



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

## BOARD OF ADJUSTMENT MEETING AGENDA

JUNE 18, 2024

5:30 PM

ONLINE VIEWING: [HTTPS://US02WEB.ZOOM.US/J/81161229598](https://us02web.zoom.us/j/81161229598)

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:**

#### **OLD BUSINESS :**

#### **NEW BUSINESS:**

1. **VAR: Temple Live**

A request by Temple Live for a variance from the required building frontage along pedestrian priority designated roads, minimum glazing requirements along pedestrian priority designated facades, and the maximum 12-story building height at the 3529 S. Pinnacle Hills Parkway in the U-COR (Core Mixed Use) zoning district.

- STAFF: Zachery Birdsong
- REPRESENTED BY: Libby Topping

#### **ACTION ON MINUTES:**

1. Draft of April 2, 2024 meeting minutes

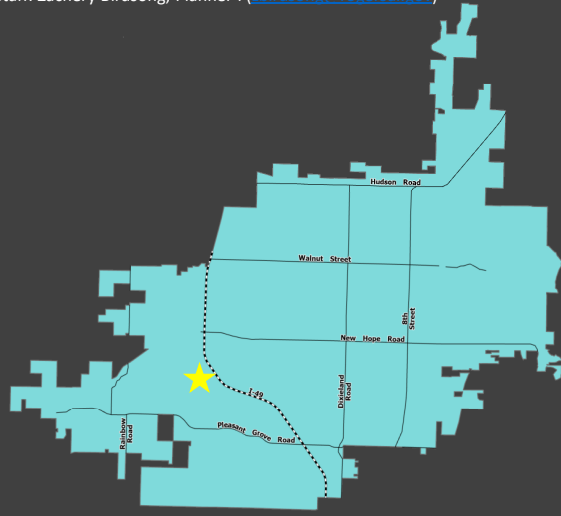
#### **ADJOURN:**



# Variance Temple Live

**PLANNING**

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



*Vicinity Map*

### Location

3529 South Pinnacle Hills Parkway

### Nature of Request

- To allow a reduction in the minimum 50% glazing for the ground floor and 20% glazing for upper stories
- To allow for an additional 4 stories over the max building height of 12

### Zoning

U-COR (Uptown Core Mixed Use)

### Proposed Use

Lodging (Hotel) and Music Venue

### Representative

Kendele Boyce, Crafton Tull

### **Summary:**

This site is located in west Rogers at the current location of Ruth’s Chris Steak House. The applicant is requesting three variances:

- To allow a reduction in the minimum 50% glazing for the ground floor and 20% glazing for upper stories
- To allow for an additional 4 stories over the max building height of 12

The applicant is meeting the 90% build-to frontage percentage and therefore no longer requires a variance request for this requirement.

### **Growth Designation:**

Uptown Regional Center

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



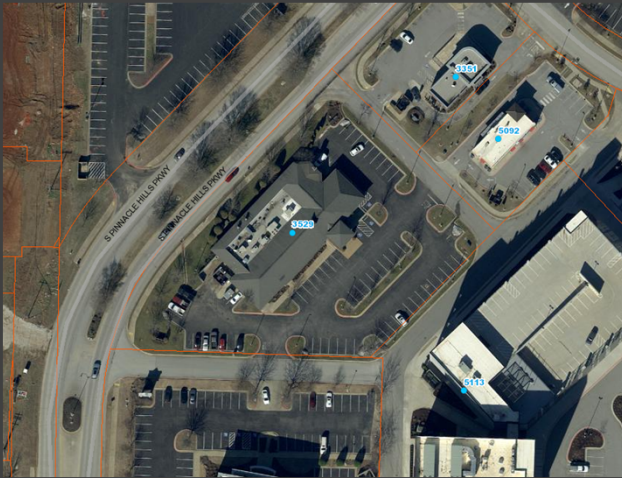
### *(e) Appeals; powers and duties. Sec. 14-724(e)(1)(a)(b)*

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

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

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

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



Site Conditions:

- Irregular shaped lot with curvature along the southwestern border.
- Existing 20' utility easements along South Pinnacle Hills, the southern property line and northeastern property line.

Site Conditions:

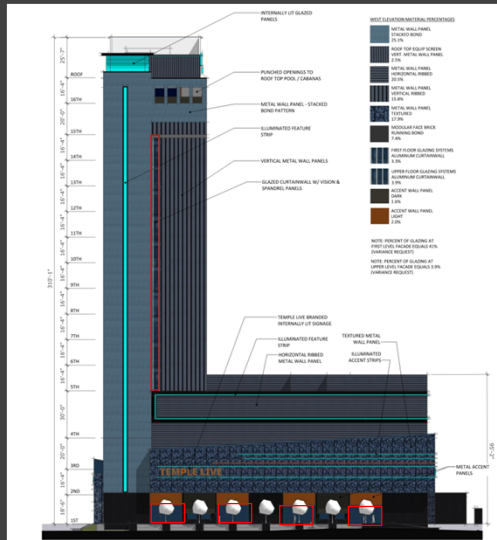
- Irregular shaped lot with curvature along the southwestern border.
- Existing 20' utility easements along South Pinnacle Hills, the southern property line and northeastern property line.



# Variance

## Temple Live

**PLANNING**



*Temple Live Elevation*

### Request #1 (Glazing variances paired together)

- To vary from the required 50% glazing for ground floors and 20% glazing from upper floors along a Pedestrian Priority Frontage.
- The applicant is proposing 41% glazing on the first floor and 3.9% glazing on upper floors.

### Request #1:

- To vary from the required 50% glazing for the ground floor and 20% glazing on upper floors along South Pinnacle Hills Parkway.

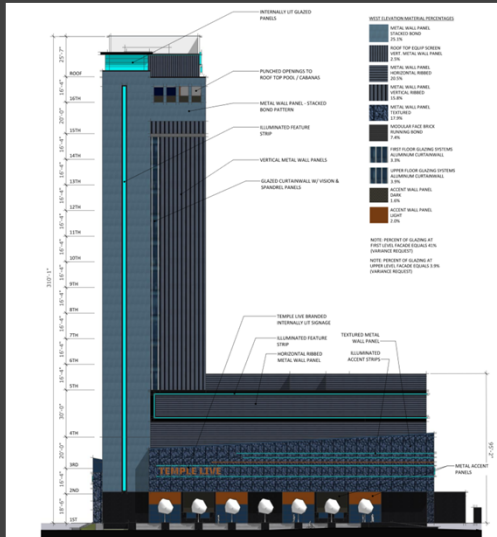
### Proposal:

- The applicant is proposing 41% glazing on the ground floor and 3.9% on upper floors.



# Variance Temple Live

## PLANNING



Founders Way Elevation

### Request #1

#### Applicant Hardship

“The lower-level area includes entrances directly to a floor seating area for a live theater venue. This space needs to be able to be blacked out during daytime performances, so glazing cannot be maximized any further on this façade. The upper levels 2 and 3 also look into mezzanine and balcony seating for live performances. Upper levels of the development primarily include guest rooms for the hotel. Hotels, unlike retail and most commercial uses, do not benefit from high percentages of glazing. The western face of the hotel tower (facing Pinnacle Hills Parkway) includes a stairwell on the north half and a guest room on the south half. These guest rooms feature headboards placed on the western wall, making minimum glazing desirable. The strip of glazing that is shown down the tower on the western elevation aligns with the hallways of guest room floors.”

#### Applicant Spirit and Intent

“To better meet the intent of the code, an inviting plaza space is featured on the ground floor, and visually interesting architectural elements, such as the illuminated feature strip are included on the hotel tower’s western face. Furthermore, the north and south elevations show extensive glazing on those sides of the hotel tower.”

### Stated Hardship:

- “The lower-level area includes entrances directly to a floor seating area for a live theater venue. This space needs to be able to be blacked out during daytime performances, so glazing cannot be maximized any further on this façade. The upper levels 2 and 3 also look into mezzanine and balcony seating for live performances. Upper levels of the development primarily include guest rooms for the hotel. Hotels, unlike retail and most commercial uses, do not benefit from high percentages of glazing. The western face of the hotel tower (facing Pinnacle Hills Parkway) includes a stairwell on the north half and a guest room on the south half. These guest rooms feature headboards placed on the western wall, making minimum glazing desirable. The strip of glazing that is shown down the tower on the western elevation aligns with the hallways of guest room floors.”

### Spirit and Intent:

- “To better meet the intent of the code, an inviting plaza space is featured on the ground floor, and visually interesting architectural elements, such as the illuminated feature strip are included on the hotel tower’s western face. Furthermore, the north and south elevations show extensive glazing on those sides of the hotel tower.”



Staff Analysis of Request #1

Variance Request Factors

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

Strict enforcement does cause some undue hardship. The spirit and intent of the code requirement on the first floor is to create as much transparency between the outside of a building at grade into an active interior space. The spirit and intent of glazing along upper floors is to provide architectural diversity and outside viewing from within the building.

The ground floor will open up directly to the event venue that, when active, will require the windows to be covered during events. The upper floors of this façade are either seating for the event space, stairwells or consist of some hotel rooms of which some glazing is provided.

**Analysis:**

- Strict enforcement does cause some undue hardship. The spirit and intent of the code requirement on the first floor is to create as much transparency between the outside of a building at grade into an active interior space. The spirit and intent of glazing along upper floors is to provide architectural diversity and outside viewing from within the building.
- The ground floor will open up directly to the event venue that, when active, will require the windows to be covered during events. The upper floors of this façade are either seating for the event space, stairwells or consist of some hotel rooms of which some glazing is provided.

