



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

PLANNING COMMISSION MEETING AGENDA

MAY 21, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/81132845343](https://us02web.zoom.us/j/81132845343)

BOARD OF ADJUSTMENT: N/A

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/87981000833](https://us02web.zoom.us/j/87981000833)

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. May 7, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1.

SUB: Meadow Brook Subdivision Phase 2

A proposal to construct phase 2 of a new 57-lot subdivision located on 19.24 acres north of the intersection of S. Bellview Road and W. Garrett Road in the N-R (Neighborhood Residential) zoning district.

– *STAFF: Christina Moore*

– *REPRESENTED BY: Chase Allison*

PUBLIC HEARING:

1.

INFORM Rogers: Comprehensive Plan & Unified Development Code

Regarding adoption of 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.

RZN/DCP: Barrington Place (AR Dodson Oak Land, LLC)

A request by AR Dodson Oak Land, LLC to rezone ±42 acres along S. Dodson Road and S. Rainbow Road from the A-1 (Agricultural) zoning district to the RMF-12 (Residential Multi-Family, 12 units per acre) zoning district with a Density Concept Plan.

– *STAFF: Zachery Birdsong*

– *REPRESENTED BY: Jason Emmett*

CALL FOR RECESS:

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

CALL TO ORDER:

1. Planning Commission will reconvene in the Council Chambers.

OLD BUSINESS:

1.

RZN/DCP: The Hamilton

A request by The Hamilton to rezone 4451 & 4453 S. Dixieland Road from the C2-CU & RO-CU (Highway



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Commercial with Condominium Use & Residential Office with Condominium Use) zoning districts to the RMF-32.5 (Residential Multifamily, 32.5 units per acre) zoning district with a Density Concept Plan. *(Tabled at 4/2/24 meeting)*
– STAFF: Zachery Birdsong
– REPRESENTED BY: Jess Griffin

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



PRELIMINARY PLAT

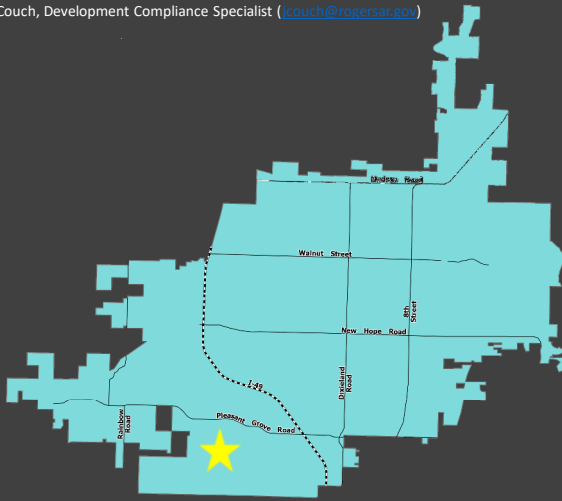
PLANNING

Meadow Brooke Phase 2

Staff:

Christina Moore, Planner (cmoore@rogersar.gov)

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



Vicinity Map

Location

North of the intersection of S. Bellview Road and W Garrett Road / south west Rogers

CGM Designation

Neighborhood

Zoning

N-R (Neighborhood Residential)

Proposed Use

Single-Family Residential

Representative

Chase Allison, Halff Associates

Location:

This property is about 19.24 acres located north of W. Garrett Road and S. Bellview Road.

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Neighborhood

Growth Designation Character:

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development. (CGM PAGE 1)

Allowed Zoning Districts:

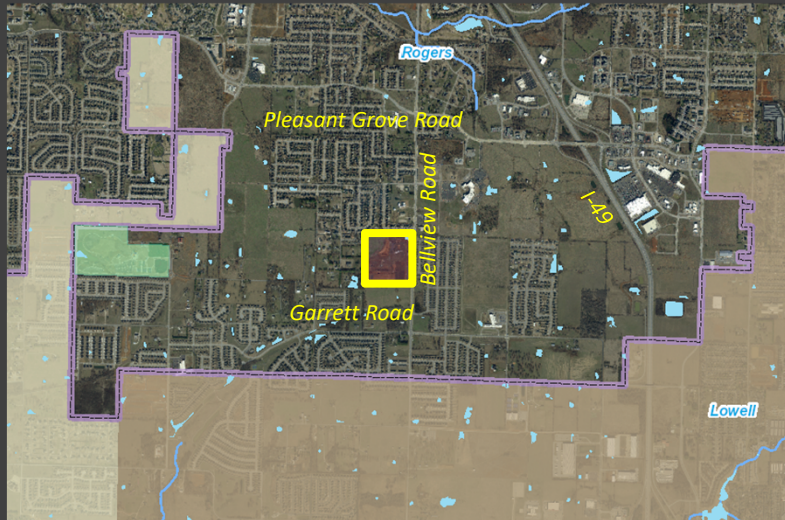
R-SF, N-R, R-DP, R-MF



PRELIMINARY PLAT

PLANNING

Meadow Brooke Phase 2



Geolocation

ZONING:

N-R (Neighborhood Residential)

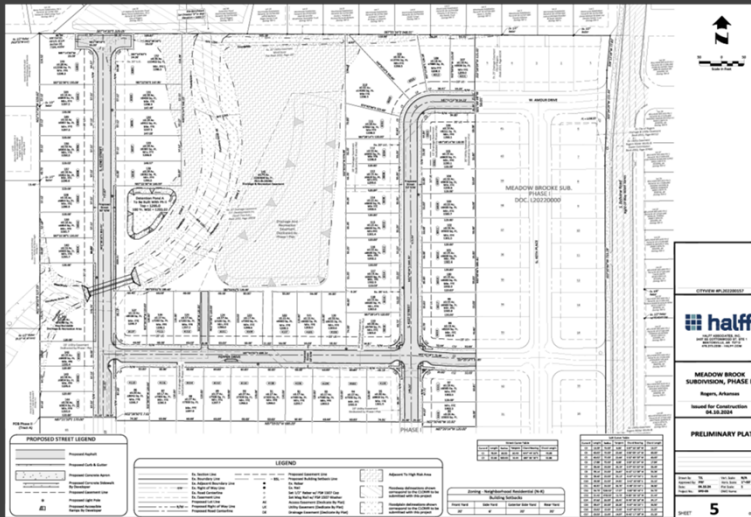
- “This district is created to encourage the continuation and revitalization of low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable housing opportunities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



PRELIMINARY PLAT

Meadow Brooke Phase 2

PLANNING



Site Plan

Request

- This is phase 2 of a new 57-lot subdivision located on ±19.24 acres.
- This project was originally approved in October 2022
- The site required additional plan approvals from FEMA and US Fish and Wildlife.
- The extended review times of these agencies caused the Planning Commission approval to expire.

Request:

- This development proposal includes 57 lots on 19.24 acres.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

All access management standards are being met.

STORMWATER MANAGEMENT:

This site is within Zone 3 of the Cave Springs Recharge Area. The applicant proposes an extended dry detention basin that also functions as water quality and flood control. Additionally, Phase 2 will utilize the extended wet detention basin constructed with Phase 1.

FLOODPLAIN MANAGEMENT:

A portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "AE" and will require a Floodplain Development Permit prior to construction. The applicant intends to remap the floodplain with a Conditional Letter of Map Revision (CLOMR).



PRELIMINARY PLAT

PLANNING

Meadow Brooke Phase 2

Aerial Image



Recommendation
APPROVE

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

All adjacent streets are not in substandard condition, as they were all built and accepted with Phase 1 of the development.

Connectivity Standards:

Connectivity standards are met on this site.

Streetscape:

Right-of-Way:

The right-of-way width for the proposed minor streets, S 41st Street, Pepper Drive, and S 42nd Street shall be 50-ft, as required by the Typical Street Section.

Sidewalks & Sidepaths:

The applicant proposes to construct a 5-ft sidewalk on both sides of all new interior streets.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are proposed and meet all standards.

Street Trees:

The applicant proposes 48 Northern Red Oaks as their required street trees.

RECOMMENDATIONS:
APPROVE

Issued For Construction - 04.10.2024

- Revisions
1. 11-14-2022 - Revised Per ADH Comments
 2. 02-17-2023 - Revised Per Floor Plan Analysis
 3. 03-18-2024 - Revised AFC Per City Comments
 4. 04-10-2024 - Revised AFC Per City Comments

SURVEY DESCRIPTION - MEADOW BROOKE SUBDIVISION, PHASE II:

Part of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) of Section 33, Township 19 North, Range 30 West, of the Fifth Principal Meridian, Benton County, Arkansas, being more particularly described as follows:

COMMENCING at the southeast corner of the Southeast Quarter (SE1/4) of Section 33; thence by bearing and distance (basis of bearing, Grid North), North 02°30'45" East along the east line of said Southeast Quarter (SE1/4) a distance of 1,324.71 feet to the southeast corner of the Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence leaving said east line, North 87°03'02" West along the south line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 47.36 feet to a one-half inch (1/2") rebar with PS #1507 cap on the west right of way line of Bellview Road established by Warranty Deed, Book 2015, page 63103; thence North 87°03'02" West continuing along said south line a distance of 1,274.68 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southwest corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4); thence leaving said south line, North 02°27'06" East along the west line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 334.91 feet to a one-half inch (1/2") rebar; thence North 02°38'50" East continuing along said west line a distance of 133.82 feet to a one-half inch (1/2") rebar with PS #1507 cap and the POINT OF BEGINNING; thence North 02°38'50" East continuing along said west line a distance of 527.58 feet to a one-half inch (1/2") rebar at the southeast corner of Lot 85, Berry Farms Subdivision, Phase 2, as filed in Plat Book 2002, page 171; thence North 02°37'30" East and continuing along said west line a distance of 329.05 feet to a one-half inch (1/2") rebar with PS #1507 cap at the northwest corner of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4), also being on the south line of Lot 19, Berry Farms Subdivision, Phase 1, as filed in Plat Book P4, page 886; thence South 87°14'30" East along the south line of said Berry Farms Subdivision, Phase 1, and along the north line of said Northeast Quarter of the Southeast Quarter (NE1/4 SE1/4) a distance of 329.05 feet to a one-half inch (1/2") rebar with PS #1507 cap at the southwest corner of Lot 48, Montreux Subdivision, as filed in Plat Book 2002, page 387; thence South 87°01'56" East along the south line of said Montreux Subdivision a distance of 645.39 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said south line, South 02°58'04" West a distance of 125.00 feet; thence South 01°39'28" West a distance of 50.01 feet; thence South 02°30'46" West a distance of 699.81 feet; thence North 87°29'14" West a distance of 120.00 feet; thence North 02°30'46" East a distance of 10.93 feet; thence North 87°03'02" West a distance of 686.09 feet; thence North 02°38'50" East a distance of 7.61 feet; thence North 87°21'10" West a distance of 170.00 feet to the Point of Beginning.

Site Information:
Total Site Acreage - ±38.54 Acs.

Phase II - ±19.24 Acs.
57 Single Family Lots (87-141 & 143-145)
2 Non-Buildable Lots (142 & 146)
Density: 2.96 Units Per Acre

Zoning Classification:
NR: Neighborhood Residential district

Proposed Use:
Residential Subdivision

OWNER/DEVELOPER/APPLICANT

GBS Development, Inc.
416 ML Hebron Rd.
Lowell, AR 72745
Telephone: (479) 334-5263

SURVEYOR

James Aunsbaugh, PS
halff
2407 SE Cottonwood Street
Bentonville, AR 72712
Telephone: (479) 273-2209

ENGINEER

Patrick Foy, PE
halff
2407 SE Cottonwood Street
Bentonville, AR 72712
Telephone: (479) 273-2209

FLOOD CERTIFICATION:

Based Upon Review of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, Portions Of The Subject Property Are Determined To Be In Zone AE, Or Areas subject to flooding by the 1% annual chance flood.
Map Number: 05007C0270K

Effective Date: June 5, 2012

Zoning - Neighborhood Residential (N-R)

Building Setbacks

Front Yard	Side Yard	Exterior Side Yard	Rear Yard
20'	6'	20'	20'

April 2024

Preliminary Plat
for

MEADOW BROOK SUBDIVISION PHASE II (Lots 87-146)

CITY VIEW#: PL202200157

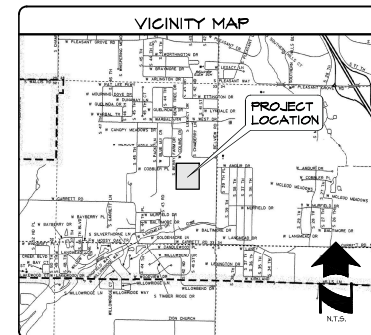
S. Bellview Road Rogers, Benton County, Arkansas



The Original State Seal Based Document
Is on File at the Office of Records



2407 SE COTTONWOOD ST. STE 1 • BENTONVILLE, AR 72712 • 479.273.2209 • HALFF.COM



GENERAL NOTES

- 1) 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.
- 2) Stockpiles with excess construction site materials, including but not limited to excess top soil stockpiles, must be removed from site prior to project completion. Grading beyond the approved limits is prohibited.
- 3) Channels, Detention Ponds, Retention Ponds, Sediment Basins, etc. require sod to the 100-year water surface elevation immediately following installation, and must be installed at the beginning of the project where feasible.
- 4) Where public streets end for future stubouts, install MUTCD Class 3 Baricade with "Future Street Extension" sign centered at the end of the right-of-way.
- 5) Where public sidewalks, trails, or sidepaths end, include "sidewalk Ends" sign.
- 6) Public streets and alleyways shall have 20-ft of drivable surface for two way traffic. This does not include the curb and gutter and is measured from edge of asphalt to edge of asphalt.

