



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

PLANNING COMMISSION MEETING AGENDA

AUGUST 6, 2024

5:30 PM

ONLINE VIEWING:

PLANNING COMMISSION: [HTTPS://US02WEB.ZOOM.US/J/84069438030](https://us02web.zoom.us/j/84069438030)

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/84069438030](https://us02web.zoom.us/j/84069438030)

ZONING REVIEW COMMITTEE: [HTTPS://US02WEB.ZOOM.US/J/83712224529](https://us02web.zoom.us/j/83712224529)

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. July 16, 2024

PUBLIC FORUM:

REPORTS :

1. Staff
2. Commissioners

DECLARATION OF ABSTENTION:



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CONSENT AGENDA:

1. **LSDP: Nabholz Office Addition**

A proposal to construct a 12,035 sq. ft. office and warehouse addition at 3309 N. 2nd Street in the I-1 (Light Industrial) zoning district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Craigon Anderson*

PUBLIC HEARING:

1. **ALTERNATIVE SIGN PROGRAM: Andy's Frozen Custard**

A request by Andy's Frozen Custard to consider an application for the Alternative Sign Program for 2205 W. Walnut Street in the city's C-2 (Highway Commercial) zoning district and in the city's Overlay district.
– *STAFF: Nicholas Little*
– *REPRESENTED BY: Lee Reinhardt*

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:

NEW BUSINESS:

1. All recommended items from committees.

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



LARGE SCALE DEVELOPMENT

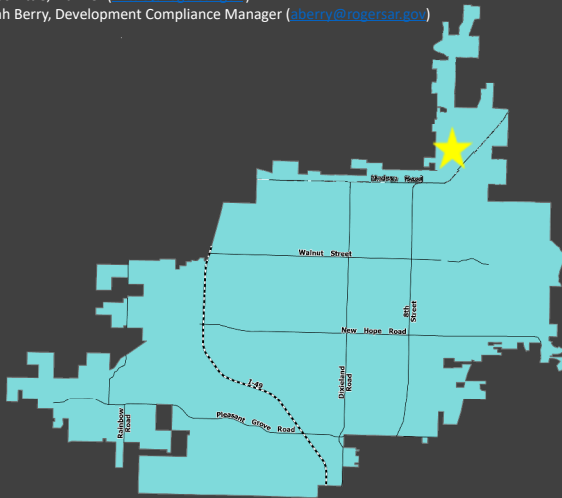
PLANNING

Nabholz Office Addition

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

3309 N 2nd Street
Parcel 02-00679-000

CGM Designation

Employment Center

Zoning

I-1 (Light Industrial)

Proposed Use

Office; Warehouse

Representative

Taylor Lindley, Crafton Tull

Location:

Just northeast of the intersection of N 2nd Street and W Stratton Road; adjacent to Rogers Executive Airport

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

Employment Center

Growth Designation Character:

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

Allowed Zoning Districts:

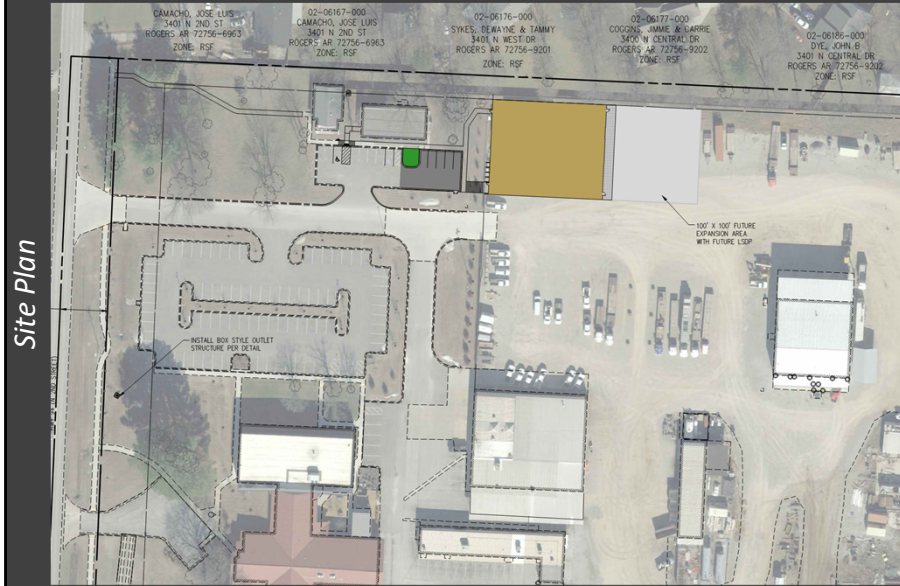
C-4, W-O, I-1, I-2



LARGE SCALE DEVELOPMENT

PLANNING

Nabholz Office Addition



Request

- This development proposal includes a 12,035 sq. ft. office and warehouse addition.

ENGINEERING REVIEW

ACCESS MANAGEMENT:

Access management standards are being met.

STORMWATER MANAGEMENT & WATER QUALITY:

The applicant proposes to utilize the existing detention pond on-site. A box style outlet structure will be added to the pond to increase the detention time to at least 24 hours. Water quality is addressed by an existing grass swale and pond forebay.

FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded).

MASTER STREET PLAN IMPROVEMENTS:

Street Pavement and Condition:

This project is not adjacent to a public street.

Connectivity Standards:

Connectivity standards are not applicable on this site.

Streetscape: Right-of-Way:

This project is not adjacent to a public street.

Sidewalks & Sidepaths:

Sidewalks are neither proposed nor required.

Trails:

Trails are neither proposed nor required.

Streetlights:

Streetlights are not required for this project.

Street Trees:

Street trees are not required for this project.