**Zoning U-COR (Uptown Core Mixed Use):**

“This district is intended to allow high-intensity, high density urban mixed-use development characterized by pedestrian-priority streetscapes, inviting storefront, ground level retail and other commercial services, and upper floor office and residential uses..” Sec. 14-732(1.1)(a)(i).



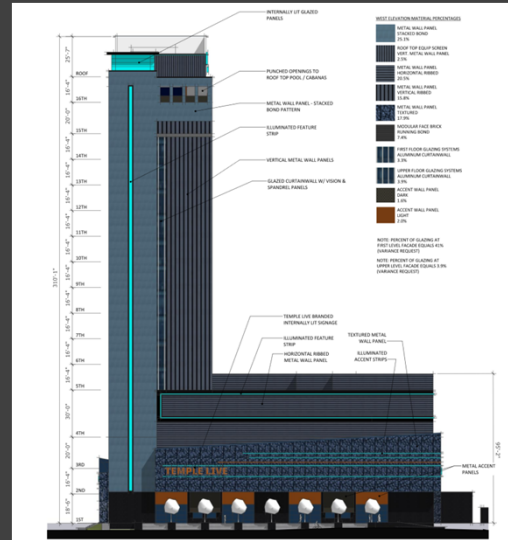
# Variance Temple Live

PLANNING

## Staff Analysis of Request #1

### Variance Request Factors

<p>How is the spirit and intent of the code being met?</p>	<p>Due to the nature of the use, there is no active interior space that would be available for viewing through the provided glazing. The applicant is providing a pocket plaza area along South Pinnacle Hills Parkway which acts as an active space, though it is not interior to the development.</p> <p>Extensive glazing is also being provided for most of the upper floors along the northeast and southeast elevations within hotel rooms.</p>
<p>Can the difficulty be obviated by some feasible method other than a variance?</p>	<p>If another use were to be proposed that contained a consistent active interior public space such as a restaurant or retail use, glazing would be much more pertinent and feasible. However with the use being proposed and the make of the building, the spirit and intent of the glazing is not as applicable.</p>



### Analysis:

- Due to the nature of the use, there is no active interior space that would be available for viewing through the provided glazing. The applicant is providing a pocket plaza area along South Pinnacle Hills Parkway which acts as an active space, though it is not interior to the development.
- Extensive glazing is also being provided for most of the upper floors along the northeast and southeast elevations within hotel rooms.
- If another use were to be proposed that contained a consistent active interior public space such as a restaurant or retail use, glazing would be much more pertinent and feasible. However with the use being proposed and the make of the building, the spirit and intent of the glazing is not as applicable.

### Zoning U-COR (Uptown Core Mixed Use):

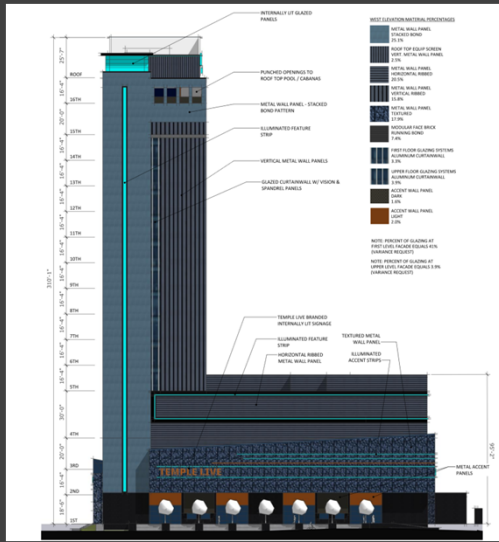
“This district is intended to allow high-intensity, high density urban mixed-use development characterized by pedestrian-priority streetscapes, inviting storefront, ground level retail and other commercial services, and upper floor office and residential uses..” Sec. 14-732(1.1)(a)(i).



# Variance

## Temple Live

**PLANNING**



Front Elevation

### Request #2

- Code allows for a max of 12 stories
- The applicant is requesting a total of 16 stories

### Request:

- To vary from the maximum allowance of 12 stories

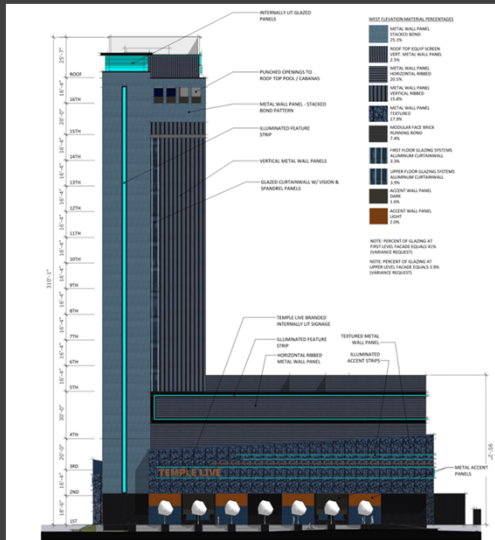
### Proposal:

- The applicant is proposing 16 stories



# Variance Temple Live

**PLANNING**



Site Plan

## Request #2

### Applicant Hardship

“If limited to a maximum of 12 stories, it would be very difficult to provide this many amenities and still include a reasonable number of guest rooms to meet increasing demand.”

### Applicant Spirit and Intent

“The intent of the U-COR zoning is “to anticipate higher intensity growth within the Uptown Rogers area and to expand the core to include key locations for mixed-use development...focusing on pedestrian facilities and unique experience destinations.” This development meets the intent of the code by providing a luxury hotel and entertainment destination, including a visually interesting plaza area to invite pedestrian traffic at the entertainment venue’s main entrance. The extra stories will allow for restaurant spaces, a rooftop bar and pool area, and a grand, three-story-live-entertainment venue in addition to providing more guest rooms. Furthermore, provided architectural elevations show visually appealing design continued up the length of the tower, creating an interesting addition to the Rogers skyline.”

### Stated Hardship:

- “If limited to a maximum of 12 stories, it would be very difficult to provide this many amenities and still include a reasonable number of guest rooms to meet increasing demand.”

### Spirit and Intent:

- “The intent of the U-COR zoning is “to anticipate higher intensity growth within the Uptown Rogers area and to expand the core to include key locations for mixed-use development...focusing on pedestrian facilities and unique experience destinations.” This development meets the intent of the code by providing a luxury hotel and entertainment destination, including a visually interesting plaza area to invite pedestrian traffic at the entertainment venue’s main entrance. The extra stories will allow for restaurant spaces, a rooftop bar and pool area, and a grand, three-story-live-entertainment venue in addition to providing more guest rooms. Furthermore, provided architectural elevations show visually appealing design continued up the length of the tower, creating an interesting addition to the Rogers skyline.”





### Additional Criteria per Uptown Zoning Requirements

Variations in URDC shall be reviewed against the following criteria:

1. "The goals, intent and vision of the adopted Comprehensive Growth Map and URDC zoning districts"
  - The intent of U-COR is to "mix commercial uses with some residential and public uses. Focusing on pedestrian facilities and unique experience destinations will be a key to establishing Uptown Rogers as a place for public interaction".
2. "The extent to which the proposal fits the adjoining design context by providing appropriate building scale and use transitions"
  - All adjacent uses are commercial. An event venue and hotel space fits the context of the surrounding area. The tallest nearby building is the Hunt Tower at 10 stories.
3. "The extent to which the proposal provides public benefits such as usable public open space, livable streets, affordable housing, structures and/or shared parking, and linkages to transit"
  - A pocket plaza is proposed along South Pinnacle Hills. Some underground parking is also being proposed.
4. "The extent to which the proposal does not hinder future opportunities for high intensity development"
  - It does not.
5. "Consideration of health and welfare of the general public"
  - The pocket plaza will be an inviting space along South Pinnacle Hills and the theater/music venue will allow more entertainment possibilities to Uptown Rogers.

### Additional considerations for variance requests:

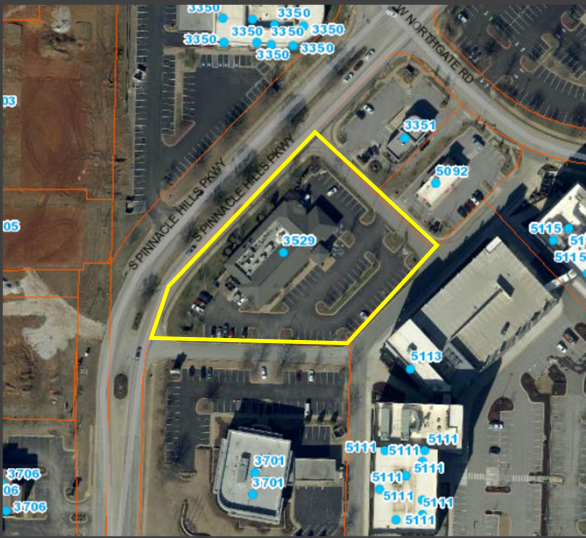
These variances exceed what is permitted by the allowable adjustments table. The BOA then must take into consideration the following criteria:

1. The intent of U-COR is to "mix commercial uses with some residential and public uses. Focusing on pedestrian facilities and unique experience destinations will be a key to establishing Uptown Rogers as a place for public interaction".
2. All adjacent uses are commercial. An event venue and hotel space fits the context of the surrounding area. The tallest nearby building is the Hunt Tower at 10 stories.
3. A pocket plaza is proposed along South Pinnacle Hills. Some underground parking is also being proposed.
4. This proposal does not hinder future opportunities.
5. The pocket plaza will be an inviting space along South Pinnacle Hills and the theater/music venue will allow more entertainment possibilities to Uptown Rogers.



