



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

PLANNING COMMISSION MEETING AGENDA

APRIL 16, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/89042525515](https://us02web.zoom.us/j/89042525515)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/88131527280](https://us02web.zoom.us/j/88131527280)

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

ROLL CALL:

ACTION ON MINUTES:

1. April 2, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commisssioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1.

LSDP: Vin Hotel

A proposal to construct a 53,137 sq. ft. hotel at 5501 W. Northgate Road in the U-COM & U-NBT (Uptown Commercial Mixed Use & Uptown Neighborhood Transition) zoning districts.

– *STAFF: Nicholas Little*

– *REPRESENTED BY: James Dibble*

PUBLIC HEARING:

1.

Inform Rogers & Unified Development Code

Regarding adoption of *Inform Rogers*, a new comprehensive plan guiding land use and development for the City of Rogers, and adoption of the Rogers Unified Development Code regulating land use and development for the City of Rogers.

– *STAFF: Joe Rexwinkle*

2.

CUP: William E. Sullivan

A request by William E. Sullivan for a Conditional Use Permit to allow the use “Vehicle/Equipment Sales & Rentals” at 2255 W. Hudson Road in the C-2 (Highway Commercial) zoning district.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: William Sullivan*

3.

RZN: Directline Logistics

A request by Directline Logistics to rezone 2259 N. 2nd Street from the C-2 & I-1 (Highway Commercial and Light Industrial) zoning districts to the I-1 (Light Industrial) zoning district.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: Steven Barrett*

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.



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OLD BUSINESS:

1.
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 4/2/24 meeting)*
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Bill Watkins*

NEW BUSINESS:

1. All recommended items from committees.
2.
LSDP: NWA Drop Yard Gravel Vehicle Storage Waiver

A waiver request by NWA Drop Yard for paved parking at 2609 W. Hudson Road in the I-1, CU (Light Industrial w/ Condominium Unit) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Chad Caletka*

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

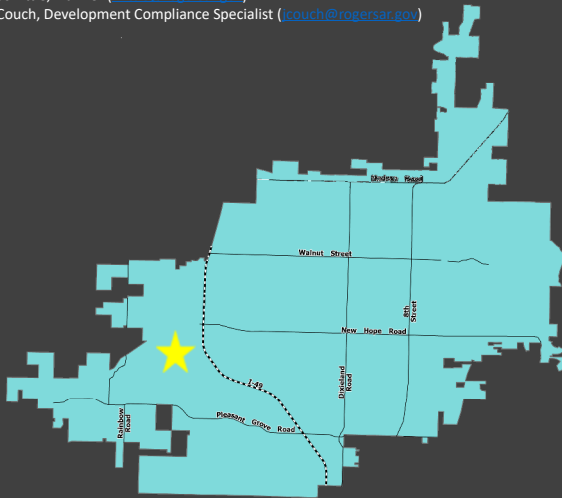
PLANNING

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).

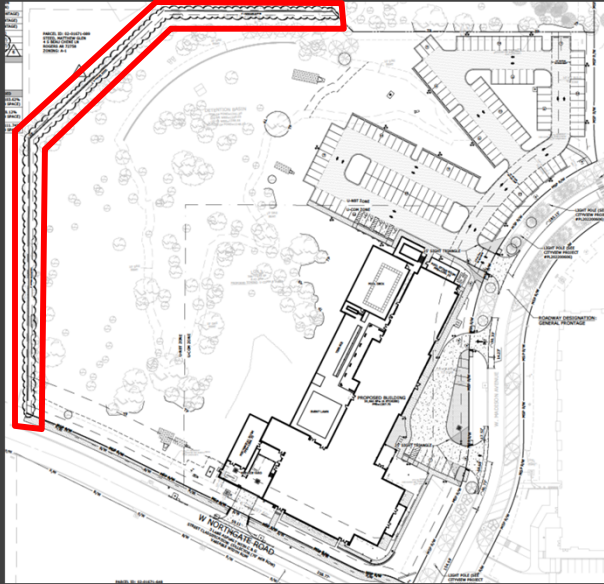


LARGE SCALE DEVELOPMENT

PLANNING

Vin Hotel

Site Plan



Request

- The proposal includes a 53,137 sq. ft. hotel, with 125 rooms on 8.42 acres.
- Added 8' masonry wall to plans after variance for wall was denied at 3/19/2024 Planning Commission.

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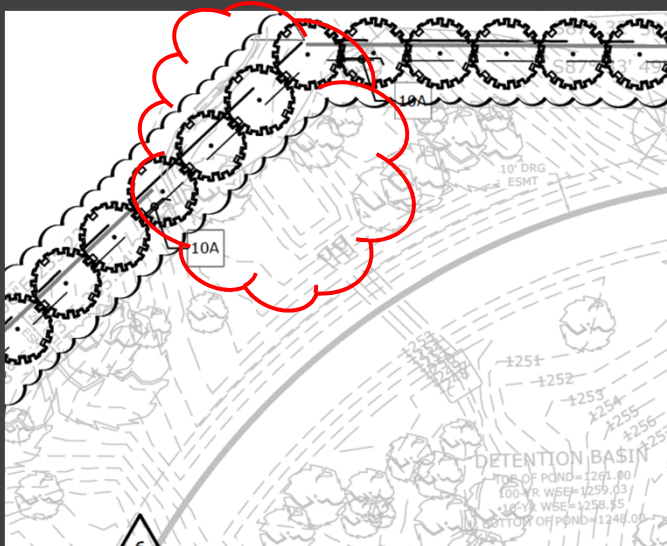


LARGE SCALE DEVELOPMENT

PLANNING

Vin Hotel

Site Plan Detail



Applicant must show a gap in the wall, where the proposed masonry wall intersects existing drainage infrastructure, in the northwestern corner of the subject property.

This will be reviewed and approved at the time of construction plan review by Engineering staff.

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This will be reviewed and approved at the time of construction plan review by Engineering staff.



LARGE SCALE DEVELOPMENT

PLANNING

Vin Hotel

Architectural Elevations





LARGE SCALE DEVELOPMENT

Vin Hotel

PLANNING

Aerial Image



Recommendation

APPROVE, with the following conditions:

- Applicant must show that the proposed masonry wall along western boundary does not interfere with drainage infrastructure at the time of construction plan review

Summary

LSDP Staff Recommendation

APPROVE

W:\2022\22-2174 - Rogers, AR Marriott Autograph Hotel - Fields At Pinnacle\Design Drawings\22174-CS.dwg, PRINTED ON: April 5, 2024 @ 11:43 AM

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	222,602 S.F.	5.11 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	124,897 SF (34.05% OF LOT)	
TOTAL PERVIOUS AREA	241,855 SF (65.95% 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

TELEPHONE / INTERNET
A181
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: 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

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

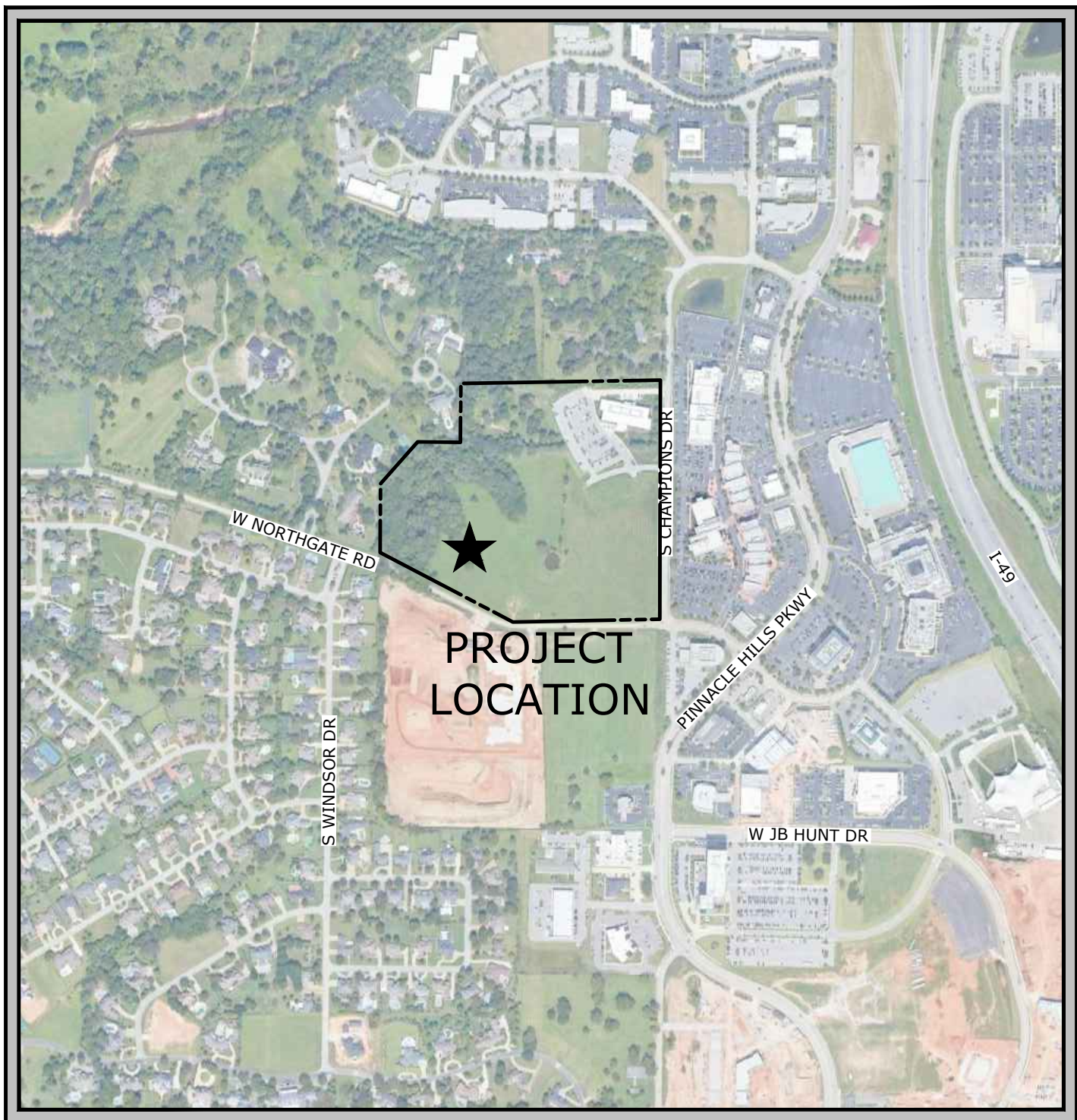
NOTE: ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING

REVISIONS		
REV	DATE	DESCRIPTION
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
5	3/20/2024	ADDENDUM #1
6	4/5/2024	ADDRESSING PLANNING COMMISSION COMMENTS

HOTEL VIN FIELDS AT PINNACLE LOT 3

5501 W. MADISON AVENUE, ROGERS, AR
LARGE SCALE DEVELOPMENT

CITYVIEW PROJECT #PL202300974
(URDC ZONE)



VICINITY MAP

April 5, 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	4/5/2024	REV-6
C0.01	CIVIL GENERAL NOTES	1/11/2024	REV-2
BOUNDARY & TOPOGRAPHIC SURVEY			
C1.00	OVERALL DEMOLITION PLAN	4/5/2024	REV-6
C1.01	DEMOLITION PLAN - NORTH	4/5/2024	REV-6
C1.02	DEMOLITION PLAN - NORTHWEST	4/5/2024	REV-6
C1.03	DEMOLITION PLAN - SOUTH	4/5/2024	REV-6
C1.04	DEMOLITION PLAN - SOUTHWEST	4/5/2024	REV-6
C2.00	OVERALL SITE PLAN	4/5/2024	REV-6
C2.01	SITE PLAN - NORTH	4/5/2024	REV-6
C2.02	SITE PLAN - NORTHWEST	4/5/2024	REV-6
C2.03	SITE PLAN - SOUTH	4/5/2024	REV-6
C2.04	SITE PLAN - SOUTHWEST	4/5/2024	REV-6
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	PHASE I EROSION CONTROL PLAN	4/5/2024	REV-6
C5.01	PHASE II EROSION CONTROL PLAN	4/5/2024	REV-6
C6.00	TREE MITIGATION PLAN	4/5/2024	REV-6
C6.01	LANDSCAPE PLAN	4/5/2024	REV-6
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	4/5/2024	REV-6
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

SUPPLEMENTAL SHEETS

BUILDING ELEVATIONS
DUMPSTER ENCLOSURE WALL
SITE LIGHTING PLAN



Know what's below.
Call before you dig.

FIELDS AT PINNACLE - LOT 3 ROGERS, AR MCE #22-2174 4/5/2024 REV-6

W:\2022\22-2174 - Rogers, AR Marriott Autograph Hotel - Fields At Pinnacle\Design Drawings\222174-SP.dwg, PRINTED ON: April 5, 2024 @ 11:44 AM

SITE DATA		
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PARKING SPACE REQUIREMENTS		
MINIMUM REQUIRED	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		
MINIMUM REQUIRED	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	124,897 SF (34.05% OF LOT)	
TOTAL PERVIOUS AREA	241,855 SF (65.95% OF LOT)	
TOTAL BUILDING HEIGHT	92'-0"	
BUILDING SF (PER FLOOR)	TOTAL BUILDING SF	
1 ST FLOOR = 35,560 SF	122,455 SF	
2 ND FLOOR = 17,458 SF		
3 RD FLOOR = 17,352 SF		
4 TH FLOOR = 17,321 SF		
5 TH FLOOR = 17,321 SF		
6 TH FLOOR = 17,443 SF		
OPEN SPACE REQUIREMENTS		
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)

PARCEL ID: 02-13207-000
BRAY, DAVID & MICHELLE
6 S BEAU CHENE LN
ROGERS AR 72758-9624
ZONING: A-1

PARCEL ID: 02-14981-000
RHEEM, JOSEPH &
STEPHANIE
31 S WINDSOR DR
ROGERS AR 72758
ZONING: RSF

PARCEL ID: 02-13206-000
STEED, MATTHEW GLEN
4 S BEAU CHENE LN
ROGERS AR 72758
ZONING: A-1

PARCEL ID: 02-01671-089
STEED, MATTHEW GLEN
4 S BEAU CHENE LN
ROGERS AR 72758
ZONING: A-1

PARCEL ID: 02-13205-000
SCHMELZLE, JOHN & BOOZMAN, KRISTEN
37 CHAMPIONS BLVD
ROGERS AR 72758
ZONING: A-1

PARCEL ID: 02-01671-093
HATFIELD WHALEN BUILDING LLC
3070 S CHAMPIONS DR STE 101
ROGERS AR 72758-1502
CURRENT ZONING: A-1, RMF-31B,
C-2, U-NBT, U-COMM
PROPOSED ZONING: U-COMM

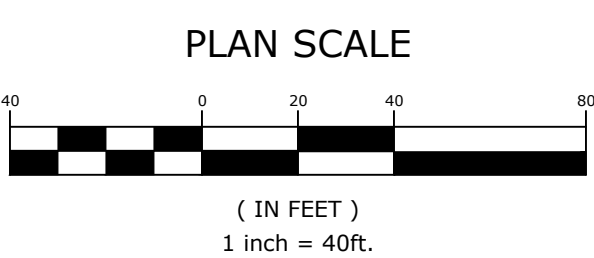
PARCEL ID: 02-01671-094
HATFIELD WHALEN BUILDING 1 LLC
3070 S CHAMPIONS DR STE 101
ROGERS AR 72758-1502
CURRENT ZONING: C-3
PROPOSED ZONING: U-COMM

PARCEL ID: 02-01671-093
HATFIELD WHALEN BUILDING LLC
3070 S CHAMPIONS DR STE 101
ROGERS AR 72758-1502
CURRENT ZONING: A-1, RMF-31B,
C-2, U-NBT, U-COMM
PROPOSED ZONING: U-COMM

PARCEL ID: 02-01671-648
ABBY ROGERS LLC
3333 WELBORN ST STE 300
DALLAS TX 75219
ZONING: RO, C-2

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

NOTE: A STATE CONTRACTOR'S LICENSE IS REQUIRED FOR PROJECTS EXCEEDING \$20,000
NOTE: EASEMENT 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



EXISTING LEGEND

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

PROPOSED LEGEND

- | | |
|--|--|
| MSP R/W | MASTER STREET PLAN RIGHT-OF-WAY |
| CURB AND GUTTER | CURB AND GUTTER |
| EASEMENT | EASEMENT |
| PAINTED / THERMOPLASTIC STRIPING | PAINTED / THERMOPLASTIC STRIPING |
| HEAVY DUTY ASPHALT PAVEMENT | HEAVY DUTY ASPHALT PAVEMENT |
| CONCRETE PAVEMENT | CONCRETE PAVEMENT |
| BRICK PAVERS | BRICK PAVERS |
| CONCRETE SIDEWALK | CONCRETE SIDEWALK |
| CATCH BASIN | CATCH BASIN |
| FLARED END SECTION | FLARED END SECTION |
| SANITARY SEWER MANHOLE | SANITARY SEWER MANHOLE |
| PARKING STALL COUNT | PARKING STALL COUNT |
| FIRE HYDRANT | FIRE HYDRANT |
| WATER METER | WATER METER |
| DECORATIVE STREET LIGHT POLE (CITY OF ROGERS COLLECTOR TYPICAL STREET SECTION LIGHT POLE NOTE #2) (SEE SITE KEYNOTE 227) (SEE SHEET C0.01) | DECORATIVE STREET LIGHT POLE (CITY OF ROGERS COLLECTOR TYPICAL STREET SECTION LIGHT POLE NOTE #2) (SEE SITE KEYNOTE 227) (SEE SHEET C0.01) |
| DECORATIVE SITE LAMP POST (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 228) | DECORATIVE SITE LAMP POST (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 228) |
| PARKING LOT LIGHT POLE (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 220) | PARKING LOT LIGHT POLE (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 220) |
| LIGHTED BOLLARD (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 229) | LIGHTED BOLLARD (REFER TO SITE LIGHTING PLAN) (SEE SITE KEYNOTE 229) |
| ELECTRICAL TRANSFORMER | ELECTRICAL TRANSFORMER |

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

PRELIMINARY
NOT FOR
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

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

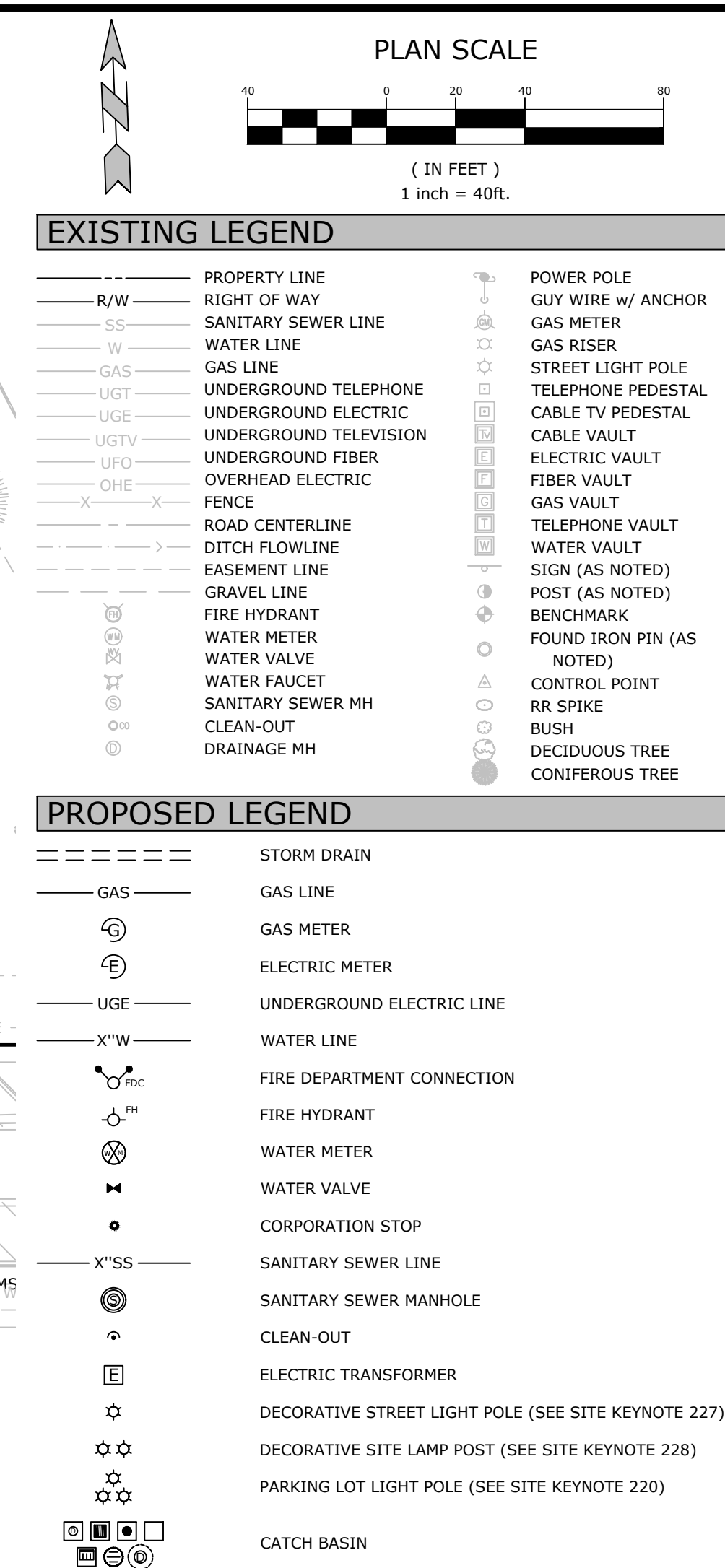
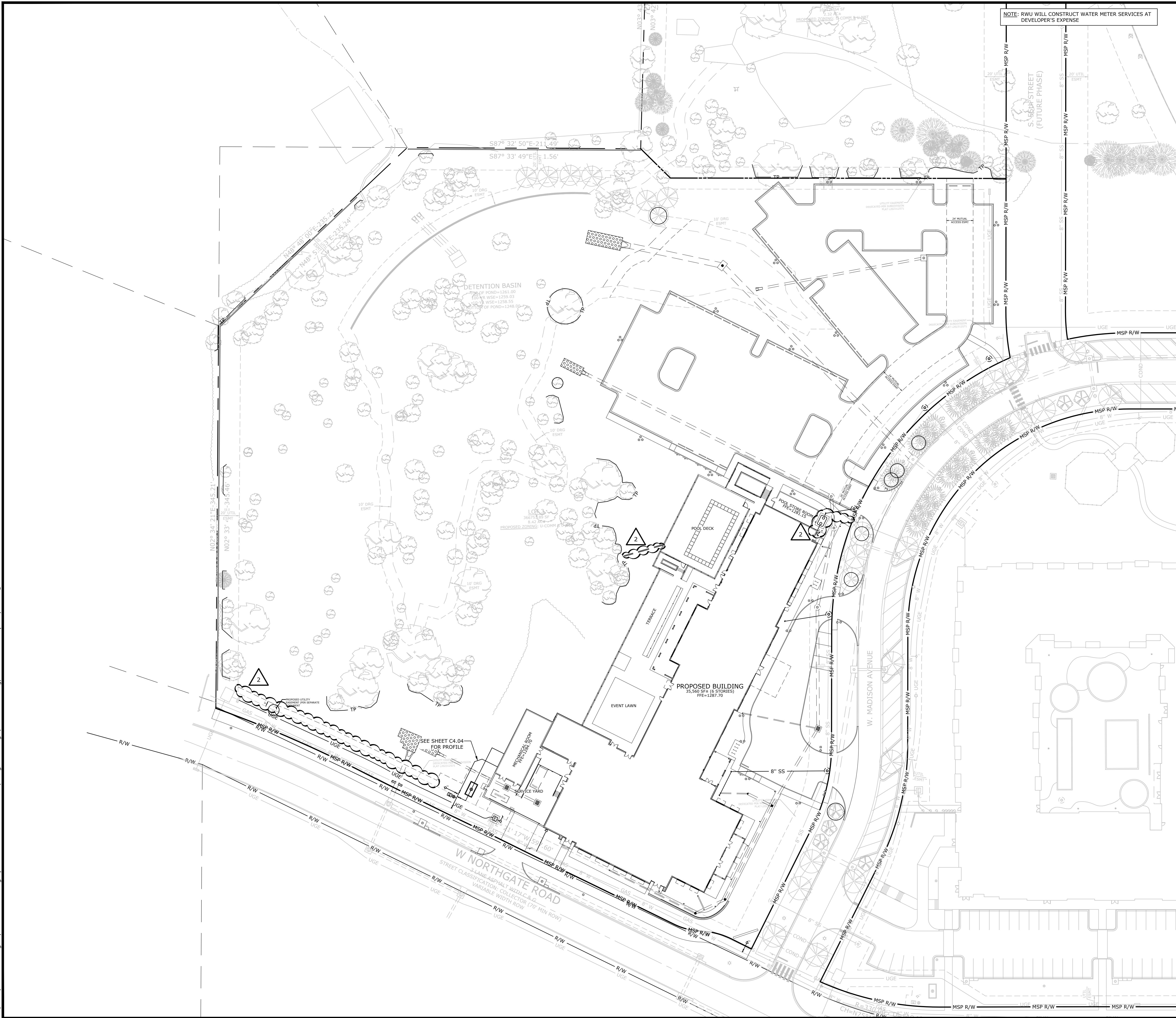
811
Know what's below.
Call before you dig.