RECOMMENDATIONS:

Approve



LARGE SCALE DEVELOPMENT

Nabholz Office Addition

PLANNING



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE

[illegible]

SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-101	OVERALL SITE PLAN (C)
C-102	SITE AND UTILITY PLAN (C)
C-103	GRADING PLAN
C-201	POND P&P (C)
C-202	WATERLINE 1 P&P (C)
C-203	EROSION CONTROL PHASE 1
C-204	EROSION CONTROL PHASE 2
C-501	STANDARD DETAILS
C-502	EROSION CONTROL DETAILS
C-503	EROSION CONTROL DETAILS
C-504	EROSION CONTROL DETAILS
E-101	PHOTOMETRIC PLAN
L-101	PLANTING PLAN
L-501	PLANTING DETAILS
WD-1	ROGERS WATER DETAIL
WD-2	ROGERS WATER DETAIL
SD-1	ROGERS SEWER DETAILS
A2.01	EXTERIOR ELEVATIONS

AR	<u>LINEWORK</u>		
MONUMENT	EASEMENT		
Y	CURB		
	INTERMEDIATE CONTOUR	1206	
AL	INDEX CONTOUR	1205	
X	SS		SS
R	SANITARY SEWER LINE (SPECIFY SIZE & TYPE)	G	G
SECTION	GAS LINE		
	W		W
	WATER LINE (SPECIFY SIZE & TYPE)		
	UGT		UGT
	UGE		
	UNDERGROUND ELECTRIC		
	OHE		
	OVERHEAD ELECTRIC		
	UGTV		UGTV
	UNDERGROUND TELEVISION		
OUT	OHTV		OHTV
	OVERHEAD TELEVISION		
	CHAIN LINK FENCE		
	WOOD FENCE		
	BARBED WIRE FENCE		
	FO		FO
	FIBER OPTIC		
E	RIGHT OF WAY		
	ROAD CENTERLINE		

LINEWORK

EASEMENT

CURB

INTERMEDIATE CONTOUR 1206

INDEX CONTOUR 1205

SS

SANITARY SEWER LINE

G

GAS LINE

W

WATER LINE

UGT

UNDERGROUND TELEPHONE

UGE

UNDERGROUND ELECTRIC

OHE

OVERHEAD ELECTRIC

FO

FIBER OPTIC

UGTV

UNDERGROUND TELEVISION

CHAIN LINK FENCE

WOOD FENCE

BARBED WIRE FENCE

BUILDING SET BACK

RIGHT OF WAY

PROPERTY LINE

ROAD CENTERLINE

EASEMENT	
CURB	
INTERMEDIATE CONTOUR	1206
INDEX CONTOUR	1205
SS	
SANITARY SEWER LINE	
G	
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UNDERGROUND TELEVISION	
CHAIN LINK FENCE	
WOOD FENCE	
BARBED WIRE FENCE	
BUILDING SET BACK	
RIGHT OF WAY	
PROPERTY LINE	
ROAD CENTERLINE	

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.

BUILDING SETBACK:	FRONT 50' INTERIOR SIDE 25' EXTERIOR SIDE 50' REAR 25'
TOTAL SITE AREA:	17.74 AC. (772,754.4 SQ.FT.)
DEVELOPMENT AREA:	0.58 AC. (25,264.8 SQ.FT.)
BUILDING SIZE:	12,035 SQ. FT.
BUILDING USAGE:	OFFICE/WAREHOUSE
ZONING:	I-1
PROPERTY USAGE:	COMMERCIAL
BUILDING HEIGHT:	16'-4"
ADDRESS:	3309 N 2ND ST ROGERS, AR 72756
SITE ENGINEER:	CRAFTON TULL TAYLOR LINDLEY P.E. 901 N. 47TH ST., SUITE 400 ROGERS, AR 72756 479-636-4838
OWNER/DEVELOPER	NABHOLZ CONSTRUCTION HQ JOE FIFER 3301 N 2ND ST ROGERS, AR 72756 479-659-7800
REQUIRED OPEN SPACE:	20% =154,550.88
PROVIDED OPEN SPACE:	226,982.99/772,754.4 = 29.4%
MAX SITE IMPERVIOUS AREA:	80% = 619,803.52
SITE IMPERVIOUS AREA:	545,771.41/772,754.4 = 70.6%
MAX BUILDING COVERAGE	50% = 386,377.20
BUILDING COVERAGE	65,736.67/772,754.4 = 8.5%
REQUIRED PARKING WAREHOUSE AND STORAGE:	5 SPACES PLUS 1 SPACE PER 2,000 SQUARE FEET OF NET FLOOR AREA UP TO 50,000 SQUARE FEET; THEN, IN ADDITION TO THE ABOVE REQUIREMENT, 1 SPACE PER 10,000 SQUARE FEET ABOVE 50,000 SQUARE FEET OR PORTION THEREOF
BUSINESS AND PROFESSIONAL OFFICE (AND SIMILAR USE OR ESTABLISHMENT)	1 SPACE PER 300 SQUARE FEET OF NET FLOOR AREA. FOR STRUCTURES LARGER THAN 10,000 SQUARE FEET, THE ABOVE PARKING REQUIREMENT SHALL BE PROVIDED AND THE FOLLOWING PERCENT SHALL BE TAKEN OF THE REMAINING NET FLOOR AREA: 10,001-20,000 SQ.FT.: 95% OF REQUIREMENT 20,001-30,000 SQ.FT.: 90% OF REQUIREMENT 30,001-40,000 SQ.FT.: 85% OF REQUIREMENT 40,001 SQ.FT AND UP: 80% OF REQUIREMENT
EXISTING STANDARD STALLS:	138
EXISTING ADA STALLS:	5
TOTAL ADDITIONAL PARKING:	5

1. 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.
2. 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.
3. 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.
4. 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 IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF CRAFTON, TULL & ASSOCIATES, INC.
5. 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.
6. CONTRACTOR SHALL CONTACT THE ENGINEER FOR CLARIFICATION IF A DISCREPANCY OR INCONSISTENCY IS IDENTIFIED IN THE PLANS OR SPECIFICATIONS.
7. CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND IMPLEMENTATION OF ALL SLOTTING, SHORING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THE PROJECT WHICH ARE NECESSARY TO CONFORM TO OSHA, FEDERAL, STATE AND LOCAL REGULATIONS.
8. 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