# Variance Temple Live

**PLANNING**



*Aerial Map*

### Recommendation

- **APPROVE** the request to vary from the required 50% glazing on the ground floor and the request to vary from the 20% glazing on upper floors along South Pinnacle Hills.
- **APPROVE** the request for an extra 4 stories above the max height.

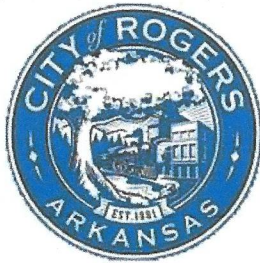
### Public Input:

No public input received.

### Recommendation:

**APPROVE** the request to vary from the required 50% glazing on the ground floor and the request to vary from the 20% glazing on upper floors along South Pinnacle Hills.

**APPROVE** the request for an extra 4 stories above the max height.



DEPT. OF COMMUNITY DEVELOPMENT  
 PLANNING DIVISION  
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OFFICE USE ONLY	
Permit Fee: _____ (\$100)	Zoning: _____
App Number: _____	
CityView Application: _____	
Date: _____	

### VARIANCE APPLICATION

APPLICANT: Crafton Tull  
 ADDRESS: 901 N 47th Street, Rogers, AR 72756 SUITE #: 400  
 GENERAL LOCATION OF PROPERTY: 3529 S Pinnacle Hills Parkway, Rogers, AR  
 PHONE #: 479-636-4838 EMAIL: Libby.Topping@craftontull.com  
 PROPERTY OWNER: BCG Land Company, LLC PHONE #: 479-461-1814

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):  
A variance from the required 90% building frontage along street Pedestrian Priority Designated roads (Section 14-732(4.2)(b)(ii)).  
A variance from the maximum 12 stories building height (Section 14-732(4.2)(c)(i)).  
A variance from the glazing requirements for Pedestrian Priority frontage (Section 14-732(5.3)(a)(iii)).

**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?

See attached letter.

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

See attached letter.

[Signature] 5/7/24  
 Applicant Signature Date

**Attachment Checklist:**

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

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: \_\_\_\_\_

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



May 6, 2024  
City of Rogers  
Community Development  
301 W Chestnut St.  
Rogers, AR 72756

Re: Variance Request – Temple Live  
CityView Project # LSD24-0138  
CTA Job No. 24100500

I am writing this letter to request the following variances in regards to the new development, Temple Live:

1. A variance from the maximum 12 stories building height (Section 14-732(4.2)(c)(i))

The plans included with this submittal show a building of 16-stories with a maximum height of 310.1. The intent of the U-COR zoning is “to anticipate higher intensity growth within the Uptown Rogers area and to expand the core to include key locations for mixed-use development... focusing on pedestrian facilities and unique experience destinations.” This development meets the intent of the code by providing a luxury hotel and entertainment destination, including a visually interesting plaza area to invite pedestrian traffic at the entertainment venue’s main entrance. The extra stories will allow for restaurant spaces, a rooftop bar and pool area, and a grand, three-story live-entertainment venue in addition to providing more guest rooms. If limited to a maximum of 12 stories, it would be very difficult to provide this many amenities and still include a reasonable number of guest rooms to meet increasing demand. Furthermore, provided architectural elevations show visually appealing design continued up the length of the tower, creating an interesting addition to the Rogers skyline. For these reasons, we are requesting to increase the maximum allowable stories to 16 for this development.

- ~~2. A variance from the required 90% building frontage along street Pedestrian Priority Designated roads (Section 14-732(4.2)(b)(ii))~~

Variance  
number 2 not  
required

~~The site is bordered by a curve of S Pinnacle Hills Parkway on the NW side and an unnamed access road along the south border, resulting in an irregularly shaped lot. Due to the lot layout, it would be extremely difficult for any building to meet the 90% building frontage requirement with a Pedestrian Priority designation. We request a reduction in the build-to-zone on a pedestrian priority road to be reduced to 54% on S Pinnacle Hills Parkway. We have oriented the building to encroach as much of the build-to-zone as possible while not being within the existing utility easement containing a 12” water line and electric. To better meet the spirit and intent of the code, where we are not providing a building within the BTZ along S Pinnacle Hills Parkway, we are proposing enhanced landscaping and pedestrian plaza areas. This frontage will still function as an inviting and visually interesting streetscape.~~



3. A variance from the required 50% glazing for ground floor and 20% glazing for upper floors in a Pedestrian Priority Frontage (Section 14-732(5.3)(a)(iii))

The west elevation included with this submittal shows 41% glazing at the first level façade and 3.9% glazing at the upper-level façade along the Pedestrian Priority frontage for Pinnacle Hills parkway.

The lower-level area includes entrances directly to a floor seating area for a live theater venue. This space needs to be able to be blacked out during daytime performances, so glazing cannot be maximized any further on this façade. The upper levels 2 and 3 also look into mezzanine and balcony seating for live performances.

Upper levels of the development primarily include guest rooms for the hotel. Hotels, unlike retail and most commercial uses, do not benefit from high percentages of glazing. Most guests are there for nightly stays and prefer to keep the room dark for a majority of their stay. The western face of the hotel tower (facing Pinnacle Hills Parkway) includes a stairwell on the north half and a guest room on the south half. These guest rooms feature headboards placed on the western wall, making minimum glazing on this wall desirable. The strip of glazing that is shown down the tower on the western elevation aligns with the hallways of guest room floors.

To better meet the intent of the code, an inviting plaza space is featured on the ground floor, and visually interesting architectural elements, such as the illuminated feature strip are included on the hotel tower's western face. Furthermore, the north and south elevations show extensive glazing on those sides of the hotel tower, providing each guest room with a view that can be easily blacked out with curtains when desired.

Should you have any questions or concerns, feel free to contact us at your earliest convenience.

Sincerely,  
Crafton Tull and Associates

Kendele Boyce, E.I.

**LEGEND (EXISTING SYMBOLS)**

**SYMBOLS**

- FOUND IRON PIN
- ☼ LIGHT POLE
- ⚡ POWER POLE
- Ⓣ TELEPHONE PEDESTAL
- Ⓜ TV PEDESTAL
- ⊙ MANHOLE
- SANITARY SEWER CLEANOUT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ STORM SEWER PIPE
- ⊕ DOWN GUY
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT ASSEMBLY
- ⊕ AIR RELEASE VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ WATER METER
- ⊕ SPRINKLER HEAD
- ⊕ ELECTRIC PEDESTAL
- ⊕ GRATED INLET
- ⊕ DROP INLET
- ⊕ TREE
- ⊕ TREE TO BE REMOVED

**LINEWORK**

- EASEMENT
- ==== CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SS --- SS SANITARY SEWER LINE
- G --- G GAS LINE
- W --- W WATER LINE (SPECIFY SIZE & TYPE)
- UGT --- UGT UNDERGROUND TELEPHONE
- UGT --- UGT UNDERGROUND TELEVISION
- OHE --- OHE OVERHEAD ELECTRIC
- UGTV --- UGTV OVERHEAD TELEVISION
- OHTV --- OHTV OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- X --- X BARBED WIRE FENCE
- FO --- FO FIBER OPTIC
- RIGHT OF WAY
- ROAD CENTERLINE

**LEGEND (CONSTRUCT)**

**SYMBOLS**

- SET IRON PIN
- ☼ LIGHT POLE
- ⚡ POWER POLE
- Ⓣ TELEPHONE PEDESTAL
- Ⓜ TV PEDESTAL
- ⊙ MANHOLE
- SANITARY SEWER CLEANOUT
- ⊕ GAS METER
- ⊕ GAS VALVE
- ⊕ STORM SEWER PIPE
- ⊕ STRUCTURE NUMBER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT ASSEMBLY
- ⊕ AIR RELEASE VALVE
- ⊕ FIRE DEPARTMENT CONNECTION
- ⊕ WATER METER
- ⊕ BACK FLOW PREVENTER
- ⊕ REDUCER
- ⊕ RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
- ⊕ CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)

**LINEWORK**

- EASEMENT
- ==== CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- SS --- SS SANITARY SEWER LINE
- G --- G GAS LINE
- W --- W WATER LINE
- UGT --- UGT UNDERGROUND TELEPHONE
- UGT --- UGT UNDERGROUND TELEVISION
- OHE --- OHE OVERHEAD ELECTRIC
- UGTV --- UGTV OVERHEAD TELEVISION
- OHTV --- OHTV OVERHEAD TELEVISION
- CHAIN LINK FENCE
- WOOD FENCE
- X --- X BARBED WIRE FENCE
- FO --- FO FIBER OPTIC
- BUILDING SET BACK
- RIGHT OF WAY
- PROPERTY LINE
- ROAD CENTERLINE