REVISIONS		DESCRIPTION
REV	DATE	
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
5	3/20/2024	ADDENDUM #1
6	4/5/2024	ADDRESSING PLANNING COMMISSION COMMENTS

OVERALL SITE
PLAN

DESIGNED BY:	DRAWN BY:
JAD	JAD
DATE:	REVISION:
4/5/2024	REV-6
SCALE:	JOB NUMBER:
AS NOTED	22-2174

C2.00

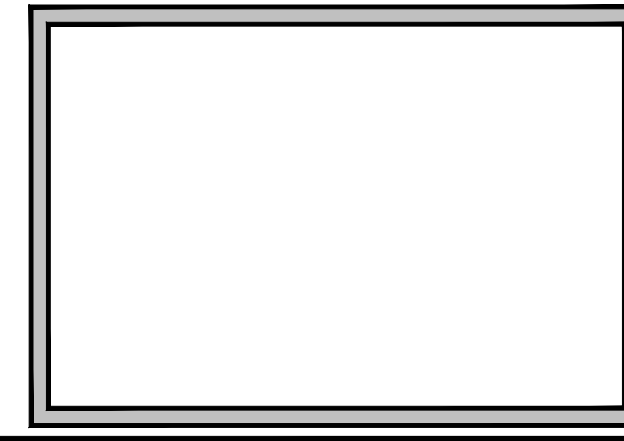
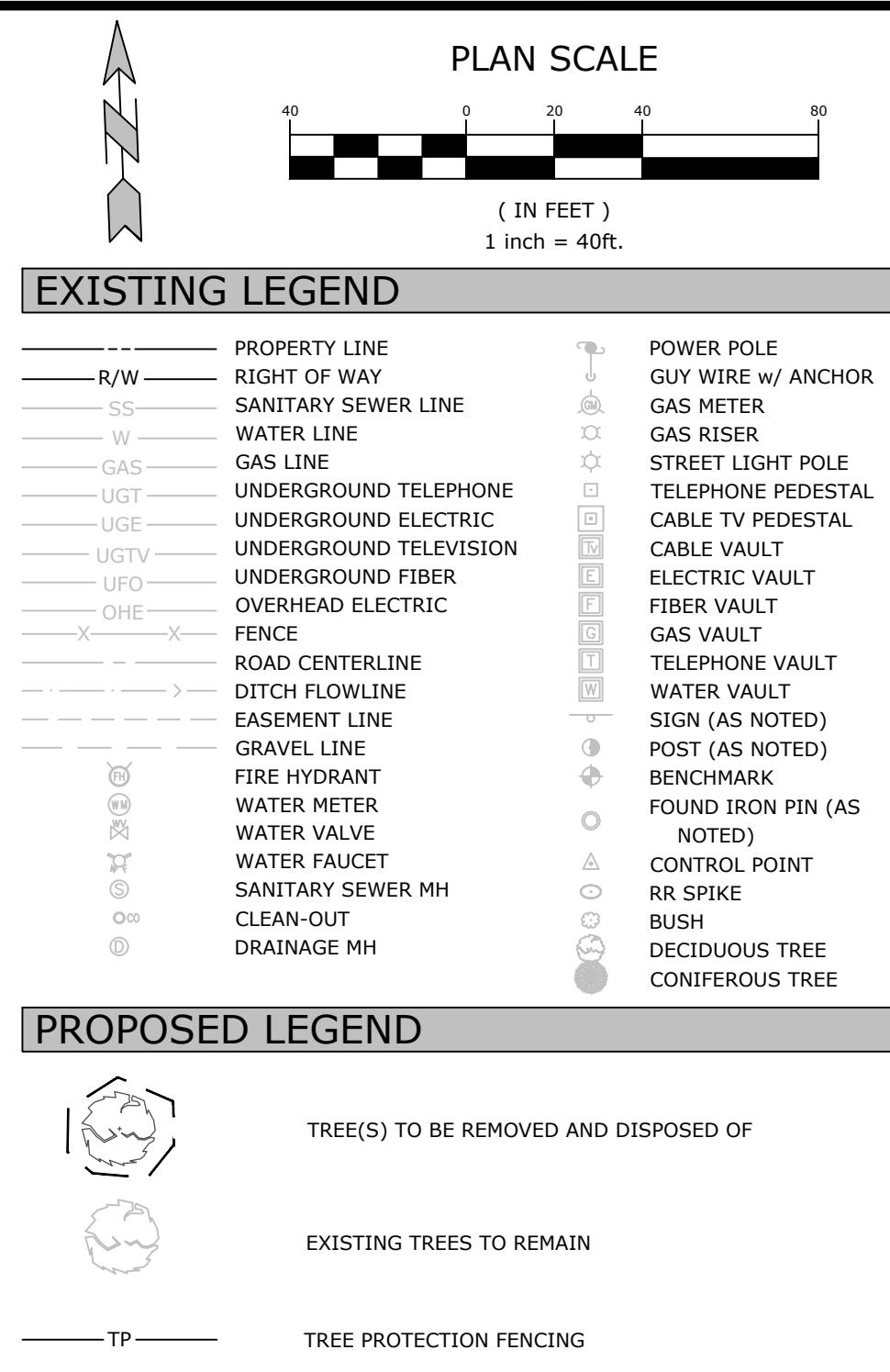


SEE SHEET C0.01 FOR UTILITY GENERAL NOTES

 McLELLAND ENGINEERS, INC. DESIGNED TO SERVE		1580 E STEARNS ST FAYETTEVILLE, ARKANSAS 72703 (479) 443-2377 HTTP://WWW.MCE.US.COM															
PRELIMINARY NOT FOR CONSTRUCTION ORIGINAL SIGNATURE ON FILE ©2023																	
HOTEL VIN FIELDS AT PINNACLE LOT 3 5501 W. MADISON AVENUE ROGERS, AR																	
 Know what's below. Call before you dig.																	
<table border="1"><thead><tr><th colspan="2">REVISIONS</th></tr><tr><th>REV</th><th>DESCRIPTION</th></tr></thead><tbody><tr><td>1</td><td>ADDRESSING CITY LSD & RWU COMMENTS</td></tr><tr><td>2</td><td>ADDRESSING CITY LSD & RWU COMMENTS</td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></tbody></table>				REVISIONS		REV	DESCRIPTION	1	ADDRESSING CITY LSD & RWU COMMENTS	2	ADDRESSING CITY LSD & RWU COMMENTS						
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1	ADDRESSING CITY LSD & RWU COMMENTS																
2	ADDRESSING CITY LSD & RWU COMMENTS																
OVERALL UTILITY PLAN																	
DESIGNED BY: JAD		DRAWN BY: JAD															
DATE: 4/5/2024		REVISION: REV-6															
SCALE: AS NOTED		JOB NUMBER: 22-2174															
C4.00																	

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

6

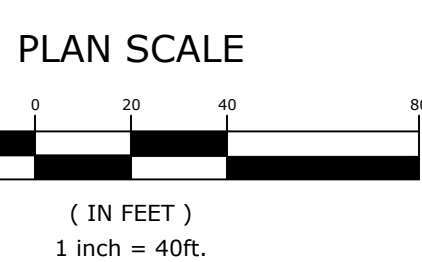


CITY PLANNING REQUIREMENTS		
	OVERALL SITE AREA = 366,752 TOTAL DEVELOPMENT (DISTURBED) AREA = 222,602 S.F. 6	REQUIRED MINIMUM 20% GREEN SPACE 366,752 SF X 20% = 73,350 SF
		PROVIDED 241,855 SF (65.95%)
INTERIOR PLANTINGS (SEC. 14-256)	1 TREE OR SHRUB REQUIRED FOR EVERY 2,000 SF OF DEVELOPMENT AREA A 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 FOR EVERY 15 PARKING STALLS PROPOSED, 1 TREE IS REQUIRED	111 TREES OR SHRUBS 63 TREES 108 SHRUBS 172 TOTAL PLANTINGS
STREET TREES	ONE TREE PER 50 LF OF STREET FRONTAGE	534 LF FRONTAGE / 50 LF = 11 TREES 20 TREES (+9)
MITIGATION TREES	MITIGATION TREES REQUIRED AT A 1:5 RATIO FOR EVERY SIGNIFICANT TREE REMOVED (62 TREES REMOVED / 5 = 12 TREES REQUIRED)	14 TREES 14 TREES
REQUIRED LANDSCAPE TOTALS	INTERIOR TREES = 28 TREES STREET TREES = 11 TREES MITIGATION TREES = 14 TREES TOTAL TREES REQUIRED = 53 TREES TOTAL SHRUBS REQUIRED = 58 SHRUBS	63 TREES (+36) 14 TREES (+3) 14 TREES 91 TREES PROVIDED 108 SHRUBS PROVIDED

LANDSCAPE NOTES:
1. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION
2. 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	222,602 S.F.	5.11 AC 6
PARKING SPACE REQUIREMENTS	MINIMUM REQUIRED	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	MINIMUM REQUIRED	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	124,897 SF (34.05% OF LOT)	
TOTAL PERVIOUS AREA	241,855 SF (65.95% OF LOT)	
TOTAL BUILDING HEIGHT	52'-0" 6	
BUILDING SF (PER FLOOR)	TOTAL BUILDING SF	
1 ST FLOOR = 35,560 SF 2 ND FLOOR = 17,458 SF 3 RD FLOOR = 17,352 SF 4 TH FLOOR = 17,321 SF 5 TH FLOOR = 17,321 SF 6 TH FLOOR = 17,443 SF	122,455 SF	
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)

EXISTING EVERGREEN TO REMAIN AS A SCREENING TREE



EXISTING LEGEND	
---	PROPERTY LINE
R/W	RIGHT OF WAY
SS	SANITARY SEWER LINE
W	WATER LINE
GAS	GAS LINE
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
UGTV	UNDERGROUND TELEVISION
UFO	UNDERGROUND FIBER
OHE	OVERHEAD ELECTRIC
X	FENCE
---	ROAD CENTERLINE
---	DITCH FLOWLINE
---	EASEMENT LINE
---	GRAVEL LINE
---	FIRE HYDRANT
---	WATER METER
---	WATER VALVE
---	WATER FAUCET
---	SANITARY SEWER MH
---	CLEAN-OUT
---	DRAINAGE MH
---	POWER POLE
---	GUY WIRE W/ ANCHOR
---	GAS METER
---	GAS RISER
---	STREET LIGHT POLE
---	TELEPHONE PEDESTAL
---	CABLE TV PEDESTAL
---	CABLE VAULT
---	ELECTRIC VAULT
---	FIBER VAULT
---	GAS VAULT
---	TELEPHONE VAULT
---	WATER VAULT
---	SIGN (AS NOTED)
---	POST (AS NOTED)
---	BENCHMARK
---	FOUND IRON PIN (AS NOTED)
---	CONTROL POINT
---	RR SPIKE
---	BUSH
---	DECIDUOUS TREE
---	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)
---	TREE PROTECTION FENCING
---	GAS LINE
---	UNDERGROUND ELECTRIC LINE
---	WATER LINE
---	SANITARY SEWER LINE
P	PARKING LOT / INTERIOR TREE
R	RELOCATED EXISTING STREET FRONTAGE TREE
I	INTERIOR TREE
S	STREET FRONTAGE TREE
M	MITIGATION TREE
W	SCREENING WALL / INTERIOR TREE

PLANT LIST

KEY	QTY.	COMMON NAME	Botanical name	SYMBOL	SIZE / COMMENTS:
CA	N/A	PRAIRIFIRE CRABAPPLE (See Keynote #605)	Malus 'Prairifire'		2" Caliper (B&B - 6' Tall Minimum)
PE	4	EMERALD PRAIRIE ELM	Ulmus parvifolia 'Emerald Prairie'		2 1/2" Caliper (B&B - 6' Tall Minimum)
RB	16	OKLAHOMA REDBUD	Cercis canadensis var. texensis 'Oklahoma'		2" Caliper (B&B - 6' Tall Minimum)
HL	13	SUNBURST HONEY LOCUST	Gleditsia triacanthos var. inermis 'Suncole'		2 1/2" Caliper (B&B - 6' Tall Minimum)
SO	9	SHUMARD OAK	Quercus shumardi		2 1/2" Caliper (B&B - 6' Tall Minimum)
BB	3	BRACKEN'S BROWN BEAUTY MAGNOLIA	Magnolia grandiflora 'Bracken's Brown Beauty'		B&B (8' Tall Minimum)
BC	7	SHAWNEE BRAVE BALD CYPRESS	Taxodium distichum 'Mickelson'		2 1/2" Caliper (B&B - 6' Tall Minimum)
BG	7	WILDFIRE BLACKGUM	Nyssa sylvatica 'Wildfire'		2 1/2" Caliper (B&B - 6' Tall Minimum)
LP	38	LOBLOLLY PINE	Pinus taeda		2 1/2" Caliper (B&B - 8' 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. JOHNSWORT	Hypericum frondosum 'Sunburst'		5 Gallon
FG	30	HAEMEL DWARF FOUNTAIN GRASS	Pennisetum alopecuroides 'Haemel'		1 Gallon
TURF	-	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

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

REVISIONS		DESCRIPTION
REV	DATE	
1	11/3/2023	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
6	4/5/2024	ADDRESSING PLANNING COMMISSION COMMENTS

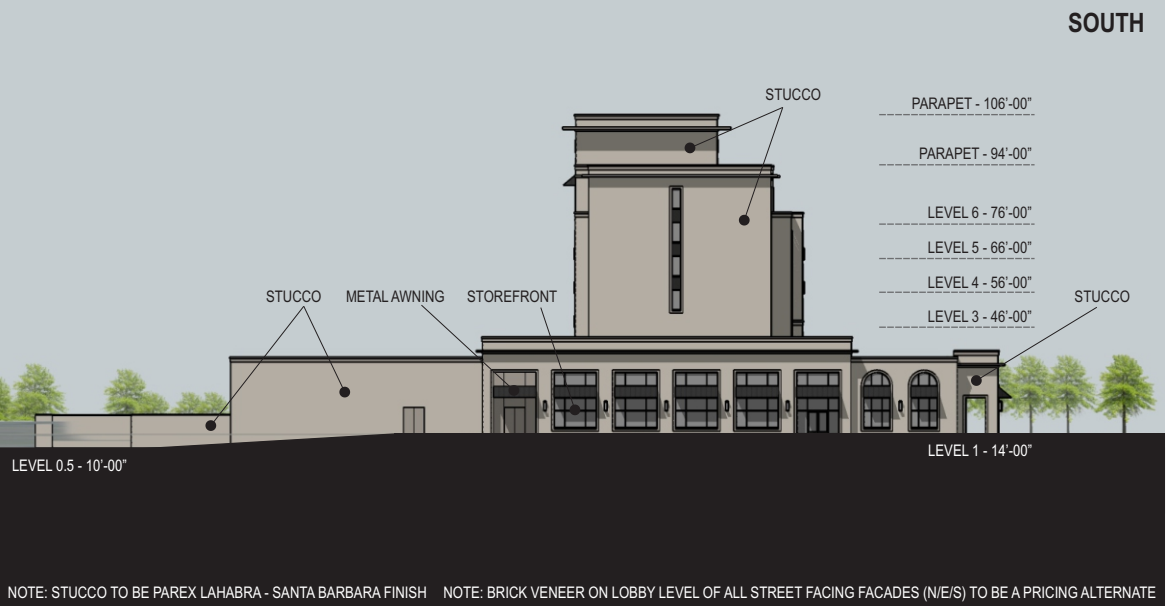
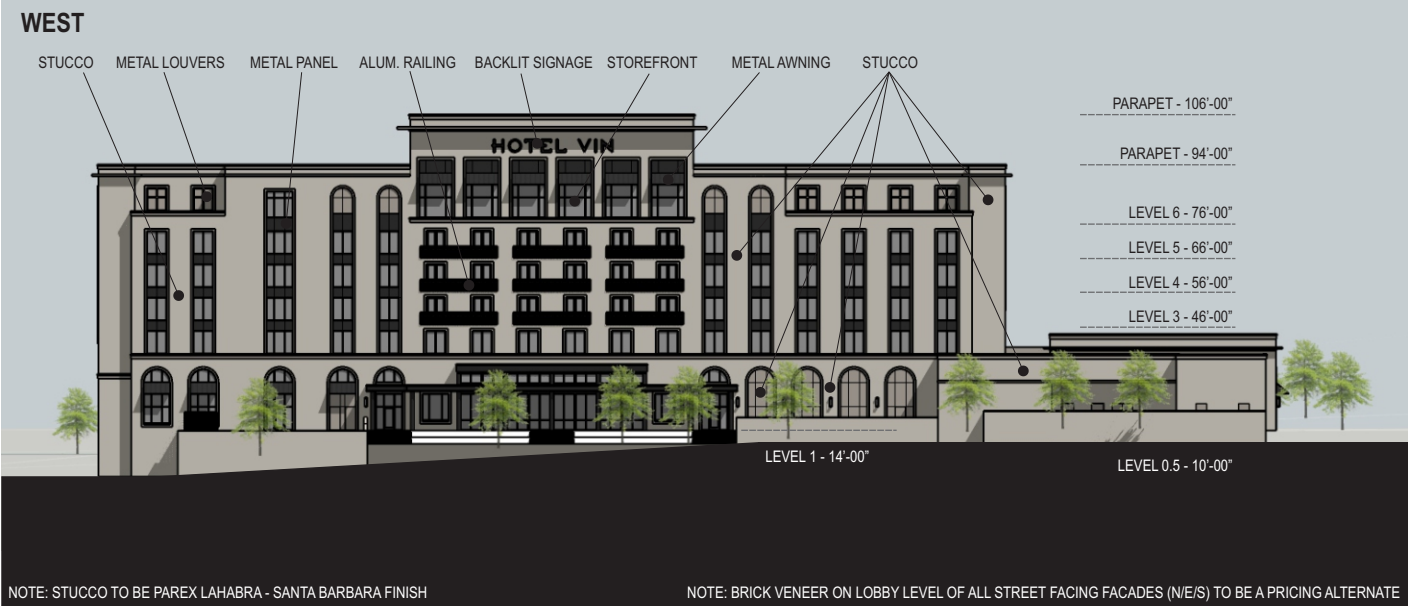
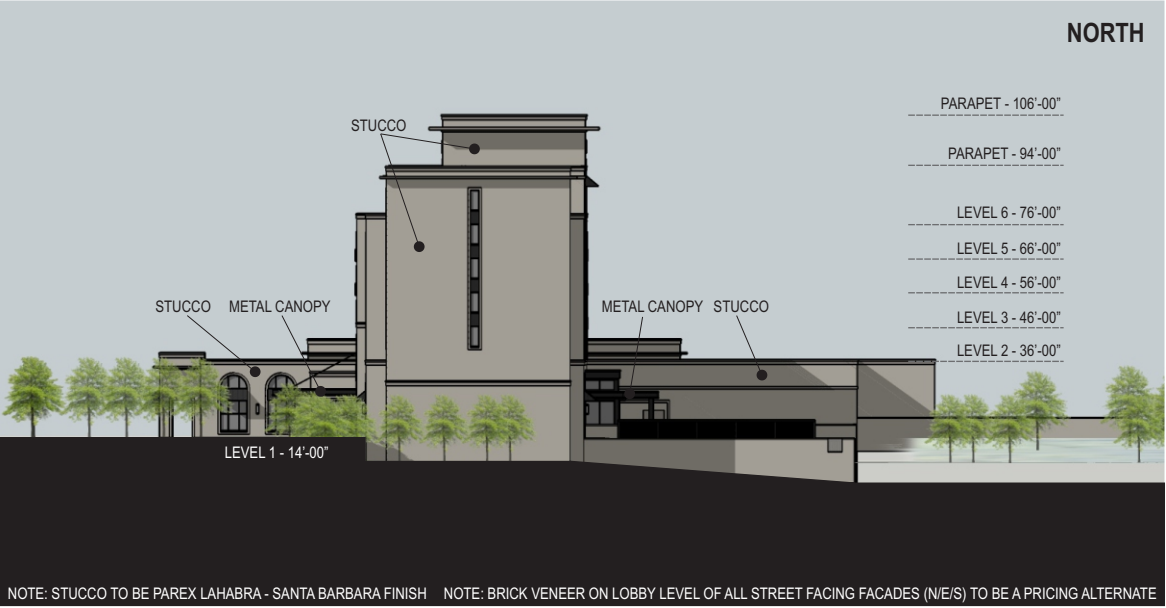
LANDSCAPE PLAN