CITY STAMP

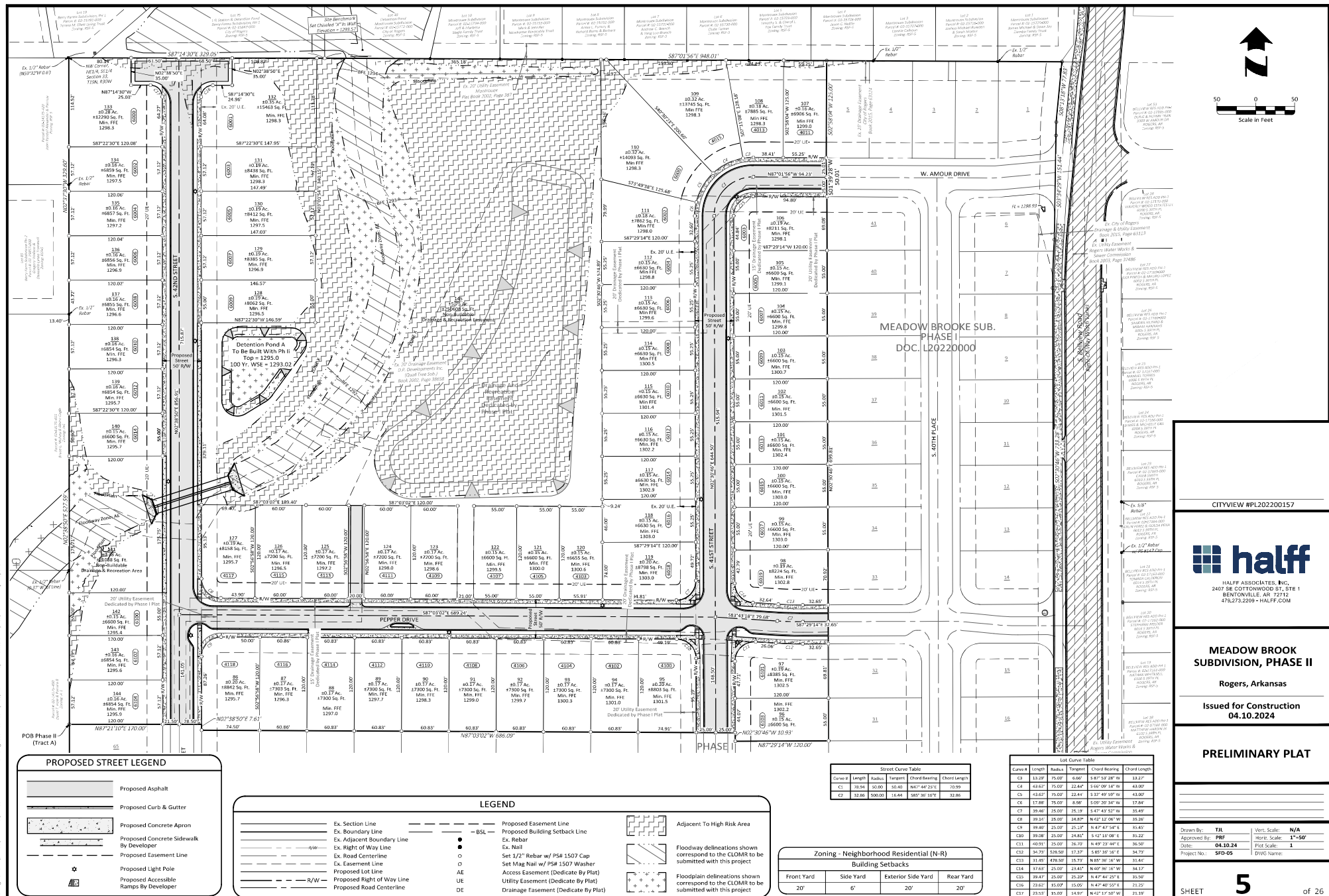
SITE UTILITY CONTACTS

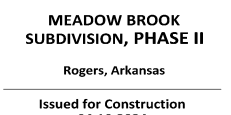
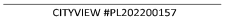
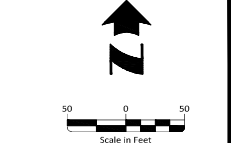
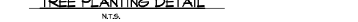
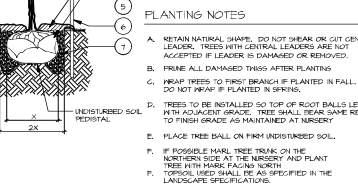
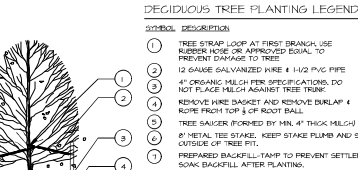
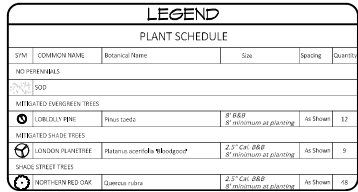
NATURAL GAS BLACK HILLS ENERGY CONTACT: KENNETH PETERS 1255 N. 13TH STREET ROGERS, AR 72756 PHONE: (479) 636-1759 EXT. 6021	CABLE TELEVISION COX COMMUNICATIONS CONTACT: STEVEN THOMPSON PHONE: (479) 871-2430 4901 S. 48TH STREET SPRINGDALE, AR 72762
TELEPHONE AT&T CONTACT: JOHN HILL 627 WHITE ROAD SPRINGDALE, AR 72766 PHONE: (479) 442-1963	FIRE DEPARTMENT CITY OF ROGERS CONTACT: BILL RUMSEY 201 NORTH FIRST STREET ROGERS, ARKANSAS 72756 PHONE: (479) 621-1117
WATER & SEWER ROGERS WATER UTILITIES CONTACT: STEPHEN PONDER 601 S. 2ND STREET ROGERS, ARKANSAS 72756 PHONE: (479) 621-1156	DEPARTMENT OF HEALTH ARKANSAS DEPARTMENT OF HEALTH DIVISION OF ENGINEERING, SLOT 37 4815 W. MARKHAM LITTLE ROCK, AR 72205 PHONE: (501) 661-2623
ELECTRIC AEP SWEPCO CONTACT: MARK BEASLEY 415 W. STIRLING DRIVE ROGERS, AR 72756 TELEPHONE: (479) 986-1004	

GOVERNING AGENCIES

COMMUNITY DEVELOPMENT DEPARTMENT CONTACT: Lori Ericson ENGINEERING: Kris Paxton PHONE: (479) 621-1186	CITY OF ROGERS 301 W. CHESTNUT ROGERS, AR 72756
STREET DEPARTMENT CONTACT: FRANK GUYLL PHONE: (479) 644-5008	

Drawing Name: P:\VTC\DRAWING\MEADOWBROOK PRELIM PLAT - PHASE II.dwg, Last Modified: Aug 09, 2024 - 12:47pm by JH5161







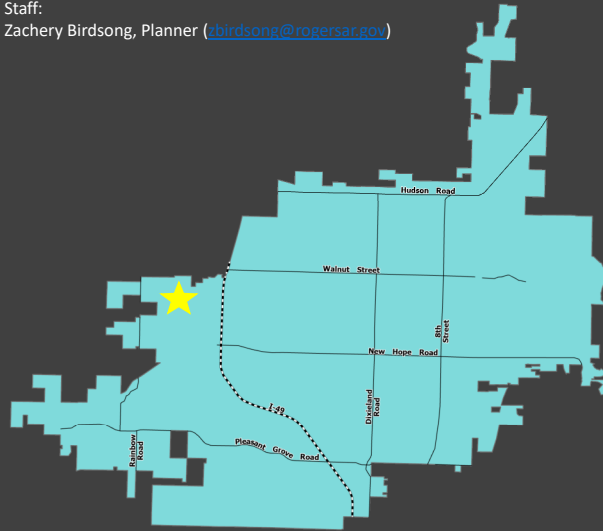
Rezone/DCP

PLANNING

Barrington Place

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Neighborhood

Zoning

A-1 (Agricultural)

Proposed Zoning

RMF-12B

Location

Roughly 43 acres along South Dodson and South Rainbow Road

Representative

Jason Emmett, Cedar Creek Consulting

Request Summary:

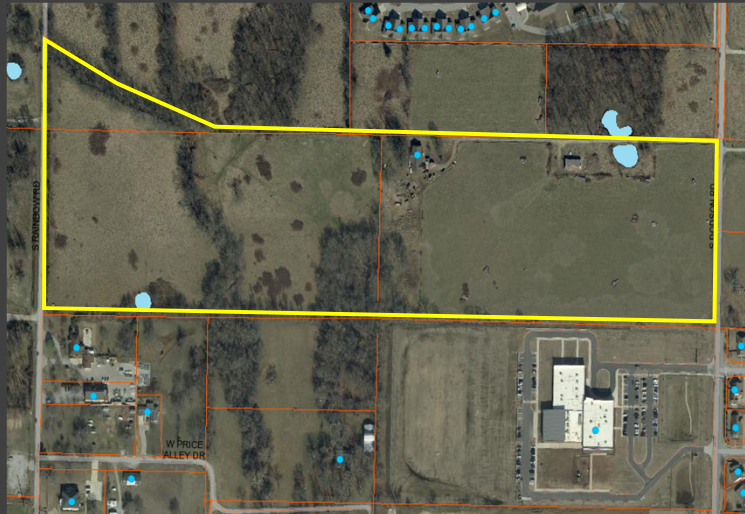
The applicant is proposing a rezone and density concept plan at roughly 43 acres along South Dodson and South Rainbow Road in west Rogers.



Rezone/DCP

PLANNING

Barrington Place



Aerial Map

Recommendation:

*Postpone to the
6/4/24 Planning
Commission due to
incomplete notice*

General Staff Notes:

Drainage and engineering items will be reviewed with the submission of the Large Scale Plans.

Public Comment Received:

Adjacent neighbors have called inquiring about this request.

RECOMMENDATIONS:

- *Postpone to the 6/4/24 PC date due to incomplete notice*

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council as presented
- Move to deny the request as presented
- Move to postpone (to specific meeting date)

Birdsong, Zachery

To: Jason Emmett; Sheila Cruze
Cc: Belt, Kyle
Subject: RE: Barrington Place RZN/DCP Notice to Property Owners Letter

From: Jason Emmett <jemmett@cedarcreekinc.com>
Sent: Friday, May 17, 2024 11:32 AM
To: Birdsong, Zachery <zbirdsong@rogersar.gov>; Sheila Cruze <scruze@cedarcreekinc.com>
Cc: Belt, Kyle <kbelt@rogersar.gov>
Subject: RE: Barrington Place RZN/DCP Notice to Property Owners Letter

CAUTION: This email originated from outside of the City of Rogers and attachments were detected. Do not open attachments unless you recognize the sender and know the content is safe.

CAUTION: This email originated from outside of the City of Rogers and URL's were detected. Do not click links unless you recognize the sender and know the content is safe.

As discussed with Zach. We are good with the postponement to the 6/4 meeting and request that we do NOT have to attend the 5/21 meeting to ask for the postponement.



JASON EMMETT

PE LEED AP

405.406.4622

jemmett@cedarcreekinc.com

cedarcreekinc.com



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

PROJECT NAME:	Barrington Place
ADDRESS/LOCATION:	876 S. Dodson Road
PROPOSED ZONING:	RMF-12 with DCP
PROPOSED DENSITY:	12 units per acre
GROSS SITE AREA:	1,870,240.1 sf - 42.93 acres
DWELLING UNITS:	500 units
BUILDING TYPE:	Multi Family Apartments

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Cedar Creek Consulting, Inc Jason Emmett, PE - Engineer	PHONE:	405-406-4622
		EMAIL:	jemmett@cedarcreekinc.com
PROJECT OWNER/DEVELOPER:	S&K Multi Family Greg Simmons	PHONE:	918-274-0406
		EMAIL:	greg@simmonshomes.com
PROPERTY OWNER:	AR Dodson Oak Land LLC Dean Widner	PHONE:	918-274-0406
		EMAIL:	greg@simmonshomes.com
REQUEST:	Rezone with a DCP from A-1 to RMF-12		

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood Growth (per 2022 map)
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To protect and maintain existign residential areas in between other Growth Designation nodes while encouraging low-density infill / Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
BASE DENSITY:	6 units per acre
MAX DENSITY:	12 units per acre
CURRENT ZONING:	Agriculture (A-1)

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: _____



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OFFICE USE ONLY

Permit Fee: _____ (\$200)

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Cedar Creek Consulting, Inc. Jason Emmett, PE-Engineer

ADDRESS: 876 S. Dodson Rd. SUITE #: _____

GENERAL LOCATION OF PROPERTY: S.W. of S.E. Walton Blvd + Dodson Rd.

PARCEL NUMBER: 02-01671-510

PHONE #: 405-406-4622 EMAIL: jemmett@cedarcreekinc.com

PROPERTY OWNER: AR Dodson Oak Land, LLC PHONE #: _____
Dean Weidner

PRESENT USE: Ag ZONING: A-1

PROPOSED USE: multifamily with a DCP ZONING: RMF-12

[Signature]
Applicant Signature

3/15/2024
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: _____



SITE DATA

LOT INFORMATION:
ZONING - AG

PROPOSED USE: MULTI-FAMILY
LOT SIZE: 42.93 ACRES (1,870,240.10 SF)
BUILDING SIZE: VARIABLE
BUILDING LAND COVERAGE: 9.35%

PARKING REQUIREMENTS:

CRITERIA

TOTAL REQUIRED PARKING: 864 P.S.
TOTAL PROVIDED PARKING: 864 P.S.
HANDICAP PARKING REQUIREMENTS:
PROVIDED: 36 P.S.

IMPERVIOUS SURFACE AREA:

TOTAL OVERALL AREA: 1,870,240.10 SF
EXISTING IMPERVIOUS AREA: 29,681 SF (1.58%)
PROPOSED IMPERVIOUS SURFACE AREA: 646,199 SF (34.55%)
TOTAL IMPERVIOUS AREA: 675,880 SF (36.13%)

LANDSCAPED AREA:

TOTAL OVERALL AREA: 1,870,240.10 SF
PROPOSED LANDSCAPE AREA: 1,194,360 SF (63.87%)

DENSITY CALCULATIONS:

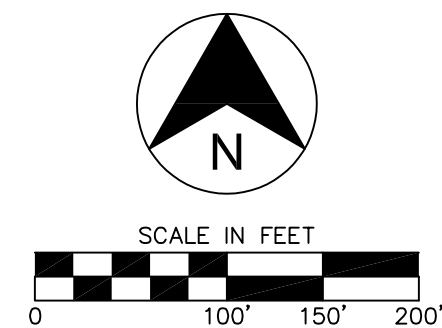
GROSS LAND AREA = 42.93 ACRES
NET LAND AREA = 33.22 ACRES
PROPOSED 500 UNITS
PROPOSED GROSS DENSITY = 11.65 UNITS/ ACRE
PROPOSED NET DENSITY = 15.05 UNITS/ACRE

SITE BM 1
MAG Nail
N:732622.072
E:664961.924
Z:1260.837

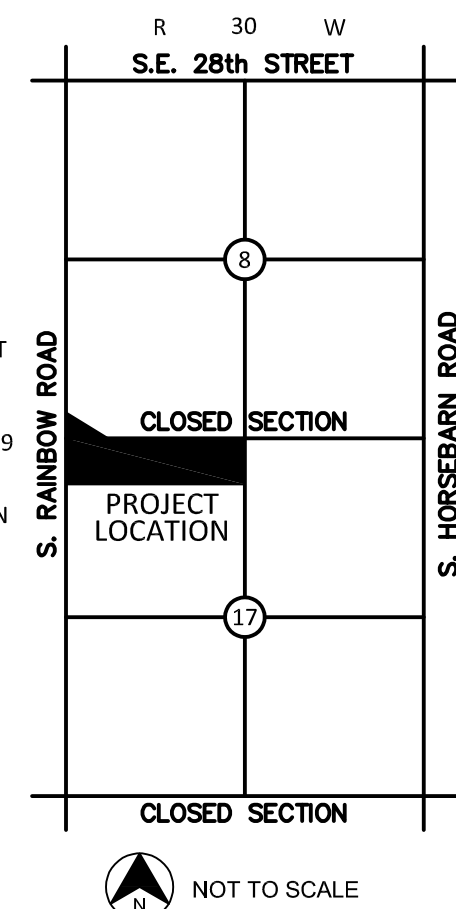
SITE BM 2
MAG Nail
N:733701.220
E:664954.642
Z:1274.403

