COMMENTS #3
		Revised 08-05-22 TAC COMMENTS #2
		Date 03-14-22

M:\2020\20-2688 - Points at Rogers\DWG\Civil\Civil.dwg, 11/4/2022 12:59:57 PM, Jia, White-Daters & Associates, Inc.



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



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:

SITE PLAN OVERALL DEVELOPMENT		11-04-22 TAC COMMENTS #6	
THE POINTE @ ROGERS 5400 W. PLEASANT GROVE RD.		Revised 06-13-22 TAC COMMENTS #1	
ROGERS, ARKANSAS		Date 03-14-22	
		Scale Hor. 1"=200'	Vert.
		Sheet C01 of	
		Job No.	

EXISTING UTILITY LEGEND:

S — SANITARY SEWER EASEMENT
W — WATER MAIN EASEMENT
G — GAS LINE
TEL — COMMUNICATION

PROPERTY LINE

FUTURE ROW DEDICATION

BUILDING INFORMATION
CONSTRUCTION TYPE: V-B

3-STORY MULTI-FAMILY BUILDING 1
BUILDING TYPE.....TYPE-1
BUILDING AREA.....58,790 SF
BUILDING HEIGHT.....45 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.....51,330 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.....9,971 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

PROPERTY LINE

FUTURE ROW DEDICATION

DOG PARK

FUTURE PHASE
ZONED C-3

PINNACLE HILLS ASSISTED LIVINGS
(UNDER CONSTRUCTION)
ZONED C-3

ZONED
RSF

PHASE I

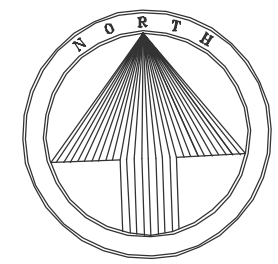
FUTURE PHASE
ZONED C-3

FUTURE PHASE
ZONED C-3

FUTURE PHASE
ZONED C-3

HATCH LEGEND:

WATER QUALITY POND / LANDSCAPE
(REFER LANDSCAPE PLAN)
FUTURE PHASE DEVELOPMENT
(FOR INFORMATIONAL PURPOSE)



Scale 1" = 60'

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 FIREPROTECTING 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 EQUIPMENTS 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.....422.45 AC / 877,480 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 / 853,951 SF

PARKING INFORMATION

REQUIRED PARKING
RATIO.....1.5 SPACES / 1 UNIT
TOTAL REQUIRED PARKING STALLS..... 618 SPACES
REQUIRED ACCESSIBLE PARKING
RATIO.....2% OF TOTAL PARKING PROVIDED
TOTAL REQUIRED PARKING STALLS..... 20 SPACES
REQUIRED BICYCLE PARKING
MULTIFAMILY
RATIO.....1 RACK / 30 DWELLING UNIT
TOTAL REQUIRED..... 14 RACKS
NON-RESIDENTIAL
RATIO.....1 RACK / 20 CAR PARKING
TOTAL REQUIRED..... 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%)..... ± 10.92 AC / 475,578 SF (75.79%)
TOTAL PAVEMENT AREA (MINIMUM 10%)..... ± 4.73 AC / 206,151 SF (24.21%)

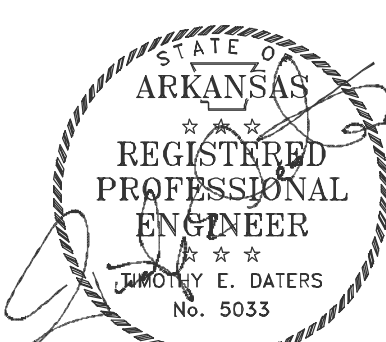
PERVIOUS AREA
GRASS / OPEN AREA..... ± 4.73 AC / 206,151 SF
TOTAL PERVIOUS AREA (MINIMUM 10%)..... ± 4.73 AC / 206,151 SF (24.21%)
C-3 BUILD-TO ZONE
MINIMUM FRONT YARD..... 5 FT
MAXIMUM FRONT YARD..... 30 FT
REQUIRED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD..... 60%
TOTAL FRONTAGE BUILDING FACADE..... 230 FT
FRONTAGE LF WITHIN BUILD-TO ZONE..... 139 FT
PROVIDED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD..... 60.4%

ZONED C-3

KUM AND GO STORE
(UNDER CONSTRUCTION)

ZONED C-3

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:

11-04-22 TAC COMMENTS #6	
Revised 09-23-22 TAC COMMENTS #4	
Date 09-02-22 TAC COMMENTS #3	
Scale Hor. Vert.	1"=60'
Sheet C01.2 of	
Job No.	



Plant Legend

Symbol	Quantity	Common Name/Size at time of planting/Condition
	53	Teddy Bear Magnolia, 2.5" caliper, container grown, 8' min. height (EVERGREEN TREE)
	43	Drake Elm, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	14	Drake Elm with uplights, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	20	Autumn Blaze Maple, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	5	Linden Tree, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	35	Yoshino Cherry, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	99	Slender Silhouette Liquidambar, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE)
	52	Columnar English Oak, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE) NOTE: 10 are Street Trees are not part of this quantity
	14	Blue Vitex, 2" caliper, container grown, 6' min. height, specimen (DECIDUOUS ORNAMENTAL TREE)
	117	Cryptomeria, container grown, 8' min. height (EVERGREEN TREE)
	10	Spartan Juniper, container grown, 6' min. height, specimen (EVERGREEN SHRUB)
	33	Windmill Fan Palm, container grown, 4' min. height (EVERGREEN SHRUB)
	12	Emerald Green Arborvitae, container grown, 4' min. height (EVERGREEN SHRUB)
	12	Upright Columnar Boxwood, container grown, 4' min. height (EVERGREEN SHRUB)
	23	Glossy Abelia, 3 gal. container (EVERGREEN SHRUB)
	5	Oakleaf Holly, container grown, 4' min. height (DECIDUOUS SHRUB)
	161	Maiden Grass, 3 gal. container (DECIDUOUS SHRUB)
	352	Grey Owl Juniper, 3 gal. container (EVERGREEN SHRUB)
	131	Andorra Juniper, 3 gal. container (EVERGREEN SHRUB)
	337	Twist Encore Azalea, 3 gal. container (EVERGREEN SHRUB)
	135	Radiant Abelia, 3 gal. container (EVERGREEN SHRUB)
	42	Dwarf Burford Holly, 3 gal. container (EVERGREEN SHRUB)
	57	Little Limelight Hydrangea, 3 gal. container (DECIDUOUS SHRUB)
	110	Endless Summer Hydrangea, 3 gal. container (DECIDUOUS SHRUB)
	107	Yellow Knockout Rose, 3 gal. container (EVERGREEN SHRUB)
	133	Red Carpet Rose, 3 gal. container (EVERGREEN SHRUB)
	1,343	Wintergreen Boxwood, 3 gal. container (EVERGREEN SHRUB)
	972 sf	Seasonal Color, 6" pot, planted 12" on-center (ANNUALS AND PERENNIALS)
	* 944	Feather Reed Grass, 1 gal. container (PERENNIAL GROUNDCOVER)
	* 98	Blue Switchgrass, 1 gal. container (PERENNIAL GROUNDCOVER)
	* 499	Variegated Lirope, 6" pot (EVERGREEN GROUNDCOVER)
	* 203	Rudbeckia, 6" pot (PERENNIAL GROUNDCOVER)
	* 367	Everillo Carex Grass, 6" pot (PERENNIAL GROUNDCOVER)
	* 435	Catmint, 6" pot (PERENNIAL GROUNDCOVER)
	* 806	Coral Drift Rose, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 266	Red Yucca, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 305	Lime Mound Spirea, 1 gal. container (DECIDUOUS GROUNDCOVER)
	* 265	Variegated Yucca, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 233	Green Yucca, 1 gal. container (EVERGREEN GROUNDCOVER)
	* 308	Horsetail Reed Grass, 1 gal. container (EVERGREEN GROUNDCOVER) NOTE: 209 in micro pool at north detention pond
	**	Tiffway Sod
	**	Artificial Turf
	**	Large Smooth Black River Rock 6-8" minimum
	**	Large Boulders
	**	Large Containers w/drip irrigation in pool area
	**	Extra-large Containers w/drip irrigation at entrance
	**	Water Features