DESIGNED BY: JAD	DRAWN BY: JAD
DATE: 4/5/2024	REVISION: REV-6
SCALE: AS NOTED	JOB NUMBER: 22-2174

C6.01

Exterior Elevations

No Scale



Exterior Views
No Scale

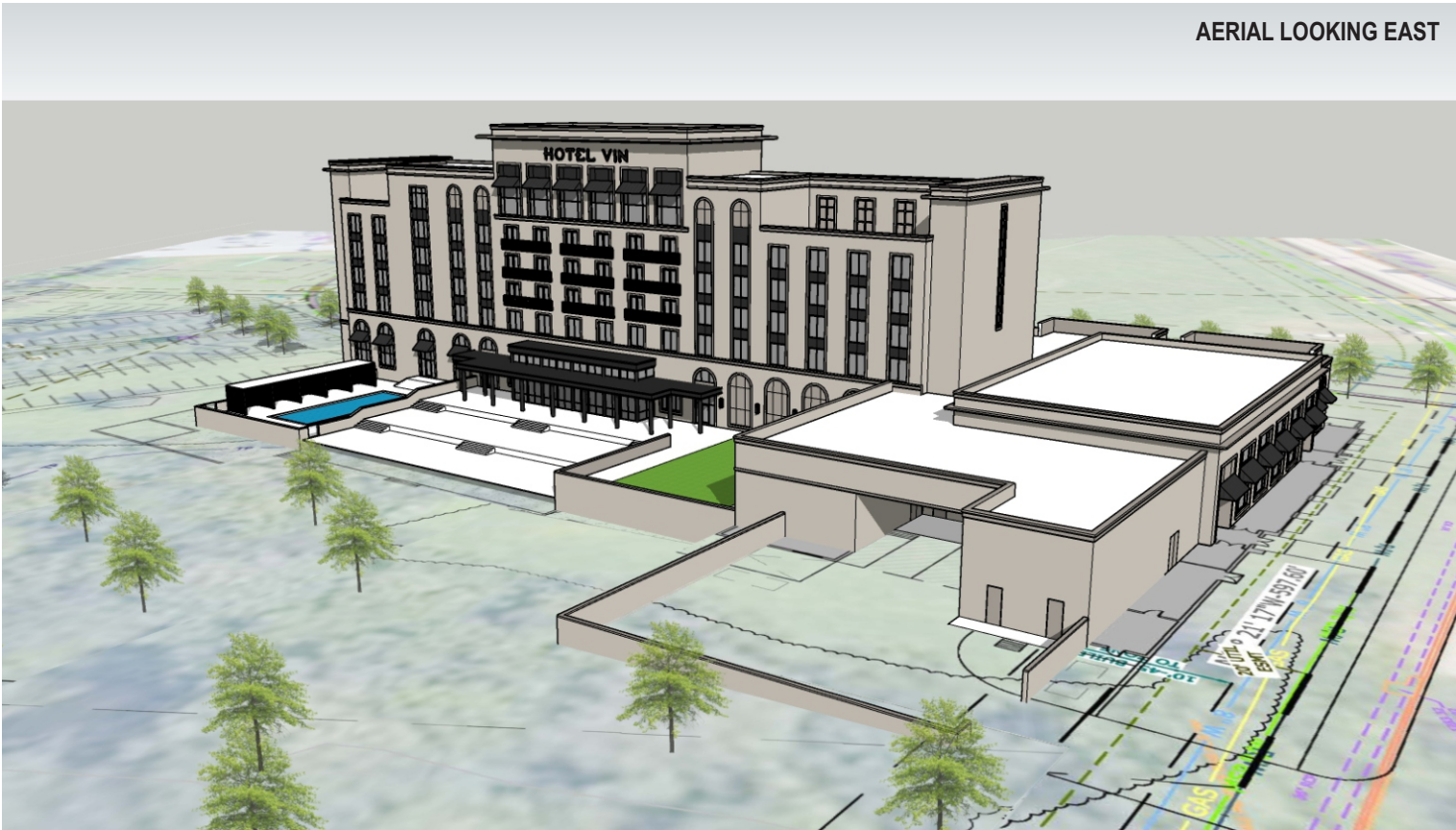
LOOKING NW



LOOKING SW



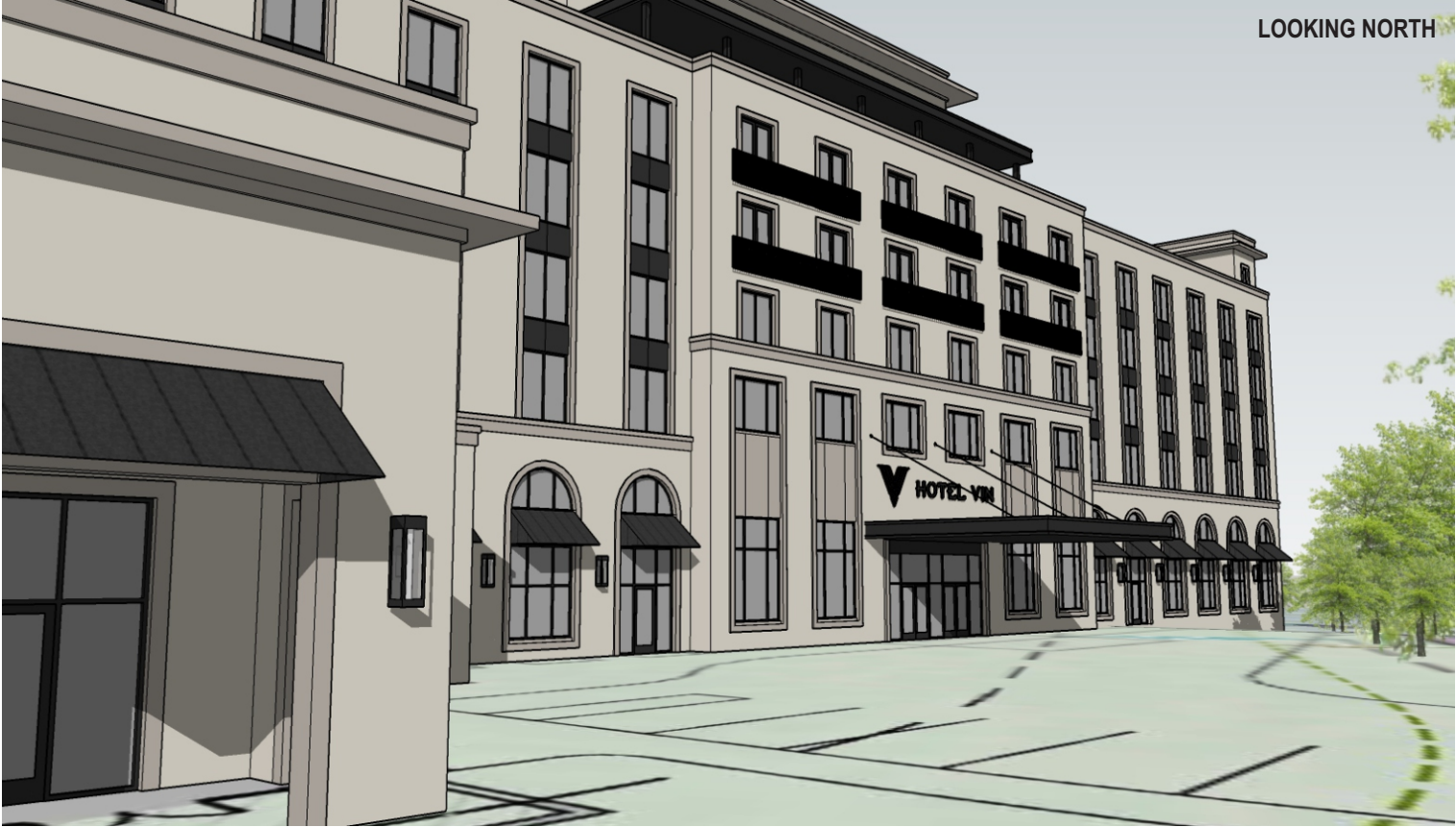
AERIAL LOOKING EAST



LOOKING SOUTH



Exterior Views
No Scale





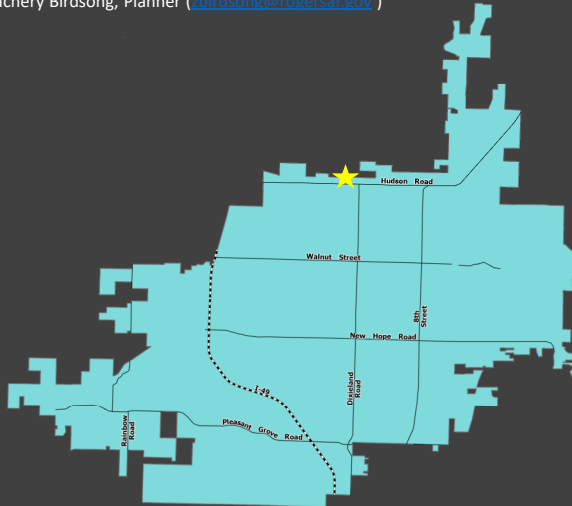


CONDITIONAL USE PERMIT

PLANNING

Sullivan

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



Vicinity Map

Location:

2255 W Hudson

Proposed Use:

Vehicle/Equipment Sales and Rentals

Zoning:

C-2 (Highway Commercial)

Growth Designation:

Access Corridor

Applicant:

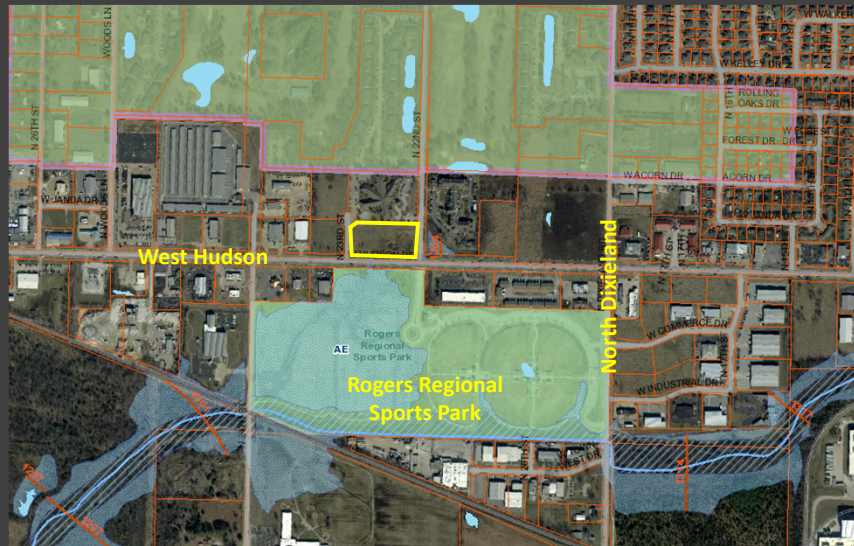
William Sullivan

Summary:

This conditional use request is located in northern Rogers at 2255 W Hudson Road.



Sullivan



Geolocation

Geolocation:

It is located to at the northwest corner of West Hudson and North 22nd Street, north of Rogers Regional Sports Park.



Sullivan



Aerial View

Proposal

The applicant is requesting a conditional use permit for Vehicle/Equipment Sales and Rentals

Proposal

The applicant is requesting to have a conditional use permit for a Vehicle/Equipment Sales and Rentals.

ZONING:

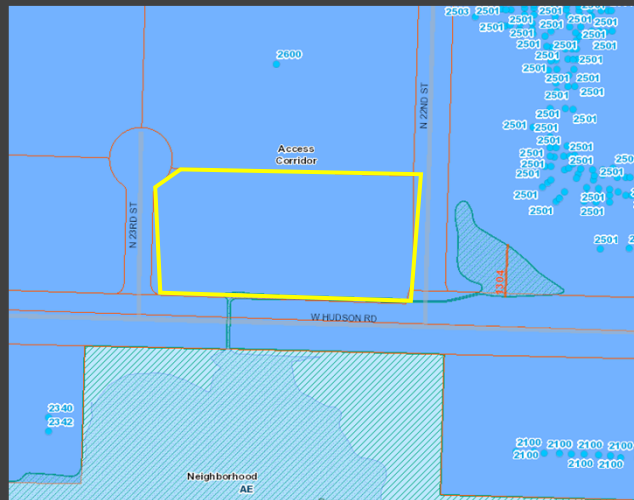
C-2 (Highway Commercial):

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

Use Definition:

"Vehicle/Equipment Sales and Rentals is a secondary use classification encompassing the sale or rental of automobiles, motorcycles, trucks, tractors, construction equipment, agricultural equipment, mobile homes, and similar equipment." Sec. 14-695(b)(2)(mm)(1)

Sullivan



CGM Map

CONSIDERATIONS & FINDINGS

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

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

Vehicle/Equipment Sales and rentals is a conditional use in C-2 zoning. The current zone is also allowed within the Access Corridor Growth Designation.

Growth Designation:

Access Corridor

Growth Designation Purpose:

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

Allowed Zoning Districts:

R-MF, R-O, C-2



Sullivan



Zoning Map

CONSIDERATIONS & FINDINGS

- Compatible with surroundings? Would use not set a precedent contrary to city land use plan?
 - The surrounding properties are all primarily zoned commercial or industrial. Other dealerships exist along Hudson to the east and west. To the north is a short-term rehabilitation and living center. The proposed use is compatible with surroundings.
- This use would not set a precedent contrary to the city land use plan because the use is conditionally allowed in C-2 zoning and is proposed along a major arterial that is intended for a mix of industrial and commercial uses.

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

- The surrounding properties are all primarily zoned commercial or industrial. Other dealerships exist along Hudson to the east and west. To the north is a short-term rehabilitation and living center. The proposed use is compatible with surroundings.
- The use would not set a precedent contrary to the city land use plan. The use is conditionally allowed in C-2 and is proposed along a major arterial that is intended to contain a mix of industrial and commercial uses. The use is also not a high trip generator.

ZONING:

C-2 (Highway Commercial):

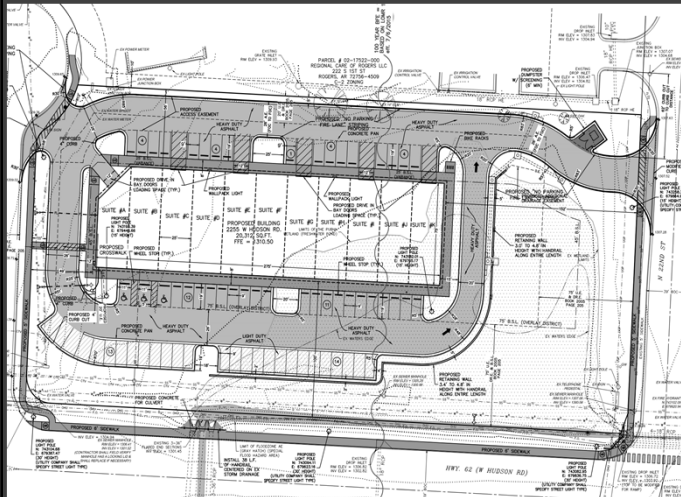
"This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent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

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Sullivan



Site Plan

CONSIDERATIONS & FINDINGS

- Can zoning requirements be met?
 - Zoning requirements can be met.
- The applicant intends to resubmit plans similar to what was approved by Planning Commission in 2022 and expired last year.
- Some revisions will likely be required throughout the Large Scale Development process due to any applicable regulation changes made since 2022.

Can all other zoning requirements be met?

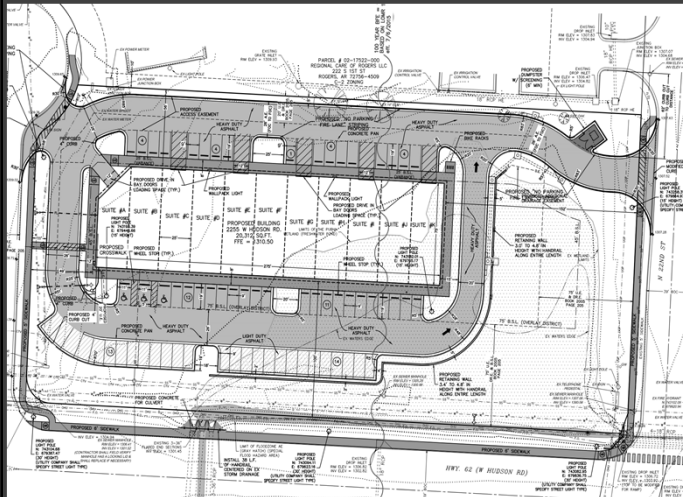
- Zoning requirements can be met.
- The applicant intends to resubmit plans similar to what was approved by Planning Commission in 2022 and expired last year.
- Some revisions will likely be required throughout the Large Scale Development process due to any applicable regulation changes made since 2022.



CONDITIONAL USE PERMIT

Sullivan

PLANNING



Site Plan

CONSIDERATIONS & FINDINGS

- Will ingress and egress for the proposed use create a traffic hazard?
 - Ingress and egress will not create a traffic hazard. However, specific requirements will be reviewed during the Large Scale Development process.

Will ingress and egress for the proposed use create a traffic hazard?

- Ingress and egress here would not create any traffic hazards. Although, specific requirements will be reviewed during the Large Scale Development process.



CONDITIONAL USE PERMIT

PLANNING

Sullivan

SUMMARY

- ☒ Is the proposed use conditional?
- ☒ Is the property zoned correctly per the CGM?
- ☒ Is the proposed use compatible with surroundings?
- ☒ 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?

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

In Summary:

All conditional use considerations are met.



Sullivan



Aerial Map

Recommendation

Approve with the following conditions:

- That the hours of operation be confined to 8:00AM – 7:00PM, Monday through Sunday as stated in the applicant's letter
- That a 6' bufferyard be provided along the northern boundary of the site with a mix of evergreen trees and shrubs for full screening.

Public Input:

No public input has been received.

RECOMMENDATION:

Approve with the following conditions:

- That the hours of operation be confined to 8:00AM – 7:00 PM, Monday through Sunday as stated in the applicant's letter
- That a 6' bufferyard be provided along the northern boundary of the site with a mix of evergreen trees and shrubs for full screening.



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

OFFICE USE ONLY

Permit Fee: _____ (\$100)

Zoning: _____

Permit Number: _____

CityView Application: _____

Date: _____

CONDITIONAL USE PERMIT

APPLICANT: William E Sullivan Jr

ADDRESS: 4701 Clydesdale Dr, Flower Mound, TX 75028 SUITE #: N/A

GENERAL LOCATION OF PROPERTY: 2255 W Hudson RD, Rogers, AR 72756

PARCEL NUMBER: 02-17521-000

PHONE #: 972-880-9500 EMAIL: willytundra@gmail.com

PROPERTY OWNER: Louis & Shannon Froud PHONE #: 501-388-0935

PRESENT USE: None ZONING: _____

PROPOSED CONDITIONAL USE: Motorcycle Dealership

PARKING SPACES AVAILABLE: 60 HOURS OF OPERATION: 8:00am - 7:00pm Mon-Sun

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

W E Sullivan Jr
Applicant Signature

3/1/24
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: _____

William E Sullivan Jr
4701 Clydesdale Dr.
Flower Mound, TX 75028

March 1, 2024

Department of Community Development
Planning Division
City of Rogers, Arkansas
301 W. Chestnut

Re: Conditional Use Permit

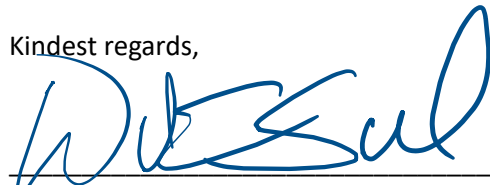
I am in the process of purchasing a property, parcel number 02-17521-000, located at 2255 W. Hudson Rd just east of the Harley dealership to build and operate a BMW Motorrad & Ducati dealership. With the understanding that it is zoned C-2, I am desiring to secure a Special Use Permit to operate a motorcycle dealership and display motorcycles outside as traditional with motorcycle dealership operations.

Additional Information:

- Type of business to be operated is a motorcycle dealership providing motorcycle sales, service and parts sales.
- The proposed hours of operation are Monday – Sunday, 8:00am – 7:00pm.
- Additional traffic may yield 10-15 automobiles and 5 – 10 motorcycles per day.
- No additional parking is required outside the proposed site plan.
- Signage will consist of a monument and building sign as allowed by signage code and requested by motorcycle manufacturers.
- Flammable or hazardous materials will be comprised of typical motorcycle dealership products such as engine oil, small fuel containers, and other related products.
- Any noise generated will meet city sound ordinances. Pole mounted parking lights with photometric plan will be installed.
- A rear fence will be installed to screen any surrounding businesses or residential areas.

Please let me know if you need any additional information,

Kindest regards,



Willy Sullivan
972-880-9500
willytundra@gmail.com

3/1/24
Date

STANDARD NOTES:

1. A GRADING PERMIT WILL NOT BE ISSUED UNTIL THE PLANNING COMMISSION HAS APPROVED THIS LARGE SCALE DEVELOPMENT PLAN. PERMIT REQUIREMENTS ARE AVAILABLE AT THE PLANNING OFFICE.
2. A PERIMETER BUFFER STRIP SHALL BE TEMPORARILY MAINTAINED AROUND THE DISTURBED AREA. THE MINIMUM WIDTH FOR THE BUFFER STRIP IS 25FT WITH A MAXIMUM WIDTH OF 40FT.
3. IT SHALL BE A VIOLATION OF CITY CODE FOR ANY PERSON, FIRM OR CORPORATION TO OCCUPY THE IMPROVEMENT MADE PURSUANT TO THE APPROVED LARGE SCALE DEVELOPMENT PLAN WITHOUT FIRST OBTAINING A CERTIFICATE OF OCCUPANCY. FAILURE TO OBTAIN A CERTIFICATE OF OCCUPANCY COULD RESULT IN A CITATION BEING ISSUED.
4. ALL DRIVEWAY APPROACHES MUST BE LESS THAN 10% IN GRADE ELEVATION UNLESS APPROVED BY THE CITY ENGINEER OR CITY PLANNER.
5. ALL MECHANICAL, ELECTRICAL AND AIR CONDITIONING EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
6. ALL PARKING LOTS AND DRIVES MUST BE HARD SURFACED.
7. ALL SIGNS WILL REQUIRE SEPARATE PERMITS.
8. ALL WATER AND SEWER PLANS MUST BE APPROVED BY THE ROGERS WATER UTILITY DEPARTMENT PRIOR TO CONSTRUCTION. THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.
9. ALL WELLS AND SEPTIC SYSTEMS MUST BE LOCATED AND ABANDONED BY A STATE-LICENSED AND BONDED DRILLER IN ACCORDANCE WITH STATE REQUIREMENTS.
10. ANY STREET WITH A SLOPE GREATER THAN 9% MUST BE HEAVY-DUTY CONCRETE WITH A ROUGH SURFACE.
11. DRAINAGE IMPROVEMENTS MUST BE COMPLETED AND CERTIFIED BY THE ENGINEER OF RECORD. WITH ALL DITCHES AND BASINS SOLID-SOODED, CONCRETE-LINED, OR UNDERGROUND CONDUIT INSTALLED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. EROSION CONTROL METHODS MUST BE USED DURING CONSTRUCTION.
12. IT IS THE OWNER'S RESPONSIBILITY TO COORDINATE WITH THE UTILITIES REGARDING PLANTS IN THE UTILITY EASEMENT.
13. LANDSCAPING MUST BE INSTALLED AND A THREE-YEAR GUARANTEE SUBMITTED ON PLANT REPLACEMENT OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. MINIMUM SIZE OF SHRUBS IS FIVE GALLONS, FOR SHADE TREES IT IS 2 1/2" B & B, AND FOR ORNAMENTAL TREES IT IS 1 1/2" B & B.

14. MUST COMPLY WITH ALL CITY OF ROGERS BUILDING AND FIRE CODES.
15. PDF OF APPROVED PLANS AND DRAINAGE REPORT MUST BE SUBMITTED ALONG WITH HARD COPIES PRIOR TO LSPD APPROVAL LETTER.
16. PROVIDE THE CITY PLANNER A COMPACT DISK WITH THE AS-BUILT PLANS REFLECTING 2 GPS POINTS TIED TO THE ROGERS MONUMENT SYSTEM AND FORMATTED IN BOTH AUTOCAD 2010 .DWG AND A PDF DOCUMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
17. SIDEWALKS MUST BE 5/6 FEET IN WIDTH AND RAMPED AT ALL CURB CUTS TO MEET ADA AND AHTD SPECIFICATIONS AND INSTALLED THE FULL WIDTH OF THE PROPERTY OR A LETTER OF CREDIT POSTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS MUST MATCH ANY EXISTING SIDEWALKS IN THE AREA, INCLUDE TRUNCATED DOMES AT THE HANDICAP RAMPS AND BE LOCATED A MIN. OF 5/6 FEET BEHIND THE CURB. TWO HANDICAP RAMPS ARE REQUIRED AT EACH STREET RADIUS FOR ANY STREET THAT IS A COLLECTOR AND ABOVE.
18. THE ENTIRE FACILITY MUST COMPLY WITH THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT OF 1990.
19. THE OWNER/DEVELOPER WILL BE RESPONSIBLE FOR ANY UPSTRE AM OR DOWNSTREAM FLOODING AS A DIRECT RESULT OF THIS DEVELOPMENT.
20. THE PERSON FINANCIALLY RESPONSIBLE FOR THE PROJECT MUST OBTAIN A GRADING PERMIT INCLUDING A COPY OF THE NO. 4 COPY OF THE STORMWATER POLLUTION PREVENTION PLAN, AND A COPY OF THE GRADING AND EROSION CONTROL PLAN.
21. THE PROPOSED TRASH DUMPSTER MUST BE SCREENED WITH A SOLID-TYPE SCREENING CONSISTENT WITH THE ARCHITECTURAL STYLE OF THE BUILDING.
22. A PRE-CONSTRUCTION MEETING WITH THE ROGERS BUILDING DEPARTMENT IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
23. ALL STREET CLOSURES FOR CONSTRUCTION WORK MUST BE SUBMITTED AND APPROVED BY THE CITY OF ROGERS PLANNING DEPARTMENT BY 5 P.M., FIVE BUSINESS DAYS PRIOR TO THE START OF WORK.
24. A RECORDED COPY OF THE EASEMENT SET SHALL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. ENGINEER TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ROGERS PLANNING DEPARTMENT PRIOR TO ISSUANCE OF A GRADING PERMIT. ALL PHASE 1 EROSION CONTROL MUST BE INSTALLED PRIOR TO THE PRE-CONSTRUCTION MEETING AND A REDUCED SET OF CONSTRUCTION PLANS (11IN X 17IN) WILL BE REQUIRED.
26. THE CITY OF ROGERS WILL NOT BE RESPONSIBLE FOR MAINTENANCE OF ANY DETENTION POND.

PARCEL NUMBER: 02-17521-000

PROPERTY DESCRIPTION:

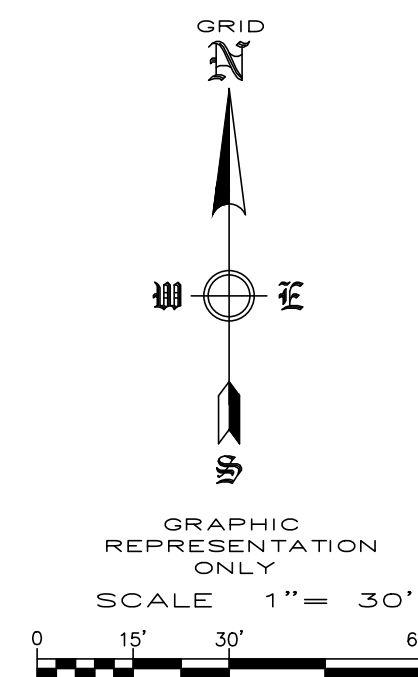
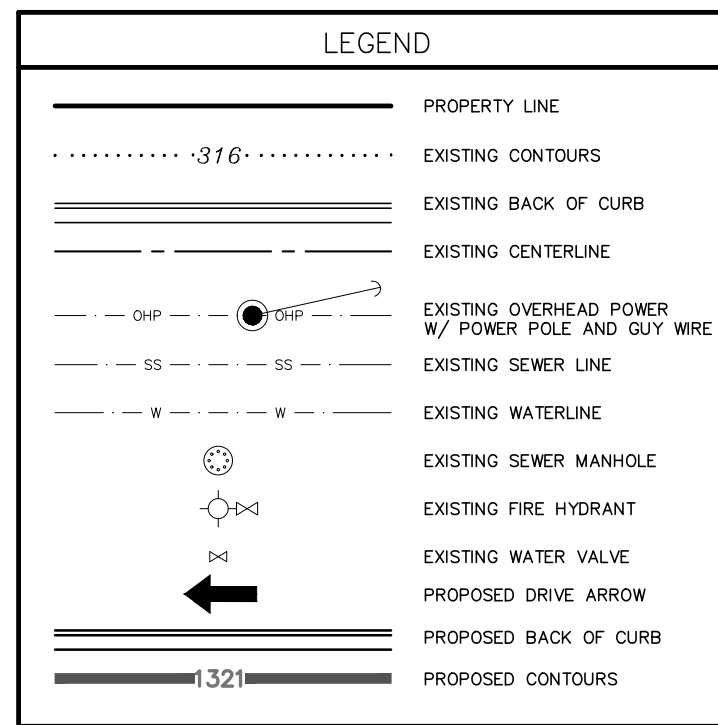
LOT A5, RAY NEAL SUBDIVISION, ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT RECORD 2005 AT PAGE 205.