**GENERAL NOTES**

- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE ONLY FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS.
- THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE DRAWINGS IS BASED ON A SEARCH OF THE AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE DRAWINGS. CRAFTON TULL ASSUMES NO RESPONSIBILITY REGARDING THE ACCURACY OF THE DEPICTED LOCATION(S) OF THE UNDERGROUND FACILITIES ON THESE DRAWINGS. CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ANY OTHER FACILITIES NOT SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY LOCATION OF ALL FACILITIES BEFORE BEGINNING WORK.
- IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE DUTY OF THE ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN OR NEAR THE CONSTRUCTION SITE.
- THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICES, IS THE PROPERTY OF CRAFTON, TULL & ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
- CONTRACTOR SHALL NOT CAUSE ANY LONG-TERM INCONVENIENCE TO THE PUBLIC, ADJACENT PROPERTY OWNERS, PEDESTRIANS, ETC. DURING CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL PROVIDE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SHEETING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
- ENGINEER OF RECORD SHALL OBSERVE THE INSTALLATION OF THE WATER & SEWER MAINS. BEYOND THAT SCOPE, CRAFTON TULL & ASSOCIATES, INC. (CTA) HAS NOT BEEN RETAINED BY THE OWNER FOR CONSTRUCTION ADMINISTRATION OR OBSERVATION SERVICES FOR THE WORK INDICATED ON THESE DRAWINGS. THEREFORE, CTA HEREBY NOTIFIES ALL PARTIES INVOLVED THAT CRAFTON, TULL & ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR THE INTERPRETATION, COORDINATION, OR ADMINISTRATION OF THESE DOCUMENTS AND/OR DEVIATIONS THEREOF. FURTHERMORE, CRAFTON, TULL & ASSOCIATES, INC. WILL NOT BE RESPONSIBLE FOR ANY EFFECTS THAT ANY CHANGES TO THESE DOCUMENTS MAY HAVE ON ANY RELATED TRADES, CONSTRUCTION SEQUENCES, OR OPERATION OF THE COMPLETED PROJECT EXCEPT AS SPECIFICALLY NOTED IN THE AGREEMENT BETWEEN CRAFTON, TULL & ASSOCIATES AND THE OWNER.

- ENERGIZED ELECTRICAL LINE SAFETY, WARNINGS, AND ADVANCED NOTICES: ALL OWNERS, GENERAL CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.
- STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING \$20,000.
- EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
- STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
- CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION IMMEDIATELY FOLLOWING INSTALLATION, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
- WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, 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 SHALL HAVE 20-FT OF DRIVABLE SURFACE FOR TOW-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.
- LARGE SCALE PLANS ARE VALID FOR ONE YEAR FOLLOWING PLANNING COMMISSION APPROVAL.

**UTILITY CONTACTS**

**WATER & SANITARY SEWER**  
 ROGERS WATER UTILITIES  
 601 S. 2ND ST.  
 ROGERS, AR 72756  
 PHONE: (479)621-1142

**FLOOD NOTE**

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0265K, EFFECTIVE DATE JUNE 3, 2012.

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

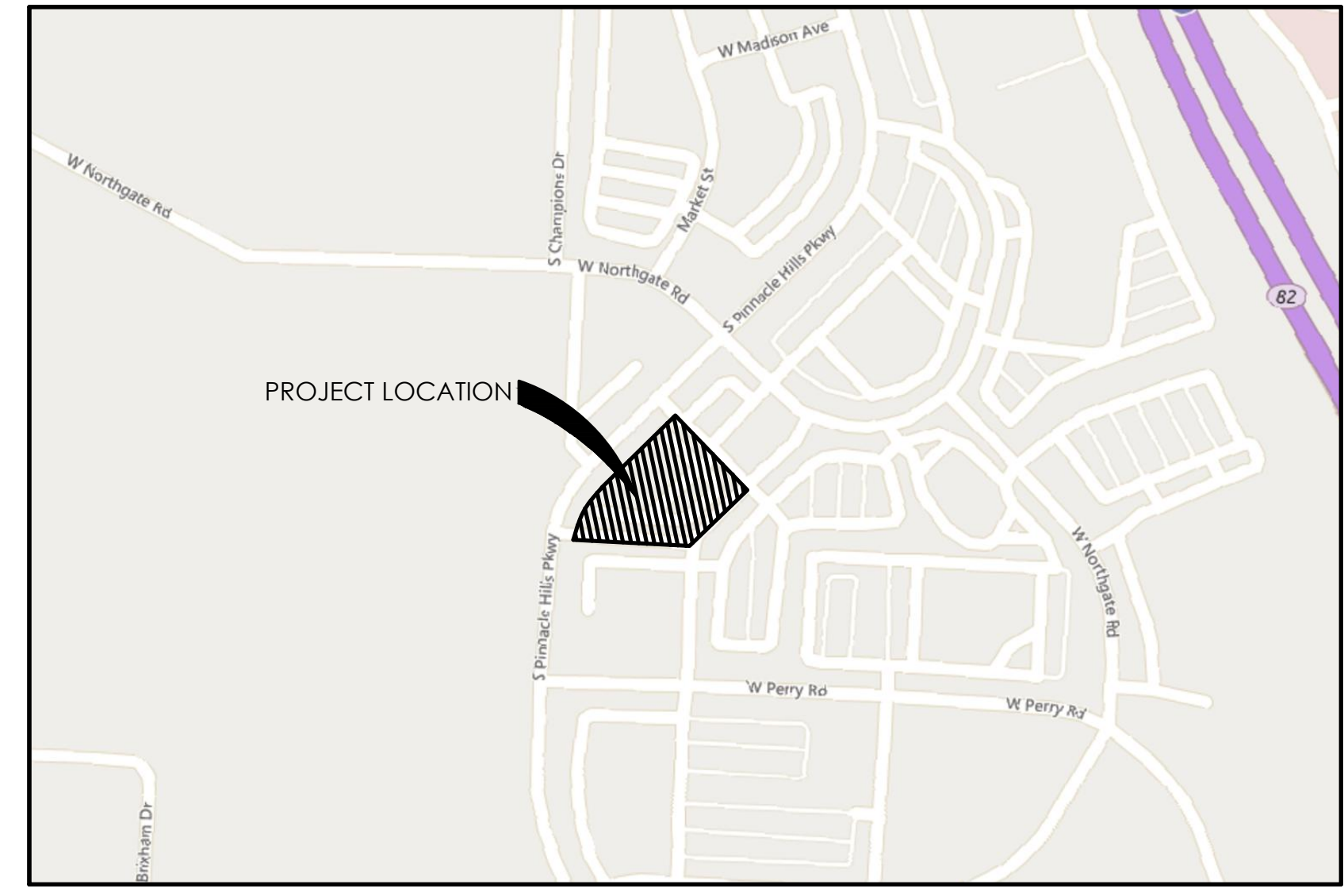
**PROPERTY DESCRIPTION**

SITE DESCRIPTION  
 BEING ALL OF TRACT J-6 OF THE TRACT SPLIT PLAT OF TRACT J-3 OF PINNACLE HILLS PHASE 1 IN THE CITY OF ROGERS ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED IN PLAT BOOK 2005 AT PAGE 1461 IN THE RECORDS OF BENTON COUNTY, ARKANSAS, ALSO DESCRIBED AS BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 30 WEST OF THE 5TH/ PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS.

# TEMPLELIVE NWA / DREAM HOTELS

## 3529 S. PINNACLE HILLS PKWY ROGERS, AR 72758

### URDC-LARGE SCALE DEVELOPMENT PLAN CITYVIEW PROJECT #LSD24-0138



**Sheet List Table**

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	SURVEY SHEET
C-003	DEMO PLAN
C-101	OVERALL SITE PLAN (C)
C-102	SITE PLAN
C-103	UTILITY PLAN (C)
C-104	GRADING PLAN (C)
C-105	EROSION CONTROL PH.1
C-106	EROSION CONTROL PH.2
C-107	PAVING PLAN (C)
C-201	WATERLINE 1 P&P (C)
C-202	FIRE LINE 1 P&P (C)
C-203	SANITARY SEWER LINE 1 P&P (C)
C-204	SANITARY SEWER LINE 2 P&P (C)
C-205	STORM P&P (C)
C-206	RETAINING WALL P&P
C-501	SITE DETAILS
C-502	CITY OF ROGERS DETAILS
C-503	EROSION CONTROL DETAILS
C-504	CROSS SECTION DETAILS
C-505	CONCRETE BOLLARD DETAILS
TF 6005	CONCRETE BOLLARD SECTION VIEW
WD-1	RWU WD-1
WD-2	RWU WD-2
SD-1	RWU SD-1
A2.7	PARKING PLAN
A3.3	BUILDING ELEVATION SHT.1 OF 3
A3.4	BUILDING ELEVATION SHT.2 OF 3
A3.5	BUILDING ELEVATION SHT.3 OF 3
L-101	OVERALL PLANTING PLAN
L-102	PLANTING PLAN ENLARGEMENT A
L-501	PLANTING DETAILS
L-601	PLANT SCHEDULE
LL-501	IRRIGATION DETAILS 1 OF 2
LL-502	IRRIGATION DETAILS 2 OF 2

**PROJECT INFORMATION**

**BUILDING SETBACK:** PEDESTRIAN PRIORITY BTZ 0' MIN-20' MAX  
 SIDE 0' MIN. SETBACK; NO MAX. SETBACK  
 REAR 0' MIN. SETBACK; NO MAX. SETBACK

**SITE/DEVELOPMENT AREA:** 1.57± AC. (68,358± SQ.FT.)  
**BUILDING SIZE:** BUILDING FOOTPRINT: 33,270± SQ.FT.  
 16-STORIES TOTAL: 261,935 SQ.FT.  
 THEATER/MUSIC VENUE: 82,071 SQ.FT.  
 HOTEL: 179,864 SQ.FT.