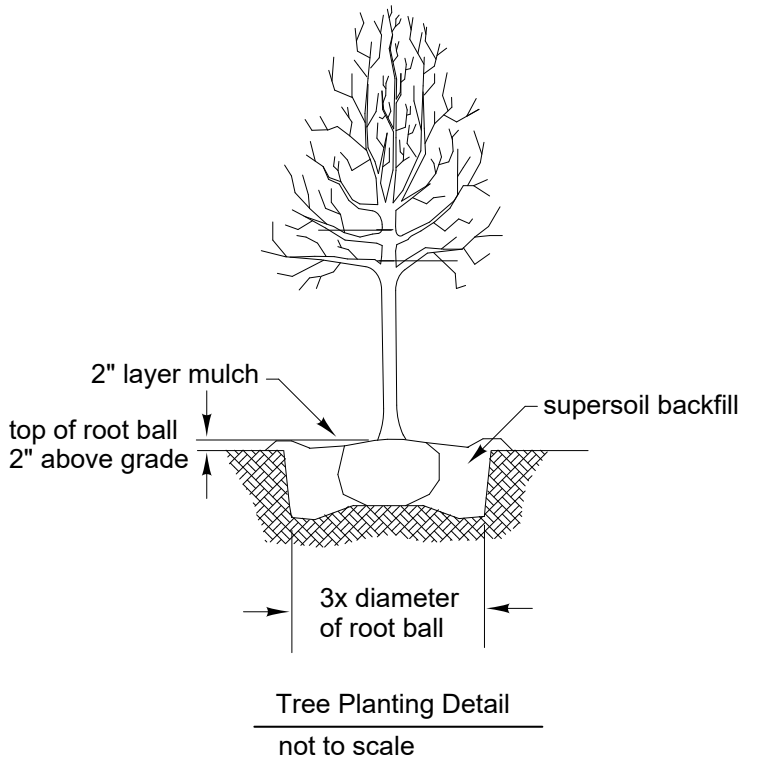
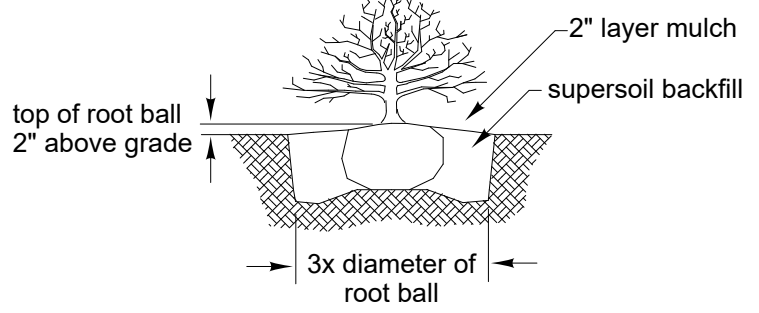
NOTE: (*) denote quantities of 1 plant for each 4 square feet. Indicated quantities are for estimating purposes only; (**) denote landscape materials for landscape contractor to determine actual amounts needed and provide owner/developer unit pricing for each.

Street Trees

	10	Columnar English Oak, 2.5" caliper, B&B, 6' min. height (DECIDUOUS SHADE TREE) NOTE: 10 Street Trees are not included in the amount shown above in Plant Legend
--	----	---

Landscape Notes

- All planting beds shall be prepped with supersoil and bermed 12" above grade.
- All sodded areas shall be tilled to a minimum depth of 4".
- All pots and planting containers must be plumbed and fitted with bubblers and drip irrigation.
- Topsoil shall be added as needed to create a smooth finish grade on planting and sodded areas.
- Trees and shrubs shall be planted as shown on details at right and backfilled with supersoil. All trees and shrubs shall be thoroughly watered immediately after planting.
- All planting beds and lawn areas to be irrigated with automatic irrigation system.
- Area to be graded shall provide positive drainage away from paved surfaces.
- Planting beds are to have a 2" layer of double hammered hardwood mulch installed after planting.
- No substitutions are allowed unless authorized by owner.
- Immediately report any discrepancies to landscape architect.
- Owner/developer guarantees that landscaping will be maintained and warranted for a period of 3 years after installation is complete and will replace any plantings that are dead or significantly damaged during the warranty period.
- Plantings that exceed the minimum requirements may not be reduced once approved by Planning Commission.



REQUIRED TREES IN PARKING AREA (NOT INCLUDING STREET TREES)	
TOTAL NUMBER OF PARKING SPACES:	874
NUMBER OF TREES REQUIRED*	59
NUMBER OF TREES PROVIDED	144
* ONE FOR EACH 15 SPACES	

DECIDUOUS SHADE TREES REQUIRED* (90% OF 59):	54
DECIDUOUS SHADE TREES PROVIDED*	91
* 6" MINIMUM HEIGHT AND 2.5" CALIPER AT PLANTING	

EVERGREEN TREES REQUIRED* (10% OF 59):	6
EVERGREEN TREES PROVIDED*	53
* 8" MINIMUM HEIGHT AT PLANTING	

REQUIRED TREES ON STREET RIGHT-OF-WAY	
TOTAL NUMBER OF REQUIRED STREET TREES AT 40' ON-CENTER:	10
TOTAL NUMBER OF PROVIDED STREET TREES AT 40' ON-CENTER:	10

REQUIRED NUMBER OF OVERALL PLANTINGS:	
TOTAL NUMBER OF REQUIRED TREES AND SHRUBS*	939
TOTAL NUMBER OF PROVIDED TREES AND SHRUBS*	3,455**
* AT LEAST ONE NEW TREE OR SHRUB MEETING THE PLANT CRITERIA FOR EACH 1,000 SQUARE FEET OF THE TOTAL CURRENT DEVELOPMENT AREA	
** NOT INCLUDING STREET TREES	