FLOOD PLAIN ZONING:

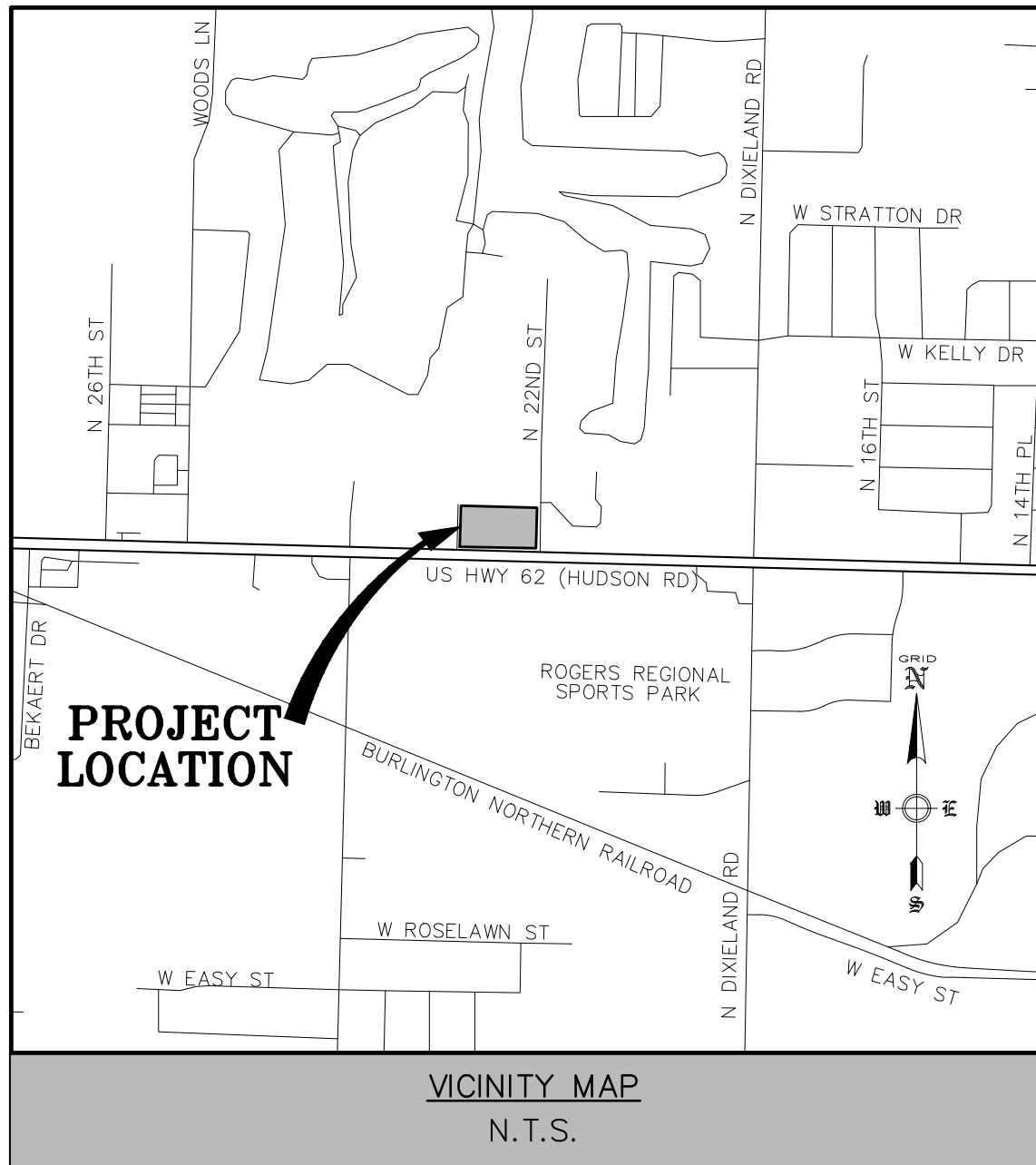
THIS DEVELOPMENT IS WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05007C0260K, PANEL 260 OF 560, BENTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: JUNE 5, 2012. "ELEVATION CERTIFICATE IS REQUIRED FOR THIS DEVELOPMENT."

NOTES:

- 1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
- 2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
- 3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
- 4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
- 5) MODIFIED CURB REQUIRED AT ALL DRIVES.
- 6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
- 7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
- 8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
- 9) RWJ WILL CONSTRUCT THE WATER METER SERVICES AT THE DEVELOPER'S EXPENSE.
- 10) PRIOR TO CONSTRUCTION OF THE RETAINING WALLS 4' TALL OR TALLER, A DESIGN CERTIFIED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROGERS CITY ENGINEER.



TOTAL SITE AREA:	2.57 ACRES
DEVELOPMENT AREA:	1.96 ACRES
GROSS BUILDING AREA:	20,312 SQ.FT.
BUILDING SETBACKS:	INTERIOR SIDE = 15' EXTERIOR SIDE = 45' FRONT = 65' FRONT (OVERLAY) = 75' REAR = 15' VARIANCE FRONT FOR ACCESS EASEMENT = 25'
BUILDING HEIGHT:	26 FEET
BUILDING COVERAGE PERCENTAGE:	18.1%
IMPERVIOUS AREA PERCENTAGE:	61% (68,253 SQ.FT.)
OPEN SPACE PERCENTAGE:	39% (43696 SQ.FT.)



OWNER/ DEVELOPER :

FROUD, LOUIS & SHANNON
N 23RD ST
ROGERS, ARKANSAS
louislouis@outlook.com

ENGINEER/SURVEYOR :

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762
jappel@engineeringservices.com

WORK ORDER # :

20925

ZONING :

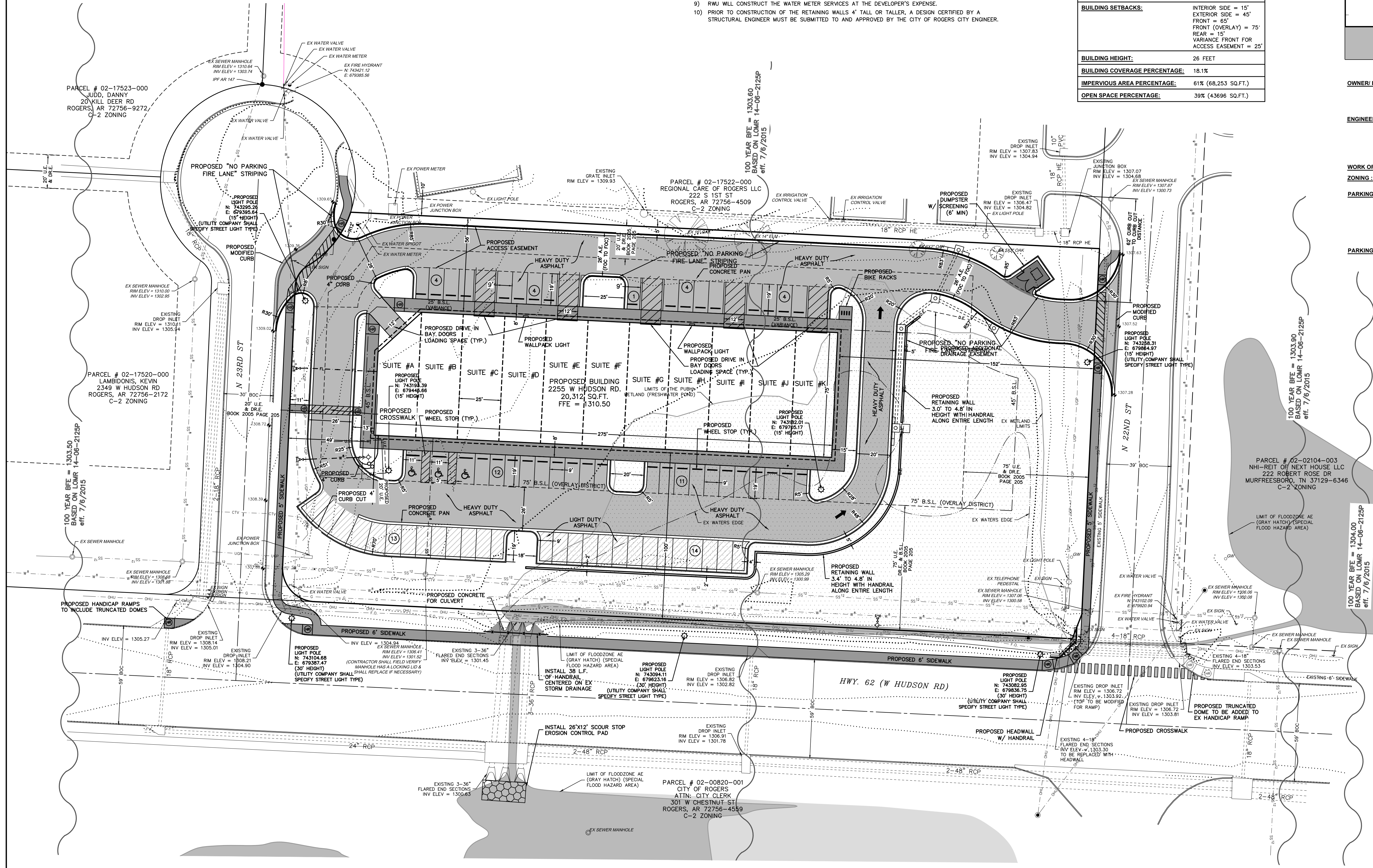
C-2 (OVERLAY DISTRICT)

PARKING SPACES REQUIRED:

25 (10,000 SQ.FT OFFICE @ 1 PER 300 SQ.FT.)
(10,000 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .95)
(625 SQ.FT. OFFICE @ 1 PER 300 SQ.FT. * .90)
(INCLUDING 3 A.D.A. ACCESSIBLE)
(33.3 + 31.6 + 1.9)=67 SPACES

PARKING SPACES PROVIDED:

67 (INCLUDING 3 A.D.A. ACCESSIBLE)
6 LOADING SPACES
4 BIKE RACKS



LARGE SCALE DEVELOPMENT TWENTY SECOND ST. BUSINESS PARK ROGERS, ARKANSAS

REVISION	DATE	DESCRIPTION
1	10-28-20	1ST RESUBMITTAL
2	11-20-20	2ND RESUBMITTAL

SCALE: 1"=30'

DATE: Jan 13, 2023

ENGINEER: TJA

DRAWN BY: DLS

W.O. #: 20925

01

PROPERTY OWNER PERMISSION

I, Louis and Shannon Froud, hereby permit the use of Motorcycle Dealership
on my property at 2255 W. Hudson Rd Rogers, Arkansas.
(name) (use)
(address)

Dated this the 27 day of February, 2024.

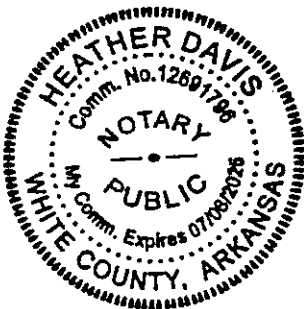
Louis Froud [Signature]
Signed

Louis Froud Shannon Froud
Name Printed

STATE OF ARKANSAS

COUNTY OF White

Subscribed and sworn before me this the 27 day of February, 2024.



[Signature]
Notary Signature

Heather Davis
Notary Name Printed

07/08/2025
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified Mail **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 29 day of MARCH, 2024.

WESUL

Signed

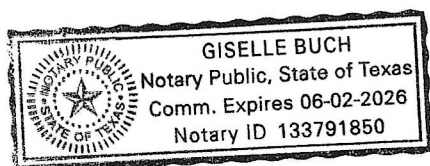
WILLIAM E SULLIVAN JR

Name Printed

STATE OF TEXAS

COUNTY OF Denton

Subscribed and sworn before me this the 29 day of March, 2024,



Giselle Buch
Notary Signature

Giselle Buch
Notary Name Printed

06-02-2026
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 **April 16, 2024** at **5:30 p.m.** on the application by **William E. Sullivan** for a **Conditional Use Permit** to allow the use **“Vehicle/Equipment Sales & Rentals”** at **2255 W. Hudson Road** in the **C-2** (Highway Commercial) zoning district the following described location:

PROPERTY DESCRIPTION:

2255 W. Hudson Road

Parcel Number: 02-17521-000

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday March 31, 2024**
BILL THE CITY OF ROGERS



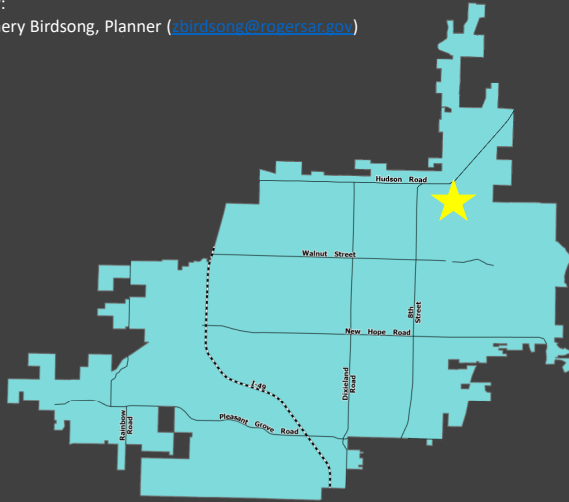
Rezone

PLANNING

Directline Logistics

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

Location

2259 N 2nd Street

Current Zoning

C-2 (Highway Commercial) and I-1 (Light Industrial)

Requested Zoning

I-1 (Light Industrial)

Growth Designation

Employment Center

Representative

Jorge Du Quesne

Summary:

This rezone request is for a property located in northeast Rogers at 2259 N 2nd Street.



Rezone

Directline Logistics

PLANNING



GEOLOCATION:

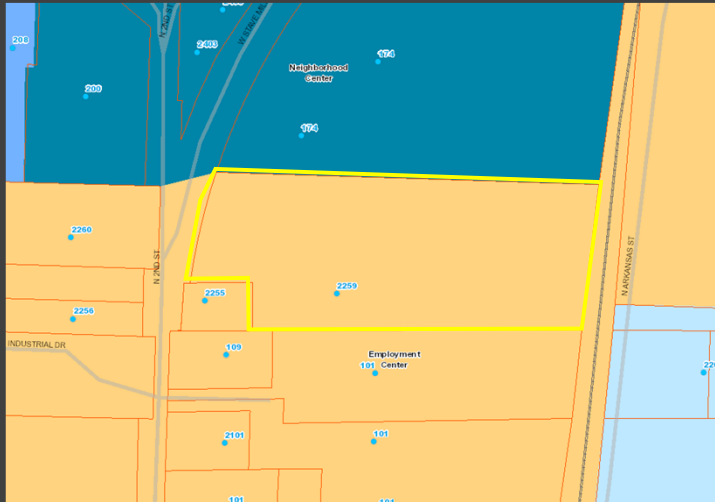
The subject property is near the southeast corner of W Hudson Road and North 2nd Street.



Rezone

Directline Logistics

PLANNING



CGM

Comprehensive Growth Map:

- The subject property is located with the Employment Center Growth Designation.
- The following zones are allowed: C-4, W-O, I-1, I-2

General Findings:

- The subject property is located in the Employment Center Growth Designation.
- C-4, W-O, I-1, and I-2 zones are allowed within the Growth Designation.

Growth Designation:

Employment Center

Growth Designation Purpose:

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

Allowed Zoning Districts:

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



Rezone

PLANNING

Directline Logistics



Zoning Map

Request:

- The applicant seeks a rezone from C-2 and I-1 to solely I-1.

General Findings:

- The applicant is requesting to rezone the subject property from C-2 and I-1 solely to I-1.

Current Zoning:

- *C-2 (Highway Commercial):* "This district is intended for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets." Sec. 14-709(a)
- *I-1 (Light Industrial):* "The I-1 light industrial district is intended to allow industrial operations and activities that do not create appreciable nuisances or hazards. It also is to provide areas within the City for the storage and transfer of goods. All industrial operations and activities are permitted provided they are conducted inside a building, although related outdoor storage and display are permitted. This district is situated close to heavy commercial and industrial areas and is intended to be located along rail lines and arterial and collector streets as identified by the master street plan." Sec. 14-713(a)

Requested Zoning:

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



Rezone

Directline Logistics

PLANNING



Aerial Map

FINDINGS:

- C-2 is not an allowed zone per the Employment Center Growth Designation.
- The requested zone, I-1, is allowed per the Comprehensive Growth Map.
- Adjacent properties are primarily industrial with some commercial uses.
- The request is compatible with the surrounding context.

General Findings:

- C-2 is not an allowed zone per the Employment Center Growth Designation.
- The requested zone, I-1, is allowed per the Comprehensive Growth Map.
- Adjacent properties are primarily industrial with some commercial uses.
- The request is compatible with the surrounding context.



Rezone

Directline Logistics

PLANNING



Aerial Map

Recommendation

REFER TO COMMITTEE
***DUE TO THERE BEING MORE
THAN ONE ZONING OPTION
WITHIN THIS GROWTH
DESIGNATION***

Public Input Received:

- No public input has been received regarding this rezone request.

Recommendation:

Refer to committee due to there being more than one zoning option within this growth designation.



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: _____

DIRECTLINE LOGISTICS LLC

REZONE APPLICATION

APPLICANT: DIRECTLINE LOGISTICS, LLC

ADDRESS: 2259 N 2ND ST, ROGERS, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 2ND ST AND HUDSON ROAD

PARCEL NUMBER: 02-00051-001

PHONE #: 479-271-9360 EMAIL: steve@barrettdirectline.com

PROPERTY OWNER: DIRECTLINE LOGISTICS, LLC PHONE #: 479-271-9360

PRESENT USE: Warehousing ZONING: C-2 / I-1

PROPOSED USE: Warehousing ZONING: I-1

x la B H

3-18-24

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, DIRECTLINE LOGISTICS, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

See Attached

LAYMAN'S DESCRIPTION:

2259 N 2ND ST, ROGERS, AR 72756

PRESENT ZONING: C-2 / I-1

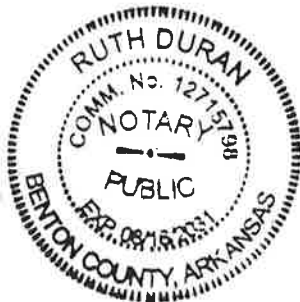
ZONING REQUEST: I-1

Respectfully Submitted,

By: X 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 18 day of March, 2024.




Notary Signature

Ruth Duran
Notary Name Printed

08/16/2031
Commission Expires

CERTIFICATION

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

Dated this the ____ day of ~~March~~ APRIL, 20 24.

X

Signed

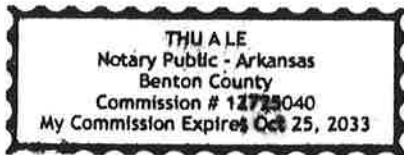
Jorge Du Quesne

Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 1st day of ~~March~~ APRIL, 20 24.



THU A LE

Notary Signature

THU A LE

Notary Name Printed

OCT 25, 2033

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 **April 16, 2024** at **5:30 p.m.** on the application by **Directline Logistics** to rezone **2259 N. 2nd Street** from the **C-2 & I-1** (Highway Commercial and Light Industrial) zoning districts to the **I-1** (Light Industrial) zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

2259 N. 2nd Street

Parcel Number: 02-00051-001

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday March 31, 2024**
BILL THE CITY OF ROGERS

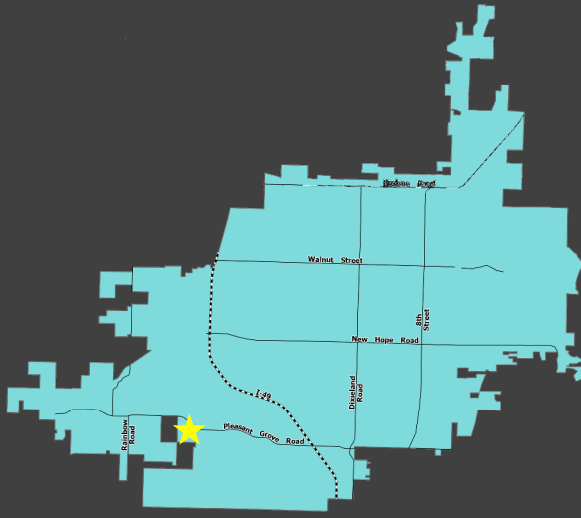




Variance

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.

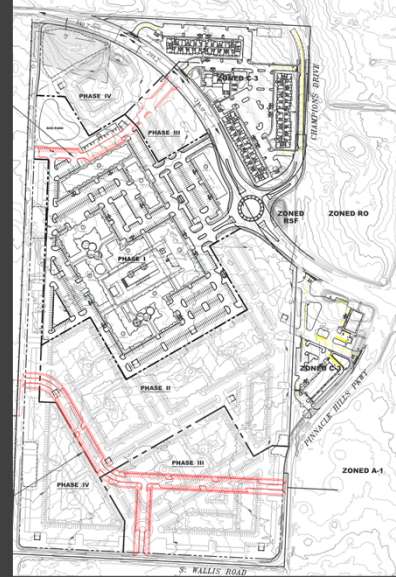
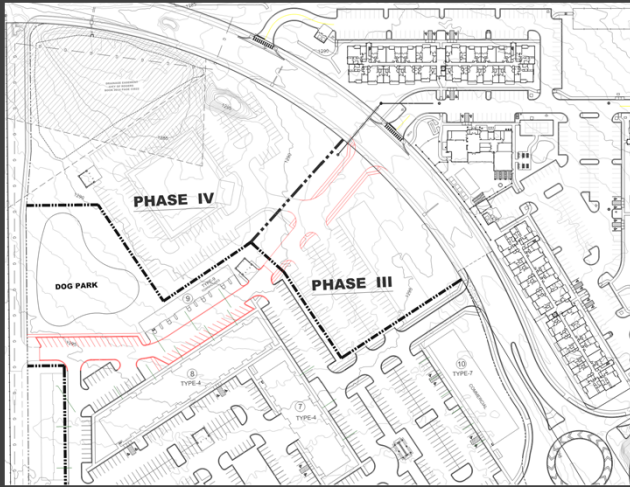


Variance

The Pointe Staff Appeal

PLANNING

Applicant Road Exhibit – Phase 1



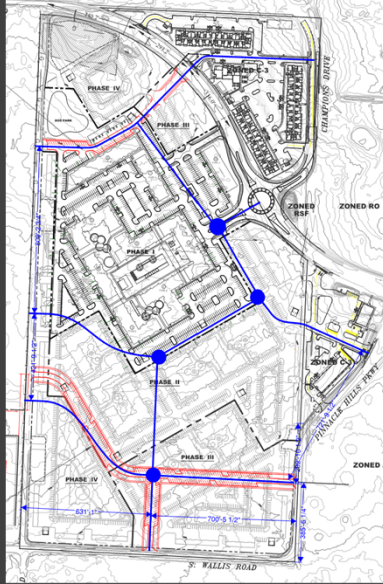
Applicant Road Exhibit – Full Development



Variance

PLANNING

The Pointe Staff Appeal



City Proposal

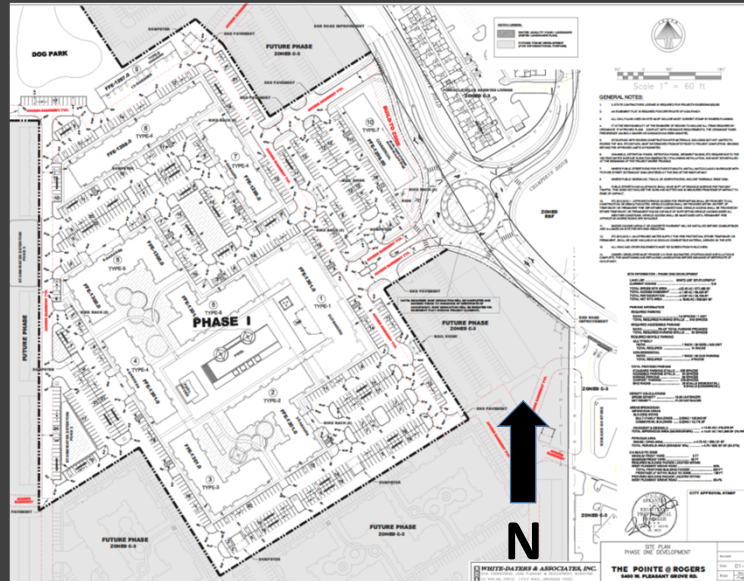
Proposal from Rogers City
Engineer Lance Jobe



Variance

The Pointe Staff Appeal

PLANNING



Recommendation
APPROVE, contingent upon submittal and Staff review of Planning Commission-approved design by the applicant.