**ZONING:** U-COR  
**BUILDING HEIGHT:** 284'-6" (16-STORY)  
**BUILDING TYPE:** TYPE IB  
**BUILDING FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 206±  
**PROPERTY FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 377±

**REQUIRED FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 90%  
**PROVIDED FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 206±/377±=54.6%  
**OPEN SPACE REQUIREMENT:** 5% OF SITE AREA  
**PUBLIC OPEN SPACE PROVIDED:** 7,615 SQ.FT./68,358 SQ.FT = 11.1%  
 - (33% PERVIOUS OF PUBLIC OPEN SPACE)  
 - (67% IMPERVIOUS OF PUBLIC OPEN SPACE)  
 THEATER/MUSIC VENUE/HOTEL

**BUILDING USAGE:** THEATER/MUSIC VENUE/HOTEL

**REQUIRED PARKING:** LODGING USES (HOTEL): 0.5 SPACES PER GUEST ROOM  
 NON-RESIDENTIAL USES: NO REQUIREMENT PER TABLE 4-1  
 211 GUEST ROOMS X 0.5 = 105.5 STALLS

**PROVIDED PARKING:** 106 PARKING STALLS ONSITE (VIA PARKING GARAGE)

**FINISHED FLOOR ELEVATION:** SEE GRADING PLAN  
**PROPERTY USAGE:** MIXED USE (SEE BUILDING USAGE BREAKDOWN)  
**ADDRESS:** 3529 S. PINNACLE HILLS PKWY  
 ROGERS, AR 72758

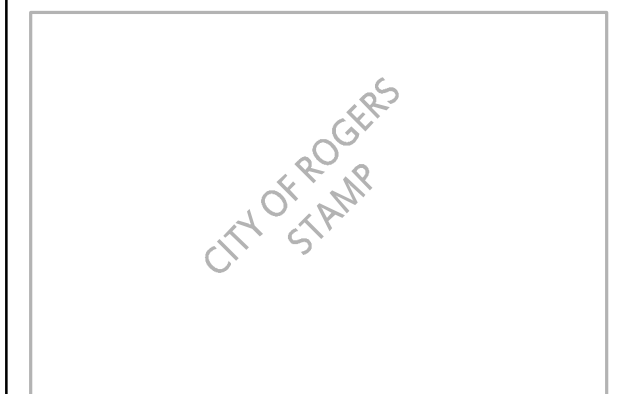
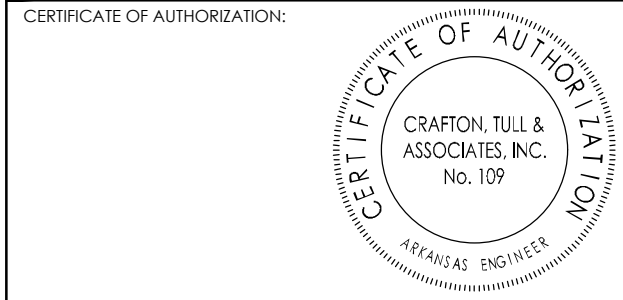
**OWNER:** BCG LAND COMPANY, LLC  
 200 N. 11TH ST.  
 FORT SMITH, AR 72901  
 479-461-1814  
 LBEATY@BEATYCAP.COM

**SITE ENGINEER:** CRAFTON TULL  
 DANIEL ELLIS, P.E.  
 901 N. 47TH ST., SUITE 400  
 ROGERS, AR 72756  
 479-636-4838  
 DANIEL.ELLIS@CRAFTONTULL.COM

**SITE STABILIZATION AND CERTIFICATION**

CRAFTON TULL CANNOT CERTIFY THE SITE AS COMPLETE IN ORDER TO OBTAIN THE CERTIFICATE OF OCCUPANCY UNTIL ALL DISTURBED AREAS RELATED TO THE CONSTRUCTION OF THE PROJECT, BOTH ONSITE AND OFFSITE, HAVE BEEN STABILIZED PER THE PLANS AND SPECIFICATIONS AND ALL REQUIREMENTS SPELLED OUT IN PERMITS ISSUED BY THE STATE AND LOCAL AUTHORITIES HAVE BEEN MET.

Arkansas One Call  
  
 Know what's below.  
 Call before you dig.



TEMPLELIVE / NWA  
 DREAM HOTELS  
 3529 S. PINNACLE HILLS PKWY,  
 ROGERS, AR 72758

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	03/08/2024
2	SECOND SUBMITTAL	04/26/2024
3	THIRD SUBMITTAL	05/21/2024

No.	Description	Date
1	FIRST SUBMITTAL	03/08/2024
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PROJECT NO: 241 00500  
 ISSUE DATE: 03/08/2024  
 CONTACT: D ELLIS  
 DATE: 03/08/2024  
 DATE: 03/12/2024

THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT

PRELIMINARY PLANS



PARCEL #02-01671-103  
OWNER: COIN HARVEY LLC  
ADDRESS: 3503 S 55TH ST.  
ZONING: U-COM

PARCEL #02-15426-000  
OWNER: 3350 PHP LLC & MIDWEST ONCOLOGY RE LLC & BALEDGE ROGERS LLC & COTIC HOLDINGS LLC  
ADDRESS: 3350 S PINNACLE HILLS PKWY  
ZONING: C2

PARCEL #02-15427-003  
OWNER: PINNACLE COFFE PARTNERS LLC  
ADDRESS: 3351 S PINNACLE HILLS PKWY  
ZONING: C2-CU

PARCEL #02-15427-004  
OWNER: BDP HOLDINGS LLC  
ADDRESS: 5092 W NORTHGATE RD.  
ZONING: C2-CU

PARCEL #02-01671-101  
OWNER: PLAZA AT PINNACLE HILLS LLC  
ADDRESS: W. NORTHGATE RD  
ZONING: U-COM

PARCEL #02-01671-099  
OWNER: CITY OF ROGERS  
ADDRESS: W. NORTHGATE RD  
ZONING: U-COM

PARCEL #02-01671-102  
OWNER: BRUNWICK DEVELOPMENT GROUP LLC  
ADDRESS: S 55TH ST.  
ZONING: U-COM

PARCEL #02-01671-091  
OWNER: FIRST NATIONAL BANK OF FORT SMITH  
ADDRESS: 3706 S PINNACLE HILLS PKWY  
ZONING: U-COR

PARCEL #02-15427-001  
OWNER: FIRST NATIONAL BANK  
ADDRESS: 3701 S PINNACLE HILLS PKWY  
ZONING: C2-CU

PARCEL #02-15427-002  
OWNER: NORTHGATE HOLDINGS LLC  
ADDRESS: 5111 W B HUNT DR.  
ZONING: C2-CU

PUBLIC OPEN SPACE/POCKET PLAZA (±7,615 SQ.FT.)

PEDESTRIAN PRIORITY BTZ 0'-20'

NEW BUILDING  
FFE: 1306.00  
231'X172.5'  
3529 S. PINNACLE HILLS PKWY,  
ROGERS, AR 72758

**LEGEND (EXISTING SYMBOLS)**

- | SYMBOLS                 | LINEWORK              |
|-------------------------|-----------------------|
| ○ FOUND IRON PIPE/REBAR | ===== CURB            |
|                         | _____ RIGHT OF WAY    |
|                         | _____ ROAD CENTERLINE |

**LEGEND (CONSTRUCT)**

- | SYMBOLS        | LINEWORK            |
|----------------|---------------------|
| ● SET IRON PIN | ===== CURB          |
|                | _____ PROPERTY LINE |

**PROJECT INFORMATION**

**BUILDING SETBACK:** PEDESTRIAN PRIORITY BTZ 0' MIN-20' MAX  
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16-STORIES TOTAL: 261,935 SQ.FT.  
THEATER/MUSIC VENUE: 82,071 SQ.FT.  
HOTEL: 179,864 SQ.FT.