PROPOSED SETBACKS

30' OFF OF DODSON ROAD
30' OFF OF S. RAINBOW ROAD
15' OFF OF N. PROPERTY LINE (FUTURE OAK ROAD)
10' OFF OF S. PROPERTY LINE
30' REAR SETBACKS



LOCATION MAP:



PROJECT:

BARRINGTON
PLACE

ROGERS, ARKANSAS

PROJECT NUMBER: 21099
DRAWING DATE: 03.07.24
ISSUE DATE: 03.07.24

SEAL:

SUBMITTAL:

CONCEPTUAL
SITE PLAN

REVISIONS:

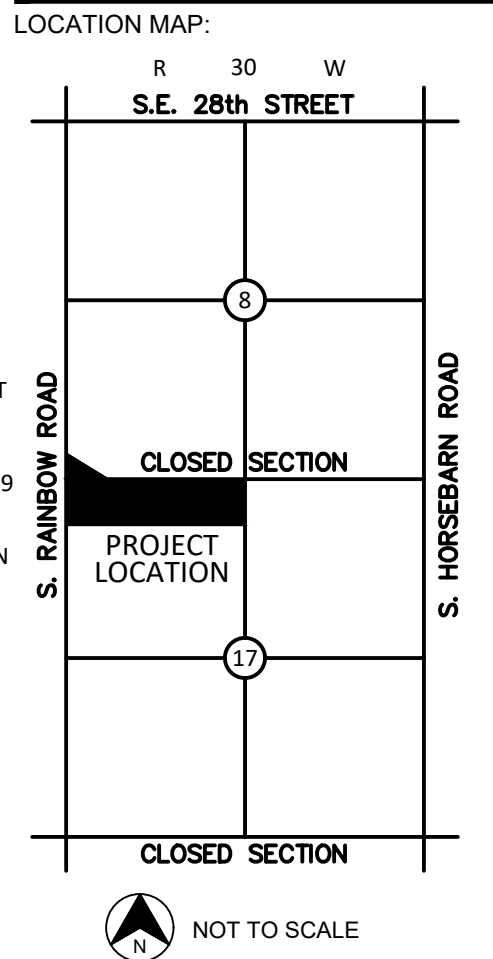
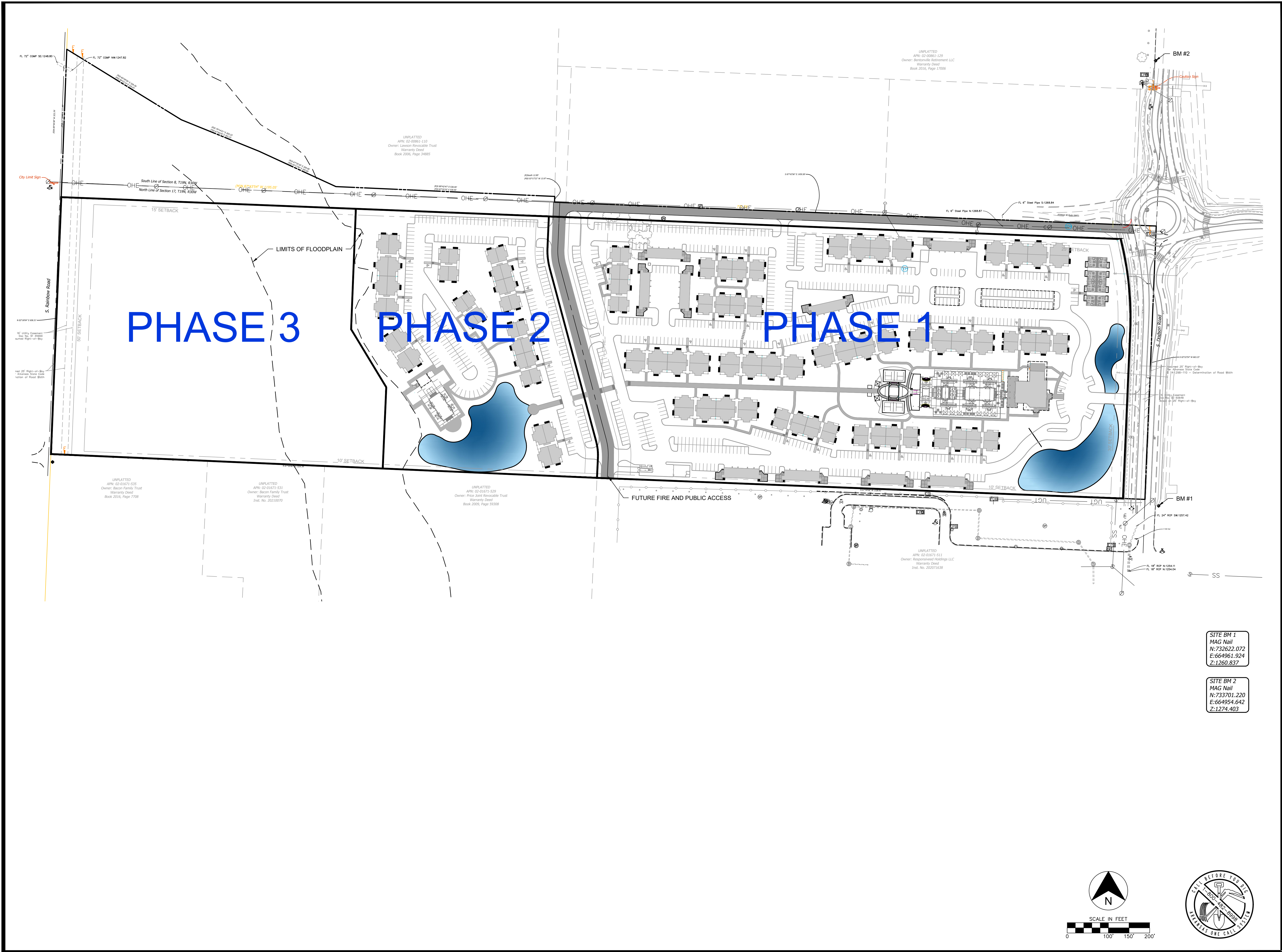
MARK DATE DESCRIPTION

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DRAWING TITLE:

SITE PLAN

SHEET:



PROJECT:

BARRINGTON PLACE

ROGERS, ARKANSAS

PROJECT NUMBER: 21099
DRAWING DATE: 03.07.24
ISSUE DATE: 03.07.24

SEAL:

SUBMITTAL:

CONCEPTUAL SITE PLAN

REVISIONS:

MARK	DATE	DESCRIPTION
------	------	-------------

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DRAWING TITLE:

PHASING PLAN

SHEET:

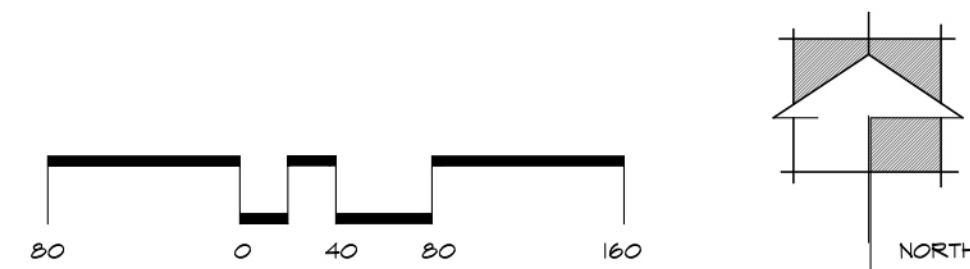


- Amenities**
- | | |
|---|---|
| ① Main Clubhouse | ④ Recreational Lawn Area w/ String Lighting |
| ② Pool Area
-Large Swimming Pool
-Smaller Lounge Pool
-Pool Cabanas
-Fire Bowls | ⑤ Pickleball Courts |
| ③ Pool house
-Entertainment
-Restrooms
-Pool Equipment
-Grilling Areas
-Seating
-Cornhole Areas | ⑥ Central Lawn w/ Sidewalks |
| | ⑦ West Pool house & Pool |
| | ⑧ Street Courtyard |
| | ⑨ Fire Access Only |

S+K
simmons and kourtis
MULTIFAMILY HOMES

Architects
Collective

CEDAR
CREEK



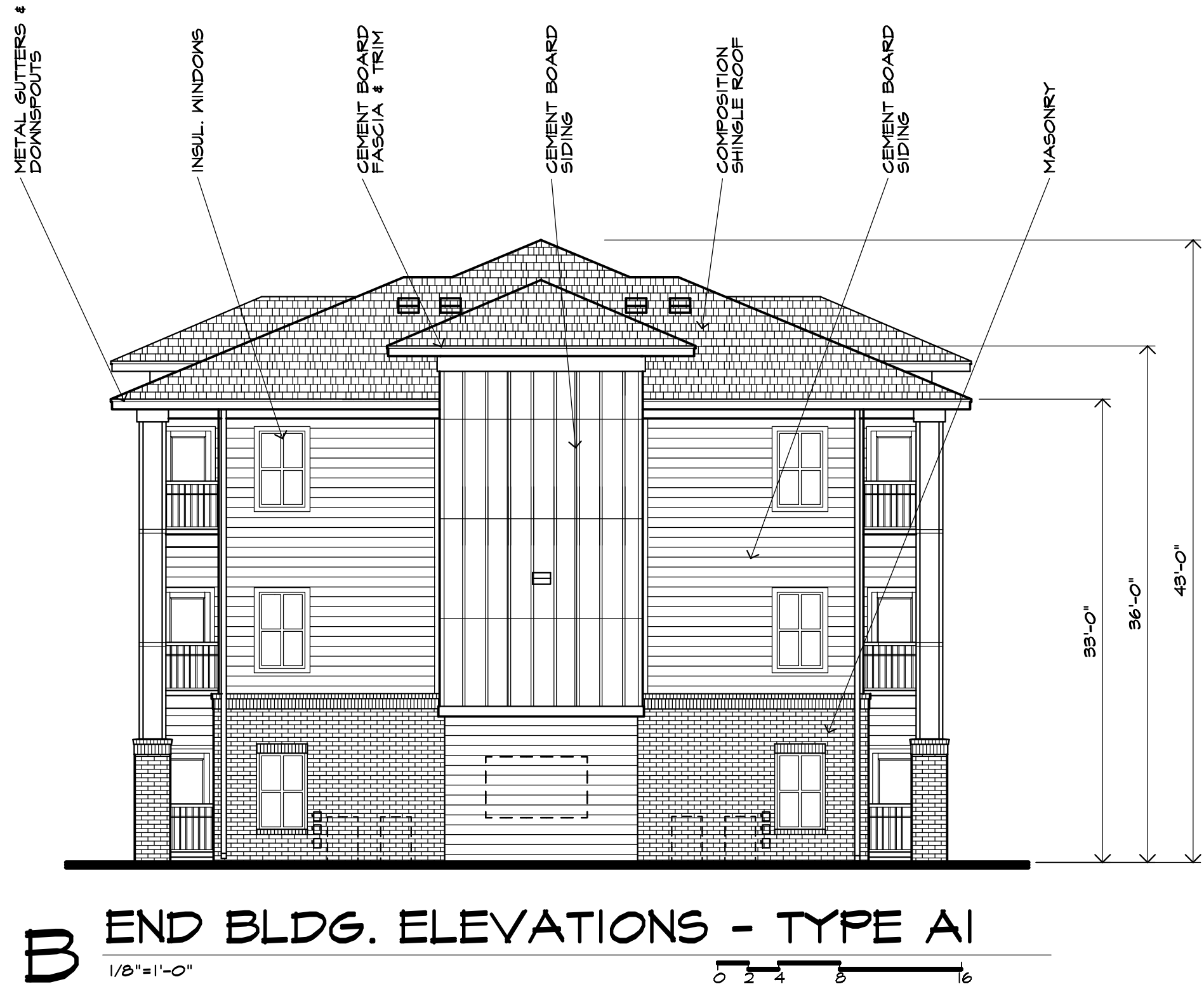
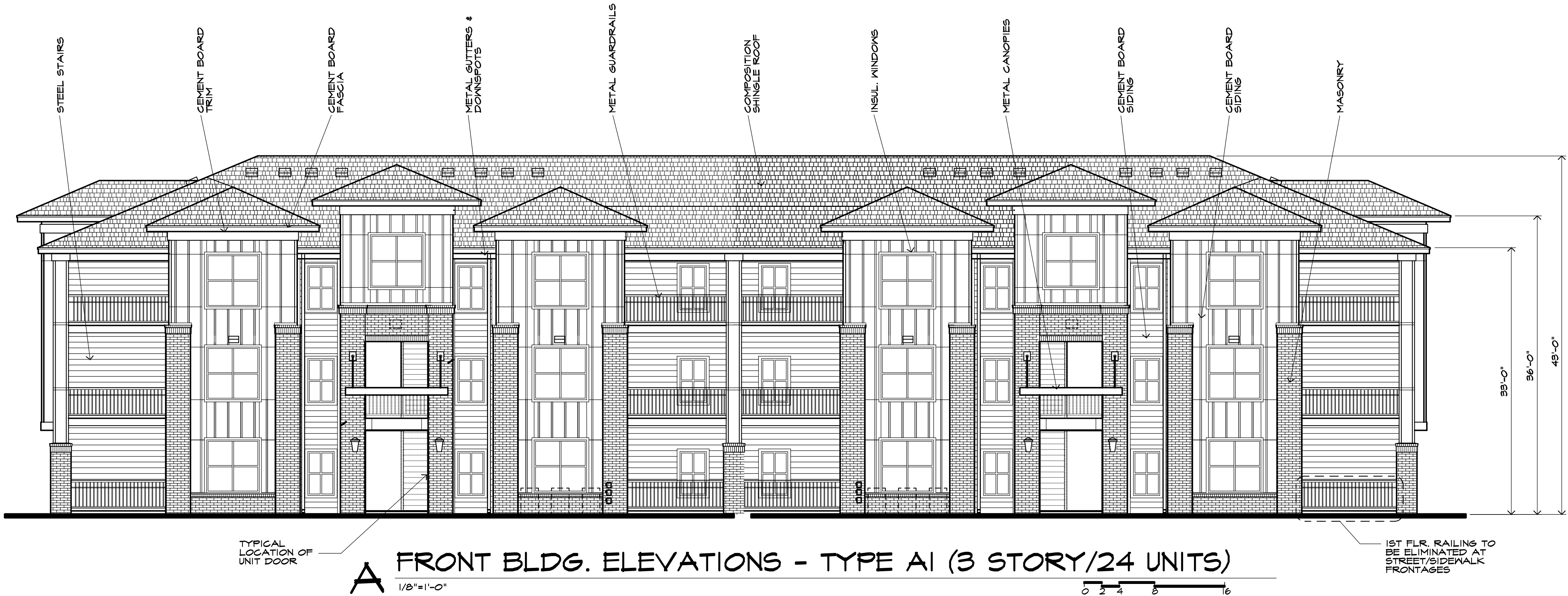
BARRINGTON PLACE LUXURY APARTMENT HOMES