ALL OF TRACT 1 AND 2 OF SURVEY PLAT 2004-392 AND PART OF THE FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31 TOWNSHIP 20 NORTH, RANGE 29 WEST, ROGERS ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID FRACTIONAL SOUTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE ALONG THE NORTH LINE OF SAID FRACTIONAL SOUTHWEST QUARTER, SOUTH 87°20'05"EAST A DISTANCE OF 1249.53 FEET; THEN LEAVING SAID NORTH LINE SOUTH 19°36'48"WEST A DISTANCE OF 313.72 FEET; THENCE SOUTH 87°19'54"EAST A DISTANCE OF 20.46 FEET; THENCE SOUTH 20°24'44"WEST A DISTANCE OF 160.79 FEET; THENCE NORTH 69°35'16"WEST A DISTANCE OF 4.01 FEET; THENCE SOUTH 28°54'58"WEST A DISTANCE OF 217.31 FEET; THENCE NORTH 87°18'35"WEST A DISTANCE OF 727.52 FEET; THENCE SOUTH 02°28'33"WEST A DISTANCE OF 40.00 FEET; THENCE NORTH 87°18'35"WEST A DISTANCE OF 736.47 FEET; THENCE NORTH 02°28'57"EAST A DISTANCE OF 736.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 17.74 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS OF RECORD OR FACT.

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

1. CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL CODES FOR THE DEMOLITION AND DISPOSAL OF ALL MATERIALS.
2. CRAFTON, TULL AND ASSOCIATES, INC. SHALL NOT BE LIABLE FOR ANY DEMOLITION PROCEDURES, SCHEDULING, AND DISPOSAL OF ANY MATERIALS.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE SURE THAT ADJACENT PROPERTY IS NOT DAMAGED AND IS ACCESSIBLE AT ALL TIMES, AND THAT CONSTRUCTION DOES NOT CREATE ANY HARSHIMP TO LANDSCAPERS ADJACENT TO THE CONSTRUCTION SITE.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
5. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL AND RELOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
6. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING IRRIGATION SYSTEM IN THE AREAS OF SITE IMPROVEMENTS. THE CONTRACTOR SHALL CAP THE EXISTING IRRIGATION SYSTEM TO REMAIN SUCH THAT THE IRRIGATION SYSTEM SHALL CONTINUE TO FUNCTION PROPERLY.
7. THE CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO THE EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
8. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR ONSITE LOCATIONS OF EXISTING UTILITIES.
9. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUDED IF UNDER BUILDINGS.
10. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICE.
11. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC.
12. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO DEMOLITION.
13. CONTRACTOR MAY LIMIT SAW-OUT AND PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVED AREAS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
14. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES

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2. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY/STATE/FEDERAL REGULATIONS AND CODES AND OSHA STANDARDS.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXT. PORCHES, TRUCK DOCKS, PESTRIDE BUILDING DIMENSIONS AND EXACT SIDEWALK ENTRANCE LOCATION.
4. ALL CURB DIMENSIONS AND RADII ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL PAVEMENT MARKINGS DIMENSIONS BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
7. ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL RESTRICTIVE CODES, WHICHEVER IS MORE RESTRICTIVE.
8. CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
9. CONTRACTOR SHALL MATCH NEW CURBS AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
10. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVEWAYS, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIALS TO ENSURE SAFE AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
11. ALL HVAC AND OTHER EQUIPMENT MUST BE SCREENED.

<u>SYMBOLS</u>	<u>LINEWORK</u>
	BENCHMARK
	FOUND IRON PIPE/REBAR
	PRIMARY CONTROL/SET MONUMENT
	FOUND MONUMENT/ROW ELECTRIC TRANSFORMER
	FIRE HYDRANT
	GAS METER
	LIGHT POLE
	SANITARY SEWER CLEANOUT
	SIGN
	TELEPHONE PEDESTAL
	WATER METER
	WATER VALVE
	AIR CONDITIONER
	ELECTRIC METER

1. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES WITHIN THE WORK ZONE.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING FACILITIES. CONTRACTOR SHALL COORDINATE AND SCHEDULE THE LINES/CONNECTIONS WITH ALL UTILITY COMPANIES.
3. ALL UNDERGROUND LINES SHALL BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO BACKFILLING.
4. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
5. GENERAL CONTRACTOR IS TO COORDINATE WITH

APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION, ADJUSTMENT, OR RELOCATION OF EXISTING UTILITIES.

THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS, TEES, AND FIRE HYDRANTS.

DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING.

MINIMUM HORIZONTAL SEPARATION BETWEEN THE OUTSIDE WALL OF THE WATERLINE AND THE OUTSIDE WALL OF THE SANITARY SEWER LINE OR SANITARY SEWER MANHOLE SHALL BE AT LEAST TEN FEET. WHERE WATERLINES CROSS SANITARY SEWERS THE WATERLINE SHALL BE PLACED ABOVE THE SEWER WITH A MINIMUM VERTICAL SEPARATION, OUTSIDE-TO-OUTSIDE, OF 18". IF IT IS NOT POSSIBLE TO CONFORM TO THESE DIMENSIONS OR DEFINED PLACEMENT, THE WATERLINE SHALL BE ENCASED IN WATERTIGHT PIPE WITH SEALED WATERTIGHT JOINTS AT LEAST TEN FEET EITHER SIDE OF THE CROSSING.

THE CONTRACTOR SHALL INCLUDE IN THE BID PRICE ALL MATERIAL AND LABOR ASSOCIATED WITH THE TESTING OF THE WATER AND SEWER LINES REQUIRED BY THE LOCAL

AND/OR STATE AGENCIES.

TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE FLUSH WITH FINISHED PAVEMENT ELEVATIONS, AND MANHOLES IN UNPAVED AREAS TO BE 1" ABOVE FINISHED GROUND ELEVATIONS WITH WATER TIGHT LIDS.

ALL TRENCHING, PIPE LAYING, AND BACKFILLING SHALL BE IN ACCORDANCE WITH FEDERAL REGULATIONS. REFER TO BUILDING PLANS FOR SITE LIGHTING AND ELEVATIONS.