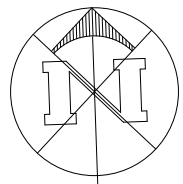
TREE MITIGATION
NO SIGNIFICANT TREES WILL BE PRESERVED.
1 TREE WILL BE PLANTED FOR EVERY 5 SIGNIFICANT TREES REMOVED.
EXISTING TREES ON THE SITE (PHASE 1 AND FUTURE PHASES) INCLUDE BRADFORD PEAR, ELM, BLACK CHERRY, COTTONWOOD, SYCAMORE, AND SILVER MAPLE. 132 SIGNIFICANT TREES HAVE BEEN IDENTIFIED ON THE SITE AND WILL BE REMOVED DURING GRADING. TO MITIGATE THE REMOVAL OF THOSE TREES, 27 TREES WILL BE REQUIRED. A TOTAL OF 133 TREES WILL BE PLANTED IN INTERIOR PARKING AREAS OF PHASE 1 NOT INCLUDING STREET TREES. A TOTAL OF 59 TREES ARE REQUIRED FOR PHASE 1. THIS NUMBER EXCEEDS THE REQUIRED MITIGATION TREES BY 74 EXISTING TREES.

GREENSPACE (PERVIOUS/IMPERVIOUS AREA)	
ACCESS EASEMENT:	± 1.96 AC / 85,424 SF
IMPERVIOUS AREA (PAVED AREAS AND BUILDINGS):	±13.86 AC /603,800 SF
GREENSPACE (PERVIOUS AREA INCL. DET. PONDS):	± 4.73 AC /206,151 SF
TOTAL AREA PHASE 1:	±21.57 AC /939,375 SF

REQUIRED GREENSPACE (10% OF TOTAL AREA):	± 2.16 AC /94,090 SF
GREENSPACE PROVIDED:	± 4.73 AC /206,151 SF

NOTE - DEDICATED RIGHT-OF-WAY(± 0.87 AC / 38,105 SF) IS NOT INCLUDED IN GREENSPACE CALCULATIONS

Original Design by
Botanica Gardens
1601 Rebsamen Park Road, Little Rock, AR 72202
(501) 614-3000

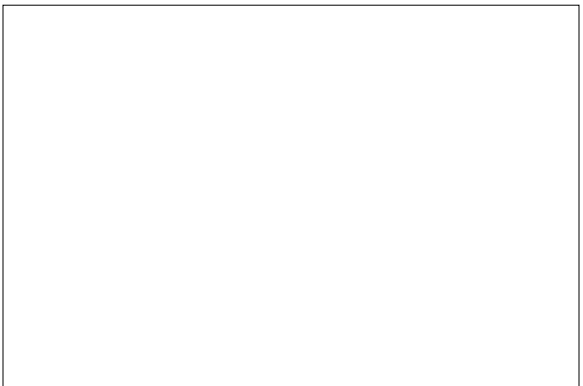


LANDSCAPE PLAN

SCALE: 1" = 100'-0"



SEVENTH SUBMITTAL



AR Registration 4940
Nov 4, 2022

LANDSCAPE PLAN

L1.1

Landscape Plan
The Pointe at Rogers, PHASE 1
ROGERS, AR
LP202200250, 5th Submittal

first submission Mar 8, 2022
- revised Jun 30, 2022
- revised Sep 23, 2022
- revised Oct 12, 2022
- revised Oct 21, 2022 (sixth submittal to City of Rogers)
- revised Nov 4, 2022 (seventh submittal to City of Rogers)
***** DRAWING REVISIONS *****

John Beneke
LANDSCAPE ARCHITECT
Fayetteville, Arkansas
(501) 944-9577



LARGE SCALE DEVELOPMENT

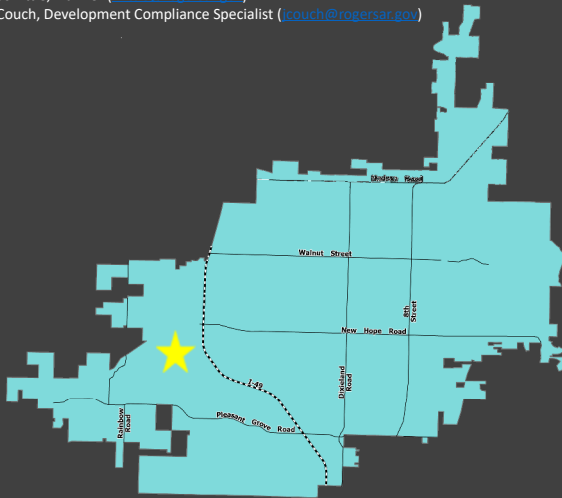
PLANNING

Vin Hotel

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location

5501 W Northgate Road
Parcel 02-01671-100

CGM Designation

Regional Center - Uptown

Zoning

U-COM (Uptown Commercial Mixed Use),
U-NBT (Uptown Neighborhood Transition)

Proposed Use

Hotel

Representative

James Dibble, MCE

Location:

West of the intersection of W Northgate Road and S Champions Road

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-COM, U-NBT



LARGE SCALE DEVELOPMENT

PLANNING

Vin Hotel



ZONING:

UCOM(Uptown Commercial Mixed Use):

Purpose and intent. 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).

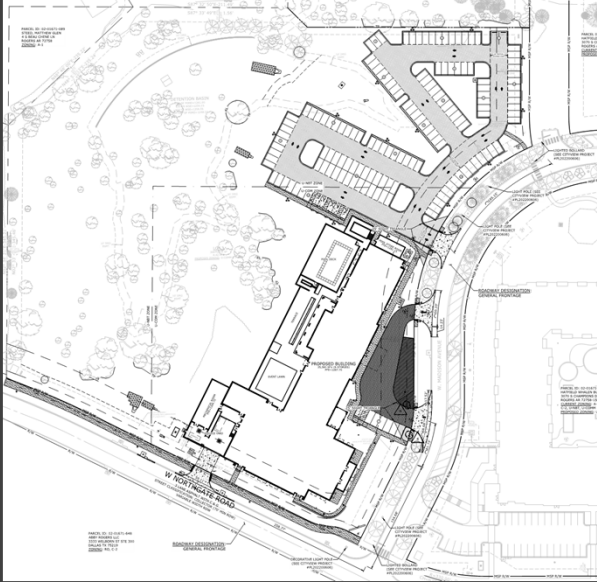


LARGE SCALE DEVELOPMENT

PLANNING

Vin Hotel

Site Plan



Request

- The proposal includes a 53,137 sq. ft. hotel, with 125 rooms on 8.42 acres.

- The proposal includes a 53,137 sq. ft. hotel, with 125 rooms on 8.42 acres.