SITE PLAN

ROGERS, ARKANSAS

APRIL 2024

PDG
PLANNING DESIGN GROUP



Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT:
LOCATION:
CLIENT:



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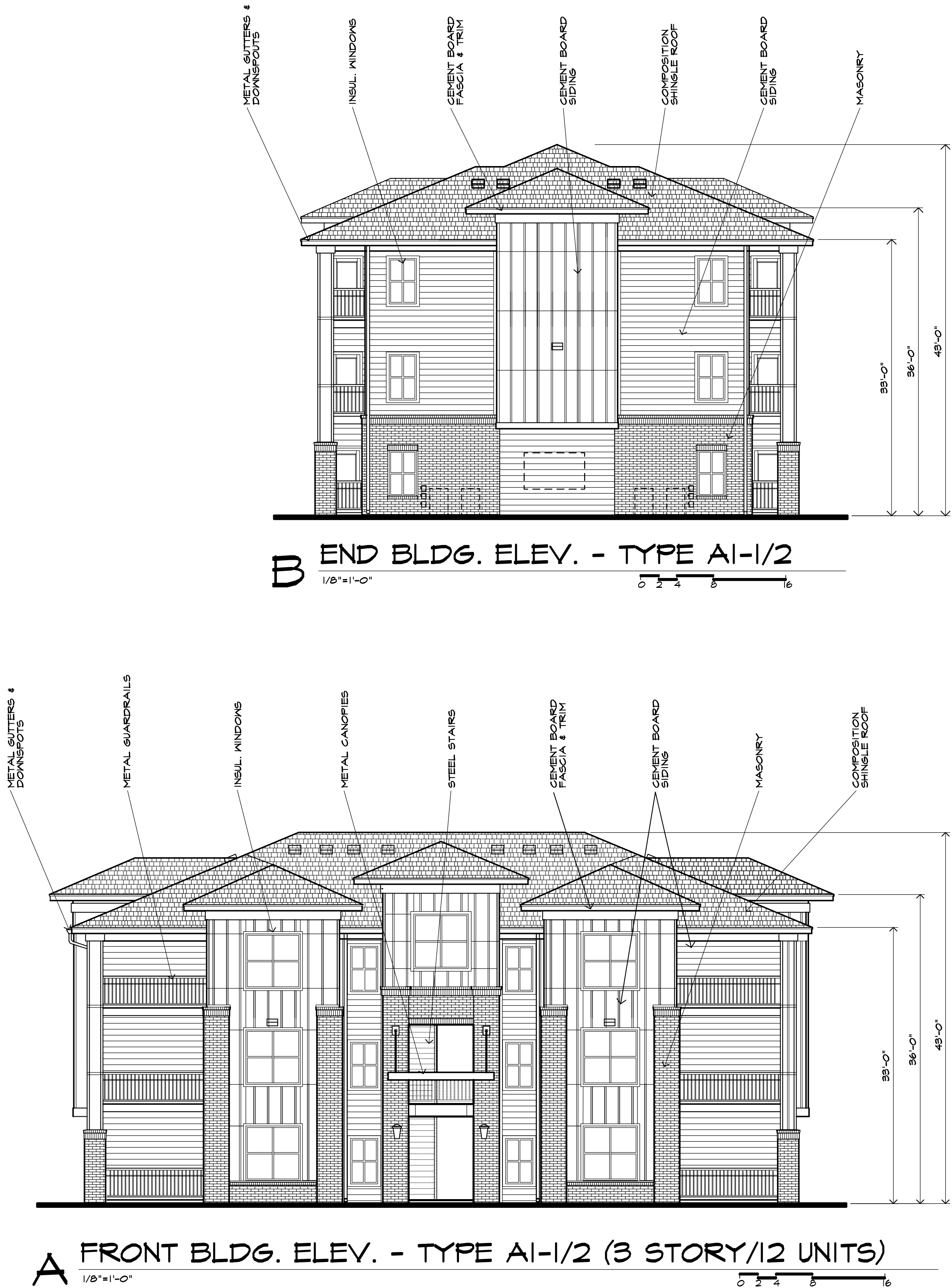


PROJECT NUMBER:
DATE: MARCH 1, 2024

SHEET TITLE:
BUILDING ELEVATIONS
BLDG. A1

SHEET NUMBER:

DCP-1

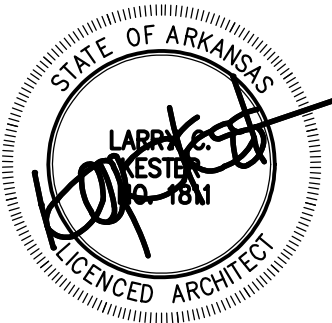


REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT:
LOCATION:
CLIENT:



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Architects Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: **MARCH 1, 2024**

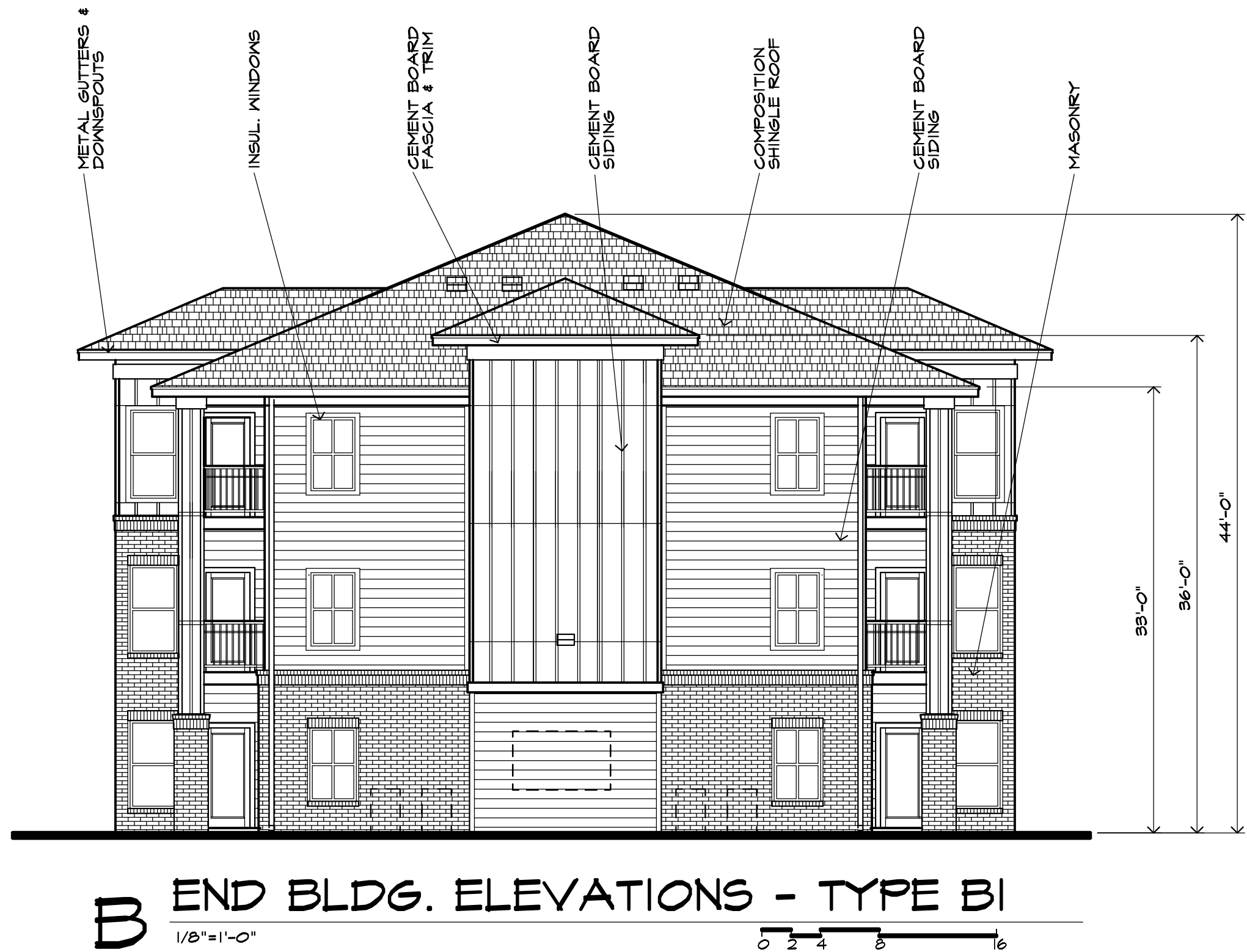
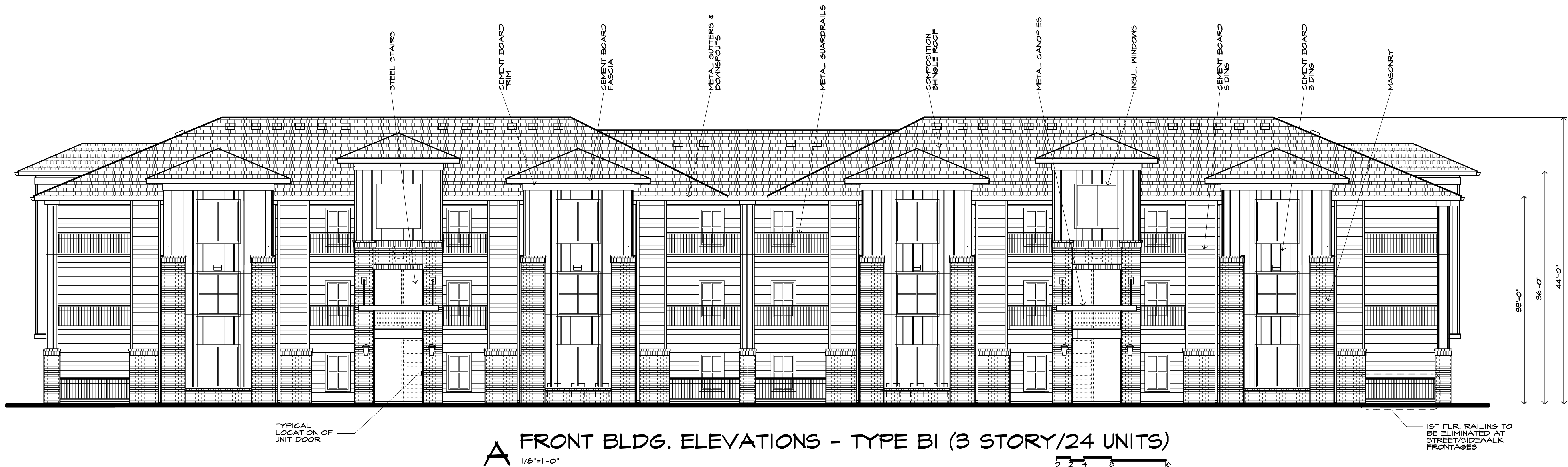
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**BUILDING ELEVATIONS
BLDG. AI-1/2**

SHEET NUMBER:

DCP-2

FILE:ER/CAD/SSK_MF_42AR_2442AR_BLDGDCP42AR_DCP_BLDG_ELEV

11/4/2024 2:54 PM



REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S-K MULTI-FAMILY HOMES

PROJECT:

LOCATION:

CLIENT:



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PROJECT NUMBER:
DATE: **MARCH 1, 2024**

SHEET TITLE:
**BUILDING ELEVATIONS
BLDG. B1**

SHEET NUMBER:

DCP-3



REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT:
LOCATION:
CLIENT:



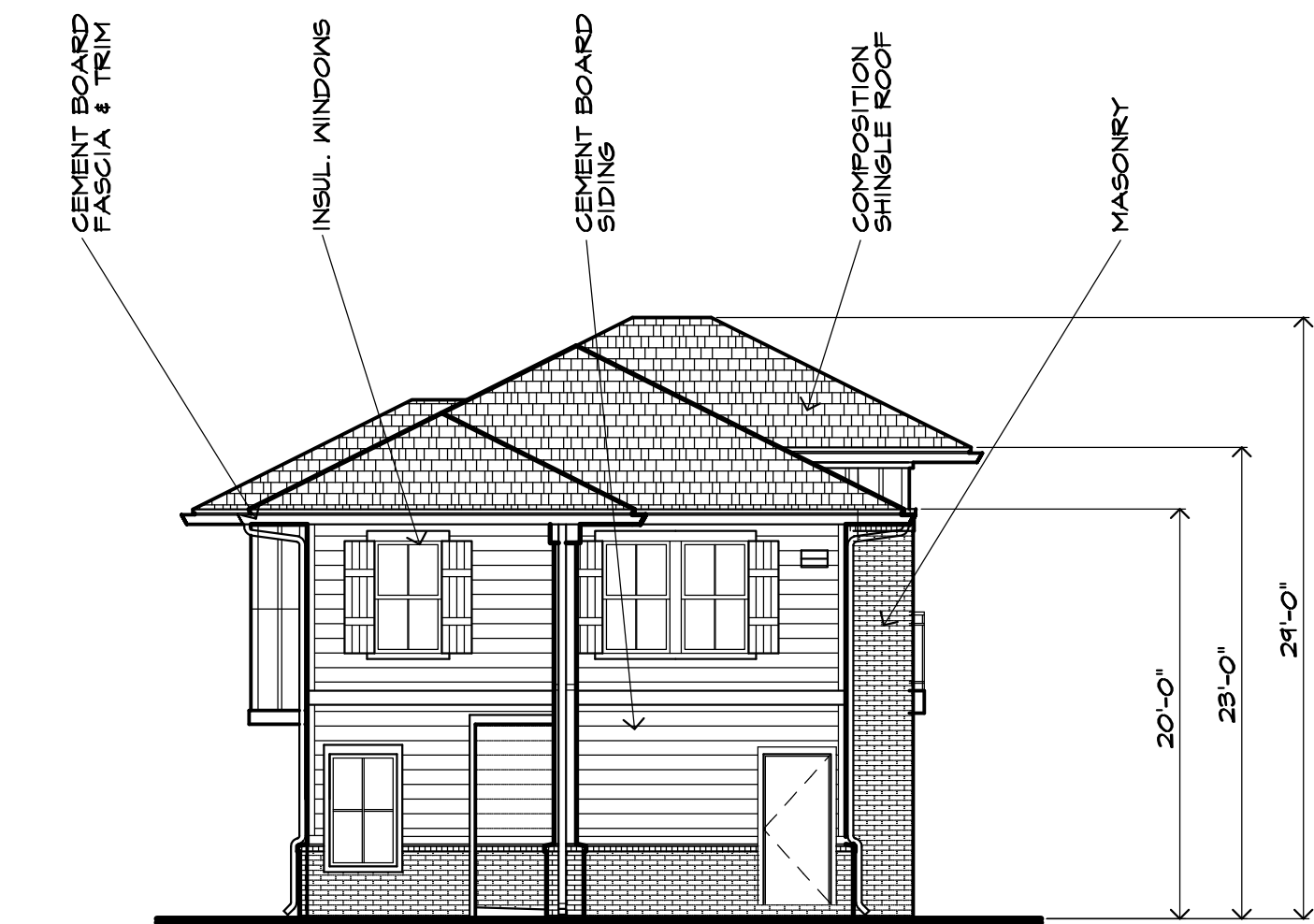
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Architects
Collective
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/452-2987