ALL MATERIALS, CONSTRUCTION, AND INSPECTION FOR WATER AND SANITARY SEWER LINES SHALL BE PER THE SPECIFICATIONS OF THE APPROPRIATE AGENCY.

THE CONTRACTOR SHALL COORDINATE WITH THE FIRE DEPARTMENT AND THE WATER COMPANY TO PLAN THE IMPROVEMENTS TO THE WATER MAINS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING ANY REQUIRED WATER MAIN SHUT-OFFS WITH THE WATER COMPANY DURING CONSTRUCTION. ALL COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF

THE CONTRACTOR; NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

DAMAGE TO ALL EXISTING FACILITIES DESIGNATED TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIST PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT UTILITY SERVICE LOCATIONS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TAP AND TIE IN FEES REQUIRED AS WELL AS COSTS OF UNDERGROUND SERVICE CONNECTIONS TO THE BUILDING. GENERAL CONTRACTOR SHALL PROVIDE ALL CONDUITS AS SHOWN ON THE PLANS, VERIFY LOCATION OF UTILITY TIE-INS, AND PROVIDE NYLON PULL CORDS INSIDE THE CONDUIT.

THE CONTRACTOR SHALL INCLUDE IN BID PRICE THE DAILY COST OF KEEPING A RECORD COPY OF ALL TAP AND TIE UNDERGROUND UTILITIES, CONSTRUCTION STAKE-OUT, PREPARATION OF THE NECESSARY/REQUIRED WATER AND SEWER RECORD DRAWINGS TO BE SUBMITTED. AND ALL OTHER

INFORMATION REQUIRED FOR OBTAINING PERMITS AND RELEASE OF BONDS.
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.

The diagram illustrates the vertical arrangement of components for a standard 12-inch water main. From top to bottom, the components are:

- LINEWORK**: Indicated by a dashed line at the top.
- EASEMENT**: A horizontal dashed line below the linework.
- CURB**: A horizontal line below the easement.
- INTERMEDIATE CONTOUR**: A horizontal line below the curb, with a vertical dimension of **1206** from the curb.
- INDEX CONTOUR**: A horizontal line below the intermediate contour, with a vertical dimension of **1205** from the intermediate contour.
- WATER LINE**: A horizontal line below the index contour, labeled with a blue **W**.
- BUILDING SET BACK**: A horizontal line below the water line.
- RIGHT OF WAY**: A horizontal line below the building set back.
- PROPERTY LINE**: A horizontal line below the right of way.

Below the property line, the following components are listed:

- SYMBOLS**: A section header for the components below.
- SET IRON PIN**
- WATER VALVE**
- FIRE HYDRANT ASSEMBLY**
- REDUCER**



GRAPHIC SCALE IN FEET

A horizontal scale bar with a central zero point. The left side is marked '20'' and the right side is marked '20''. The bar is divided into alternating black and white segments, with a total length of 40 feet.

NABHOLZ OFFICE
ADDITION
ROGERS, ARKANSAS

[illegible]

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 17104102

ISSUE DATE: 3/06/2024

CONTACT: T. LINDLEY

QC by: _____
QC Date: _____

PRELIMINARY

PRELIMINARY PLANS

PLANS

© 2024 Crafton, Tull & Assoc

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SITE AND UTILIZATION

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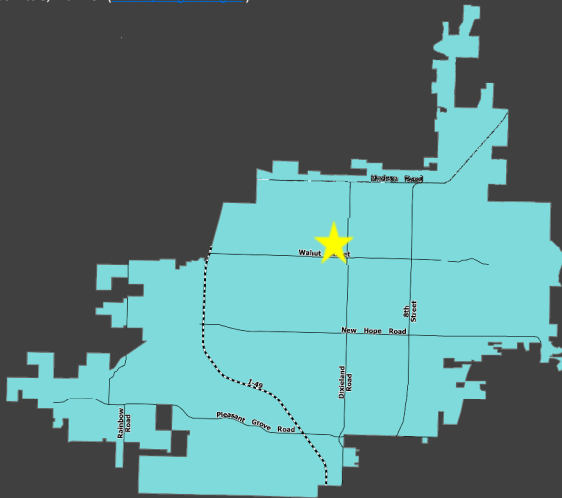
ALTERNATIVE SIGN

PLANNING

Andy's Frozen Custard

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

Location

2205 W Walnut Street
Parcel 02-01017-002

CGM Designation

Regional Center - Midtown

Zoning

C-2 (Highway Commercial)

Use

Restaurant – Fast Food

Representative

Lee Reinhardt, Best Sign Group

Location:

Just west of the intersection of W Walnut Street and Dixieland Road



ALTERNATIVE SIGN

PLANNING

Andy's Frozen Custard

Sec. 44-17.- Alternative sign program

(a) Purpose.

The purpose and intent of the alternative sign program is to provide opportunities for signage that, while not in strict conformance with the standards, requirements, and limitations of this chapter, provide compensating benefits that justify the deviation from standards, requirements, and limitations of this chapter. Such benefits include enhanced public safety, enhanced visual interest, improved aesthetics, improved place identification, or superior visual integration of signs and related buildings. The alternative sign program may be used to encourage creative, unusual, innovative, or unique design, architecture, construction, or materials in contrast to conventional or formulaic signage. The alternative sign program is not intended to provide routine variances from the standards, requirements, and limitations of this chapter.



ALTERNATIVE SIGN

PLANNING

Andy's Frozen Custard

Sec. 44-17.- Alternative sign program

(3) *Considerations.* In making its determination, the planning commission shall consider:

- (A) Whether the sign architecturally integrates into or compliments the design and materials of the existing and proposed buildings and overall character of the site;
- (B) The aesthetic impact of the sign;
- (C) The overall size of the development and the scale of the use or uses located or anticipated to be located there;
- (D) The relationship between the building setback and sign location;
- (E) Access and visibility to the property;
- (F) Intended traffic circulation pattern;
- (G) Creation of more obvious hierarchy of signage;
- (H) Improvement of the relationship between the property and adjacent properties or land uses;
- (I) Proximity of the property to elevated limited access highways;
- (J) Consistency with the objectives and design policies adopted by the city for the area in which the alternative sign is proposed; and
- (K) Any other factor relevant to public health, public safety, or the overall enhancement of the city.