LARGE SCALE DEVELOPMENT

PLANNING

Vin Hotel

Architectural Elevations





LARGE SCALE DEVELOPMENT

Vin Hotel

PLANNING

Aerial Image



Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

W:\2022\22-2174 - Rogers, AR Marriott Autograph Hotel - Fields At Pinnacle\Design Drawings\22174-CS.dwg, PRINTED ON: March 13, 2024 @ 4:19 PM

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 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.
- 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-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)	
TOTALY 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: jmccurdy@rogersar.gov

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

WATER AND SEWER
ROGERS WATER UTILITIES
601 S. 2nd STREET,
ROGERS, AR 72756
EARL ROUSCH
PHONE: (479) 936-5425
EMAIL: earlrousche@rwu.org

FIRE DEPARTMENT
CITY OF ROGERS FIRE DEPARTMENT
201 N. 1st STREET,
ROGERS, AR 72756
THOMAS JENKINS
PHONE: (479) 621-1179

NATURAL GAS
BLACK HILLS ENERGY
1301 FEDERAL WAY,
LOWELL, AR 72745
ADAM COMER / UTILITY PLANNER
PHONE: (479) 877-0006
EMAIL: adam.comer@blackhillscorp.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

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

TELEPHONE / INTERNET
AT&T
700 W. WALNUT,
ROGERS, AR 72756
BRIAN WILLIAMS
PHONE: (479) 249-5194
EMAIL: bw9156@att.com

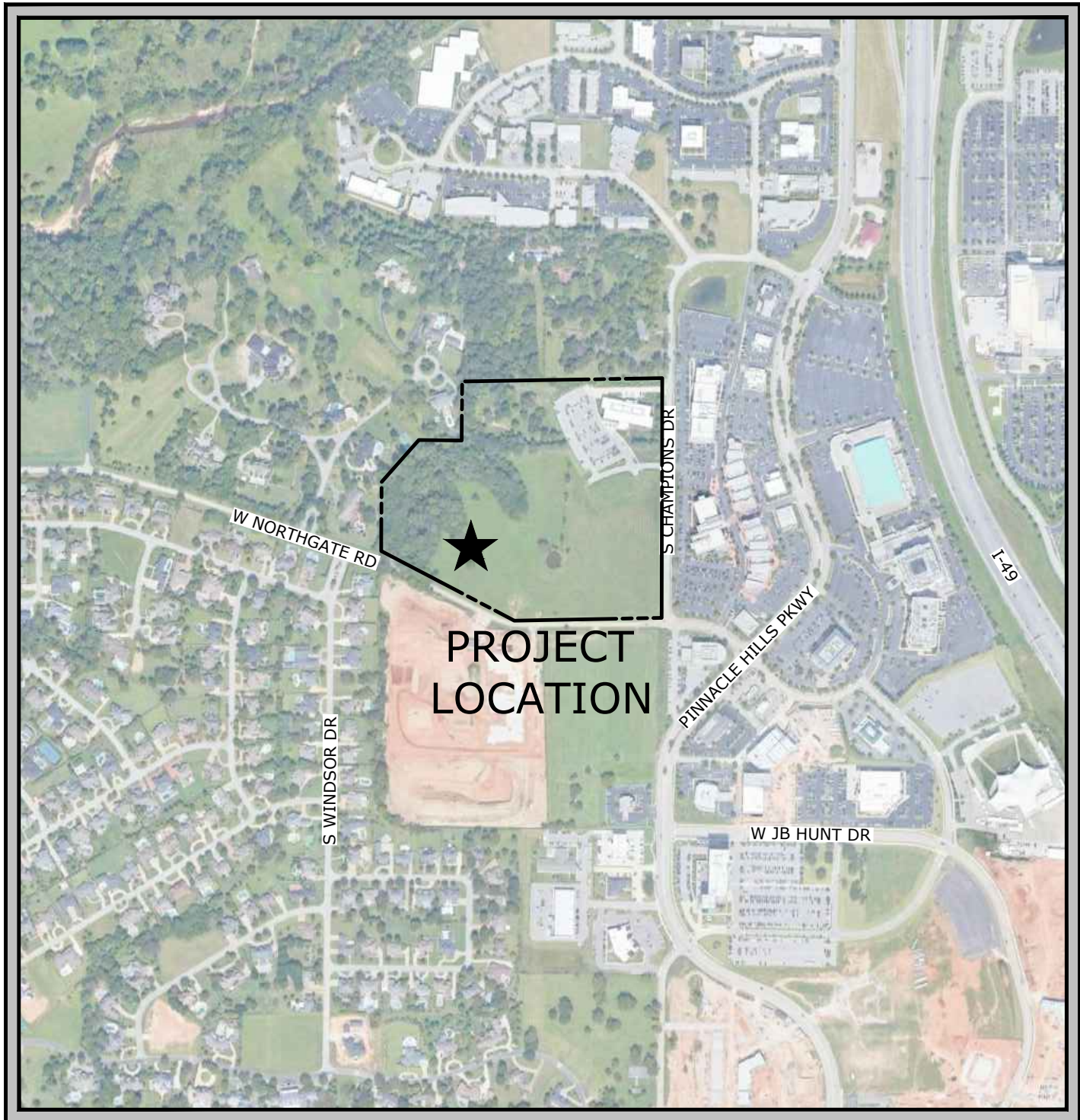
COX COMMUNICATIONS
CHAD HODGE
PHONE: (479) 871-0339
EMAIL: chad.hodge@cox.com
TIM BUSEY
PHONE: (479) 387-8305
EMAIL: tim.busey@cox.com
DION JONES
EMAIL: dion.jones@cox.com
PHONE: (479) 721-6265

RITTER COMMUNICATIONS
SAM VALLE
EMAIL:
PHONE: (479) 936-5425
EMAIL: sam.valle@rittercommunications.com
PHONE: (479) 212-0141

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

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

CIVIL ENGINEERING CONSULTANT
MCCLELLAND CONSULTING ENGINEERS
1580 E. STEARNS STREET,
FAYETTEVILLE, AT 72703
CHRIS BAKUNAS, PJA / PROJECT MANAGER
PHONE: (479) 443-2377
EMAIL: cbakunas@mce.us.com