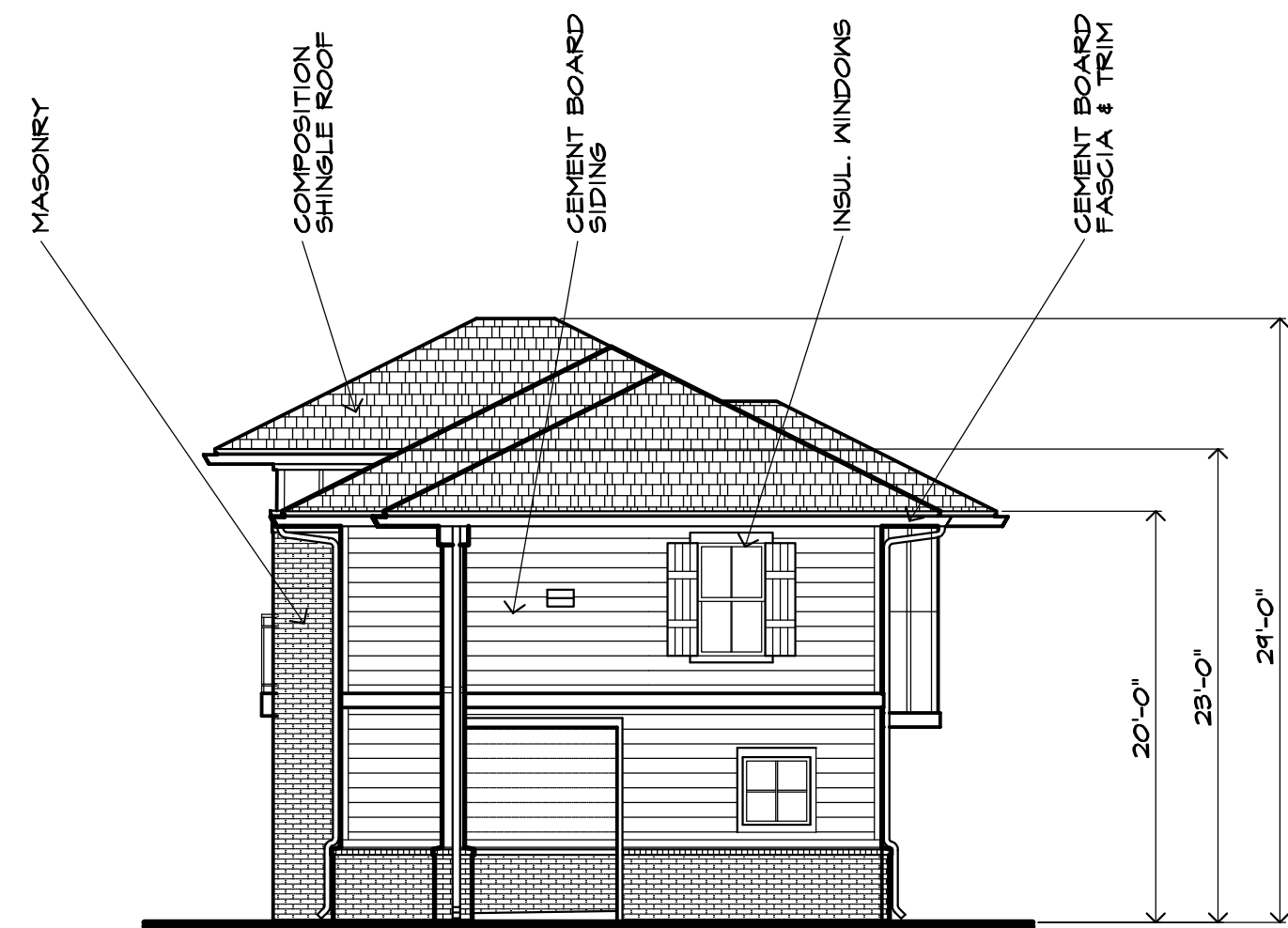
PROJECT NUMBER:
DATE: MARCH 1, 2024

SHEET TITLE:
BUILDING ELEVATIONS
BLD'G. B1-1/2

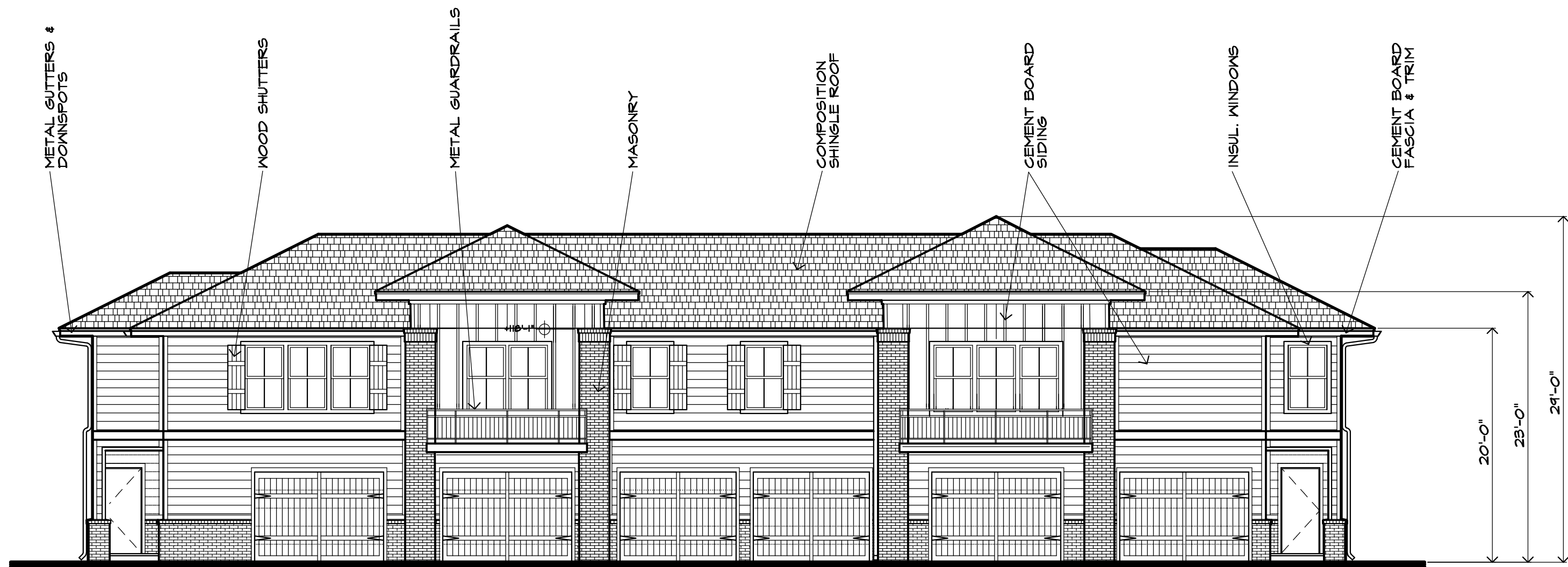
SHEET NUMBER:
DCP-4



C LEFT END ELEV. - TYPE A3/B3
1/8"=1'-0" REFER ELEV. A FOR ADDITIONAL TYPICAL NOTES



B RIGHT END ELEV. - TYPE A3/B3
1/8"=1'-0" REFER ELEV. A FOR ADDITIONAL TYPICAL NOTES



A FRONT BLDG. ELEV. - TYPE A3/B3 (2 STORY/2 UNITS/6 GARAGES)
1/8"=1'-0" 0 2 4 6 8

REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S+K MULTI-FAMILY HOMES

PROJECT: LOCATION: CLIENT:



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PROJECT NUMBER:
DATE: **MARCH 1, 2024**

SHEET TITLE:
**BUILDING ELEVATIONS
A3/B3**

SHEET NUMBER:
DCP-5

FILESERVER/CADSK/_WF_42AR_2442AR_BLDGDDCF42AR_DCP CLUB ELEV

11/1/2024 10:21 AM



REVISIONS

Barrington Place
LUXURY APARTMENT HOMES

ROGERS, ARKANSAS
S-K MULTI-FAMILY HOMES

PROJECT:

LOCATION:
CLIENT:



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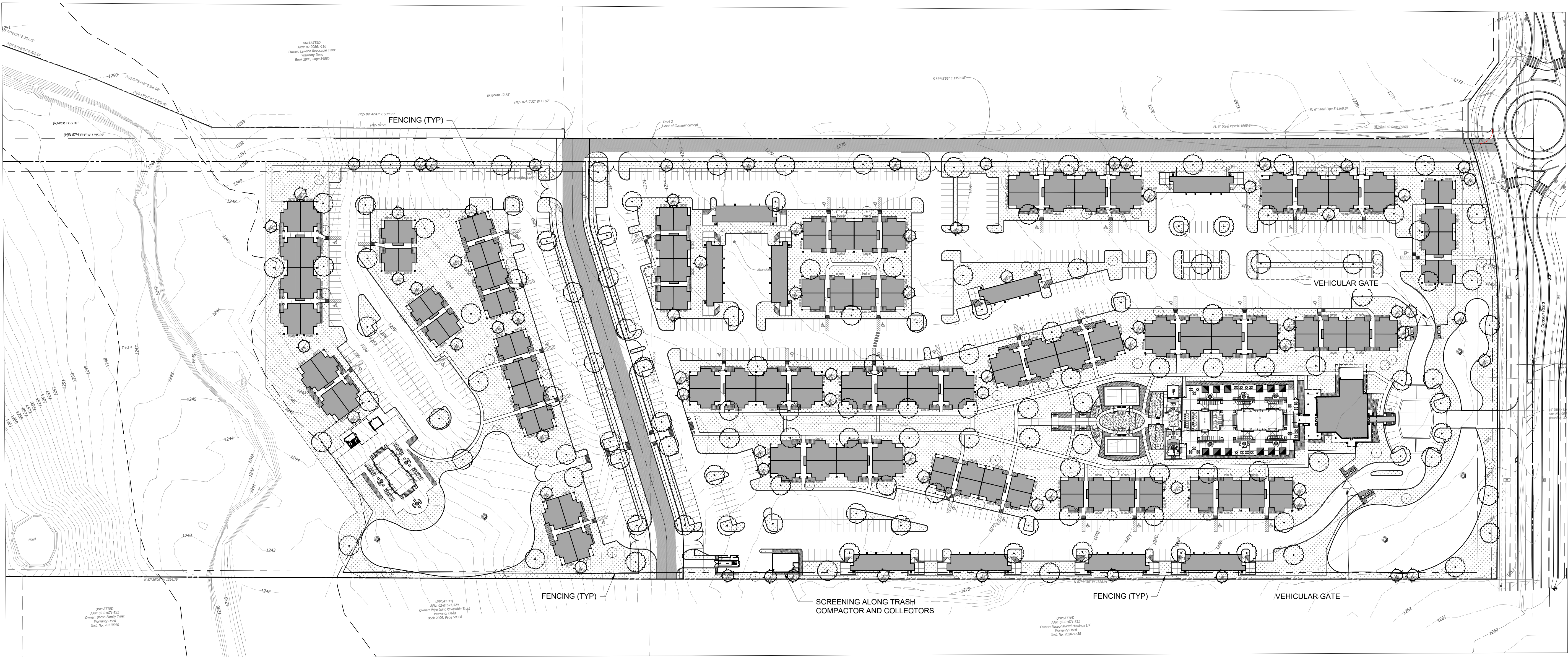
4200 EAST SKELLY DRIVE SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: MARCH 1, 2024

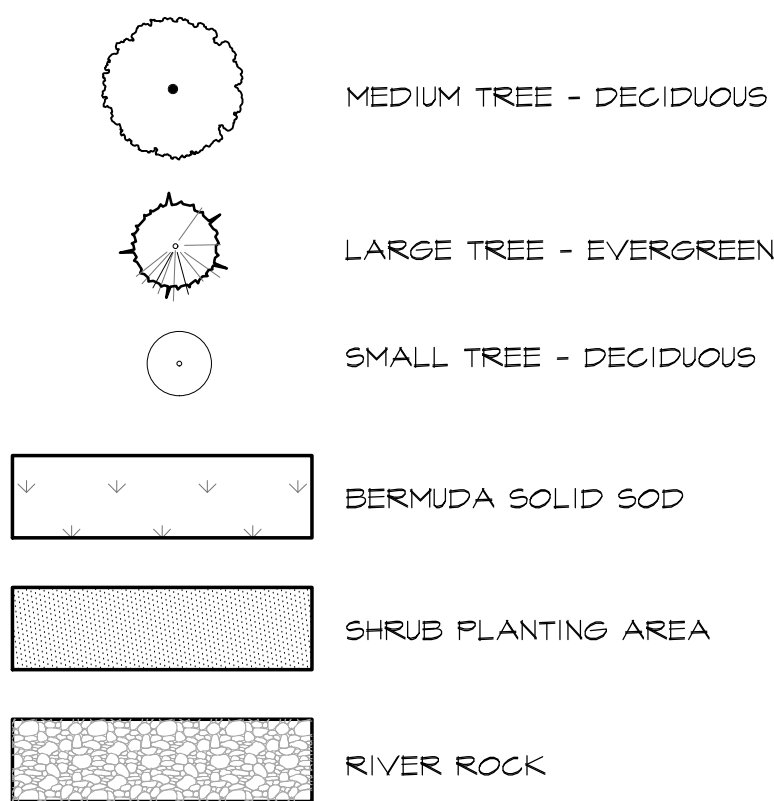
SHEET TITLE:
**CLUBHOUSE
ELEVATIONS**

SHEET NUMBER:

DCP-6



GRASSING/PLANTING LEGEND



PROPOSED TREE LIST

KEY	QUAN.	MATERIAL NAME	SIZE/REMARK	TYPE
	±130	MEDIUM TREE - DECIDUOUS	10'-12" H. 2" CAL. (ABH)	B4B
	±75	LARGE - EVERGREEN	30 GAL.	
	±65	SMALL TREE - DECIDUOUS	2'-10" CAL. 1'-8" H.	30 GAL.