Public Input:

No public input received.

Recommendation:

APPROVE, contingent upon submittal and Staff review of Planning Commission-approved design by the applicant.



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

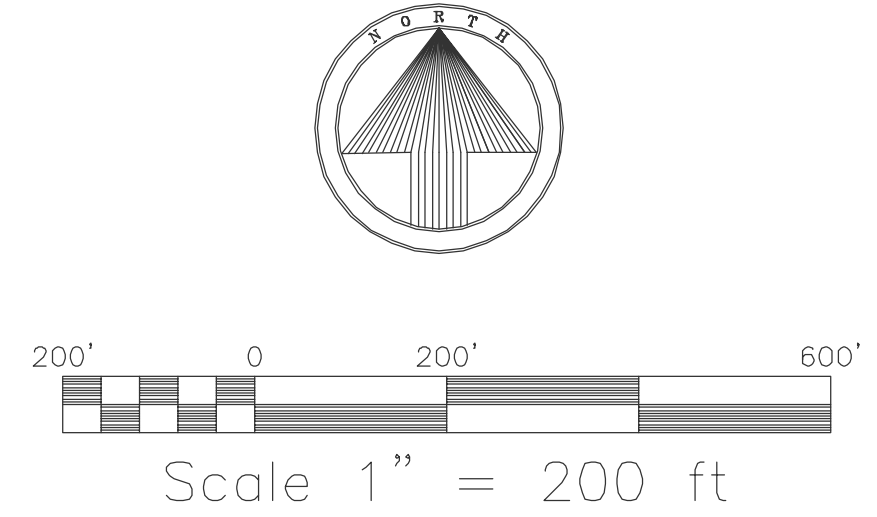
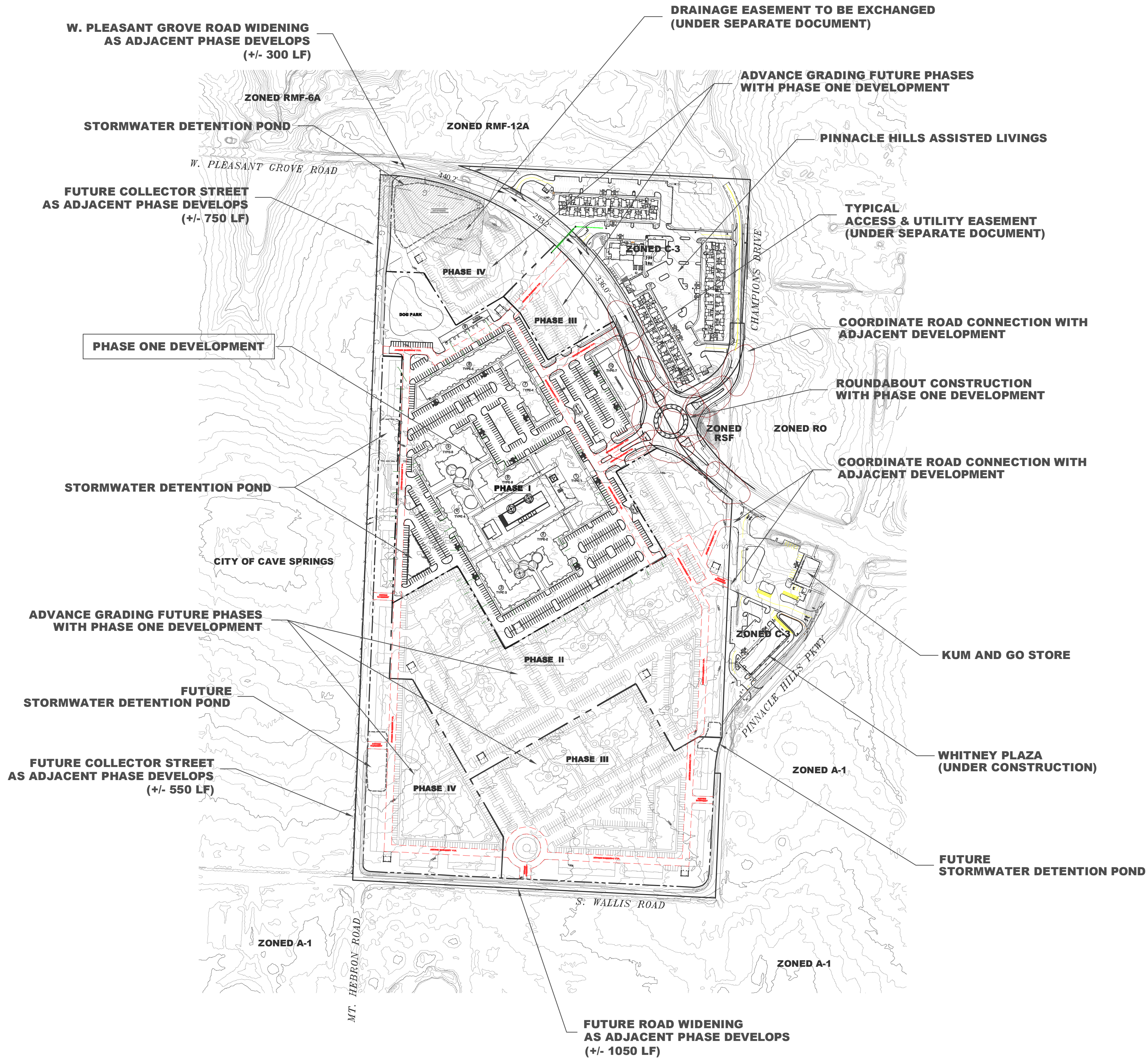
PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING

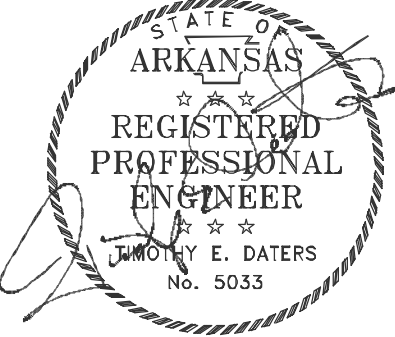
M:\2020\20-2688 - Points at Rogers\DWG\Civil\Civil.dwg, 1/4/2024 1:28:33 PM, blu, White-Daters & Associates, Inc.



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

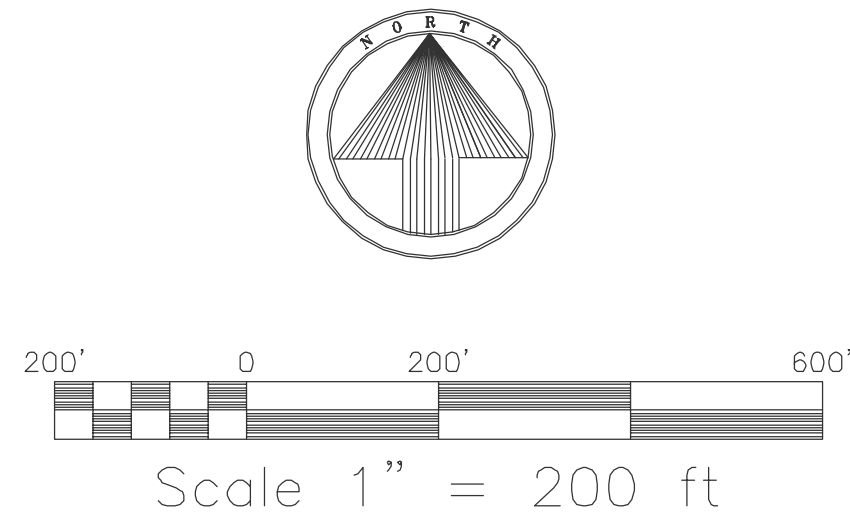
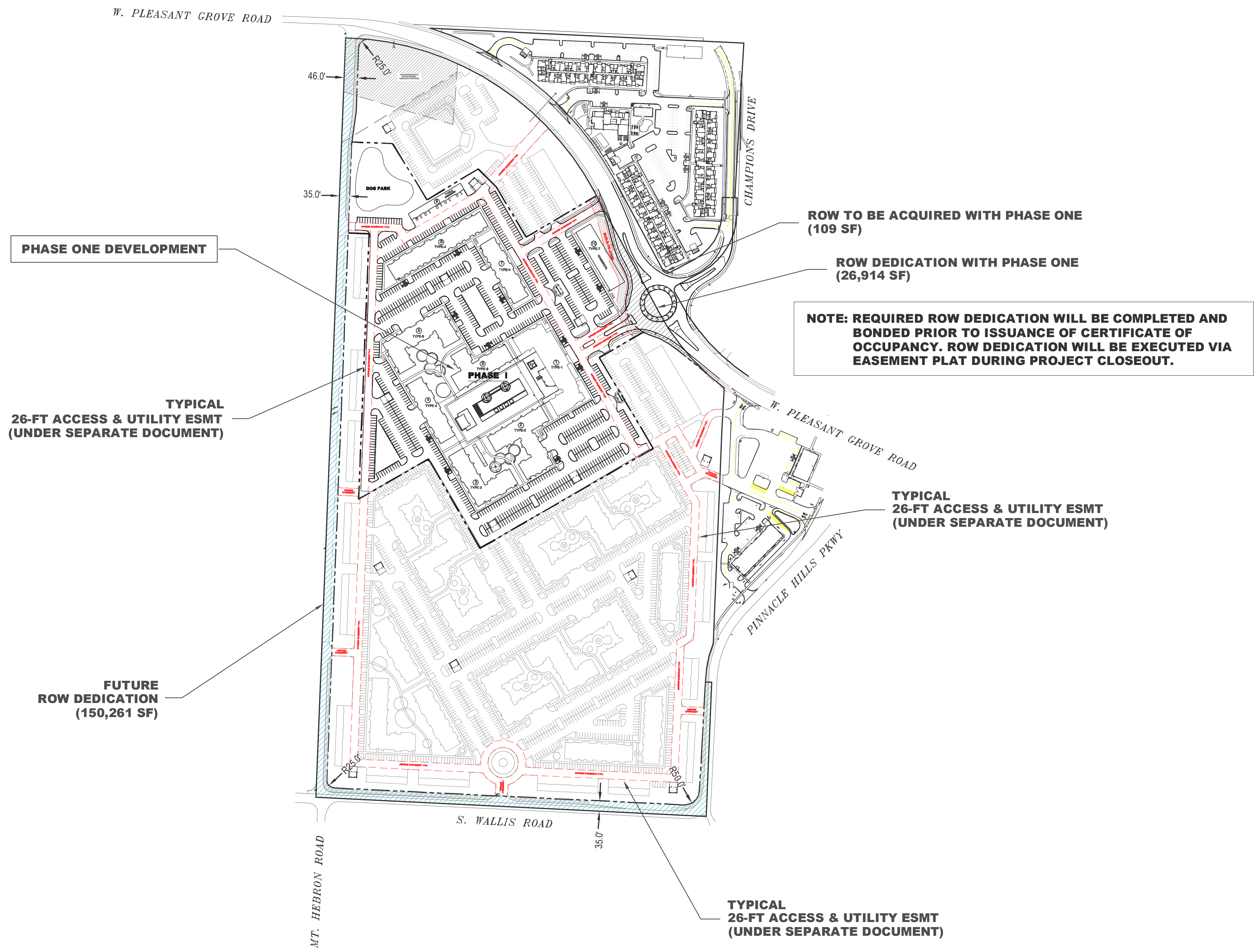
WHITE-DATERS & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING
24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223

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



CITY APPROVAL STAMP		
SITE PLAN OVERALL DEVELOPMENT		
THE POINTE @ ROGERS 5400 W. PLEASANT GROVE RD.		
ROGERS, ARKANSAS		

Revised		
Date	01-04-24	
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Sheet	C01 of	
Job No.		



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		

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

EXISTING UTILITY LEGEND:

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

PROPERTY LINE

FUTURE ROW DEDICATION

END PAVEMENT

DOG PARK

BUILDING INFORMATION
CONSTRUCTION TYPE: V-B

3-STORY MULTI-FAMILY BUILDING 1
BUILDING TYPE.....TYPE-1
BUILDING AREA.....68,790 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.....8 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

END PAVEMENT

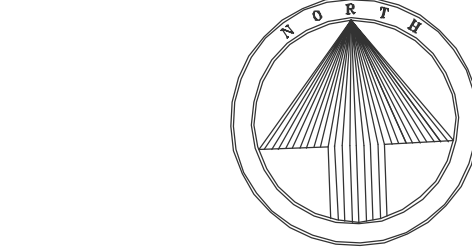
FUTURE PHASE
ZONED C-3FUTURE PHASE
ZONED C-3FUTURE PHASE
ZONED C-3

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:

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS



Scale 1" = 60 ft

GENERAL NOTES:

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

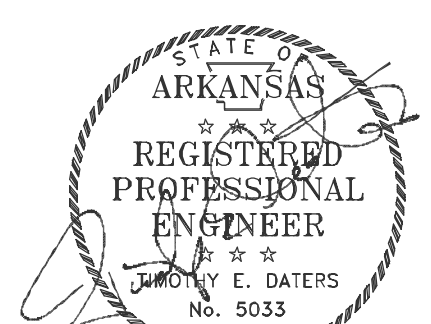
AREAS BREAKDOWN

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

PAVEMENT & SIDEWALK
TOTAL IMPERVIOUS AREA (MAXIMUM 90%).....± 10.92 AC / 475,578 SF
TOTAL IMPERVIOUS AREA (MINIMUM 10%).....± 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%)

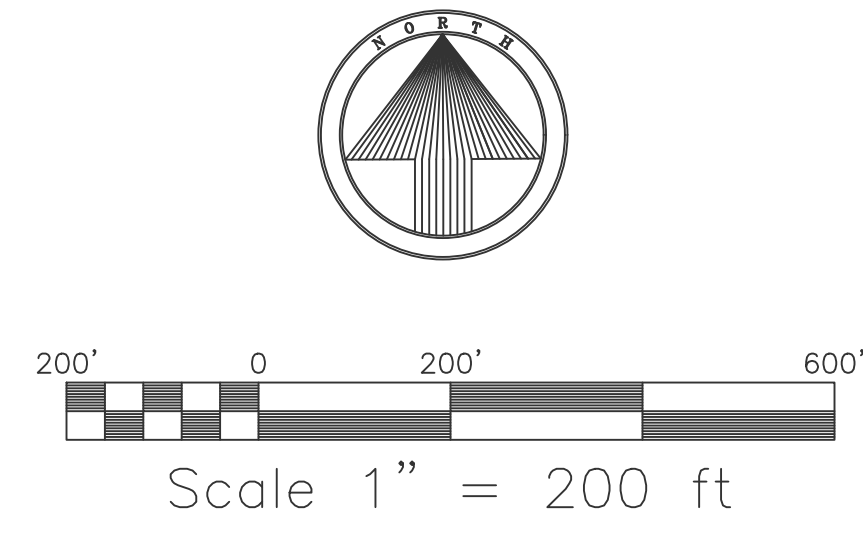
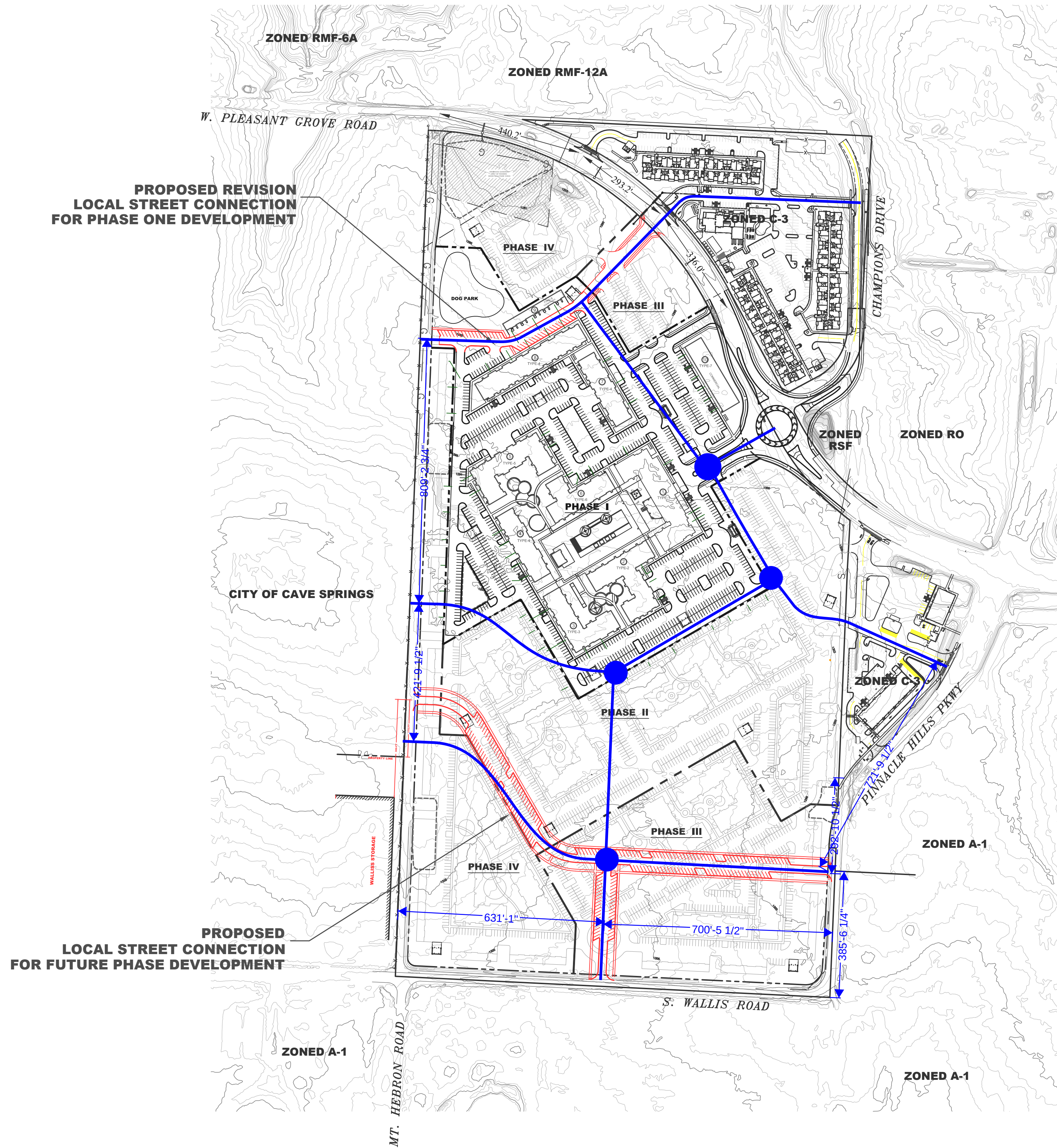
C-3 BUILD-TO ZONE
MINIMUM FRONT YARD.....5 FT
MAXIMUM FRONT YARD.....30 FT
REQUIRED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD.....60%
TOTAL FRONTAGE BUILDING FACADE.....230 FT
FRONTAGE LF WITHIN BUILD-TO ZONE.....139 FT
PROVIDED BUILDING FACADE LOCATED WITHIN
WEST PLEASANT GROVE ROAD.....60.4%



CITY APPROVAL STAMP

SITE PLAN
PHASE ONE DEVELOPMENT

Revised	
Date	01-04-24
Scale	Hor. 1"=60' Vert.
Sheet	C01.2 of
Job No.	



CITY APPROVAL STAMP

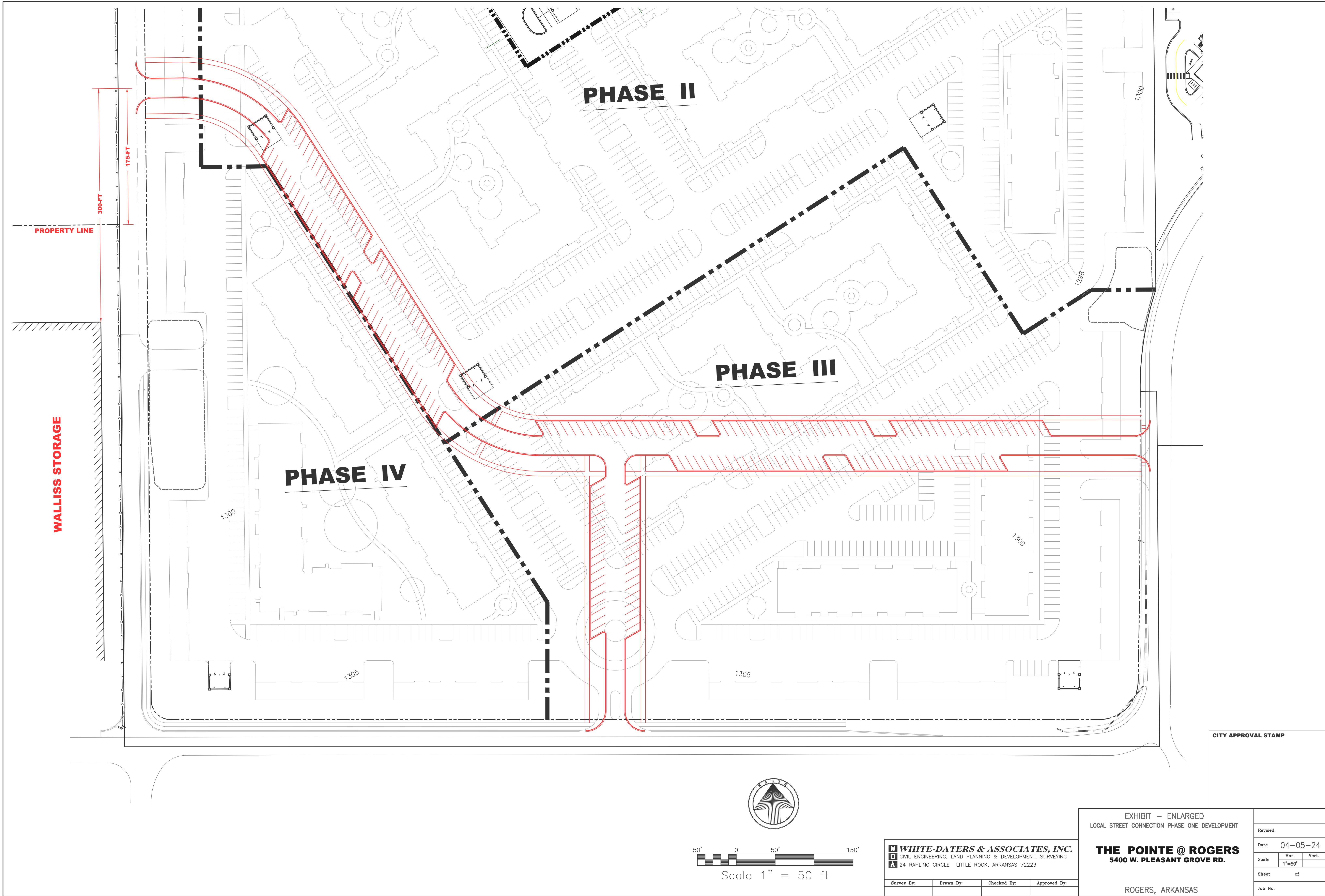
WHITE-DATERS & ASSOCIATES, INC. CIVIL ENGINEERING, LAND PLANNING & DEVELOPMENT, SURVEYING 24 RAHLING CIRCLE LITTLE ROCK, ARKANSAS 72223			
Survey By:	Drawn By:	Checked By:	Approved By:

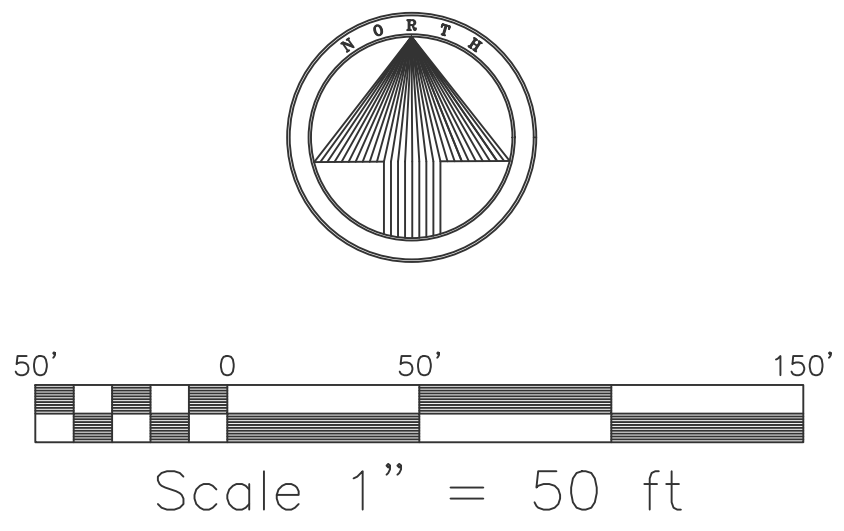
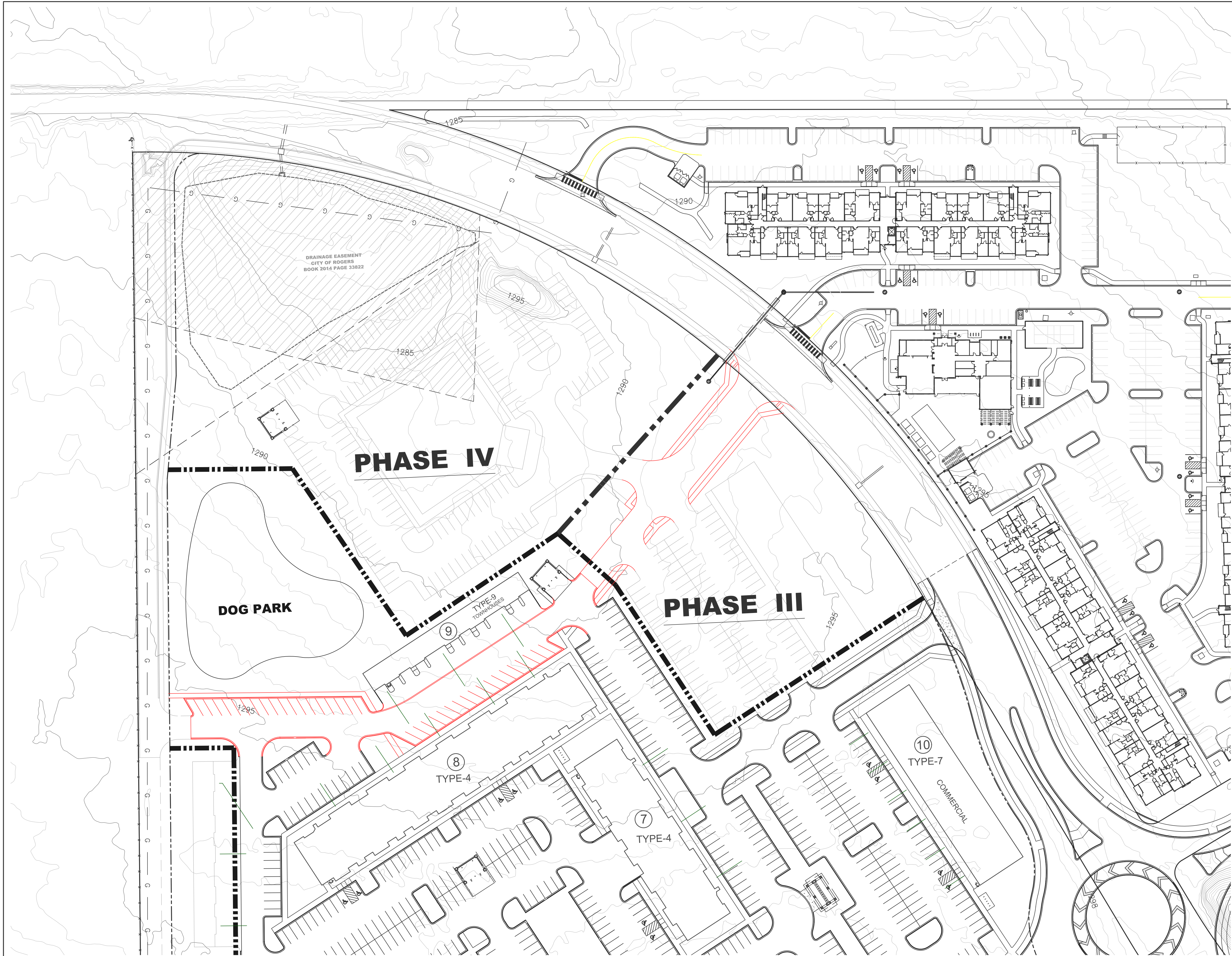
EXHIBIT – OVERALL MAP
REVISION LOCAL STREET CONNECTION

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

Revised		
Date	04-05-24	
Scale	Hor.	Vert.
	1"=200'	
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Job No.		





CITY APPROVAL STAMP

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

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

EXHIBIT — ENLARGED
LOCAL STREET CONNECTION FUTURE PHASE DEVELOPMENT

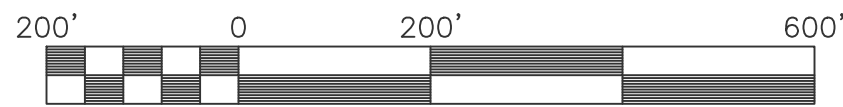
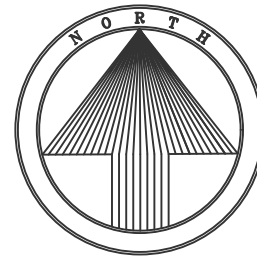
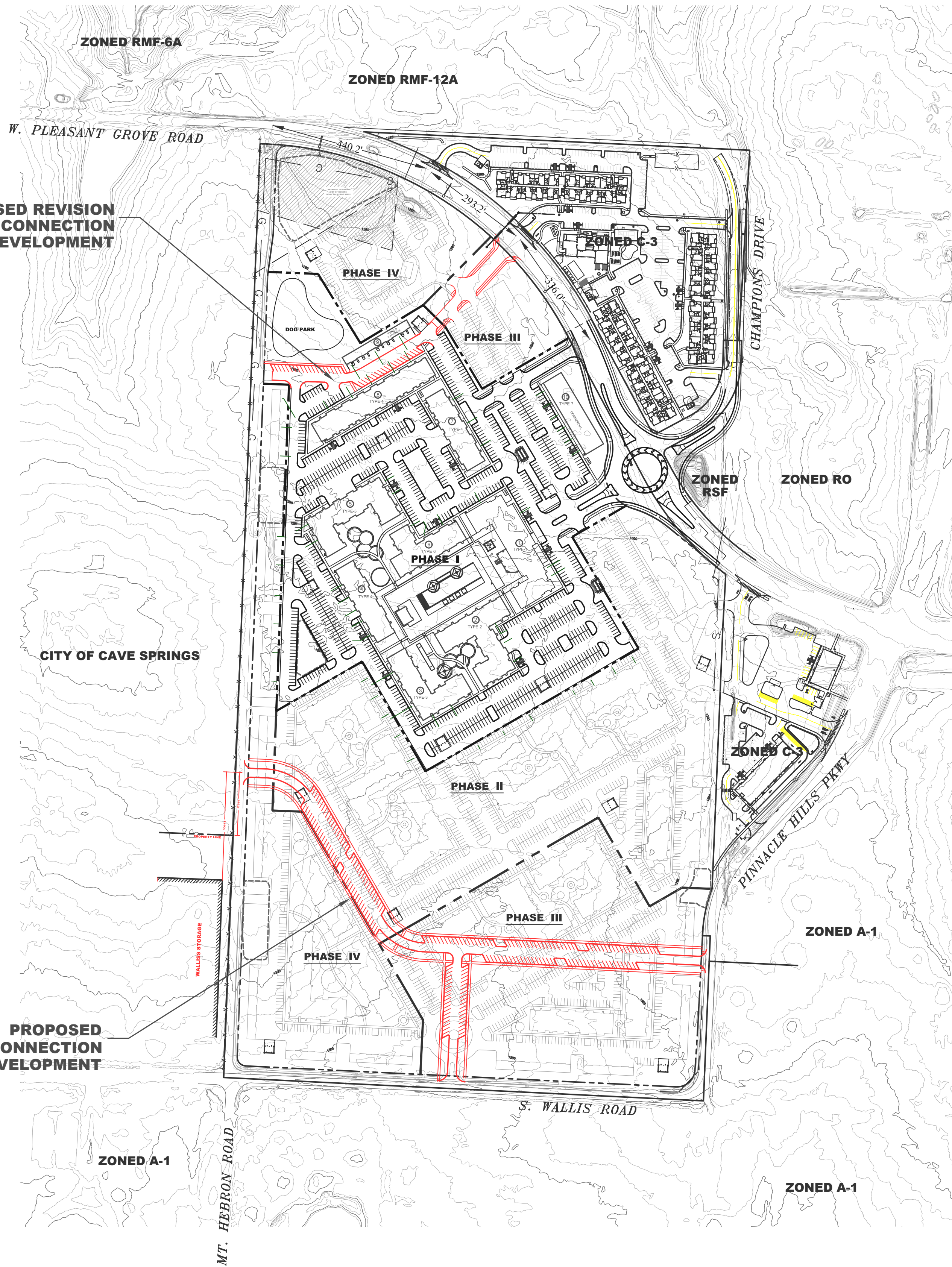
THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

Revised	
Date	04-05-24
Scale	Hor. 1"=200' Vert. _____
Sheet	of _____
Job No.	

PROPOSED REVISION
LOCAL STREET CONNECTION
FOR PHASE ONE DEVELOPMENT

PROPOSED
LOCAL STREET CONNECTION
FOR FUTURE PHASE DEVELOPMENT



Scale 1" = 200 ft

CITY APPROVAL STAMP

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

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

EXHIBIT - OVERALL MAP
REVISION LOCAL STREET CONNECTION

THE POINTE @ ROGERS
5400 W. PLEASANT GROVE RD.

ROGERS, ARKANSAS

Revised	
Date	04-05-24
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Sheet	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



WAIVER

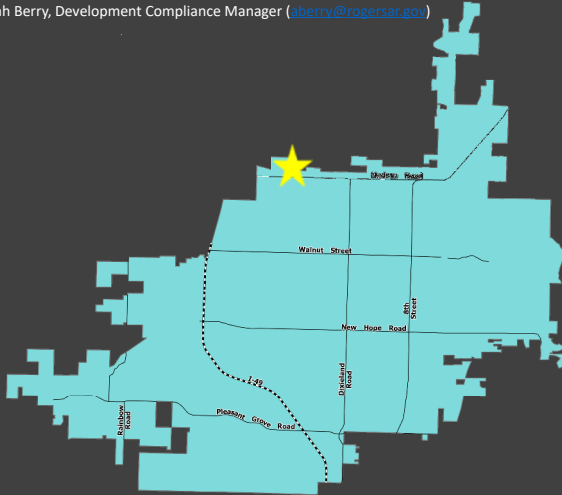
PLANNING

NWA Drop Yard

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

2609 W Hudson Road

CGM Designation

Employment Center

Zoning

I-1, CU (Light Industrial w/ Condominium Unit)

Requested Waiver

Paved Parking

Code Section being Waived

14-713(h)

Representative

Chad Caletka, CEI

Location:

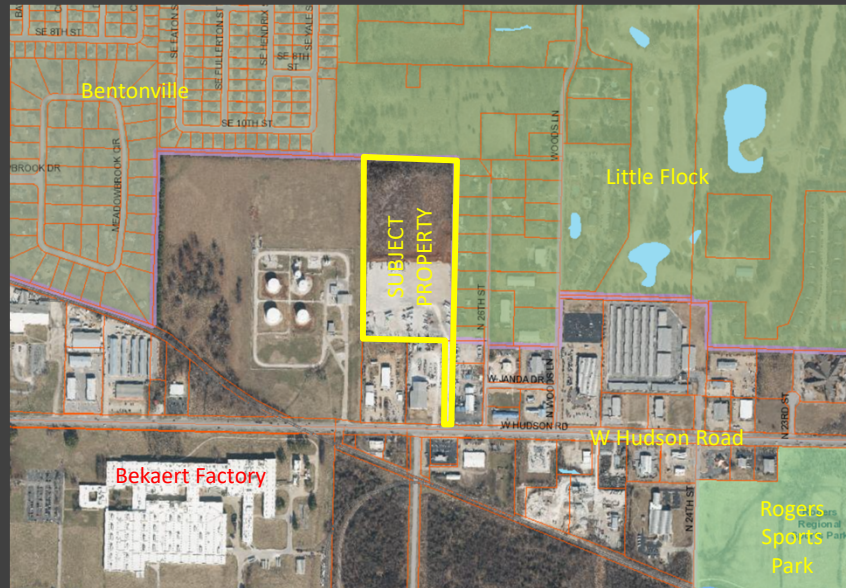
Located in north Rogers, north of W Hudson Road, directly adjacent to Little Flock city limits on it's east and north sides.

Proposal:

The request at hand proposes the use of vehicle storage on a gravel lot. Sec. 14-256(6) states that a waiver can be requested for the paving of parking within a development, if the parking is intended for storage of a vehicle and is screened from public view.



NWA Drop Yard



Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

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

ZONING:

I-1 (Light Industrial):

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

Use Definition:

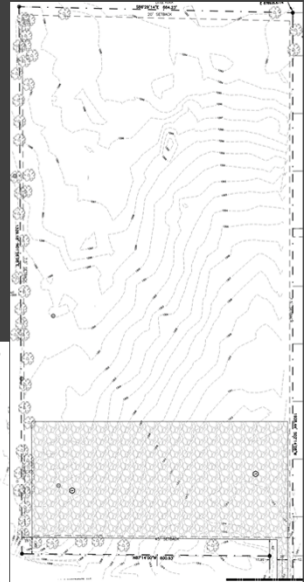
1. Vehicle Storage is a secondary use classification encompassing exclusive storage of operative or inoperative vehicles;
2. Vehicle Storage includes without limitation the tertiary use classifications of:
 - i. Storage of parking tow-aways;
 - ii. Impound yards; and
 - iii. Storage lots for automobiles, trucks, buses, and recreational vehicles.
3. Vehicle storage does not include vehicle dismantling.
Sec. 14-695(b)(3)(nn)



NWA Drop Yard

Regulating Code

- Section 14-256. – Design standards, regulations and required improvements
 - (6) - *Parking must meet the requirements of the zoning ordinance and must be paved. However, the Planning Commission may upon request waive the paving requirement under this subdivision if the parking is intended for storage of a vehicle and is screened from public view. Handicap spaces provided must meet local, state and ADA requirements, including truncated domes at all handicap ramps.*

 WAIVER/LSDP	NWA Drop Yard	PLANNING
 DEPT. OF COMMUNITY DEVELOPMENT PLANNING DIVISION 301 W. CHESTNUT PHONE: (479) 821-1186 FAX: (479) 986-6896 Grading Permit - Grading permit issued 8/24/2020, according to city records. - Requirement for grading permit came about after Community Development staff was notified of clearing and equipment/material storage on the site.		
GRADING, DISTURBANCE, STORMWATER AND FLOODPLAIN DEVELOPMENT PERMIT APPLICATION NO. _____ CITY/VIEW NO. _____ APPLICANT PROVIDES: PROJECT NAME: <u>Wilshar, Inc.</u> TELEPHONE NUMBER: <u>479-986-0311</u> ADDRESS/LOCATION: <u>2609 W. Hudson Road, Rogers, AR 72758</u> PROPERTY OWNED BY: <u>Wilshar, Inc.</u> TELEPHONE NUMBER: <u>479-986-0311</u> ADDRESS: <u>325 A 45th Street, Rogers, AR 72758</u> CONTRACTOR'S NAME: <u>S & K Dirtworks, LLC</u> TELEPHONE NUMBER: <u>479-531-5529</u> ADDRESS: <u>1923 Pinewoods Dr, Rogers, AR 72758</u> ENGINEER'S NAME: <u>Jason Ingalls/ECE</u> TELEPHONE NUMBER: <u>479-367-2924</u> ADDRESS: <u>P.O. Box 5484, Bella Vista, AR 72714</u> STATE OF ARKANSAS NOI PERMIT NUMBER: <u>AR 150000/Under 5 Acres</u> APPLICATION DATE: <u>8/17/2020</u> ACREAGE OF PROPERTY: <u>4.95</u> ATTACH LEGAL DESCRIPTION, GRADING PLAN, AND OTHER INFORMATION AS REQUIRED. APPLICANT SIGNATURE: <u>Billy Wicofski</u> PRINT NAME: <u>Billy Wicofski</u> TITLE: <u>President</u> PLANNING AUTHORITY PROVIDES: PLANNING COMMISSION APPROVAL DATE: _____ STAFF ACTION: _____ DATE: _____ APPLICATION FEE: _____ PERMIT EXPIRES IF NO ACTIVITY FOR 6 MONTHS. REVEGETATION IS REQUIRED. Municipal Code Sections 14-796, 22-71, and Rogers Drainage Manual		
		

Use Permit

- 2020-172
- Use permit approved on 7/29/2020 for the use "Building Materials and Services"
- Sec. 14-695(b)(3)(j) - *Building Materials is a secondary use classification encompassing retail, wholesale, or rental of building supplies, equipment, or services.*
 - 2. *Building Materials includes but is not limited to the following tertiary use classifications:*
 - i. *Lumber yards;*
 - ii. *Tool and equipment sales;*
 - iii. *Tool and equipment rental; and*
 - iv. *Building contractors' yards.*

Grading Permit

- Issued 8/24/2020
- Only allowed grading of the south 4.95 acres of the property, including the driveway that reaches down to W Hudson Road.
- Gravel lot has since expanded to the north beyond what was permitted, without another grading permit



NWA Drop Yard



Clearing without a Permit

It appears that between early 2020 (The time in which the aerial imagery that City of Rogers GIS uses was captured) and early 2021, most of the existing trees and vegetation were cleared.

A grading permit was issued on 8/24/2020 by Community Development. The permit seems to only be issued for the grading of 4.95 acres, which seems to be the bounds of the graveled area in the 2021 imagery. The graveled area was expanded sometime between early 2021 and early 2022, according to aerial imagery. Community Development staff has no records of receiving or approving conceptual plans or permits during this time from the applicant.

Despite the grading plan only showing less than 5 acres, nearly the entire site (19.9 acres) was clear-cut. The owner of the property states that the site will be developed at some point, but Community Development staff has not received any large-scale plans showing a full development – only one paving the driveway from Hudson and turnaround area on the south side of the gated entrance into the Drop Yard. Until staff receives a formal concept and guarantee that the entire site will be built out in an agreed-upon time frame, the property owner will be expected to replace the trees that were cleared outside of the development area at a 5:1 ratio. (5 trees planted for every 1 removed)

There has been no expansion of the graveled area since the last hearing, on 8/15/2024.



NWA Drop Yard

Aerial Image

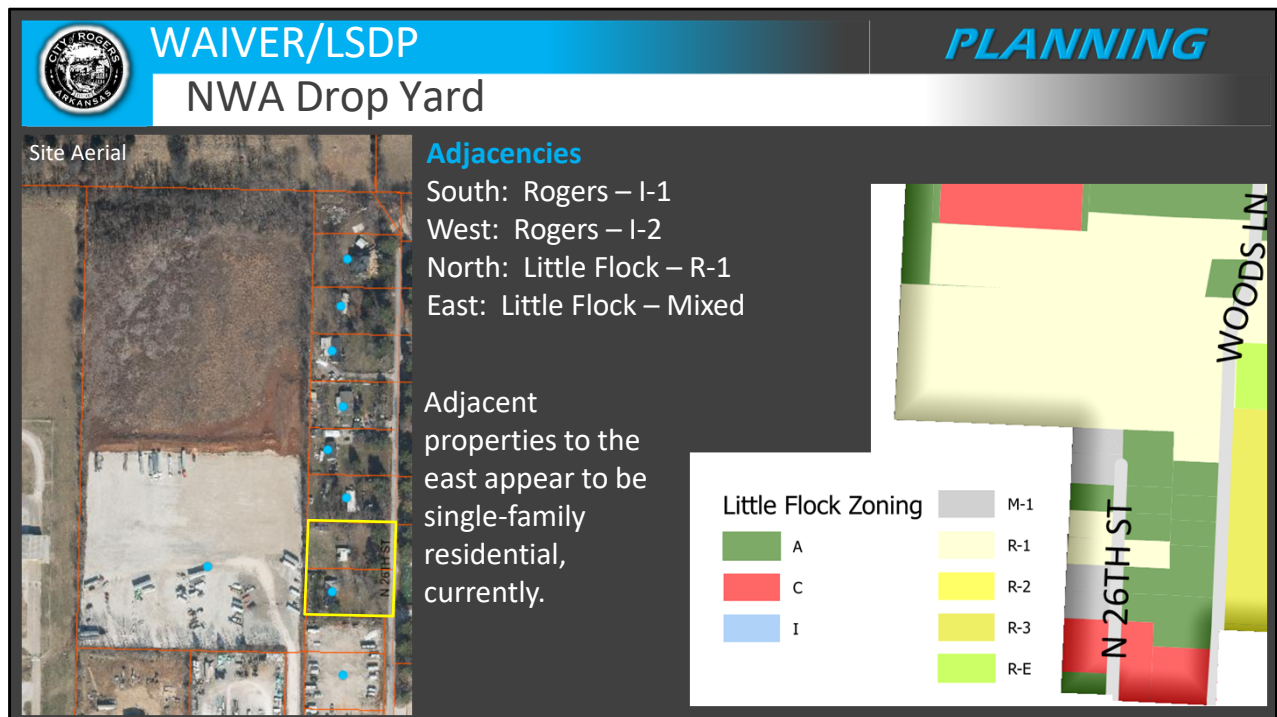


Staff Findings

- Vehicle Storage is a permitted use in I-1 zoning.
- Sec. 14-256(6) states “the Planning Commission may upon request waive the paving requirement under this subdivision if the parking is intended for storage of a vehicle and is screened from public view.”
- Intent of screening language in this portion of the code is to shield adjacent properties from the dust that gravel creates when driven on.
- Section of code that requires waiver for vehicle storage on gravel **DOES NOT** permit or allow other uses on gravel, like “Building Materials and Storage”
- Adjacent neighbors to the east of the subject property are currently used as single-family residential.