VICINITY MAP

March 13, 2024
MCE PROJECT NUMBER 22-2174

MCE McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE ENGINEERS

http://www.mce.us.com

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

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE



INDEX TO DRAWINGS

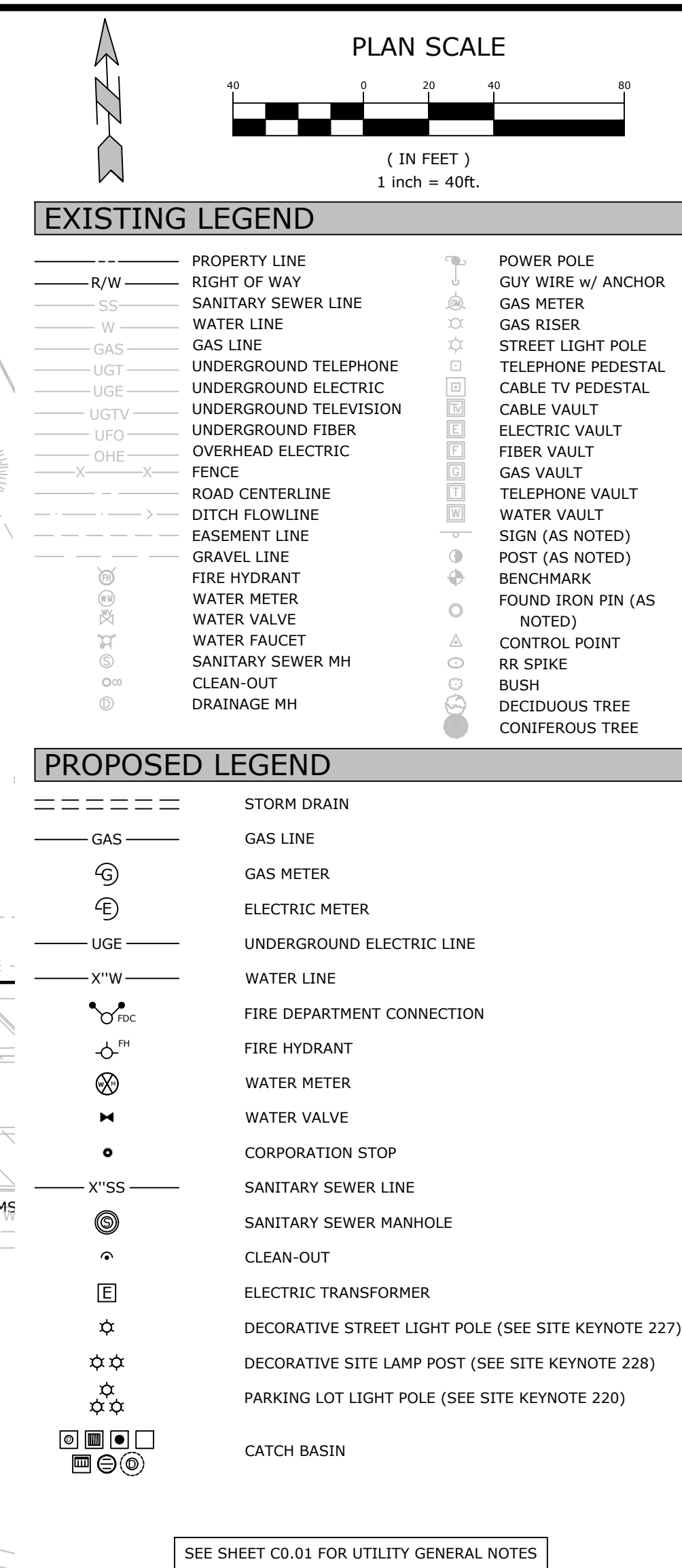
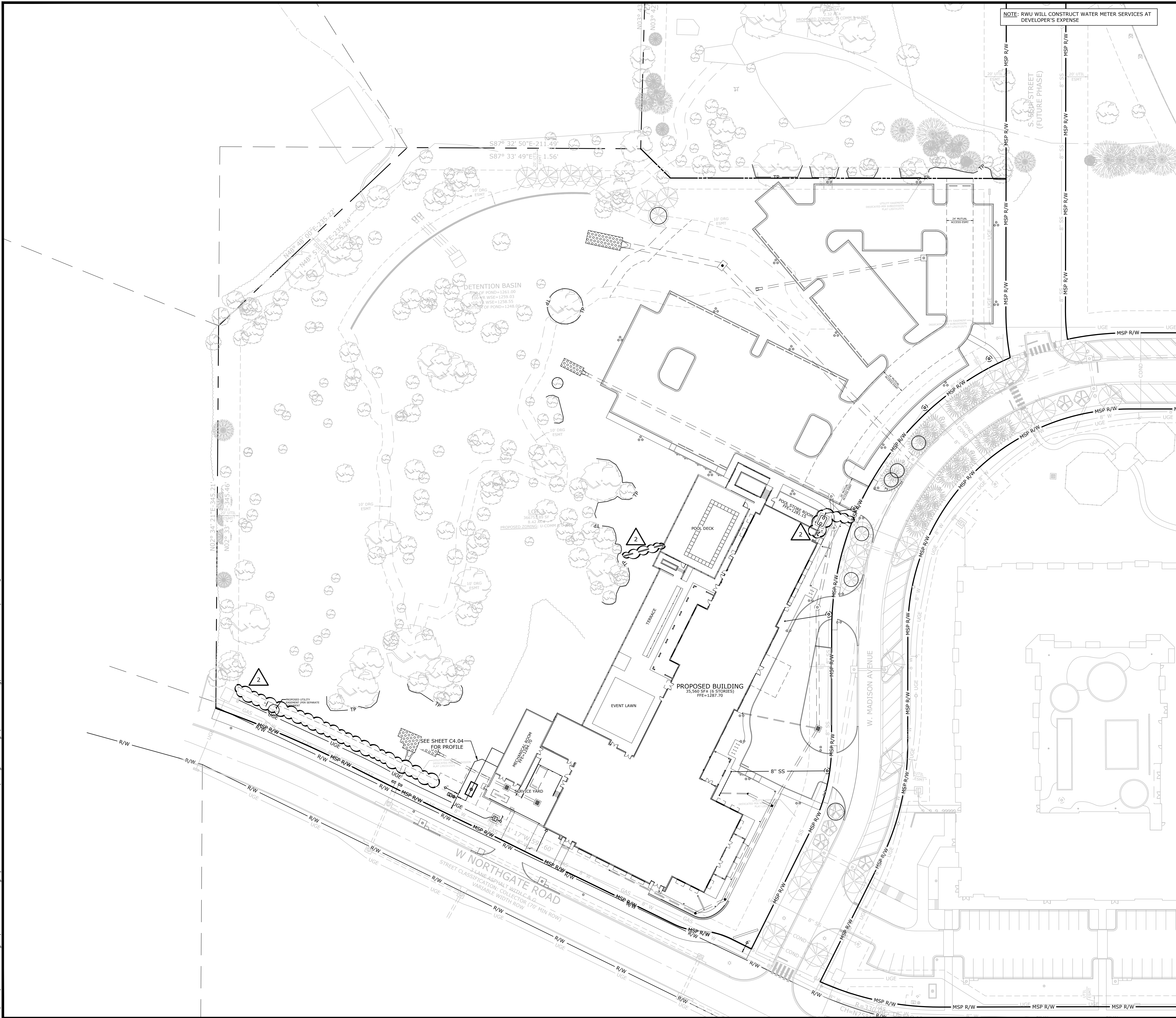
		DATE	REV / BID / CO / ADD
C0.00	COVER	1/11/2024	REV-2
C0.01	CIVIL GENERAL NOTES	1/11/2024	REV-2
	BOUNDARY & TOPOGRAPHIC SURVEY		
C1.00	OVERALL DEMOLITION PLAN	11/3/2023	REV-1
C1.01	DEMOLITION PLAN - NORTH	11/3/2023	REV-1
C1.02	DEMOLITION PLAN - SOUTH	11/3/2023	REV-1
C1.03	DEMOLITION PLAN - WEST	11/3/2023	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	9/8/2023	REV-0
	RWU STANDARD DETAILS		