ALTERNATIVE SIGN

PLANNING

Andy's Frozen Custard



OLD ZONING:

C-2 (Highway Commercial):

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

UDC ZONING:

T5.2(City Medium-Intensity):

A medium-low intensity mixed-use district where medium to large-scale buildings line streets in corridor and city center placetypes. UDC Sec. 4.2(B).



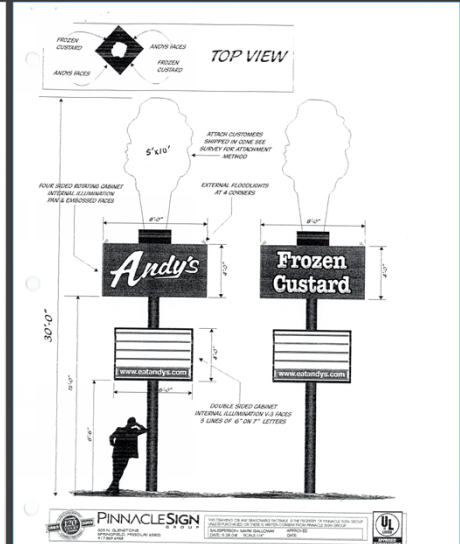
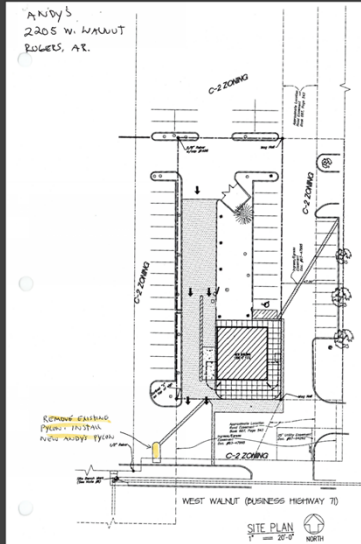
ALTERNATIVE SIGN

Andy's Frozen Custard

PLANNING

Original Sign Permit

Approved November 5, 2004



ORIGINAL SIGN PERMIT

Approved in November of 2004

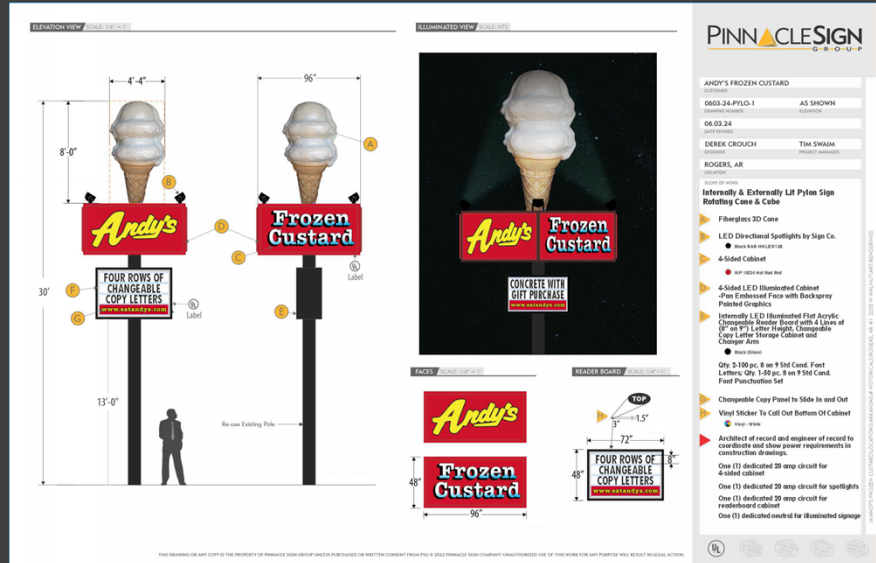
ALTERNATIVE SIGN

Andy's Frozen Custard

PLANNING

Alternative Sign Request

- Sign was damaged/destroyed by May 26th, 2024 tornado.
- Latest renderings (right) propose the sign being restored to its original condition before damage.
- Proposal includes roughly **304 sq.ft.** of signage, counting the changeable copy area, red cabinet and 3D Ice Cream Cone.
- Proposed total height of the sign is **30'**.



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ALTERNATIVE SIGN

PLANNING

Andy's Frozen Custard

Typically Prohibited

- Sec. 44-9 limits freestanding sign height to 24' maximum in C-2 zoning
 - Proposed sign, per this application, is 30' at the top of the ice cream cone.
- Sec. 44-11 outlines prohibited signs; subsection 7 prohibits **rotating or revolving signs**
 - The Andy's sign cabinet (red portion, including ice cream cone) slowly rotates.
- Sec. 44-13 limits signs within the Overlay District to a maximum of 6' with 72 sq.ft. of sign face area.
 - The proposed sign is within the Overlay District and exceeds 6' height maximum.



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- Sec. 44-13 limits signs within the Overlay District to a maximum of 6' with 72 sq.ft. of sign face area.
 - The proposed sign is within the Overlay District and exceeds 6' height maximum.
- Alt. Sign Program is the only avenue to permit an otherwise prohibited sign.