**ZONING:** U-COR  
**BUILDING HEIGHT:** 284'-6" (16-STORY)  
**BUILDING TYPE:** TYPE IB

**BUILDING FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 206'±

**PROPERTY FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 377'±

**REQUIRED FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 90%

**PROVIDED FRONTAGE:** S. PINNACLE HILLS PKWY PEDESTRIAN PRIORITY 206'±/377'±=54.6%

**OPEN SPACE REQUIREMENT:** 5% OF SITE AREA  
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- (33% PERVIOUS OF PUBLIC OPEN SPACE)  
- (67% IMPERVIOUS OF PUBLIC OPEN SPACE)

**BUILDING USAGE:** THEATER/MUSIC VENUE/HOTEL

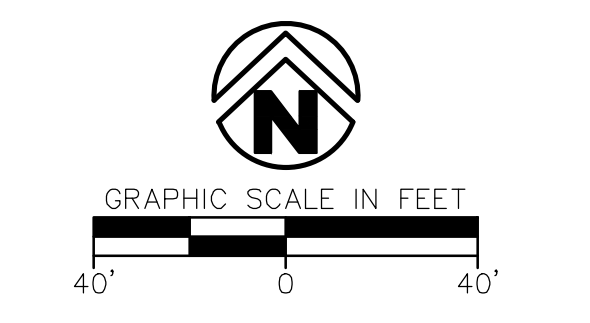
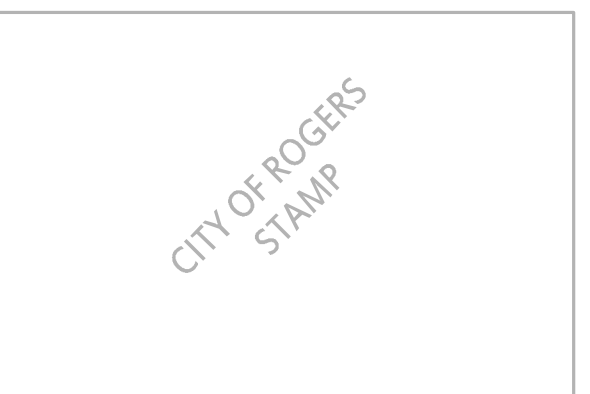
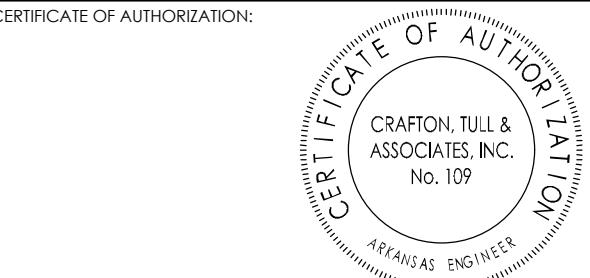
**REQUIRED PARKING:** LODGING USES (HOTEL): 0.5 SPACES PER GUEST ROOM  
NON-RESIDENTIAL USES: NO REQUIREMENT PER TABLE 4-1  
211 GUEST ROOMS X 0.5 = 105.5 STALLS

**PROVIDED PARKING:** 106 PARKING STALLS ONSITE (VIA PARKING GARAGE)

**FINISHED FLOOR ELEVATION:** SEE GRADING PLAN  
**PROPERTY USAGE:** MIXED USE (SEE BUILDING USAGE BREAKDOWN)  
**ADDRESS:** 3529 S. PINNACLE HILLS PKWY  
ROGERS, AR 72758

**OWNER:** BCG LAND COMPANY, LLC  
200 N. 11TH ST.  
FORT SMITH, AR 72901  
479-461-1814  
LBEATY@BEATYCAP.COM

**SITE ENGINEER:** CRAFTON TULL  
DANIEL ELLIS, P.E.  
901 N. 47TH ST., SUITE 400  
ROGERS, AR 72756  
479-636-4638  
DANIEL.ELLIS@CRAFTONTULL.COM



**TEMPLELIVE / NWA DREAM HOTELS**  
3529 S. PINNACLE HILLS PKWY,  
ROGERS, AR 72758

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	03/08/2024
2	SECOND SUBMITTAL	04/26/2024
3	THIRD SUBMITTAL	05/21/2024

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PROJECT NO: 24100500  
ISSUE DATE: 03/08/2024  
CONTACT: D. ELLIS  
DESIGNER: M. LOVIE  
DATE: 03/12/2024

FOR CONSTRUCTION  
REVIEW SET  
FOR CONSTRUCTION

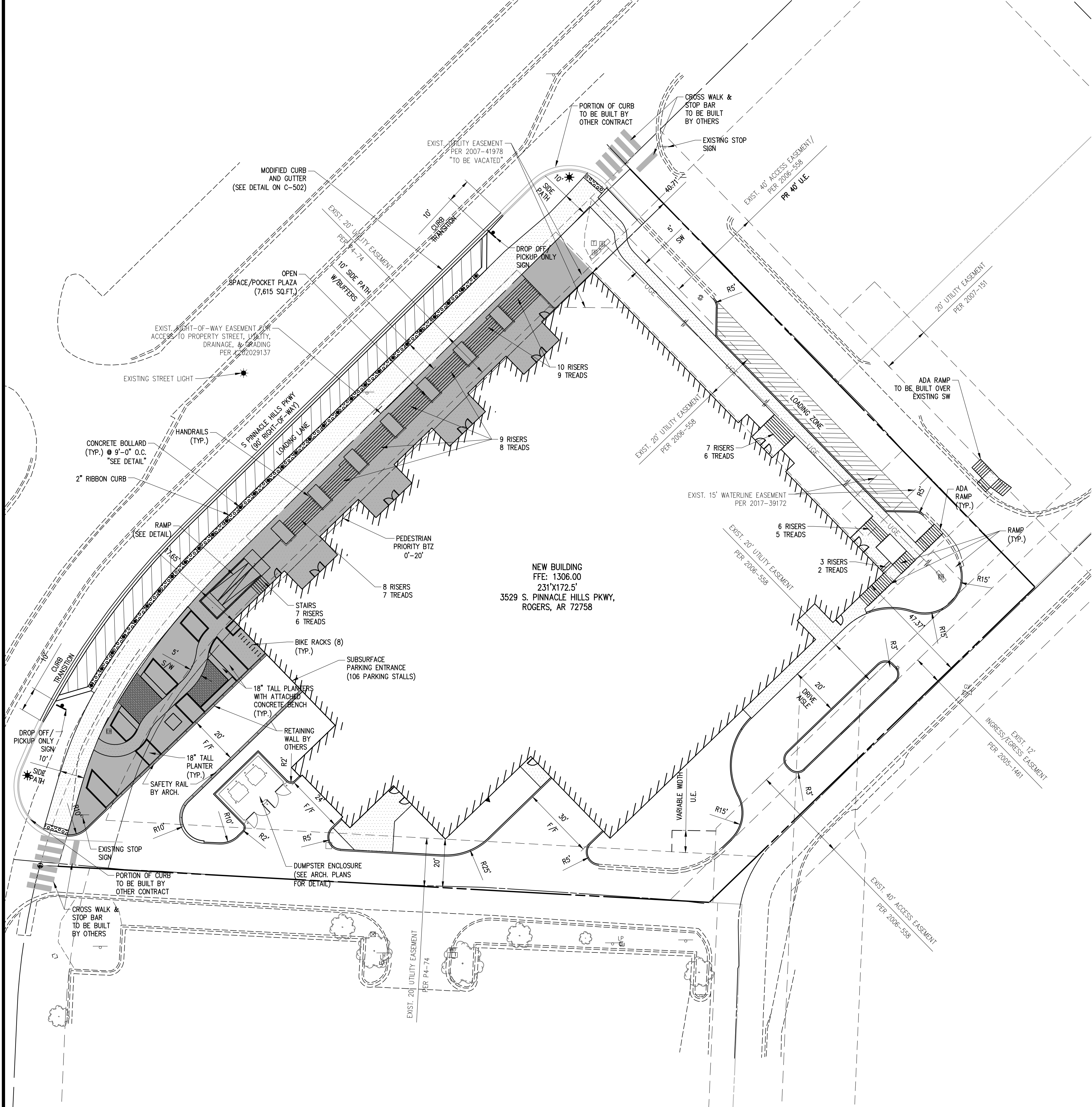
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PRELIMINARY PLANS

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OVERALL SITE PLAN (C)

C-101



**LEGEND (EXISTING SYMBOLS)**

SYMBOLS	LINEWORK
FOUND IRON PIPE/REBAR	EASEMENT
ELECTRIC JUNCTION BOX	CURB
SIGN	RIGHT OF WAY
	ROAD CENTERLINE

**LEGEND (CONSTRUCT)**

SYMBOLS	LINEWORK
SET IRON PIN	EASEMENT
	CURB
	BUILDING SET BACK
	PROPERTY LINE

**PROJECT INFORMATION**

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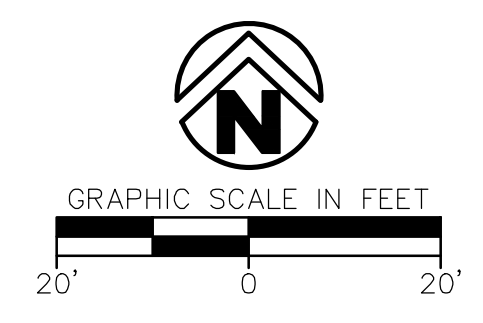
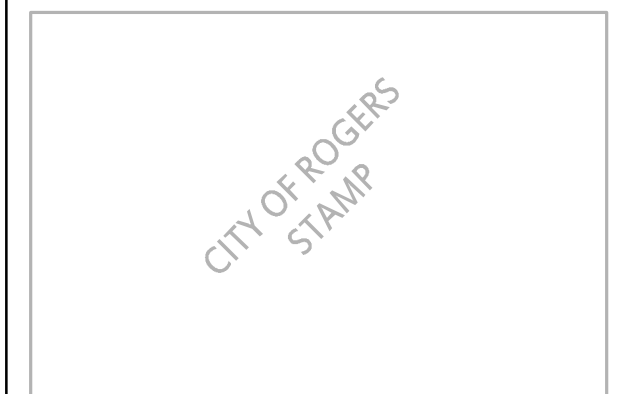
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**PROPERTY USAGE:** MIXED USE (SEE BUILDING USAGE BREAKDOWN)  
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 901 N. 47TH ST., SUITE 400  
 ROGERS, AR 72756  
 479-636-4838  
 DANIEL.ELLIS@CRAFTONTULL.COM

- SITE NOTES**
- THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
  - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
  - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
  - ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT MARKINGS DIMENSIONS FACE OF CURB UNLESS OTHERWISE NOTED.
  - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
  - ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
  - CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
  - CONTRACTOR SHALL MATCH NEW CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
  - CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
  - ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

ALL STREETLIGHTS ARE TO BE THE DECORATIVE STREETLIGHTS (HOLOPHANE ACORN TYPE) FOR THE UPTOWN AREA.