SUPPLEMENTAL SHEETS

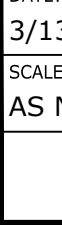
BUILDING ELEVATIONS
DUMPSTER ENCLOSURE WALL
SITE LIGHTING PLAN



FIELDS AT PINNACLE - LOT 3 ROGERS, AR MCE #22-2174 3/13/2024 REV-4



SEE SHEET C0.01 FOR UTILITY GENERAL NOTES

 McLELLAND ENGINEERS, INC. DESIGNED TO SERVE 1580 E STEARNS ST FAYETTEVILLE, ARKANSAS 72703 (479) 443-2377 HTTP://WWW.MCE-US.COM	
 Know what's below. Call before you dig. PRELIMINARY NOT FOR CONSTRUCTION	
 HOTEL VIN FIELDS AT PINNACLE LOT 3 5501 W. MADISON AVENUE ROGERS, AR ORIGINAL SIGNATURE ON FILE	
 Know what's below. Call before you dig. © 2023	
 Know what's below. Call before you dig. OVERALL UTILITY PLAN	
 Know what's below. Call before you dig. DESIGNED BY: JAD DATE: 3/13/2024 SCALE: AS NOTED DRAWN BY: JAD REVISION: REV-4 JOB NUMBER: 22-2174	
Know what's below. Call before you dig. C4.00	

W:\2022\22-2174 - Rogers, AR Marriott Autograph Hotel - Fields At Pinnacle Design Drawings\22174-LP.dwg, PRINTED ON: March 13, 2024 @ 4:23 PM

CITY PLANNING REQUIREMENTS		REQUIRED	PROVIDED
OVERALL SITE AREA = 366,752 TOTAL DEVELOPMENT (DISTURBED) AREA = 210,136 S.F.		MINIMUM 20% GREEN SPACE 366,752 X 20% = 73,350 S.F.	245,462 S.F. = 66.93%
INTERIOR PLANTINGS (SEC. 14-256)	1 TREE OR SHRUB REQUIRED FOR EVERY 2,000 SF OF DEVELOPMENT AREA DEVELOPMENT AREA = 210,136 SF / 2,000 SF = 105 TREES OR SHRUBS	105 TREES OR SHRUBS	23 TREES 112 SHRUBS 135 TOTAL
	A MIN. OF 25% OF REQUIRED TREES OR SHRUBS SHALL CONSIST OF TREES NO MORE THAN 25% OF TREES TO BE ORNAMENTAL TREES A MINIMUM OF 10% OF TREES SHALL BE EVERGREEN PARKING LOT TREES 147 SPACES/15 = 10 TREES	105 X 25% = 26 TREES 26 X 25% = 7 TREES MAX. 3 EVERGREEN TREES 10 PARKING LOT TREES	23 TREES (-3) 0 TREES 3 EVERGREEN TREES 19 PARKING LOT TREES
STREET TREES	ONE TREE PER 50 LF OF STREET FRONTAGE 534 LF / 50 = 11 TREES	11 TREES	20 TREES (+9) 3
MITIGATION TREES	MITIGATION TREES REQUIRED AT A 1:5 RATIO FOR EVERY SIGNIFICANT TREE REMOVED (62 TREES REMOVED / 5 = 12 TREES REQUIRED)	12 TREES	12 TREES
REQUIRED LANDSCAPE TOTALS	INTERIOR TREES = 26 TREES STREET TREES = 11 TREES MITIGATION TREES = 12 TREES 49 TREES	23 TREES (-3) 14 TREES (+3) 12 TREES 49 TREES	
	TOTAL TREES REQUIRED = 49 TREES TOTAL SHRUBS REQUIRED = 79 SHRUBS	49 TREES PROVIDED 108 SHRUBS PROVIDED	

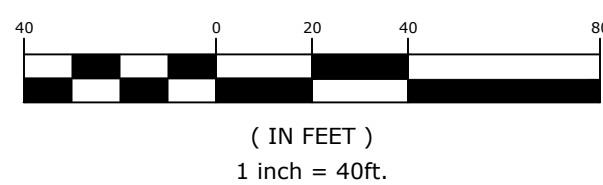
LANDSCAPE NOTES:

- PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
- A LETTER FROM THE OWNER/DEVELOPER IS REQUIRED THAT GUARANTEES TO MAINTAIN AND/OR REPLACE THE LANDSCAPING FOR A PERIOD OF THREE YEARS STARTING ONCE INSTALLATION IS COMPLETE.

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		PROPOSED
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		PROPOSED
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 2 ND FLOOR = 17,450 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		122,455 SF
OPEN SPACE REQUIREMENTS		
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)

PLAN SCALE



EXISTING LEGEND

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

PROPOSED LEGEND

---	STORM DRAIN
⊠	CATCH BASIN
⊙	SANITARY SEWER MANHOLE
⊙	FLARED END SECTION
⊙	GAS METER
⊙	ELECTRIC METER
⊙	FIRE HYDRANT
⊙	WATER METER
⊙	SANITARY SEWER MANHOLE
⊙	CLEAN-OUT
⊙	ELECTRIC TRANSFORMER
⊙	LIGHT POLE
⊙	SEED (SEE PLANTING LIST - THIS SHEET)
⊙	SOD (SEE PLANTING LIST - THIS SHEET)
⊙	SHRUB PLANTING (SEE PLANTING LIST - THIS SHEET)
⊙	TREE PLANTING (SEE PLANTING LIST - THIS SHEET)
TP	TREE PROTECTION FENCING
—GAS—	GAS LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—X"W—	WATER LINE
—X"SS—	SANITARY SEWER LINE
P	PARKING LOT / INTERIOR TREE
R	RELOCATED EXISTING STREET FRONTAGE TREE
I	INTERIOR TREE
S	STREET FRONTAGE TREE
M	MITIGATION TREE