SODDING SUMMARY NOTES

- REFER TO PROJECT MANUAL FOR FURTHER SPECIFICATIONS.
- FINE GRADE LAWN AREAS TO SMOOTH, EVEN SURFACE WITH A LOOSE, UNIFORMLY FINE TEXTURE. FLOAT SMOOTH TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
- APPLY APPROVED FERTILIZER ON FINISH GRADE PRIOR TO SOD INSTALLATION AT A RATE OF ONE (1) POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET.
- LAY SOD TO FORM A SOLID MASS TIGHTLY-FITTED JOINTS, DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- WATER SOD LIGHTLY THEN ROLL WITH A WATER FILLED COMMERCIAL LAWN ROLLER TO ENSURE CONTACT WITH SUBGRADE AND TO INSURE A SMOOTH SURFACE FREE OF CLUMPS AND DEPRESSIONS.
- ON 3:1 SLOPES OR GREATER SOD SHALL BE INSTALLED PERPENDICULAR TO SLOPE AND SECURED WITH APPROVED WOOD STAKES. AS NEEDED TO PREVENT SOD FROM SLOUGHING OFF SLOPES.
- THE SITE IS TO BE KEPT CLEAN AND ORDERLY. ALL TRASH, INCLUDING DEBRIS FROM REMOVING WEEDS OR ROCKS FROM SODDED AREAS, SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. ALL PAVED AREAS SHALL BE KEPT CLEAN BY HOISING AND/OR SWEEPING.

PLANTING NOTES

- OUTLINE ALL PLANTING BEDS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH BED PREPARATION.
- STAKE ALL TREE LOCATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO DIGGING TREE PITS.
- REMOVE ALL WEEDS AND GRASSES FROM PLANTING BEDS. IF BERMUDA GRASS IS PRESENT, IT SHALL BE ERADICATED BY APPROVED MEANS.
- STEEL EDGING SHALL BE 3/8" X 4" STEEL LANDSCAPE EDGING WITH STEEL STAKES AS MANUFACTURED BY JOSEPH RYERSON, DALLAS, TEXAS. EDGING AROUND RESIDENTIAL UNITS TO BE SHOVEL CUT, SMOOTH FLOWING LINES AS INDICATED ON PLAN.
- WITHIN APPROVED BED AREAS, PREPARE SOIL BY ROTO-TILLING THREE INCHES (3") OF COMPOST (BACK TO NATURE SOIL COND-TIONER) OVER THE ENTIRE BED AREA TO A DEPTH OF SIX INCHES (6").
- SPREAD AN EVEN THREE INCHES (3") LAYER OF MULCH WITHIN ALL TREE WELLS.
- SPREAD AN EVEN LAYER OF (1-2") RIVER ROCK OVER ENTIRE PLANTING BED.
- ON ALL TREES THE TOP SIX INCHES (6") OF BACKFILL SHALL CONSIST OF A 1:1 MIXTURE OF COMPOST TO SOIL.
- AROUND ALL TREES FORM A CIRCULAR RING FREE OF VEGETATION. CIRCLE SHALL BE TRUE IN FORM AND CENTERED ON TREE.
- ALL TREES SHALL BE STAKED WITH TWO (2) GREEN METAL SPLIT TEE FENCE POSTS AND TIED WITH WIRE THROUGH THE HOSE AS PER DETAIL.
- APPLY OSMOCOTE AT A RATE OF 1/2 POUND PER TREE AND 1 POUND PER 100 SQUARE FEET TO SHRUB AND GROUND COVER PLANTING BEDS.
- BASE IS NOT SURVEYED INFORMATION CONDITIONS WILL VARY ON SITE. CONTRACTOR TO MAKE PLANT MATERIAL ADJUSTMENTS TO MEET SITE CONDITIONS AFTER PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNER.
- ALL SHRUBS SCREENING THE PARKING LOT SHALL BE PLANTED AT LEAST 24" AWAY FROM CURB LINE. ALL TREES SHALL BE PLANTED AT LEAST 5' FROM BUILT STRUCTURES AND SIDEWALKS. ALL VEGETATION MUST BE PLANTED IN SUCH A MANNER THAT SIGHT DISTANCE TRIANGLES ARE NOT OBSTRUCTED.

DUTY OF COOPERATION

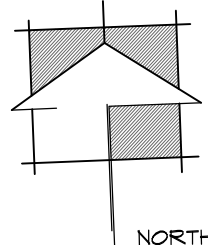
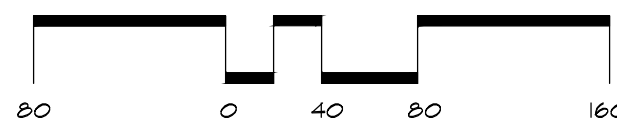
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BASE INFORMATION

ALL BASE INFORMATION INCLUDING EXISTING DRAINAGE WAYS, EXISTING CONTOURS, EXISTING VEGETATION, EXISTING STRUCTURES AND STREETS WERE PROVIDED TO PLANNING DESIGN GROUP BASED FROM DATA COLLECTED BY CEDAR CREEK CONSULTING, INC.

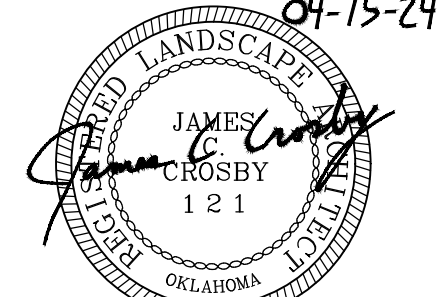


REVISIONS

PROJECT: Barrington Place
LUXURY APARTMENTS HOMES

LOCATION: ROGERS, OKLAHOMA
CLIENT: S & K MULTI-FAMILY

SEAL:



JAMES C. CROSBY, ASLA
LANDSCAPE ARCHITECT OF RECORD

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PDG
PLANNING DESIGN GROUP

LANDSCAPE ARCHITECTURE •
RECREATIONAL DESIGN • LAND PLANNING
5314 S. VALE AVE., SUITE 510, TULSA, OK 74135
918.628.1226 • 918.628.1226 FAX
WWW.PLANNINGDESIGNGROUP.COM

Architects
Collective
4200 EAST SKELLY DRIVE
SUITE 750
TULSA, OKLAHOMA 74135
918/492-2987

PROJECT NUMBER:
DATE: 04/15/24

SHEET TITLE:
ZONING
LANDSCAPING PLAN

SHEET NUMBER:
LS-0



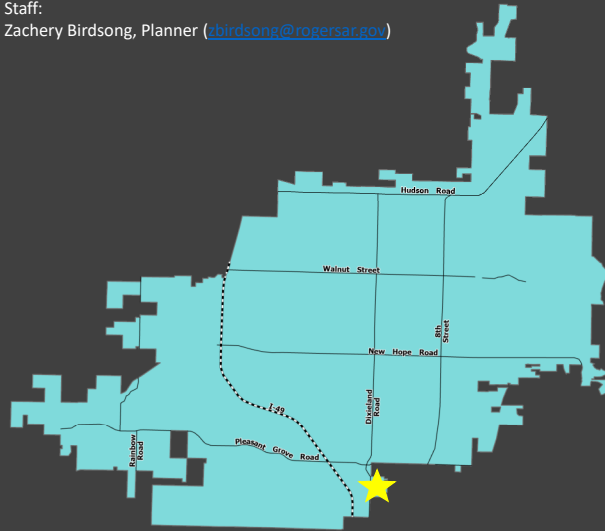
Rezone/DCP

PLANNING

Hamilton Apartments

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

CGM Designation

Commerce Corridor; U-NBT

Zoning

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

Proposed Zoning

RMF-32.5B

Location

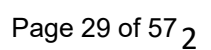
4451 and 4453 South Dixieland Road

Representative

Jesse Griffin, Griffin Engineering

Location:

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

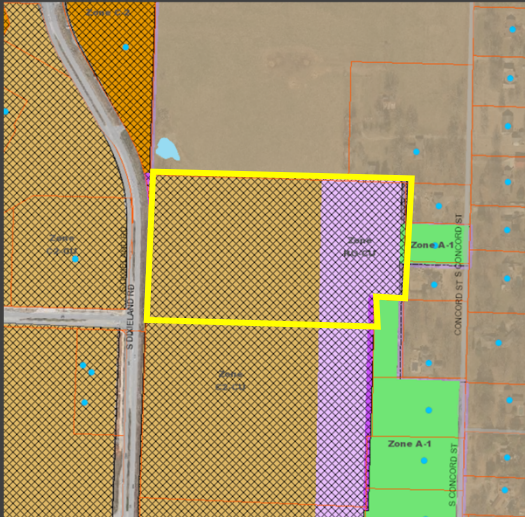




Rezone/DCP

PLANNING

Hamilton Apartments



Zoning

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

Rezone Request:

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

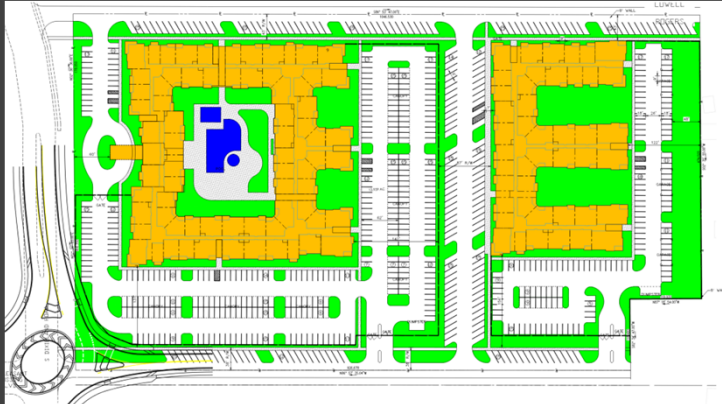
ZONING:

RMF-32.5B with DCP:

"This district is intended to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate rental or individual ownership with "A" being individual ownership and "B" being rental. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods." Sec. 14-703(a).



Hamilton Apartments



Site Plan

Density Concept Plan Request

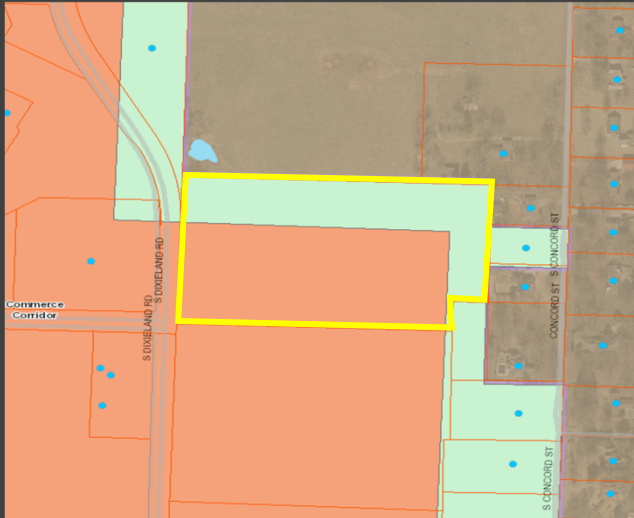
A proposal to develop 452 units on about 13.94 acres, resulting in a density of 32.5 units per acre.

Density Concept Plan Request:

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



Hamilton Apartments



Comprehensive Growth Map

Staff Analysis

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

Staff Analysis:

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

Growth Designation:

Commerce Corridor, U-NBT

Growth Designation Character:

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

Base Density:

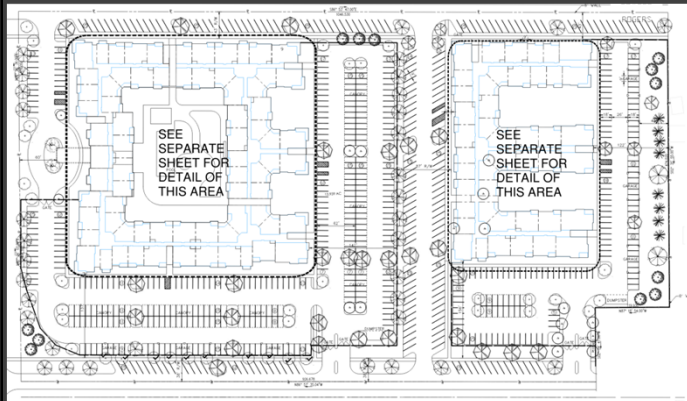
Determined by DCP

Max Density:

Determined by DCP



Hamilton Apartments



Landscaping Plan

Staff Analysis

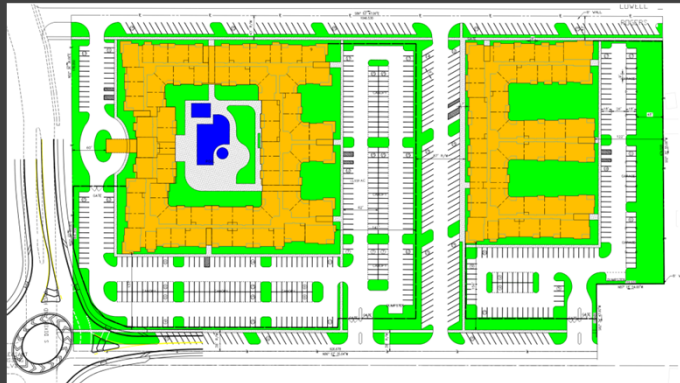
- Though the applicant is not proposing the U-NBT zoning buffer with the rezone request, they are providing the required transition standards that U-NBT calls for with the DCP.
- The applicant is proposing an 8' masonry wall where abutting existing single-family residential along the eastern property line.
- They are also showing to meet the minimum 6' of bufferyard abutting single-family residences to the east.
- The closest structures to those single-family residences are garages at about 45' away from the property line. This also meets the U-NBT transition standards.

Staff Analysis:

- Though the applicant is not proposing the U-NBT zoning buffer with the rezone request, they are providing the required transition standards that U-NBT calls for with the DCP.
- The applicant is proposing an 8' masonry wall where abutting existing single-family residential primarily along the eastern property line.
- They are also showing to meet the minimum 6' of bufferyard along abutting single-family residences to the east with evergreen trees planted.
- The residential transition height standards are being met as well. The closest structures to the adjacent single-family residences are the garages which are about 45' away from the property line.



Hamilton Apartments



Site Plan

Staff Analysis:

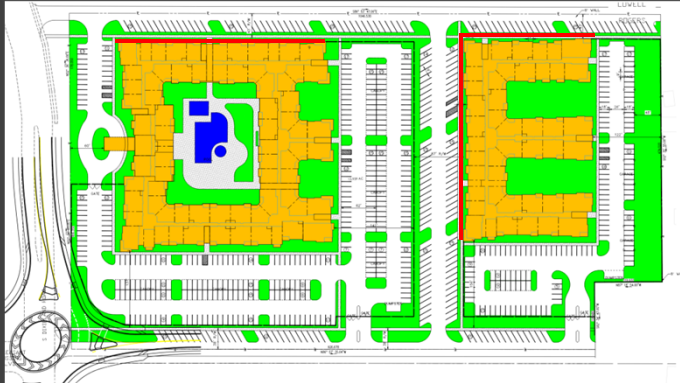
- The proposed use is allowed within the requested zoning designation.
- All but the following underlying R-MF zoning regulations are being met:
 - Front and exterior side setbacks along the proposed interior streets
 - Height requirements

Staff Analysis:

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



Hamilton Apartments



Site Plan

Staff Analysis:

- Underlying R-MF zoning requires a front and exterior side setback of 30'.
- Along the northern road, the buildings get as close as 0' to the right-of-way (sidewalk). The eastern building also gets as close as 0' along the north/south interior road.
- However, the buildings only get as close as about 28' to the road itself with on-street parking and sidewalk proposed between them.