Staff Findings

- Vehicle Storage is a permitted use in I-1 zoning.
- Sec. 14-256(6) states “the Planning Commission may upon request waive the paving requirement under this subdivision if the parking is intended for storage of a vehicle and is screened from public view.”
- Intent of screening language in this portion of the code is to shield adjacent properties from the dust that gravel creates when driven on.
- Adjacent neighbors to the east of the subject property are currently used as single-family residential.
- Gravel lot was expanded, existing trees were cleared, and vehicle storage has been taking place here, all without proper permitting.
- Section of code that requires waiver for vehicle



*******Yellow highlighted area represents parcels purchased by subject property owner, to be developed as a driveway and turnaround for proposed development.**

Adjacencies

- South – Rogers – Industrial/Open display commercial uses
- West – Rogers – Industrial/Chemical/Storage Use
- North – Little Flock – Undeveloped Ag. Currently... zoned for low-density residential
- West – Little Flock – Mostly single-family residential currently... Mixed zonings (Commercial, Agricultural, Single-family residential, Multifamily residential)
- **NOTE: The shown Little Flock zoning map has not been adopted, as of 8/15/2023.**
- According to applicant's correspondence with Kim Kendrick of City of Little Flock, the two parcels proposed to be developed by the applicants are zoned commercial. (March 4, 2024)



WAIVER/LSDP

NWA Drop Yard

PLANNING



Site Plan

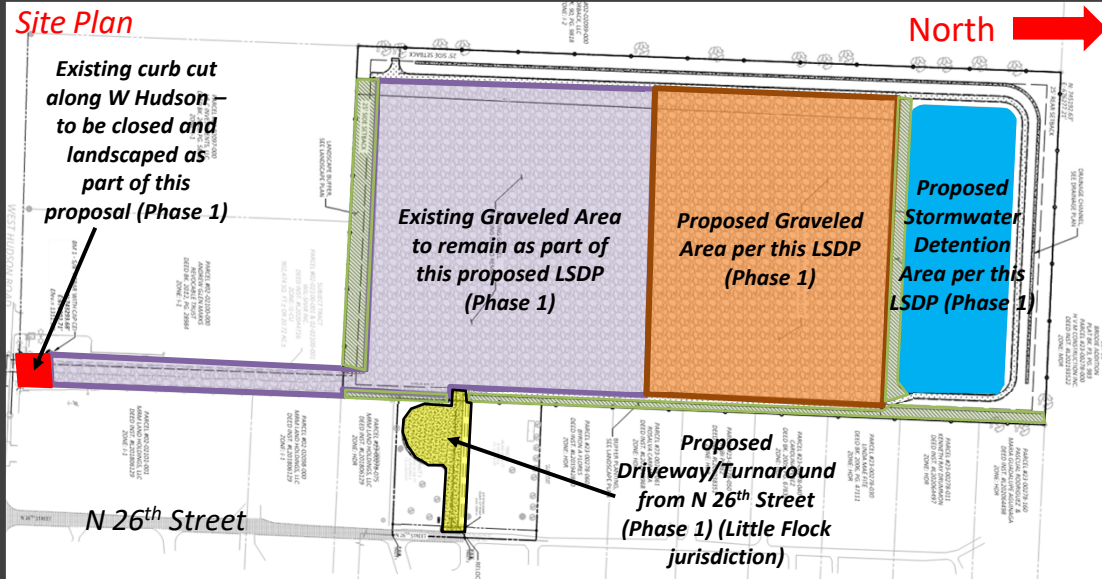


WAIVER/LSDP

PLANNING

NWA Drop Yard

Site Plan

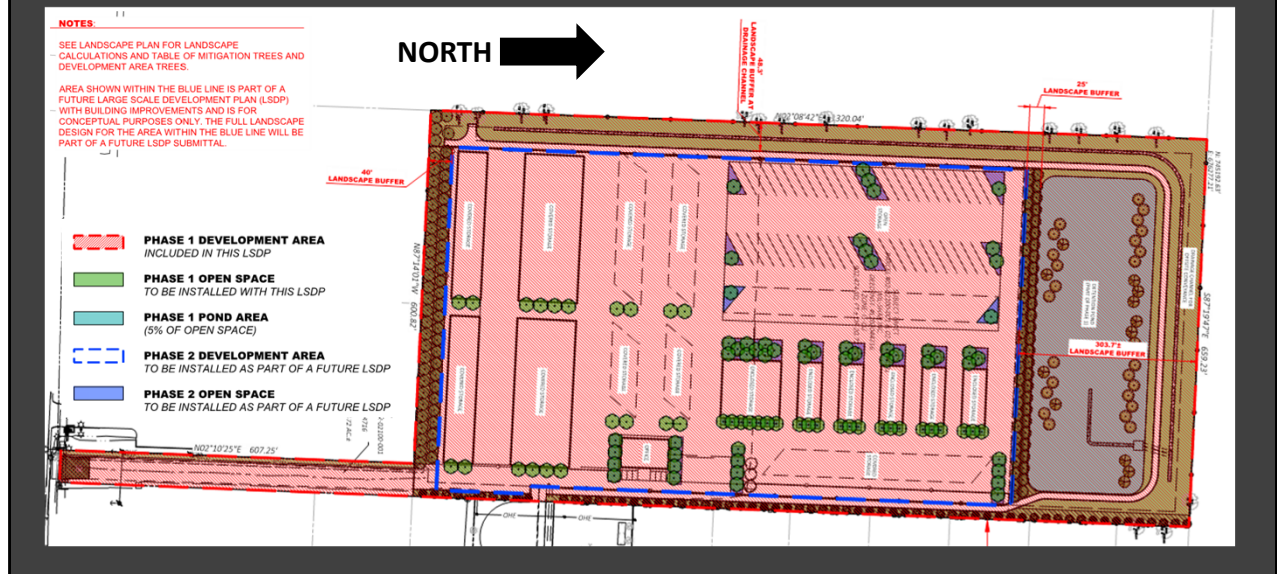


The exhibit above describes different aspects of the proposed development.

- Purple – Existing Graveled Area to remain
- Orange – Proposed Gravel Extension
- Blue – Proposed Stormwater Detention area
- Yellow – Proposed Driveway from N 26th Street
- Red – Proposed closed curb cut along Hudson; to be landscaped as part of this proposal.
- Green – Proposed landscaping and bufferyard areas.



NWA Drop Yard



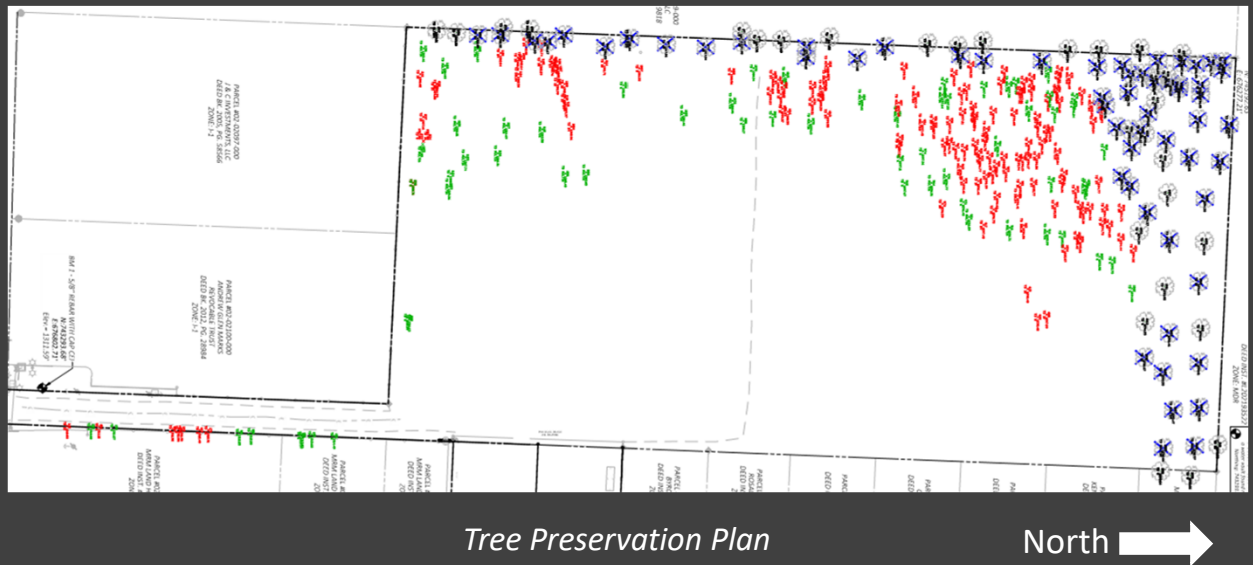
FUTURE PLAN / PHASING PLAN

As part of this LSDP, applicants are proposing the shown phasing plan. Staff has no way of requiring future phases of development to be built out beyond approval of the first phase.

- Red-Dashed Area is proposed phase 1. Includes full graveling of site, new driveway from Little Flock, stormwater detention pond on north end(light blue), greenspace/landscape buffer areas at existing curb cut on W Hudson Road, landscape buffer areas along all sides of development, and landscaping between graveled area and stormwater detention.
- Phase 2 area is outlined in blue dash, including full paving of the shown area, and built out with covered and enclosed storage areas, tree islands and internal landscaping.



NWA Drop Yard



Tree Preservation Plan

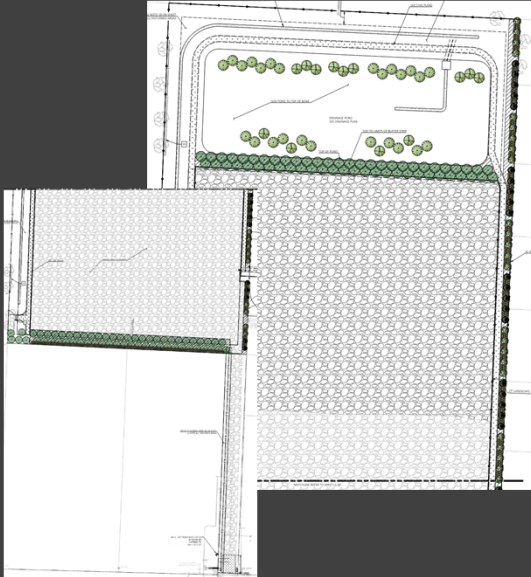
- Dated 4/2/2024
- Red dots signify significant trees cleared (8" or greater in caliper) – 143
Significant trees removed from the site
- Green dots signify insignificant trees cleared (Less than 8" in caliper)
- Trees with X's indicate significant trees to be cleared as part of the proposed LSDP
- Tree outline with no X indicate preserved trees., per proposed LSDP
- 5:1 tree mitigation ratio(applied to trees cleared without permitting or cleared outside of development area) would require the developer to plant 715 new trees. Standard 1:5 mitigation ratio applied to trees removed because of development. In this instance, 14 standard mitigation trees would be required, totaling **729 mitigation trees** for the entire site. This number does not include required landscaping provisions, based off of total development area.



WAIVER/LSDP

PLANNING

NWA Drop Yard



Required Landscaping

- Applicant is not meeting required landscaping counts for this development, as proposed.
 - 715 trees (5:1 ratio for indiscriminate clearing; 143 trees cleared without permitting)
 - 14 trees (1:5 ratio – standard mitigation rate; 68 proposed significant trees removed per this LSDP)
 - 222 trees (Standard landscaping requirement; based on development area (888,581 sq.ft. or 20.39 acres.))
- **951 trees REQUIRED, per LSDP**
- Applicant is providing **216** total tree plantings; 666 shrubs with this submittal.

LANDSCAPING

- Total Trees Required: 715(5:1 ratio for indiscriminate clearing) + 14(1:5 standard mitigation ratio for significant trees removed within proposed development area) + 222(Standard required landscaping trees based on development area)= **951 trees REQUIRED**
 - **216** trees PROVIDED with this LSDP



NWA Drop Yard

Outstanding Comments

• RWU

- Large trees (over 20' tall at maturity in City Code 14-46(g) must be located at least 10' from any water or sanitary sewer main.
- Is this an accurate depiction of the existing edge of gravel?

• Engineering

- Indicate that the curb cut on Hudson Drive is to be removed.
- Provide street trees on Hudson Road in accordance with Section 14-46 (g). If there are conflicts with ROW, provide street trees within a recreation easement behind the ROW.
- Trees cleared without proper permitting or approval are subject to a 5:1 replacement ratio. The proposed alternative compliance ratio is not sufficient.

• Engineering (cont.)

- Reference to Sec. 14-796(c)(1-4)
- Add note: Large-scale development plans are valid for one year following Planning Commission approval.
- Show any trees that are proposed to be removed on the Little Flock parcels. Ensure that these are included in the mitigation calculations.
- Indicate curb, gutter, and sidewalk will be reconstructed on Hudson Road
- Clearly indicate the boundaries of proposed drainage easements
- Indicate the location of construction entrance, concrete washout, ADEQ mailbox. These are all required at the beginning of construction.
- Indicate the location of erosion control BMPs such as silt fence, wattle, etc. This is required to be constructed at the beginning of construction.
- Include Minor Street Typical Street Section for 26th Street. Design should generally meet the requirements outlined in the Street Section.

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generally meet the requirements outlined in the Street Section.



WAIVER/LSDP

PLANNING

NWA Drop Yard

Outstanding Comments

• Engineering (cont.)

- Provide pedestrian access from ROW.
- Provide turning templates for 18-wheelers accessing the 26th Street driveway.
- 26th Street requires full reconstruction per the Typical Street Section, not a mill and overlay. Update legend.
- Construct curb and gutter on 26th Street. Add to cross section.
- Provide profile of 26th Street to verify drainage requirements can be met.
- Include N 26th Street reconstruction in limits of disturbance.
- Call out radius of intersection of 26th and Hudson.
- Provide crosswalk, ADA ramps and stop bar at intersection.
- Provide a striping plan for the intersection.
- Indicate what constitutes the landscape buffer as referenced on sheet C2.02.

• Planning

- List if trees are shade, ornamental or evergreen trees
- Show height of all proposed tree plantings
- Use of gravel is subject to Planning Commission waiver approval for the use "vehicle storage."

Later reviews of subsequent submittals may generate comments that are not in this list.

• RWU

- Large trees (over 20' tall at maturity in City Code 14-46(g)) must be located at least 10' from any water or sanitary sewer main.
- Is this an accurate depiction of the existing edge of gravel?

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- Indicate that the curb cut on Hudson Drive is to be removed.
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- Indicate the location of erosion control BMPs such as silt fence, wattle, etc. This is required to be constructed at the beginning of construction.
- Include Minor Street Typical Street Section for 26th Street. Design should generally meet the requirements outlined in the Street Section.

• Planning

- List if trees are shade, ornamental or evergreen trees
- Show height of all proposed tree plantings
- Use of gravel is subject to Planning Commission waiver approval for the use "vehicle storage."



WAIVER/LSDP

NWA Drop Yard

PLANNING

Aerial Image



WAIVER Recommendation

DENY

LSDP Recommendation

DENY

WAIVER: Because of there not being a site-specific hardship for NOT paving the storage lot, an existing illegal use taking place on the property currently (building & material storage on gravel), and because of the subject property owner's past behaviors, Staff recommends **DENIAL** of the requested waiver.

LSDP: The proposed LSDP shows the paved, fully built out design as Phase 2 of the entire development, with Phase 1 being expansion of the existing gravel lot. If approved, the developer would not be required to build out the second phase, just because of Phase 1's acceptance. Because of this, Staff recommends **DENIAL** of the LSDP request as is.

Chad Caletka

From: Kim Kendrick <kkendrick@cityoflittleflock.com>
Sent: Wednesday, March 6, 2024 1:56 PM
To: Chad Caletka
Cc: Billy Witcofski; Nate L. Bachelor
Subject: Re: Business Entrance in Little Flock

Per conversation with Mayor V and our street superintendent, you will not need a permit from Little Flock. It looks like most of N 26th will be permitted by Rogers, so we feel confident you will be following rules on building a street. The work on your property is under one acre and will not need a permit if all you're doing is building a road and no buildings. Once you decide how to proceed with getting rid of the old building (burn or demo), fill out a permit for this. Thank you.

Thank you,

Kim Kendrick
Planning & Zoning Secretary/Administrator
City of Little Flock
479-636-2081 opt. 2 City Hall
479-636-2318 Fax
Hours: 8a-4p M-F

On Tue, Mar 5, 2024 at 9:28 AM Kim Kendrick <kkendrick@cityoflittleflock.com> wrote:
Ok, thanks. I'll get back to you.

On Tue, Mar 5, 2024 at 9:27 AM Chad Caletka <ccaletka@ceieng.com> wrote:

Thank you Kim. Yes, we are intending to pave 26th from Hudson up to the proposed driveway on the property.

From: Kim Kendrick <kkendrick@cityoflittleflock.com>
Sent: Monday, March 4, 2024 4:46 PM
To: Chad Caletka <ccaletka@ceieng.com>
Subject: Re: Business Entrance in Little Flock

Chad,

The parcels in Little Flock are zoned commercial. I'll show your site plan to a commissioner to follow up on your other question. Are you covering all of N 26th up to your entrance or just what is in front of your parcel or just what is on your parcel?

Thank you,

Kim Kendrick

Planning & Zoning Secretary/Administrator

City of Little Flock

479-636-2081 opt. 2 City Hall

479-636-2318 Fax

Hours: 8a-4p M-F

On Mon, Mar 4, 2024 at 3:52 PM Chad Caletka <ccaletka@ceieng.com> wrote:

Good afternoon Kim, do you have an update on the status of the request below? I'm available on my cell if it's easier to discuss on the phone, (479)321-0531.

Thank you,

Chad

From: Chad Caletka

Sent: Monday, February 19, 2024 12:31 PM

To: 'kkendrick@cityoflittleflock.com' <kkendrick@cityoflittleflock.com>

Cc: Nate L. Bachelor <nbachelor@ceieng.com>; Billy Witcofski <billy@wilshar.com>

Subject: Business Entrance in Little Flock

Good afternoon Kim,

We are working for Mr. Witcofski on improvements to the Drop Yard NWA site (Rogers, Parcel # **02-02100-002**) and would like to build a new driveway to access the property; the proposed driveway is on the site of Little Flock parcel **23-00278-070** at [2808 N 26th Street](#). We have two questions:

1. Please verify the zoning for Little Flock parcels 23-00278-065 and 23-00278-070.
2. Confirm if the commercial driveway improvements on Parcel **23-00278-070** are allowed by right, or what Little Flock permitting process will be required to permit the driveway construction.

I have attached a site plan for the proposed improvements to access Parcel **02-02100-002** via the driveway off N 26th Street. The improvements to Parcel **02-02100-002** are under review with City of Rogers for the commercial site.

Reach out with any questions or if you need further information.

Thank you,



Chad Caletka PLA

Project Manager



Bentonville, AR

Office: [\(479\) 254-1443](tel:4792541443)

Cell: [\(479\) 321-0531](tel:4793210531)

ceieng.com

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Thank you,

Kim Kendrick

Planning & Zoning Secretary/Administrator

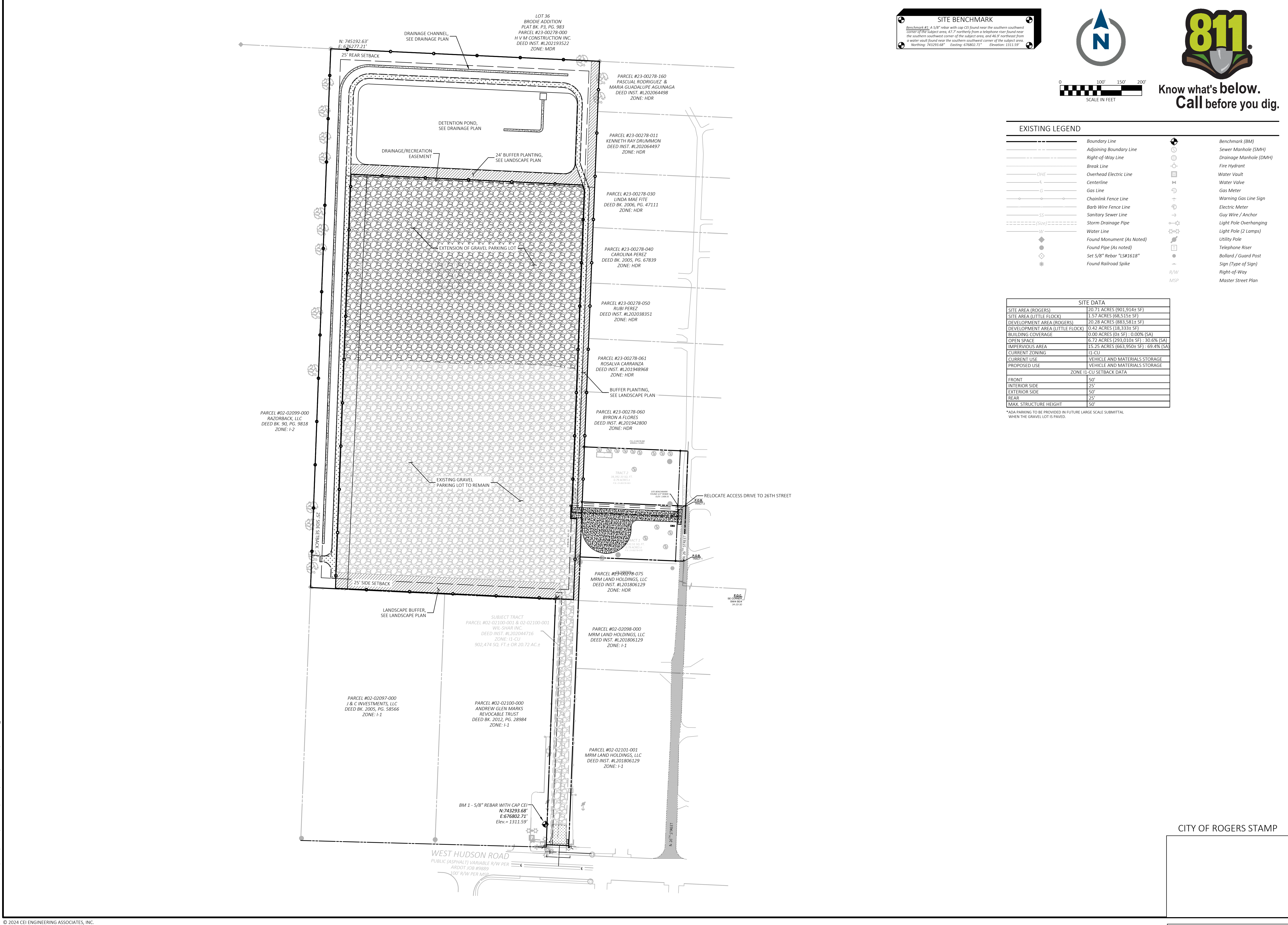
City of Little Flock

479-636-2081 opt. 2 City Hall

479-636-2318 Fax

Hours: 8a-4p M-F

DRAWING LOCATION: P:\230003\23987\DRAWINGS\DESIGN\PHASE 1\WORKING\323807-PHL_S1.DWG - SAVED BY: TNGUYEN

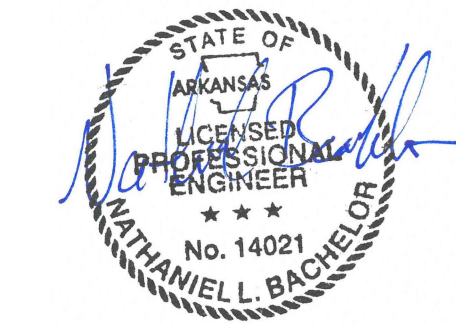


CEI ENGINEERING ASSOCIATES, INC.

2600 NE 11TH ST
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE
△	REV-1	7/10/2023
△	REV-2	8/22/2023

DROP YARD NWA
CITYVIEW PROJECT #PL202300328
2609 WEST HUDSON ROAD
ROGERS, ARKANSAS



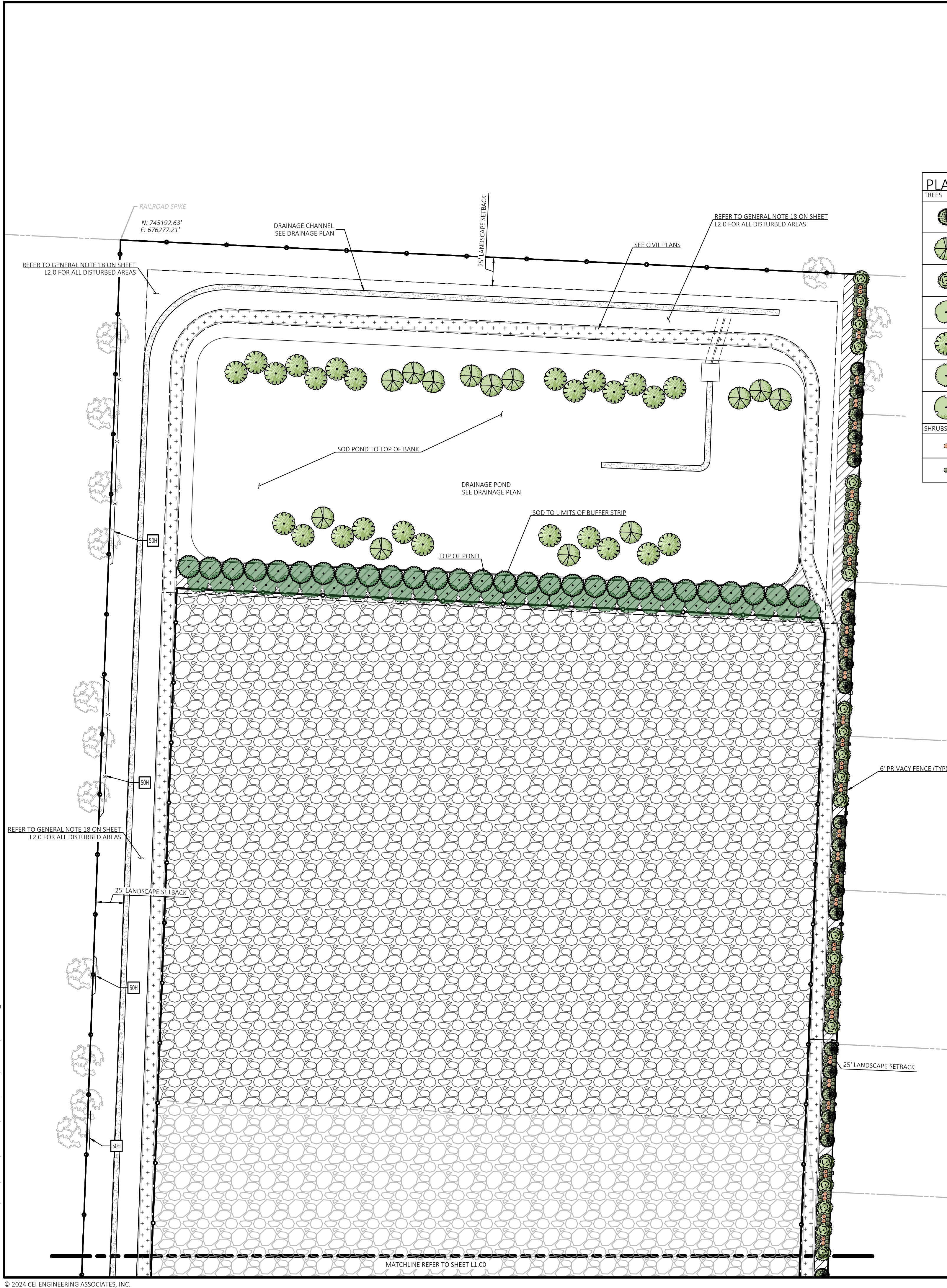
04/02/2024	PROFESSIONAL OF RECORD	NLB
	PROJECT MANAGER	CC
	DESIGNER	TN
	CEI PROJECT NUMBER	32987
	DATE	4/1/2024
	REVISION	REV-4

OVERALL SITE PLAN
SHEET TITLE
SHEET NUMBER

C2.00

CITYVIEW PROJECT #PL202300328

DRAWING LOCATION: P:\230003\23987\DRAWINGS\DESIGN\PHASE 1\WORKING\232807-PHL L2.DWG - SAVED BY: MPARKS

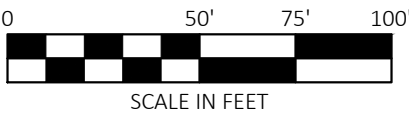


SITE BENCHMARK

Benchmark #1: A 5/8" rebar with cap CEI found near the southern southwest corner of the subject area, 47.7' northerly from a telephone riser found near the southern southwest corner of the subject area, and 46.5' northerly from a water vault found near the southern southwest corner of the subject area.
Northing: 743293.68' Easting: 676802.71' Elevation: 1311.59'



Know what's below.
Call before you dig.