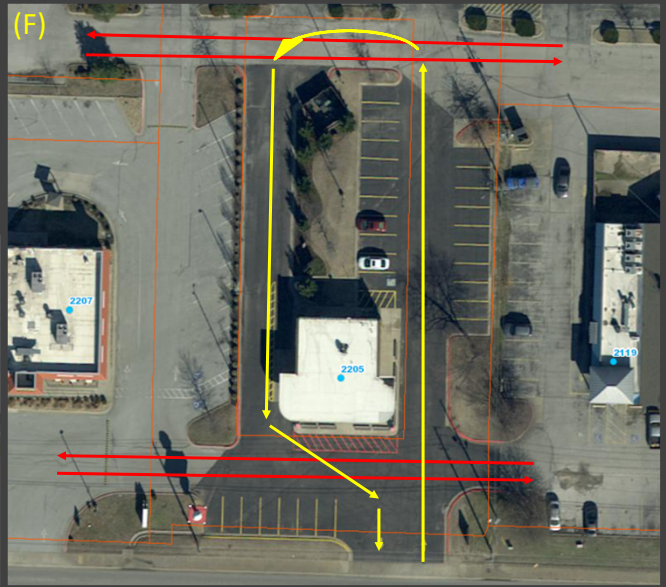


ALTERNATIVE SIGN

PLANNING

Andy's Frozen Custard

Alternative Sign Program Considerations



(3) *Considerations.* In making its determination, the planning commission shall consider:

(A) Whether the sign architecturally integrates into or complements the design and materials of the existing and proposed buildings and overall character of the site;

(B) The aesthetic impact of the sign;

(C) The overall size of the development and the scale of the use or uses located or anticipated to be located there;

(D) The relationship between the building setback and sign location;

- Building sits approx. 72' from the curb along W. Walnut. The sign sits approx. 59' from the southwestern corner of the building.

(E) Access and visibility to the property;

(F) Intended traffic circulation pattern;

(G) Creation of more obvious hierarchy of signage;

(H) Improvement of the relationship between the property and adjacent properties or land uses;

(I) Proximity of the property to elevated limited access highways;

(J) Consistency with the objectives and design policies adopted by the city for the area in which the alternative sign is proposed; and

(K) Any other factor relevant to public health, public safety, or the overall enhancement of the city.



ALTERNATIVE SIGN

PLANNING

Andy's Frozen Custard

Architectural Examples



STAFF ANALYSIS

(3) *Considerations.* In making its determination, the planning commission shall consider:

(A) Whether the sign architecturally integrates into or compliments the design and materials of the existing and proposed buildings and overall character of the site;

- Andy's Frozen Custard was established in 1986, but intentionally designs their stores with a retro 1950's pastiche, to give their customers "a slice of hometown Americana", and a throwback experience, so to speak. The hyper-realistic ice cream cone design is relatively consistent with other examples of similar Googie/Art Deco architecture of the time, where eye-catching materials and design are used to draw customers in to a business.
- Ex. Randy's Donuts in LA, "Big Chicken" KFC in Marietta, GA, Denny's "Classic Diner" in Bentonville.



LARGE SCALE DEVELOPMENT

PLANNING

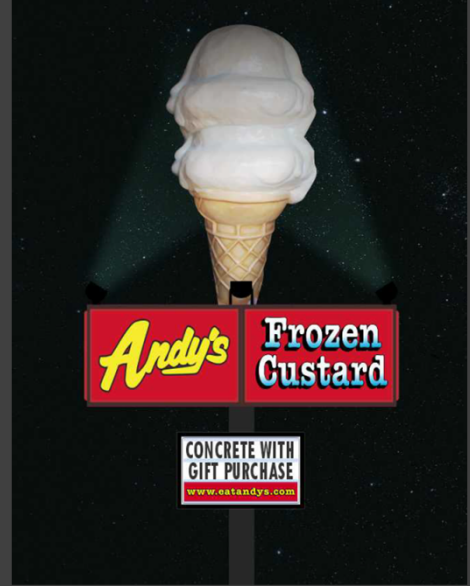
Andy's Frozen Custard

Aerial Image



Recommendation

APPROVE



Summary

LSDP Staff Recommendation

Given the intentionally retro architecture of the building and the complimentary design of the proposed sign, Staff recommends **APPROVAL of the request.**



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: _____ (\$250 per application)

Zoning: _____

Permit Number: _____

CityView Application: _____

Date: _____

APPLICATION for ALTERNATIVE SIGN PROGRAM

Rogers Code Section 44-17

BUSINESS/TENANT NAME: Andy's Frozen Custard

LOCATION OF ALTERNATIVE SIGNAGE: 2205 W Walnut St, Rogers, AR 72756

PHONE #: 479-621-6626 EMAIL: lreinhardt@bestsigngroup.com

SIGN CONTRACTOR: Best Sign Group CONT. LIC. #: _____

ADDRESS/ZIP CODE: 2860 W Walnut St, Suite 300 PHONE #: 479-621-6626

PROPERTY OWNER: _____

NUMBER of WALL SIGNS INCLUDED: _____

NUMBER of FREESTANDING SIGNS INCLUDED: 1, existing sign. Repairing to original condition after tornado.

UNIQUENESS of SIGNAGE: _____

~~Andy's signage has been a staple to their unique "Hometown Americana" feel with their retro rotating sign cabinet and their oversized custard cone. Unlike typical static signs, this feature captures attention with its movement, gently rotating. With its nod to nostalgia, not only does it draw the eye but also enhances visibility, ensuring that Andy's Frozen Custard remains prominently noticed among its surroundings. This unique blend of old-fashioned aesthetics and practical effectiveness makes Andy's rotating pylon sign a standout in the realm of modern signage.~~

Application must include an artist's rendering, elevations, and any other materials needed to indicate the signage location, size, height and relationship to buildings and other nearby buildings, signs, and streets.

FEATURES: Illuminated X Non-Illuminated _____ Animated X

DOES ANY PART PROJECT OVER OR LOCATE IN RIGHT-OF-WAY? no

(Signs must be 5 feet from right-of-way. Projecting signs and A-frame signs are allowed in certain zones.)

Number of businesses in building: 1 Number of street frontages: 1

Width of building/business frontage: 55'

Width of building/business frontage: _____

ARE THERE EXISTING SIGNS ON PREMISE? YES X NO _____

WILL THESE SIGNS REMAIN WITH ALTERNATIVE SIGNAGE? YES X NO _____

If yes, please describe: Type Pylon, currently existing Dimensions 8'x4' rotating cab, 6'x4' changeable copy Area _____

Type _____ Dimensions 4'4" x 8' cone Area _____

Type _____ Dimensions _____ Area _____

Type _____ Dimensions _____ Area _____

ELECTRICAL CONTRACTOR: _____

(Electrical permits required by a *licensed contractor* if sign involves illumination or wiring.)