**TEMPLELIVE / NWA DREAM HOTELS**  
 3529 S. PINNACLE HILLS PKWY,  
 ROGERS, AR 72758

No.	Description	Date
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2	SECOND SUBMITTAL	04/26/2024
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PROJECT NO: 24100500  
 ISSUE DATE: 03/08/2024  
 CONTACT: D. ELLIS  
 PLOT NO: 11.0224  
 DATE: 03/12/2024

PRELIMINARY PLANS  
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1120 Garrison Avenue  
Suite 1A  
Fort Smith, AR 72901  
479.782.4085  
www.GoStudio6.com

CONSULTANTS

OWNER TempleLive NWA / DREAM HOTELS

PROJECT TempleLive / DREAM HOTELS

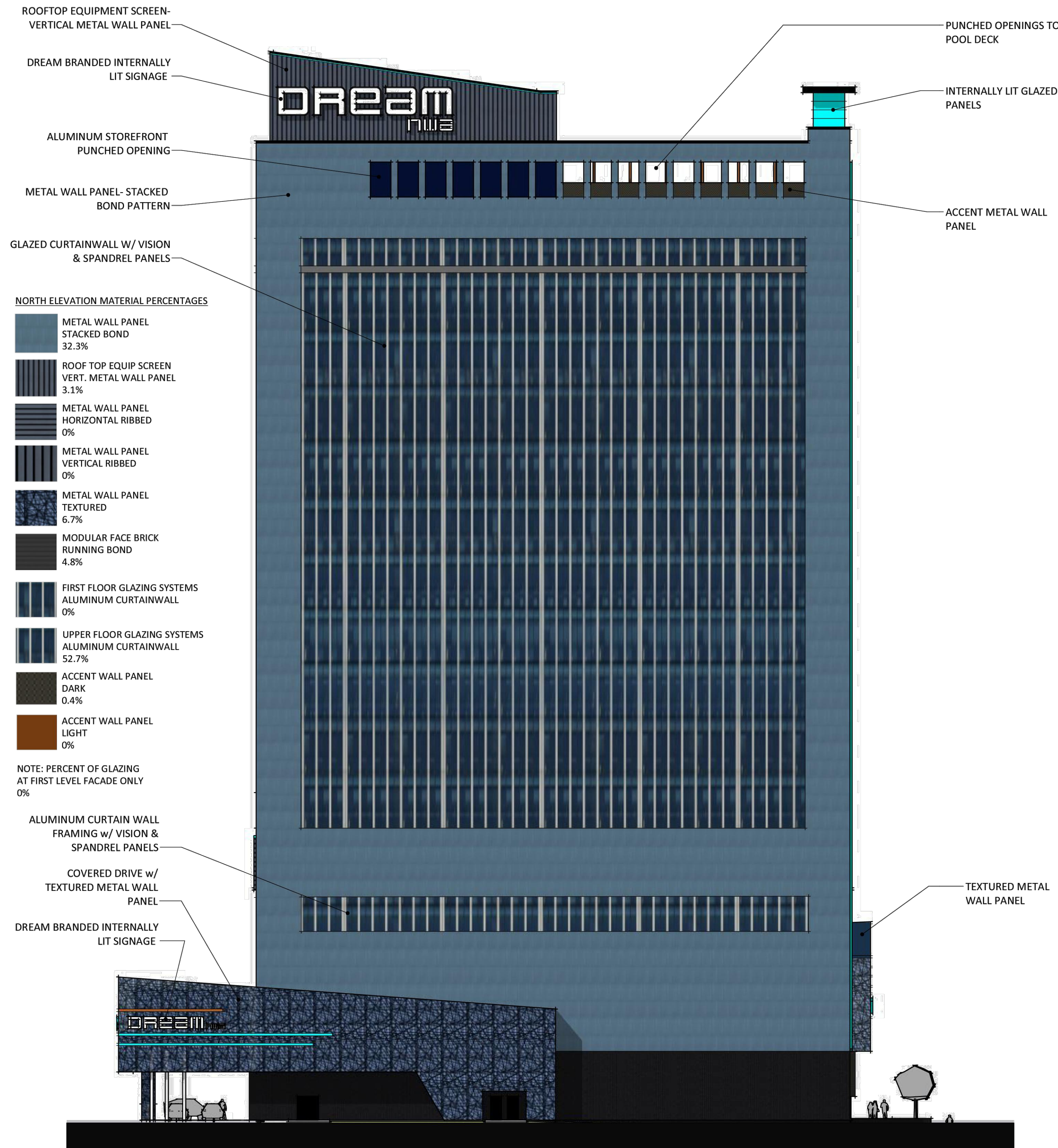
LOCATION 3529 S. PINNACLE HILLS PARKWAY  
ROGERS, ARKANSAS

REVISIONS		
MARK	DATE	DESCRIPTION

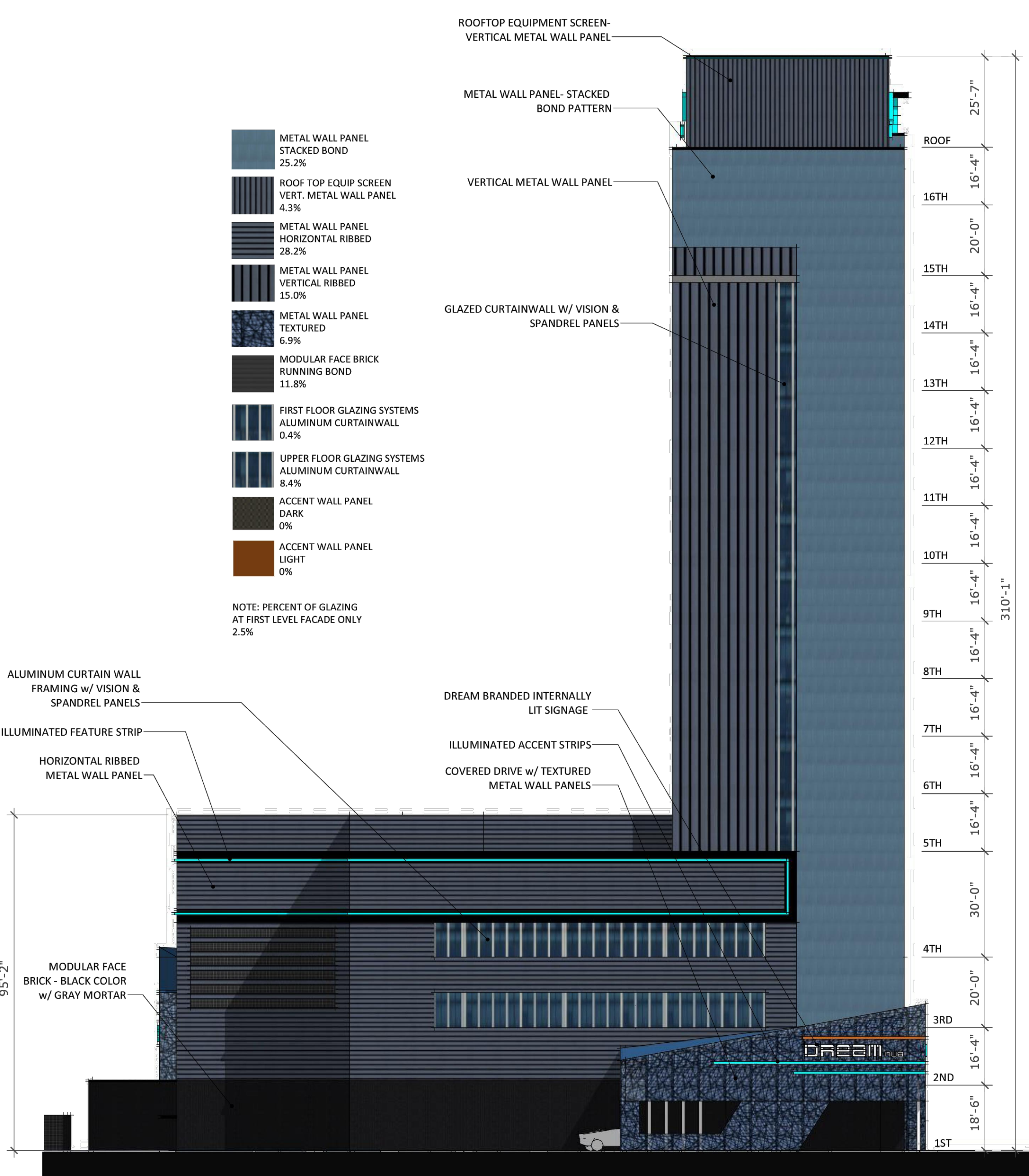
PROJECT NO: 23-052  
DATE: 05/03/2024  
ISSUED