PLANT LIST

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
CA	N/A	PRAIRIFIRE CRABAPPLE (See Keynote #605)	Malus 'Prairifire'	⊙	2" Caliper (BB& - 6' Tall Minimum)
PE	4	EMERALD PRAIRIE ELM (See Keynote #606)	Ulmus parvifolia 'Emerald Prairie'	⊙	2 1/2" Caliper (BB& - 6' Tall Minimum)
RB	16	OKLAHOMA REDBUD 3 Cercis canadensis var. texensis 'Oklahoma'		⊙	2" Caliper (BB& - 6' Tall Minimum)
HL	11	SUNBURST HONEY LOCUST Gleditsia triacanthos var. inermis 'Suncole'		⊙	2 1/2" Caliper (BB& - 6' Tall Minimum)
SO	8	SHUMARD OAK Quercus shumardi		⊙	2 1/2" Caliper (BB& - 6' Tall Minimum)
BB	3	BRACKEN'S BROWN BEAUTY MAGNOLIA Magnolia grandiflora 'Bracken's Brown Beauty'		⊙	B&B (8' Tall Minimum)
BC	6	SHAWNEE BRAVE BALD CYPRESS Taxodium distichum 'Mickelson'		⊙	2 1/2" Caliper (BB& - 6' Tall Minimum)
BG	7	WILDFIRE BLACKGUM Nyssa sylvatica 'Wildfire'		⊙	2 1/2" Caliper (BB& - 6' Tall Minimum)
BW	50	WINTERGREEN BOXWOOD Buxus microphylla 'Wintergreen'		⊙	5 Gallon
MJ	24	MORNING LIGHT MAIDEN GRASS Miscanthus sinensis 'Morning Light'		⊙	5 Gallon
SJ	34	SUNBURST ST. JOHN'SWORT Hypericum frondosum 'Sunburst'		⊙	5 Gallon
FG	30	HAEMEL DWARF FOUNTAIN GRASS Pennisetum alopecuroides 'Hameln'		⊙	1 Gallon
TURF	7,730 S.Y.	YUKON BERMUDA SOD Cynodon dactylon 'Yukon'		⊙	Solid Sod

Note: Caliper measurements as per American Standards for Nursery Stock (ANSI Z-60.1 - 2014) requirements.

LANDSCAPE KEYNOTES

- 601 SEEDING AREA
- 602 SODDED AREA
- 603 APPLY A 3" LAYER OF SHREDDED HARDWOOD MULCH (NATURAL COLOR) TO ALL LANDSCAPE BEDS. SINGLE TREES AND SHRUBS SHALL HAVE THE SAME 3" LAYER OF MULCH APPLIED TO THE OUTSIDE EDGE OF THE PLANTING PIT
- 604 2" CLEAR ZONE OF SHREDDED HARDWOOD MULCH IN THE CAR OVERHANG AREA
- 605 RELOCATED EXISTING STREET TREES (4 - NOT COUNTED IN PLANT LIST)

LANDSCAPE DETAILS

- 10A TREE PROTECTION FENCE
- 60A TREE PLANTING
- 60C TREE PLANTING ON SLOPE
- 60D SHRUB PLANTING
- 61A STEEL EDGING

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	11/2/2023	ADDRESSING CITY L&D & RWU COMMENTS
2	1/11/2024	ADDRESSING CITY L&D & RWU COMMENTS
3	2/28/2024	ADDRESSING CITY L&D & RWU COMMENTS

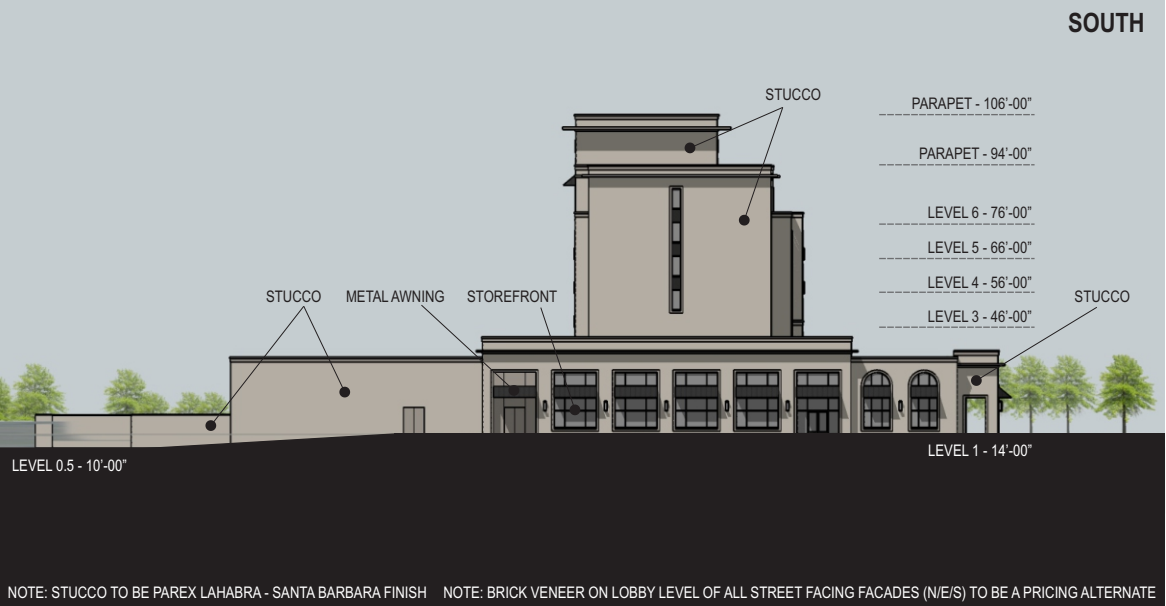
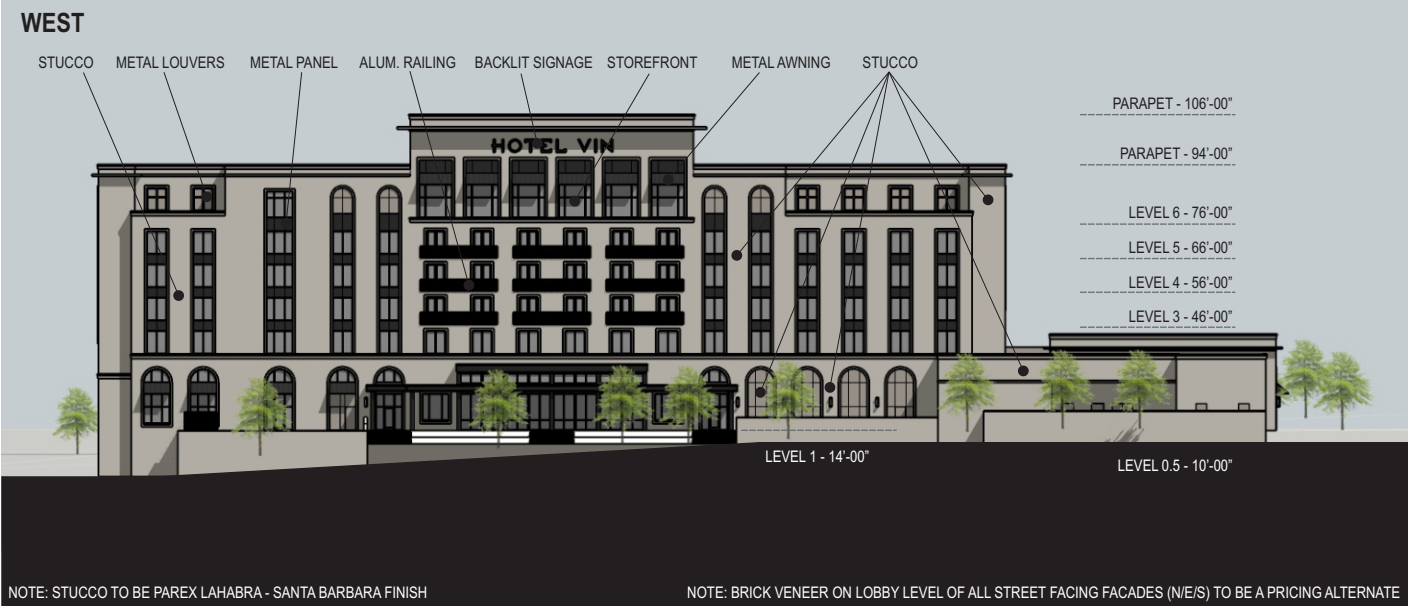
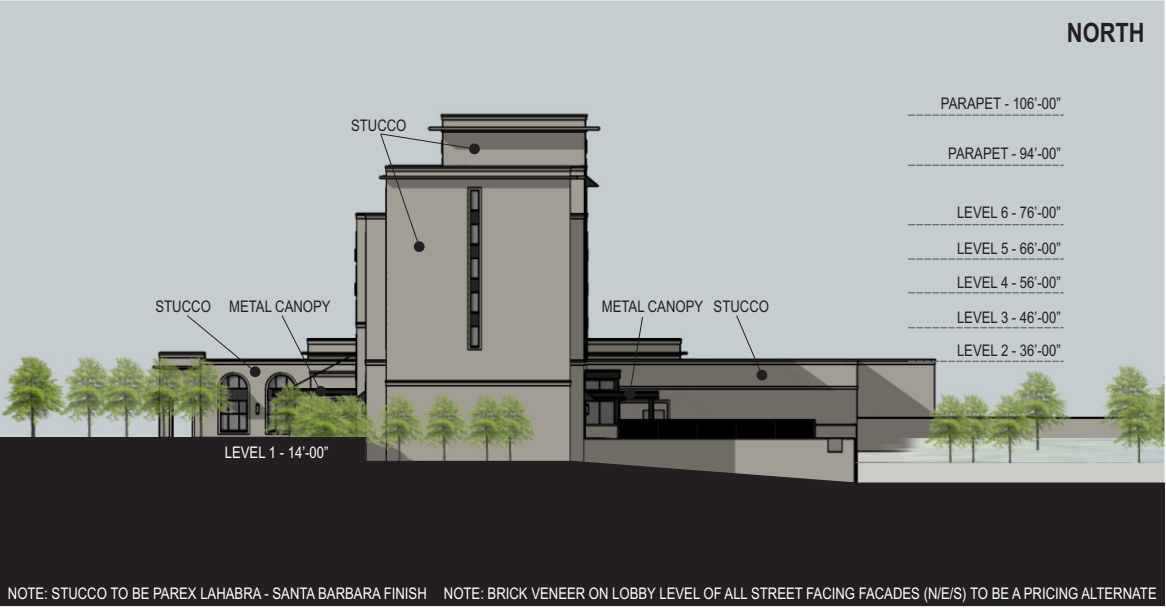
LANDSCAPE PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 3/13/2024	REVISION: REV-4
SCALE: AS NOTED	JOB NUMBER: 22-2174