ARE ANY TEMPORARY SIGNS NEEDED AS PART OF SIGNAGE PLAN: YES _____ NO X

If yes, describe: _____

Rogers Code Section 44-17 (f) APPROVAL CRITERIA for ALTERNATIVE SIGN PROGRAM:

A proposed Alternative Sign Program may be approved only if the Planning Commission finds that, considered as a whole and in comparison to that achievable through strict compliance with all requirements of Chapter 44, the Alternative Sign Program results in a substantially improved, comprehensive, and unified proposal, as follows:

- (1) *Modification of Sign Setbacks or Required Landscape Area.* Setbacks or required landscape area for detached signs may be different from the requirements of Chapter 44 if it is demonstrated that there is no impact on public safety, utility easements, or mature trees, the aesthetic impact of the modification is appropriately mitigated, and all other requirements for approval of the Alternative Sign Program are met.
- (2) *Architectural Theme.* All signs shall be architecturally integrated into or complimentary to the design and materials of the buildings and character of the site, and shall use similar and coordinated design features, materials, and colors. The Alternative Sign Program shall establish or continue an integrated architectural vocabulary and cohesive theme for the development.
- (3) *Height, Sign Area, Number and Location of Signs.* The height, sign area, type, number and location of signs permitted through the Alternative Sign Program shall be determined by the Planning Commission, based on the following factors:
 - a. The overall size of the development and the scale of the use or uses located or anticipated to be located there;
 - b. The relationship between the building setback and sign location;
 - c. The property frontage;
 - d. Access and visibility to the property;
 - e. Intended traffic circulation pattern;
 - f. Creation of a more obvious hierarchy of signage;
 - g. Improvement of the relationship between the property and adjacent properties or land uses;
 - h. Proximity of the property to elevated limited access highways; and

- i. Consistency with the objectives and design policies of the City’s Comprehensive Plan, special district plans, and any applicable land use plans, design plans, or design guidelines approved by the City for the area in which the Alternative Sign Program is proposed.

DRAWING AND SITE PLAN REQUIREMENTS:

1. PLOT/SITE PLAN REQUIRED, DRAWN TO SCALE, FOR DETACHED FREESTANDING AND MONUMENT SIGNS

- a. Legal description of property.
- b. Dimensions of property.
- c. Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- d. Sign location and dimensions in relation to all buildings, property lines, driveways, parking spaces, and internal circulation drive aisles, streets and electric lines.
- e. Any easements, storm detention, or drainage areas.
- f. Width of driveways and width of right-of-way.
- g. Sight vision triangle measurements for driveways and intersection corners.
- h. Streets adjacent to sign.
- i. Locations of and distance from other detached signs on same parcel and/or premise.
- j. Distance to closet residential zoning district.
- k. New freestanding signs require a 50 square foot landscape plan.

2. ELEVATION DRAWINGS REQUIRED, DRAWN TO SCALE, FOR WALL, PROJECTING, MARQUEE, AND DETACHED SIGNS:

- a. All dimensions of sign to include structure, lighting, and all extremities.
- b. Drawings showing details of construction, including loads, stresses and anchors. Drawings must be sealed by a Arkansas registered design professional.
- c. Dimension and height from grade to bottom surface of sign area.
- d. Dimension and height from grade to uppermost portion of sign.
- e. Dimension from building wall to outer most extremity of wall sign.
- f. Linear footage of each building wall having frontage on a street.

NOTES:

- All detached signs require a footing inspection prior to concrete being poured. Inspection must be requested by 8:30am to receive a same-day inspection.
- Overlay District prohibits pole signs and limits monument signs to 6’ height (10’ if multitenant).
- Details related to zoning and permitted signage can be found in Chapter 44 of the Municipal Code.

I hereby certify the owner of record authorizes the proposed sign, and I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of this jurisdiction.