SHEET TITLE  
PROPOSED ELEVATIONS

DISCIPLINE - SHEET NUMBER  
**A3.4**



**1** NORTH ELEVATION  
1" = 20'-0"



**2** EAST ELEVATION  
1" = 20'-0"



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CONSULTANTS

OWNER  
**TempleLive NWA / DREAM HOTELS**

PROJECT  
**TempleLive / DREAM HOTELS**

LOCATION  
**3529 S. PINNACLE HILLS PARKWAY  
ROGERS, ARKANSAS**

REVISIONS		
MARK	DATE	DESCRIPTION

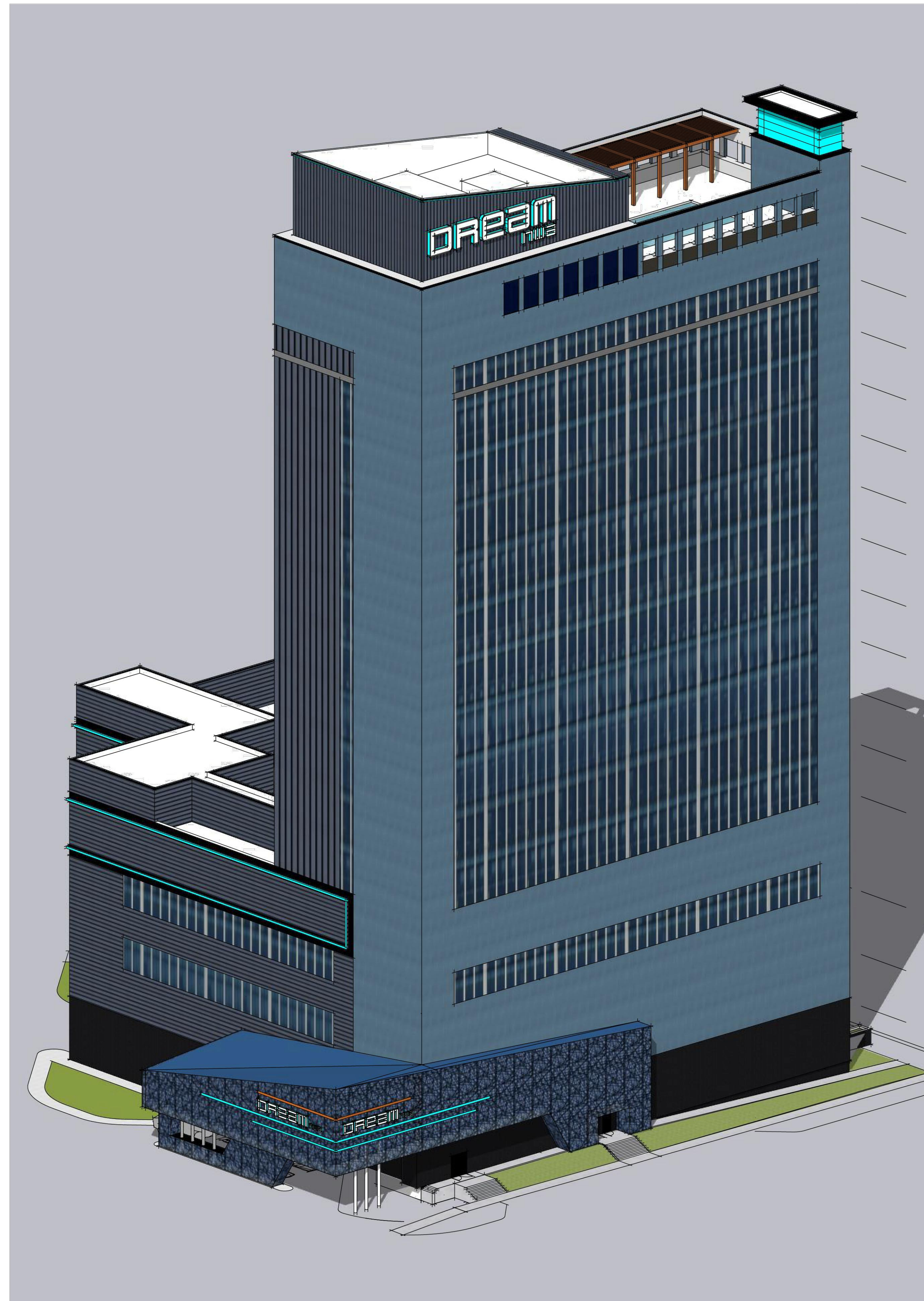
PROJECT NO: 23-052  
DATE: 05/03/2024  
ISSUED

SHEET TITLE

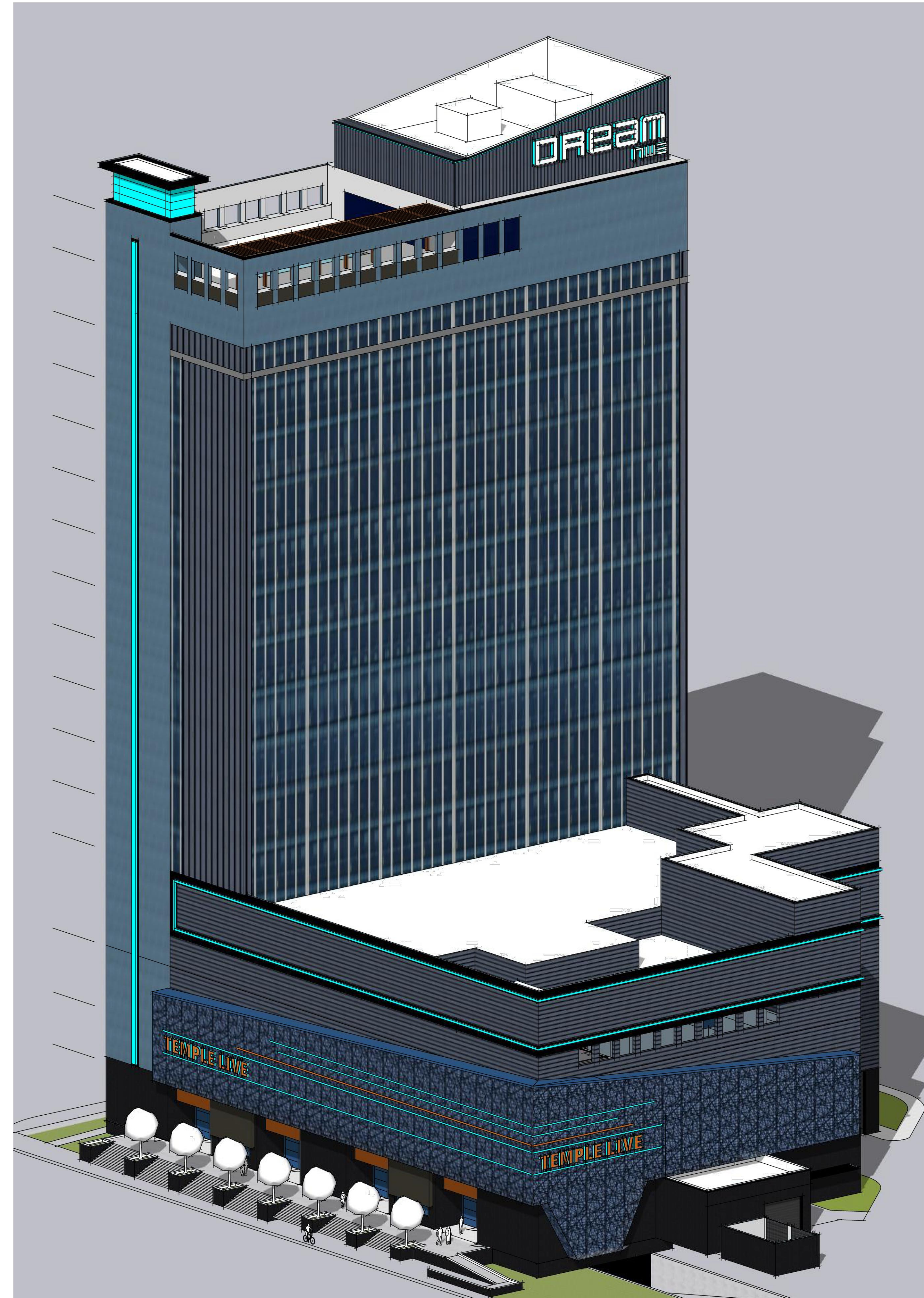
PROPOSED ELEVATIONS

DISCIPLINE - SHEET NUMBER

**A3.5**



1 **NORTHEAST AXONOMETRIC**  
1" = 20'-0"



2 **SOUTHWEST AXONOMETRIC**  
1" = 20'-0"



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 **June 18, 2024** at **5:30 p.m.** at Rogers City Hall regarding an application by **Temple Live** under the provisions of the City of Rogers Code of Ordinances, for a variance from **Section 14-732, the required building frontage along pedestrian priority designated roads, minimum glazing requirements along pedestrian priority designated facades, and the maximum 12 stories building height** at the **3529 S. Pinnacle Hills Parkway** in the U-COR(Core Mixed Use) zoning district more particularly described as follows:

**PARCEL NUMBER:**

02-15427-005

**LOCATION:**

**3529 S. Pinnacle Hills Parkway**

Derek Burnett, Secretary  
Board of Adjustment

**PUBLISH ONE TIME ONLY:** **Sunday June 2, 2024**  
**BILL THE CITY OF ROGERS**



# NOTICE OF PUBLIC HEARING

## NOTICE OF PUBLIC HEARING VARIANCE

DESCRIPTION: [Illegible]

APPLICANT: [Illegible]

BOARD/COMMISSION: [Illegible]

MEETING DATE/TIME: [Illegible]

MEETING LOCATION: [Illegible]

PUBLIC COMMENTS: [Illegible]

 **COMMUNITY DEVELOPMENT  
PLANNING DIVISION**  
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