C6.01

Exterior Elevations

No Scale



Exterior Views
No Scale

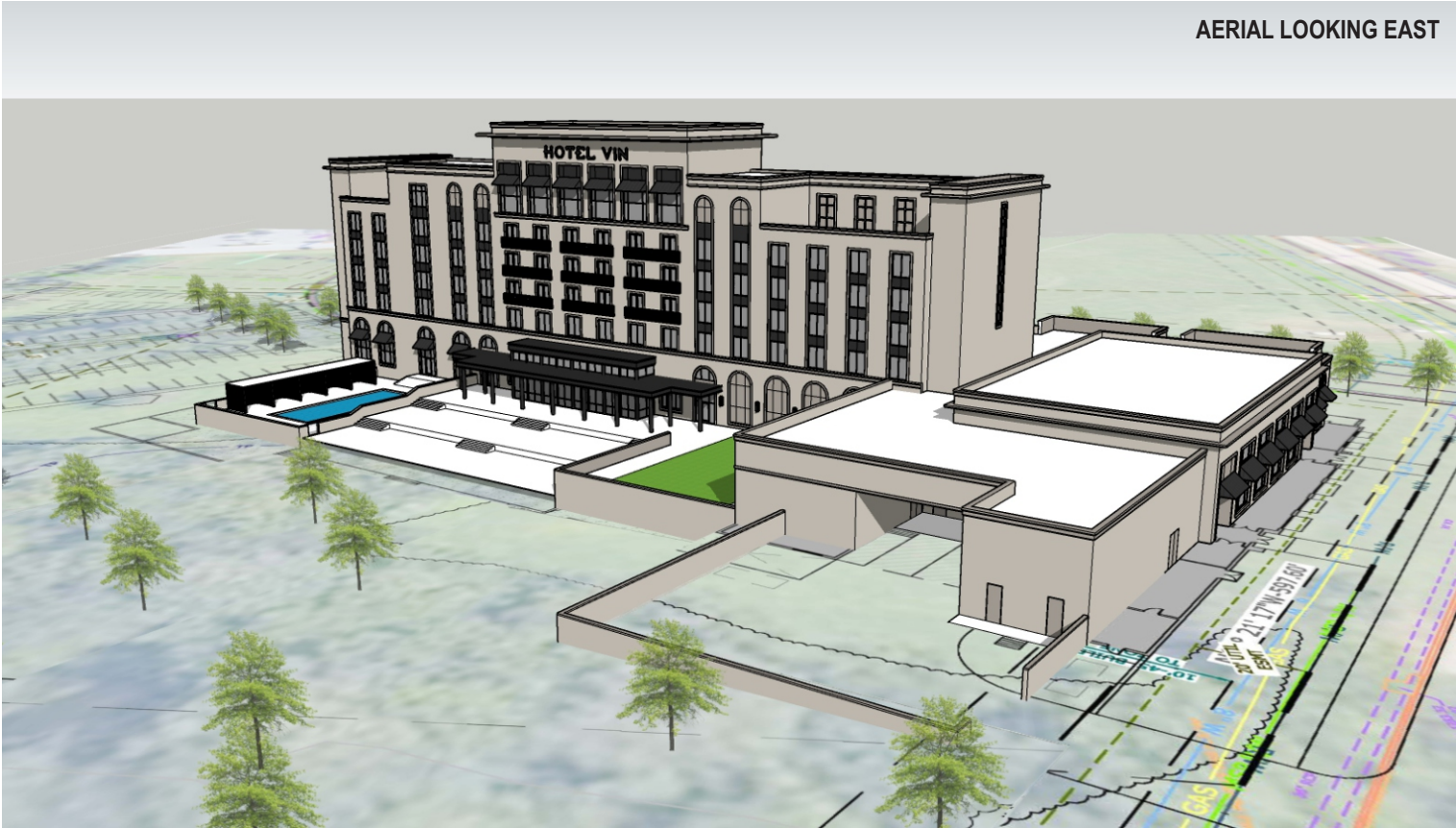
LOOKING NW



LOOKING SW



AERIAL LOOKING EAST



LOOKING SOUTH



Exterior Views
No Scale