Staff Analysis:

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



Hamilton Apartments



Staff Analysis:

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



Staff Analysis:

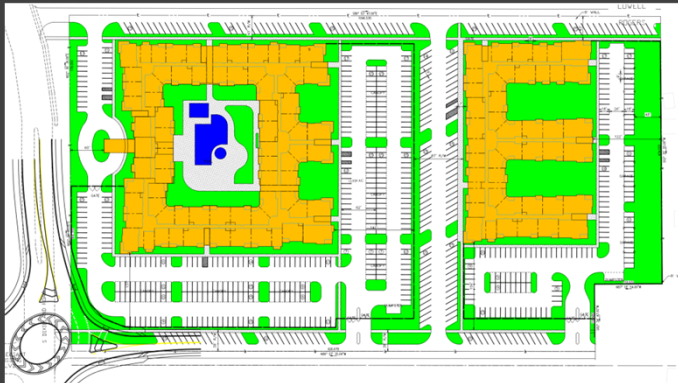
The maximum height allowed for the underlying R-MF zoning is 35'. The proposed building height is 59'10" (4 stories).



Rezone/DCP

Hamilton Apartments

PLANNING



Site Plan

Staff Analysis:

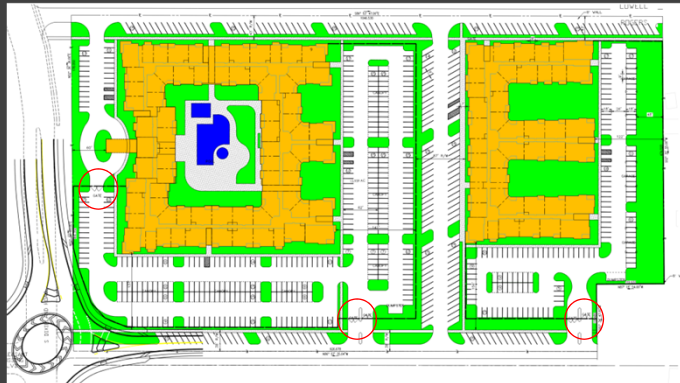
- The density and bulk proposed meets the context of the area.
- This proposal is just east of the Pleasant Crossing shopping area containing nearby goods and services.
- It also accounts for the residential properties on its eastern boundary by implementing the U-NBT transition standards.
- The draft Future Land Use Map designates this area as a place type that would allow for the general form and height being proposed.

Staff Analysis:

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



Hamilton Apartments



Site Plan

Staff Analysis:

- However, the applicant has proposed gates at each entrance to the property from the right-of-way, totaling three gates (shown in the red circles).
- Staff requests that the fence and gates be removed unless a justifiable reason can be relayed to the Planning Commission by the applicant.

Staff Analysis:

- However, the applicant has proposed gates throughout the property.
- Staff requests that the fence and gates be removed unless a justifiable reason can be relayed to the Commission by the applicant.

Rezone/DCP

Hamilton Apartments

PLANNING

Aerial Map

Recommendation:

Approval with the removal of the gates

General Staff Notes:

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

Public Comment Received:

Adjacent neighbors have called inquiring about this request.

Engineering:

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

Risk Reduction:

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

Rogers Water Utilities:

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

RECOMMENDATIONS:

- ***Approval*** with the removal of the gates

Possible Committee Motions:

- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:

- Move to recommend approval to City Council with removal of the gates
- Move to recommend approval to City Council as presented
- Move to deny the request as presented
- Move to postpone (to specific meeting date)



COMMUNITY DEVELOPMENT
PLANNING DIVISION
301 W. CHESTNUT
planning@rogersar.gov
(479) 621-1186

OFFICE USE ONLY

Approved Density: _____
Application Number: _____
CityView Project: _____
Date Approved: _____

DENSITY CONCEPT PLAN
To be submitted with Rezone Application

PROJECT INFORMATION:

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

APPLICANT INFORMATION:

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

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Commerce Corridor
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	To serve as an extension of the Uptown Regional Center in a way that provides for high-intensity development while respecting established residential and commercial patterns along the I-49 corridor. / Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes.
BASE DENSITY:	Determined by DCP
MAX DENSITY:	Determined by DCP
CURRENT ZONING:	PUD: C2-CU & RO-CU

APPLICANT SIGNATURE: _____

SUBMITTAL DATE: 1/23/24 _____



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

OFFICE USE ONLY

Permit Fee: _____ (\$200)
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: Jess Griffin PE CFM
ADDRESS: 11719 Hinson Road, #130E, Little Rock, AR 72212 SUITE #: 130
GENERAL LOCATION OF PROPERTY: 4451 & 4453 S Dixieland Road
PARCEL NUMBER: 021400-111
PHONE #: 501-690-3456 EMAIL: JESS@GRIFFINPE.COM
PROPERTY OWNER: John Rees PHONE #: (501) 223-9298
PRESENT USE: Vacant ZONING: PUD: C2-CU & RO-CU
PROPOSED USE: Apartments ZONING: RMF-32.5B

Jess Griffin 01/23/24
Applicant Signature Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____

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

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

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

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

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

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

BUILDING HEIGHT: 59'10"

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

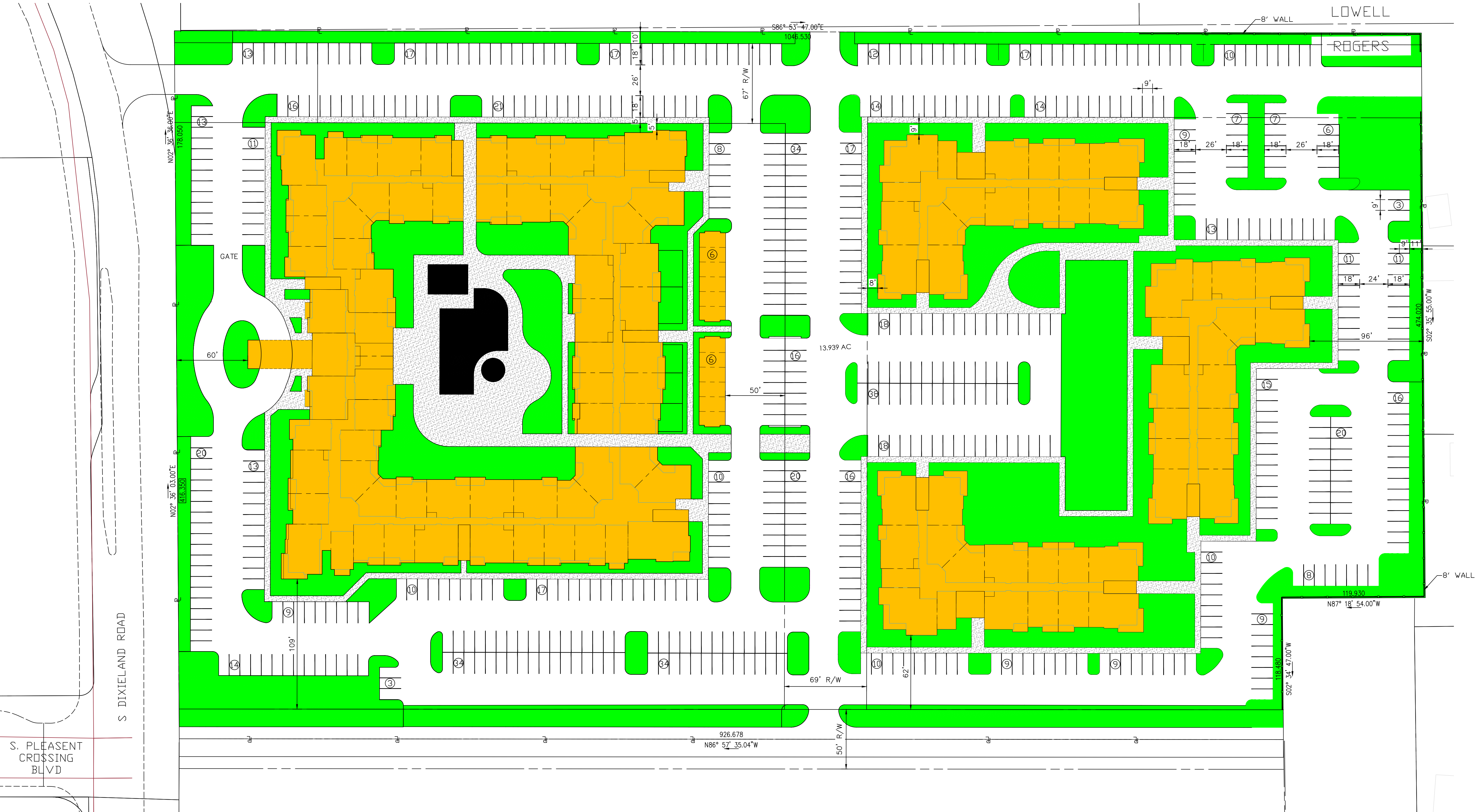
ZONING: EXISTING- PUD C2/CU & PUD R0/CU PROPOSED- RMF32.5B

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

PARKING SPACES PROVIDED: 706 (1.60 PARKS/UNIT)

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

Previous Proposal

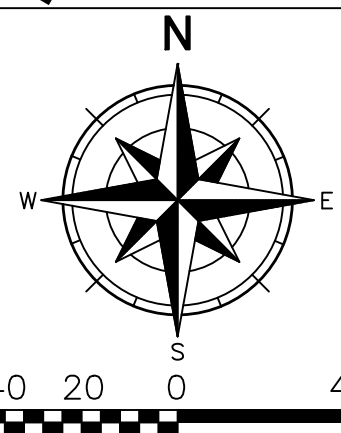


JESS GRIFFIN, PE
11719 HINSON DRIVE
LITTLE ROCK, AR 72212
TEL (501) 690-3456
JESS@GRIFFINPE.COM

REV.	DATE	DESCRIPTION	BT

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

DEVELOPMENT CONCEPT PLAN



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

DCP-1

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

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

ARCHITECT:
MARY MOLTZAN, AIA, NCARB, LEED AP BD+C
CHARLAN BROCK ASSOCIATES
1770 FENNELL ST,
MAITLAND, FL 32751
(407) 660-8900 X228
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LANDSCAPE ARCHITECT:
FRANK RIGGINS, ASLA
33 VALLEY FORGE DR,
LITTLE ROCK, AR, 72212
(501) 551-2509
FRIGGINSLA@GMAIL.COM

SITE AREA: 13.94 ACRES 607,198 SQFT
BUILDING COVERAGE: 147,501 SQFT (24.3%)
IMPERVIOUS AREA: 429,039 SQFT (70.0%)
PERVIOUS AREA: 429,039 SQFT (30.0%)
 (COMBINES GREENSPACE & PERVIOUS PAVING)
OPEN SPACE AREA: 127,918 SQFT (21.0%)
 (RECREATIONAL & PARK AREA)

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

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

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

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

PARKING SPACES PROVIDED: 692 (1.53 PARKS/UNIT)

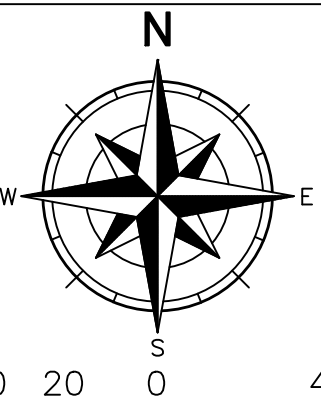
	155,351 SF		CONSTRUCT SF LANDSCAPE AREA
(26,808 SF PERVIOUS)	267,801 SF		CONSTRUCT ASPHALT PAVEMENT
	36,545 SF		CONSTRUCT LIGHT DUTY CONCRETE PAVEMENT
	0 SF		CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT
	147,501 SF		CONSTRUCT BUILDING FOOTPRINT
	607,198 SF		



REV.	DATE	DESCRIPTION	BY

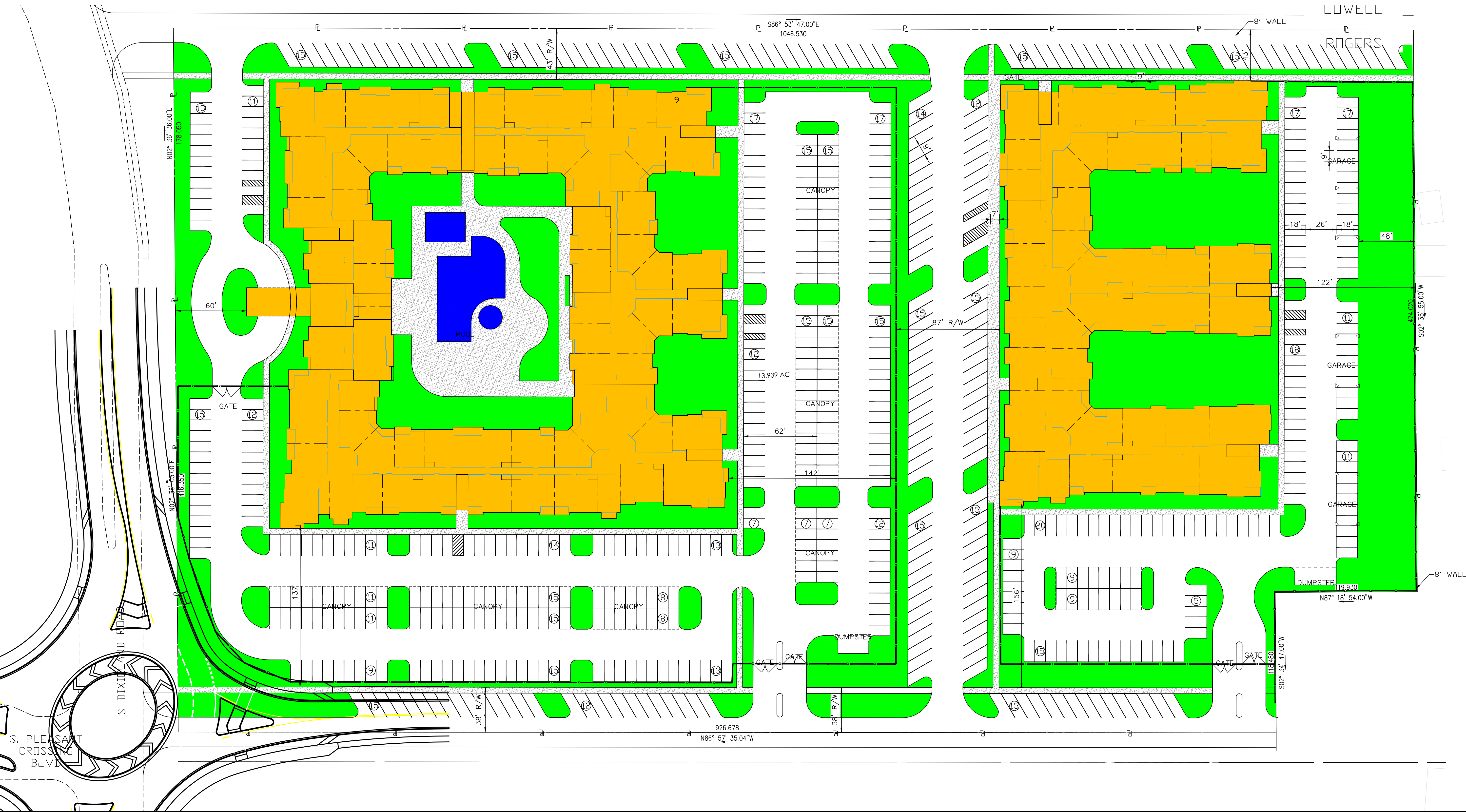
HAMILTON @ ROGERS APARTMENTS
REES COMMERCIAL
PLEASANT CROSSING, ROGERS, ARKANSAS