PLANT SCHEDULE						
TREES	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	CAL.
	30	ILEX OPACA / AMERICAN HOLLY	B&B	50A	8' MIN. HT.	
	13	NYSSA SYLVATICA BIFLORA / SWAMP TUPELO	B&B	50A		2.50" CAL.
	33	PINUS STROBUS / WHITE PINE	B&B	50A	8' MIN. HT.	
	58	QUERCUS SHUMARDII / SHUMARD OAK	B&B	50A		2.50" CAL.
	25	TAXODIUM DISTICHUM 'MICKELSON' / SHAWNEE BRAVE™ BALD CYPRESS	B&B	50A		2.50" CAL.
	55	ULMUS PARVIFOLIA 'ALLEE' / ALLEE® LACEBARK ELM	B&B	50A		2.50" CAL.
	2	ZELKOVA SERRATA 'GREEN VASE' / GREEN VASE JAPANESE ZELKOVA	B&B	50A		2.50" CAL.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	DETAIL	INSTALL HT.	
	233	FOTHERGILLA MAJOR 'ARKANSAS BEAUTY' / ARKANSAS BEAUTY FOTHERGILLA	5 GAL	50B		
	433	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	5 GAL	50B		

EXISTING LEGEND			
	Boundary Line		Benchmark (BM)
	Adjoining Boundary Line		Sewer Manhole (SMH)
	Right-of-Way Line		Drainage Manhole (DMH)
	Break Line		Fire Hydrant
	Overhead Electric Line		Water Vault
	Gas Line		Water Valve
	Centerline		Gas Meter
	Chainlink Fence Line		Warning Gas Line Sign
	Barb Wire Fence Line		Electric Meter
	Sanitary Sewer Line		Guy Wire / Anchor
	Storm Drainage Pipe		Light Pole Overhanging
	Water Line		Light Pole (2 Lamps)
	Found Monument (As Noted)		Utility Pole
	Found Pipe (As noted)		Telephone Riser
	Set 5/8" Rebar "LS#1618"		Bollard / Guard Post
	Found Railroad Spike		Sign (Type of Sign)
			Right-of-Way Master Street Plan

PROPOSED LEGEND	
	BOUNDARY LINE
	RIGHT OF WAY LINE
	TREE PROTECTION FENCE
	EXISTING TREE TO BE PRESERVED AND PROTECTED

LANDSCAPE NOTES

REFER TO SHEET L1.00 FOR PLANT SCHEDULE AND GENERAL NOTES
REFER TO SHEET L2.00 FOR ADDITIONAL LANDSCAPE NOTES AND DETAILS

LANDSCAPE DETAILS			
50A	TREE PLANTING DETAIL		
50H	TREE PROTECTION DETAIL		
TREE MITIGATION CALCULATIONS			
SIGNIFICANT TREES REMOVED PRIOR TO LSDP 8" DBH OR LARGER	143	5:1 REPLACEMENT = 715 REPLACEMENT TREES REQUIRED	TOTAL MITIGATION TREES PROVIDED = 72
		ALTERNATIVE COMPLIANCE 2:5 REPLACEMENT = 98 REPLACEMENT TREES PROPOSED	
SIGNIFICANT TREES REMOVED AS PART OF THIS LSDP 8" DBH OR LARGER	68	1:5 REPLACEMENT = 14 REPLACEMENT TREES REQUIRED	

LANDSCAPE REQUIREMENTS			
AREA	REQUIREMENT	REQUIRED	PROVIDED
LANDSCAPE AREA	20% OF THE SITE MUST BE GREEN SPACE	888,581 SF OF DEVELOPMENT AREA x 20% = 177,716 SF REQUIRED	180,155 SF PROVIDED
	ONE TREE OR SHRUB SHALL BE PROVIDED PER 1000 SF OF DEVELOPMENT AREA	888,581 SF OF DEVELOPED AREA / 1000 = 888 TREES OR SHRUBS REQUIRED	222 TREES AND 666 SHRUBS = TOTAL 888 TREES OR SHRUBS TO BE PROVIDED*
	A MIN OF 25% OFF ALL REQUIRED PLANTINGS MUST BE TREES	888 x 25% = A MIN OF 222 TREES REQUIRED	222 TREES PROVIDED*
	A MIN OF 10% OF ALL TREES MUST BE EVERGREEN	222 TREES PROVIDED x 10% = 23 EVERGREEN TREES REQUIRED	30 EVERGREEN TREES PROVIDED
* 144 TREES PROVIDED IN THIS LSDP. WE ARE REQUESTING TO DIFFER 78 TREES TO A FUTURE LSDP.			

GRAVEL AREA IS INTENDED TO BE PAVED ALONG WITH FUTURE BUILDING IMPROVEMENTS, SEE FUTURE IMPROVEMENTS EXHIBIT FOR EXTENTS OF FUTURE WORK AS PART OF A SEPARATE LSDP.

78 TREES ARE REQUESTED TO BE DEFERRED TO THE FUTURE CONSTRUCTION IN ORDER TO PREVENT DAMAGE TO TREES AND THE LANDSCAPE AREAS WHICH WILL BE DISTURBED DURING THE NEXT PHASE OF CONSTRUCTION.

CITY OF ROGERS STAMP

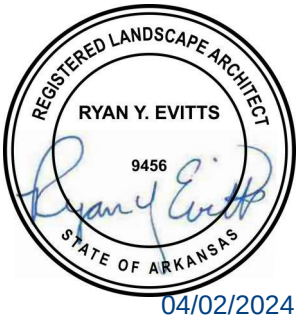
CEI

Solutions for Land and Life

CEI ENGINEERING ASSOCIATES, INC.
2600 NE 11TH ST
BENTONVILLE, AR 72712
PHONE: (479) 273-9472
FAX: (479) 273-0844

REVISION		
NO.	DESCRIPTION	DATE
△	REV-1	7/10/2023
△	REV-2	8/16/2023

DROP YARD NWA
CITYVIEW PROJECT #PL202300328
2609 WEST HUDSON ROAD
ROGERS, ARKANSAS



PROFESSIONAL OF RECORD	NLB
PROJECT MANAGER	CC
DESIGNER	MMP
CEI PROJECT NUMBER	32987
DATE	4/2/2024
REVISION	REV-4

TREE MITIGATION PLAN
SHEET TITLE
SHEET NUMBER

L1.00

CITYVIEW PROJECT #PL202300328

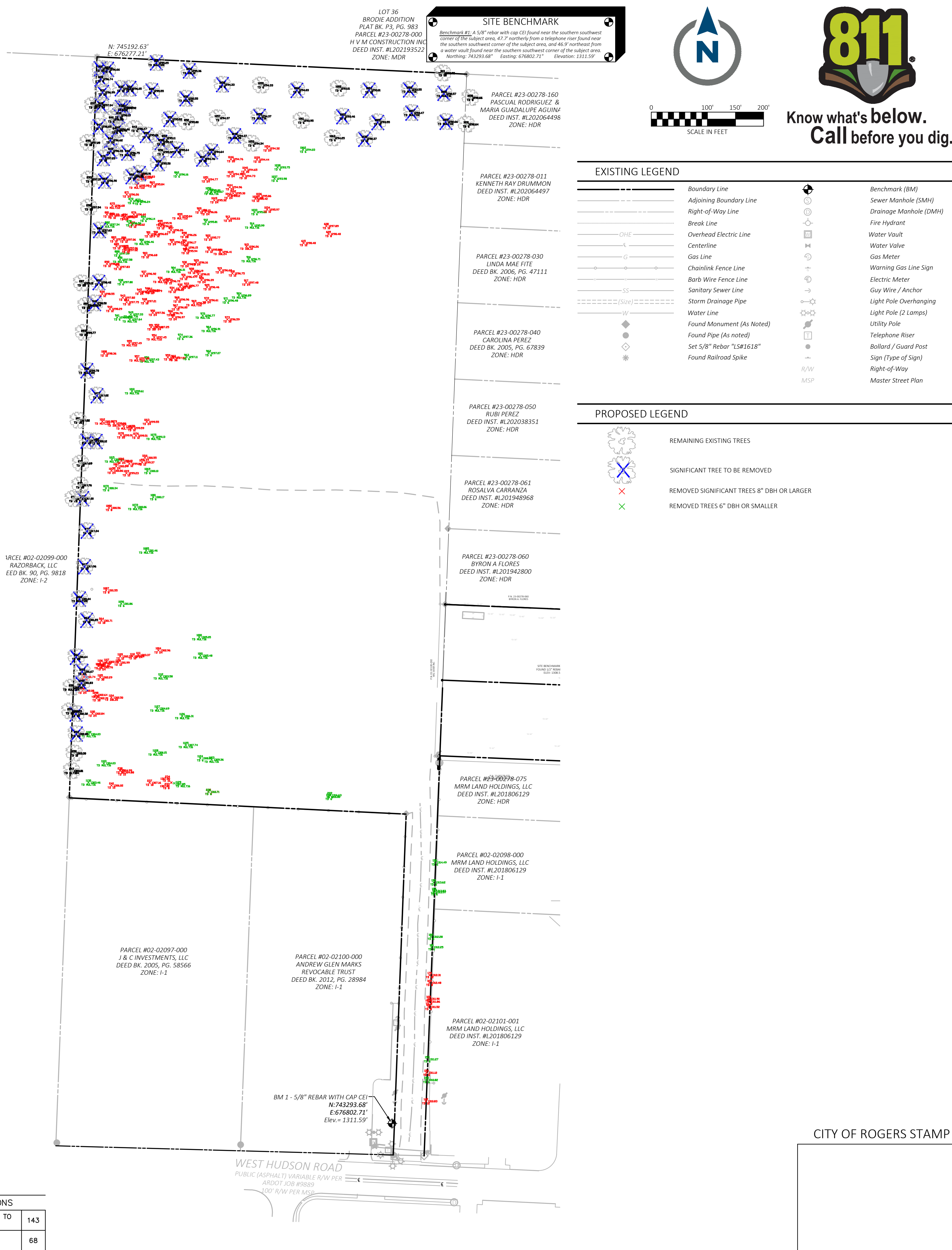
DRAWING LOCATION: P:\20000\2987\DRAWINGS\DWG\15\2023\03\05 TREE SURVEY\31987 TREE SURVEY.DWG - SAVED BY: CCALETKA

TREE INVENTORY				
NO.	SPECIES	DBH	SIGNIFICANT TREE	CONDITION
142		12	X	REMOVED
153		6		REMOVED
154		6		REMOVED
155		6		REMOVED
166		8	X	REMOVED
167		8	X	REMOVED
168		8	X	REMOVED
169		8	X	REMOVED
170		12	X	REMOVED
181		6		REMOVED
182		6		REMOVED
193		6		REMOVED
194		6		REMOVED
195		6		REMOVED
196		6		REMOVED
222		6	X	REMOVED
223		6		REMOVED
233		8	X	REMOVED
234		10	X	REMOVED
235		8	X	REMOVED
236		6		REMOVED
237		18	X	REMOVED
238		18	X	REMOVED
239		15	X	REMOVED
240		15	X	REMOVED
247		24	X	EXISTING
250		10	X	EXISTING
253		24	X	EXISTING
254		24	X	EXISTING
258		24	X	EXISTING
261		28	X	EXISTING
263		18	X	EXISTING
266		20	X	EXISTING
268		20	X	EXISTING
264		18	X	REMOVED
270		28	X	EXISTING
271		28	X	EXISTING
272		20	X	EXISTING
273		20	X	EXISTING
274		20	X	EXISTING
276		28	X	EXISTING
280		20	X	EXISTING
283		25	X	EXISTING
284		28	X	EXISTING
287		28	X	EXISTING
292		20	X	EXISTING
293		8	X	EXISTING
295		18	X	EXISTING
297		30	X	EXISTING
300		20	X	EXISTING
304		20	X	EXISTING
313		20	X	EXISTING
608		10	X	REMOVED
609		8	X	REMOVED
615		12	X	REMOVED
828		8	X	EXISTING
829		8	X	EXISTING
831		24	X	EXISTING
832		12	X	EXISTING
834		10	X	EXISTING
835		8	X	EXISTING
837		12	X	EXISTING
838		12	X	EXISTING
839		12	X	EXISTING
840		6		EXISTING
841		6		EXISTING
842		12	X	EXISTING
843		6		EXISTING
844		24	X	EXISTING
845		12	X	EXISTING
846		10	X	EXISTING
847		14	X	EXISTING
848		24	X	EXISTING
850		16	X	EXISTING
851		24	X	EXISTING
852		6		EXISTING
853		6		EXISTING
854		20	X	EXISTING
855		12	X	EXISTING
856		6		EXISTING
857		20	X	EXISTING
858		8	X	EXISTING
859		18	X	REMOVED
860		6		REMOVED
863		18	X	REMOVED
864		18	X	REMOVED
865		18	X	EXISTING
866		12	X	EXISTING
867		12	X	REMOVED
869		12	X	REMOVED
870		18	X	REMOVED
871		24	X	REMOVED
872		6		REMOVED
873		6		REMOVED
874		8	X	REMOVED
875		12	X	REMOVED
876		13	X	REMOVED
877		12	X	REMOVED
878		6		REMOVED
879		10	X	REMOVED
880		10	X	REMOVED
881		10	X	REMOVED
882		6		REMOVED
883		12	X	REMOVED
884		6		EXISTING
885		12	X	REMOVED
886		12	X	REMOVED
887		12	X	REMOVED
888		6		REMOVED
889		12	X	REMOVED
890		6		REMOVED
891		12	X	REMOVED
892		12	X	REMOVED
893		24	X	EXISTING
894		6		REMOVED
895		24	X	REMOVED
896		12	X	REMOVED
897		18	X	REMOVED
898		28	X	REMOVED
899		12	X	REMOVED
900		12	X	REMOVED
901		12	X	REMOVED
902		6		REMOVED
903		12	X	REMOVED
904		6		REMOVED
905		24	X	REMOVED
906		12	X	REMOVED
907		6		REMOVED
908		12	X	REMOVED
909		24	X	REMOVED
910		6		REMOVED
911		12	X	REMOVED
912		6		REMOVED
913		24	X	REMOVED
914		6		REMOVED
915		12	X	REMOVED
916		6		REMOVED
917		24	X	REMOVED
918		12	X	REMOVED
919		24	X	REMOVED
920		24	X	REMOVED
921		12	X	REMOVED
922		24	X	REMOVED
923		6		REMOVED
925		10	X	REMOVED
926		24	X	REMOVED
927		24	X	REMOVED

TREE INVENTORY				
NO.	SPECIES	DBH	SIGNIFICANT TREE	CONDITION
928		12	X	REMOVED
929		24	X	REMOVED
930		24	X	REMOVED
931		12	X	REMOVED
932		36	X	REMOVED
933		12	X	REMOVED
934		12	X	REMOVED
935		15	X	REMOVED
936		6		REMOVED
937		24	X	REMOVED
938		6		REMOVED
939		12	X	REMOVED
940		30	X	REMOVED
941		6		REMOVED
942		12	X	REMOVED
943		12	X	REMOVED
944		12	X	REMOVED
945		24	X	REMOVED
946		6		REMOVED
947		12	X	REMOVED
948		18	X	REMOVED
949		6		REMOVED
950		24	X	REMOVED
951		12	X	REMOVED
952		24	X	REMOVED
953		6		REMOVED
954		12	X	REMOVED
955		12	X	REMOVED
956		6		REMOVED
957		12	X	REMOVED
959		36	X	REMOVED
960		36	X	REMOVED
962		6		REMOVED
963		6		REMOVED
964		6		REMOVED
965		24	X	REMOVED
966		12	X	REMOVED
967		15	X	REMOVED
968		10	X	REMOVED
969		12	X	REMOVED
970		6		REMOVED
971		6		REMOVED
972		24	X	REMOVED
973		30	X	REMOVED
974		6		REMOVED
1000		6		REMOVED
1001		6		REMOVED
1004		24	X	REMOVED
1006		24	X	REMOVED
1007		24	X	REMOVED
1008		10	X	REMOVED
1009		24	X	EXISTING
1010		6		REMOVED
1011		36	X	EXISTING
1012		10	X	REMOVED
1013		24	X	REMOVED
1014		10	X	REMOVED
1015		6		REMOVED
1016		24	X	REMOVED
1017		24	X	REMOVED
1019		12	X	REMOVED
1022		6		EXISTING
1023		8	X	EXISTING
1024		12	X	EXISTING
1025		12	X	EXISTING
1026		6		EXISTING
1027		10	X	EXISTING
1028		6		EXISTING
1029		10	X	EXISTING
1030		8	X	EXISTING
1031		6		EXISTING
1032		12	X	EXISTING
1033		6		REMOVED
1034		10	X	REMOVED
1035		12	X	REMOVED
1036		20	X	REMOVED
1037		6		REMOVED
1038		6		REMOVED
1039		10	X	REMOVED
1040		20	X	REMOVED
1041		10	X	REMOVED
1042		24	X	REMOVED
1043		24	X	REMOVED
1044		24	X	REMOVED
1045		24	X	REMOVED
1046		20	X	REMOVED
1047		20	X	EXISTING
1048		20	X	EXISTING
1049		24	X	REMOVED
1050		6	X	REMOVED
1051		24	X	REMOVED
1052		24	X	EXISTING
1053		6		EXISTING
1054		24	X	REMOVED
1055		6		EXISTING
1056		12	X	EXISTING
1057		N/A		EXISTING
1058		8	X	EXISTING
1059		6		EXISTING
1060		10	X	EXISTING
1061		6		EXISTING
1062		6		REMOVED
1063		6		EXISTING
1066		24	X	REMOVED
1067		24	X	REMOVED
1069		6		REMOVED
1070		6		REMOVED
1072		6		REMOVED
1073		12	X	REMOVED
1074		12	X	REMOVED
1075		6		REMOVED
1076		12	X	REMOVED
1077		12	X	REMOVED
1078		20	X	REMOVED
1079		20	X	REMOVED
1080		24	X	EXISTING
1081		6		REMOVED
1082		8	X	REMOVED
1085		6		REMOVED
1087		8	X	REMOVED
1090		6		REMOVED
1093		24	X	REMOVED
1094		12	X	REMOVED
1095		24	X	EXISTING
1096		24	X	REMOVED
1097		30	X	REMOVED
1098		20	X	REMOVED
1099		20	X	EXISTING
1100		24	X	REMOVED
1102		6		REMOVED
1103		6		REMOVED
1104		20	X	REMOVED
1105		30	X	REMOVED
1106		20	X	REMOVED
1107		20	X	REMOVED
1108		12	X	REMOVED
1109		12	X	REMOVED
1110		12	X	REMOVED
1111		24	X	REMOVED
1112		6		REMOVED
1123		6		REMOVED
1124		6		REMOVED
1125		6		REMOVED
1126		6		REMOVED
1127		6		REMOVED
1128		6		REMOVED
1129		6		REMOVED
1130		6		REMOVED

TREE MITIGATION CALCULATIONS

SIGNIFICANT TREES REMOVED PRIOR TO THIS LSPD	143
SIGNIFICANT TREES PROPOSED FOR REMOVAL AS PART OF THIS LSPD	68





Perimeter Trees,
see Landscape Plan

Building improvements to be
submitted in a future LSDP

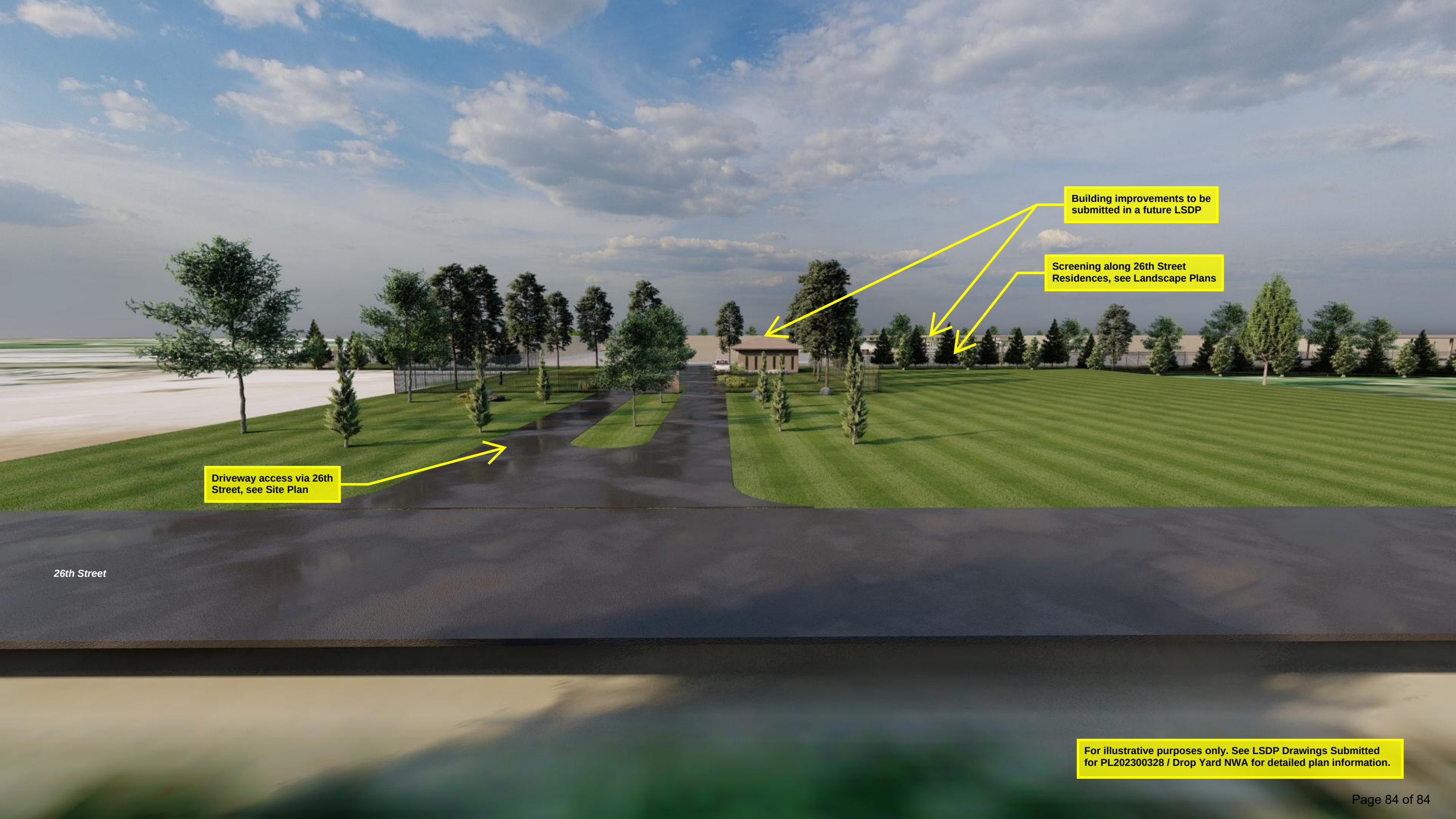
Detention Pond and trees, see
Grading Plan and Landscape Plan

Screening along 26th Street
Residences, see Landscape Plans

Driveway access via 26th
Street, see Site Plan

26th Street

For illustrative purposes only. See LSDP Drawings Submitted
for PL202300328 / Drop Yard NWA for detailed plan information.



Driveway access via 26th Street, see Site Plan

Building improvements to be submitted in a future LSDP

Screening along 26th Street Residences, see Landscape Plans

26th Street

For illustrative purposes only. See LSDP Drawings Submitted for PL202300328 / Drop Yard NWA for detailed plan information.