DEVELOPMENT CONCEPT PLAN



DATE: 5/17/24
DRAWN BY: JGG
SHEET NUMBER:

DCP-1





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

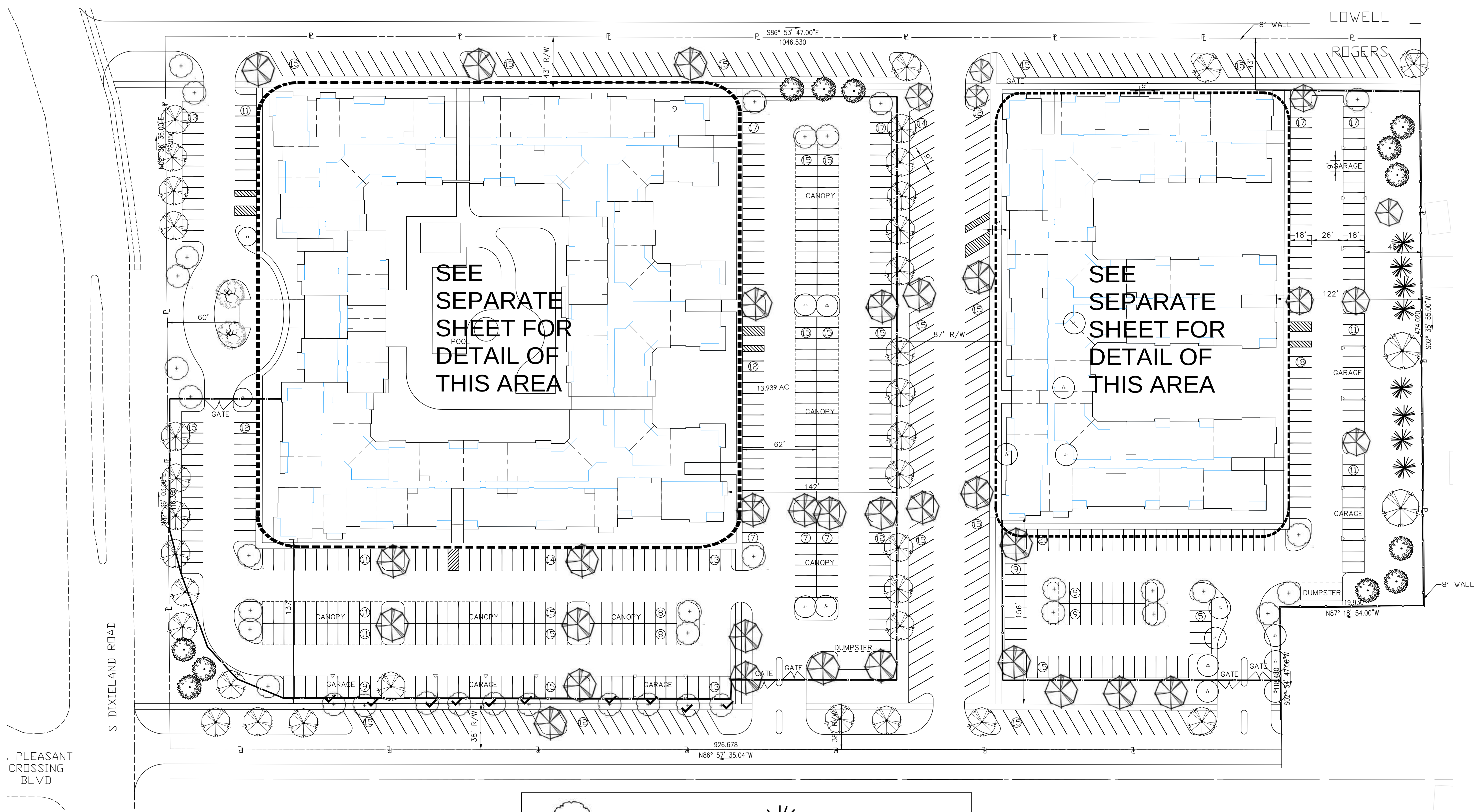


THE HAMILTON AT ROGERS
ROGERS, ARKANSAS

5.13.24

LANDSCAPE PLAN

L-1



Yoshino Cherry
Prunus yedoensis

October Glory Red Maple
Acer rubrum 'October Glory's

Little Gem Magnolia
Magnolia grandiflora 'Little Gem'

Chinese Pistache
Pistacia chinensis

Loblolly Pine
Pinus taeda

Japanese Maple
Acer palmatum 'Bloodgood'

Sweet Bay Magnolia
Magnolia virginiana

36

36

12

37

8

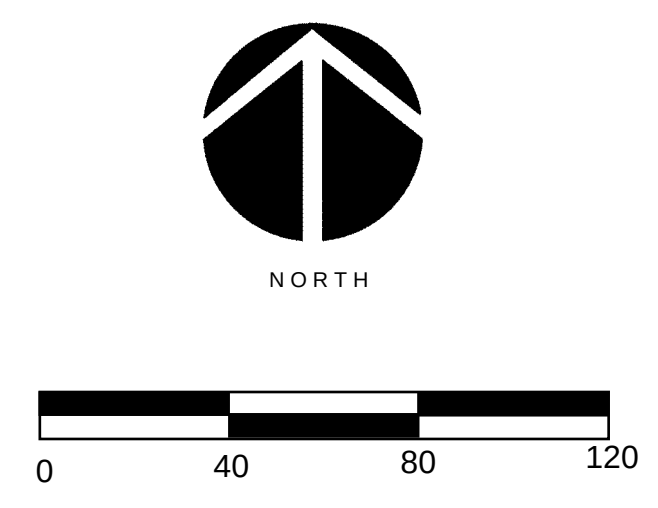
2

13

QUANTITATIVE DATA:

TOTAL AREA : 606 3316 SQ. FT.	REQUIRED	PROVIDED
GREEN SPACE	121263	
TREES OR SHRUBS	607	1648
TREES	152	144
EVERGREEN TREES	16	33

NOTE:
1. ALL DECIDUOUS SHADE TREES ARE A MINIMUM 2" CAL.
2. ALL DECIDUOUS ORNAMENTAL TREES ARE A MINIMUM 2" CAL.
3. ALL EVERGREEN TREES ARE TO BE 6' TALL MINUM AT THE TIME OF PLANTING.



PRELIMINARY



HAMILTON AT ROGERS

VISIONING
PACKAGE



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

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The Inspiration.



Color Palette



Light Colored Stone



Tan Colored Stone

SW 9612
Perfect Khaki

SW 9089
Llama Wool

SW 1015
Skyline Steel

SW 9597
Western Reserve

SW 9613
Terrain

SW 9565
Forged Steel

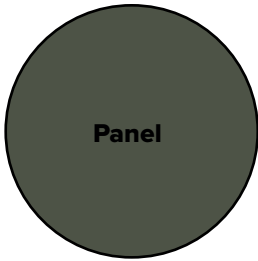




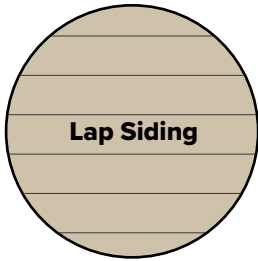
The Design.

*Elevations
Renders*

The Design. // Front Elevation



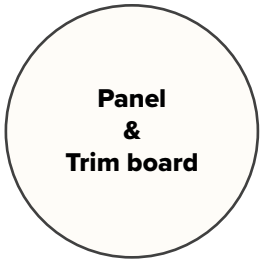
Forestwood | SW 7730



Threaded Loom | SW 9512



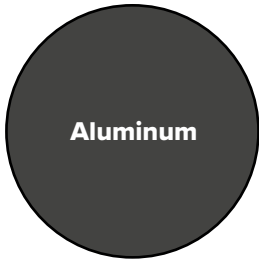
Dry Dock | SW7502



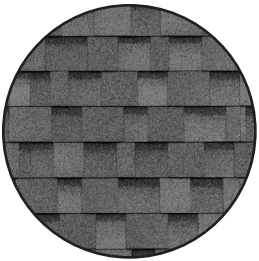
High Reflective White | SW 7757



Country LedgeStone



Iron Ore | SW 7069



Shingle Roof











PROPERTY OWNER AFFIDAVIT

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

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

LAYMAN'S DESCRIPTION:

4451 S DIXIELAND RD

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

ZONING REQUEST: R-MF

Respectfully Submitted,

By: *John Pees*
(Property Owner Signature)

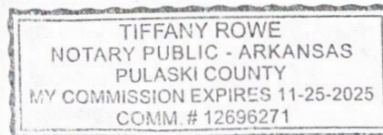
STATE OF ARKANSAS,
COUNTY OF Pulaski

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

Tiffany Rowe
Notary Signature

Tiffany Rowe
Notary Name Printed

11/25/2025
Commission Expires



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 6 day of May, 2024.

Signed _____

Jess Griffin

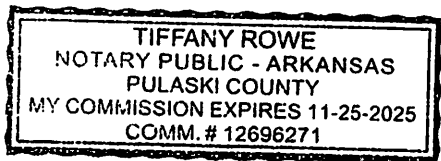
Jess Griffin

Name Printed

STATE OF ARKANSAS

COUNTY OF Pulaski

Subscribed and sworn before me this the 6 day of May, 2024.

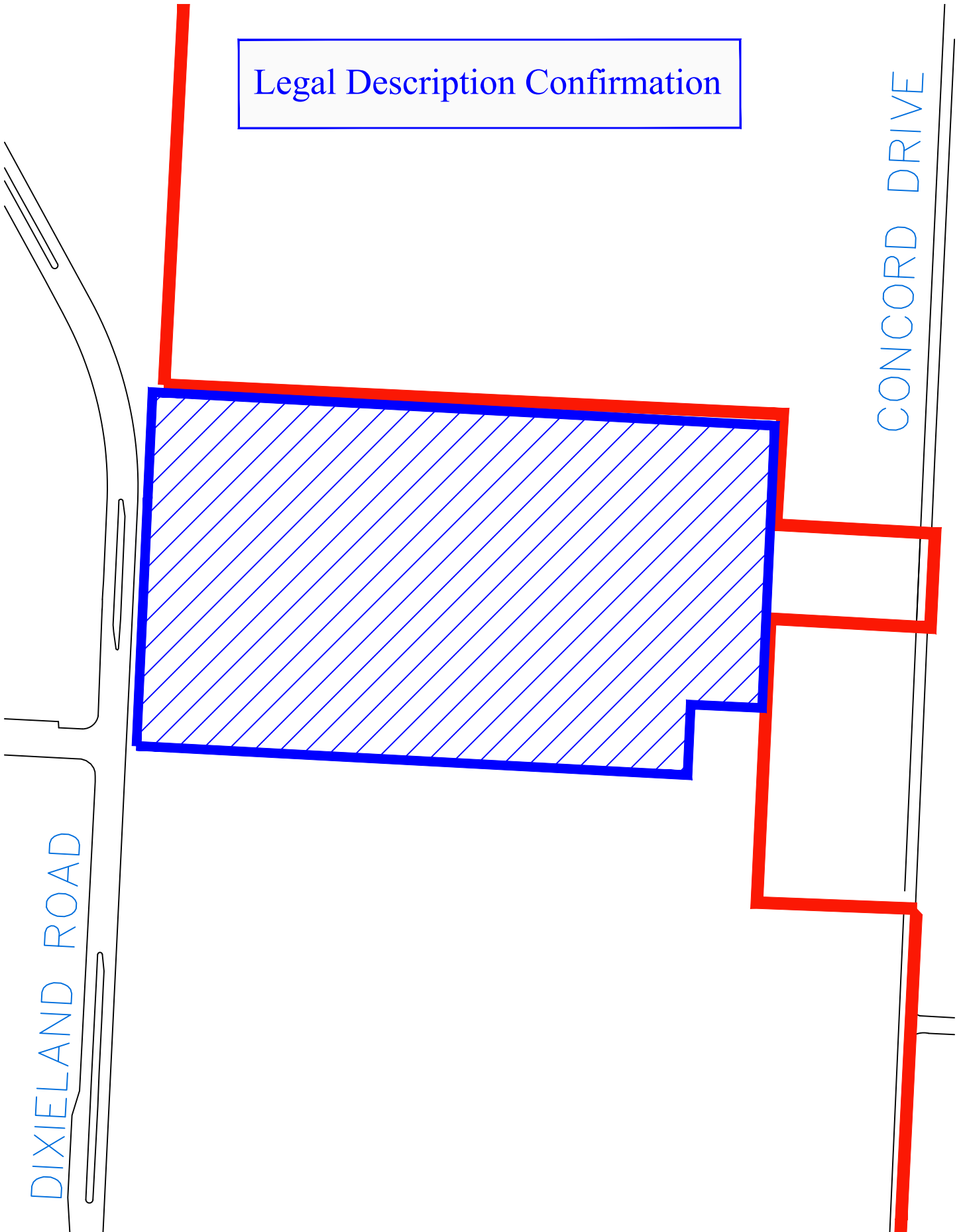


Tiffany Rowe
Notary Signature

Tiffany Rowe
Notary Name Printed

11/2025
Commission Expires

Legal Description Confirmation





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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **February 20, 2024** at **5:30 p.m.** on the application by **The Hamilton** to rezone **4451 & 4453 S. Dixieland Road** from the **C2-CU & RO-CU** (Highway Commercial with Condominium Use & Residential Office with Condominium Use) zoning districts to the **RMF-32.5** (Residential Multifamily, 32.5 units per acre) zoning district with a Density Concept Plan, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

4451 & 4453 S. Dixieland Road

Parcel Number: 02-14400-000

Samantha Best, Secretary
Planning Commission

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