Lee Reinhardt

07/11/2024

Signature

Date

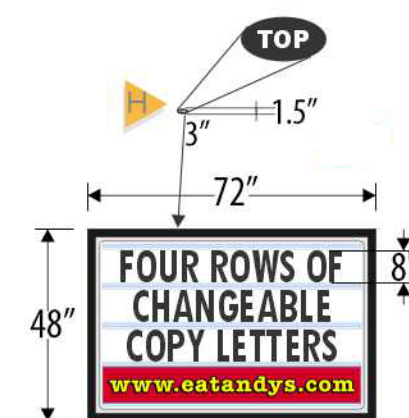
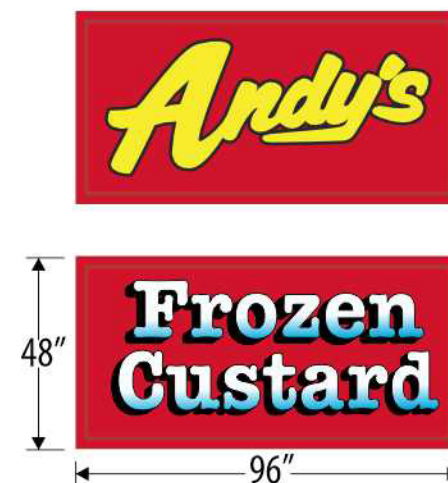
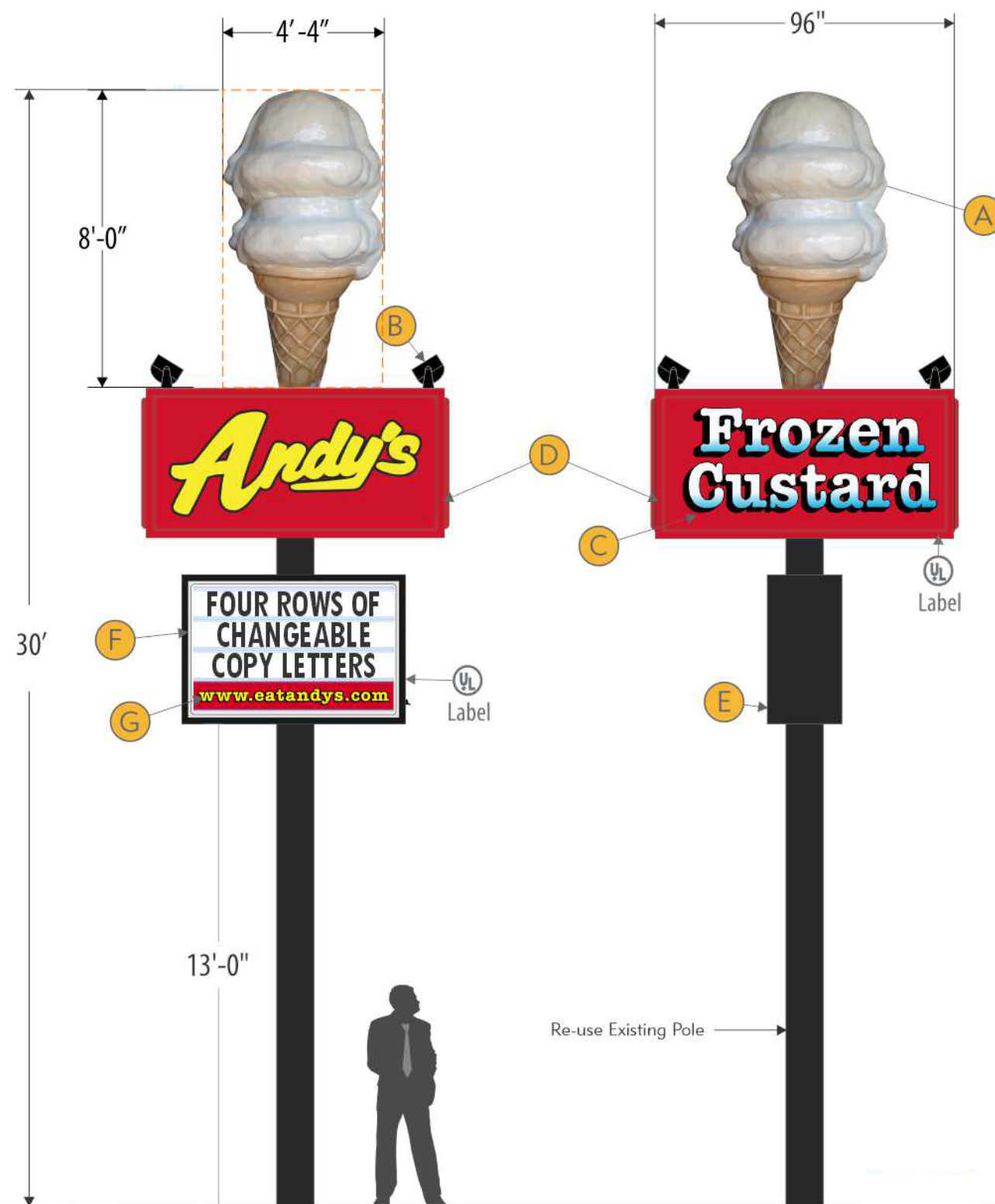
Contractor X Owner _____ Agent for Owner _____

PLANNING STAFF PROVIDES:

DATE FILED: _____ PUBLIC HEARING DATE: _____ CERTIFIED MAIL DATE: _____

PLANNING COMMISSION ACTION: _____ DATE: _____

COMMENTS: _____



ANDY'S FROZEN CUSTARD

CUSTOMER

0603-24-PYLO-1

AS SHOWN

DRAWING NUMBER

ELEVATION

06.03.24

DATE REVISED

DEREK CROUCH

TIM SWAIM

DESIGNER

PROJECT MANAGER

ROGERS, AR

LOCATION

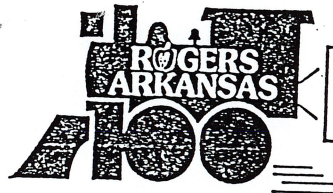
SCOPE OF WORK

Internally & Externally Lit Pylon Sign Rotating Cone & Cube

- A **Fiberglass 3D Cone**
- B **LED Directional Spotlights by Sign Co.**
 - Black RAB HNLED13B
- C **4-Sided Cabinet**
 - MP 10224 Hot Rod Red
- D **4-Sided LED Illuminated Cabinet**
 - Pan Embossed Face with Backspray Painted Graphics
- E **Internally LED Illuminated Flat Acrylic Changeable Reader Board with 4 Lines of (8" on 9") Letter Height, Changeable Copy Letter Storage Cabinet and Changer Arm**
 - Black (Gloss)

Qty. 2-100 pc. 8 on 9 Std Cond. Font
Letters; Qty. 1-50 pc. 8 on 9 Std Cond.
Font Punctuation Set

- Changeable Copy Panel to Slide In and Out**
- Vinyl Sticker To Call Out Bottom Of Cabinet**
-  Vinyl - White
- Architect of record and engineer of record to coordinate and show power requirements in construction drawings.**
- One (1) dedicated 20 amp circuit for 4-sided cabinet**
- One (1) dedicated 20 amp circuit for spotlights**
- One (1) dedicated 20 amp circuit for readerboard cabinet**
- One (1) dedicated neutral for illuminated signage**



CITY OF ROGERS

Office of Transportation and Planning
207 South 2nd St. • Rogers, Arkansas 72756
479-621-1186
FAX 479-631-0091

SIGN PERMIT APPLICATION

NO: 4-150

DATE: 11-5-04

Applicant PINNACLE SIGN GROUP

Address 505 N. GLENSTONE AVE

Telephone Number 417-869-6468

Type of Sign 30' POLE SIGN

Size of Sign (square feet) 106 sq

Location of Sign 2205 W. WALNUT ST.

Zoning District C-2

Fee Paid 10.00

Attach a drawing to scale of the proposed sign with dimensions and electrical features, if any.

I hereby certify that the proposed sign conforms to all requirements of the Rogers Zoning Ordinance And the Southern Standard Building Code.

Applicant's Signature

Planning Authority Comments:



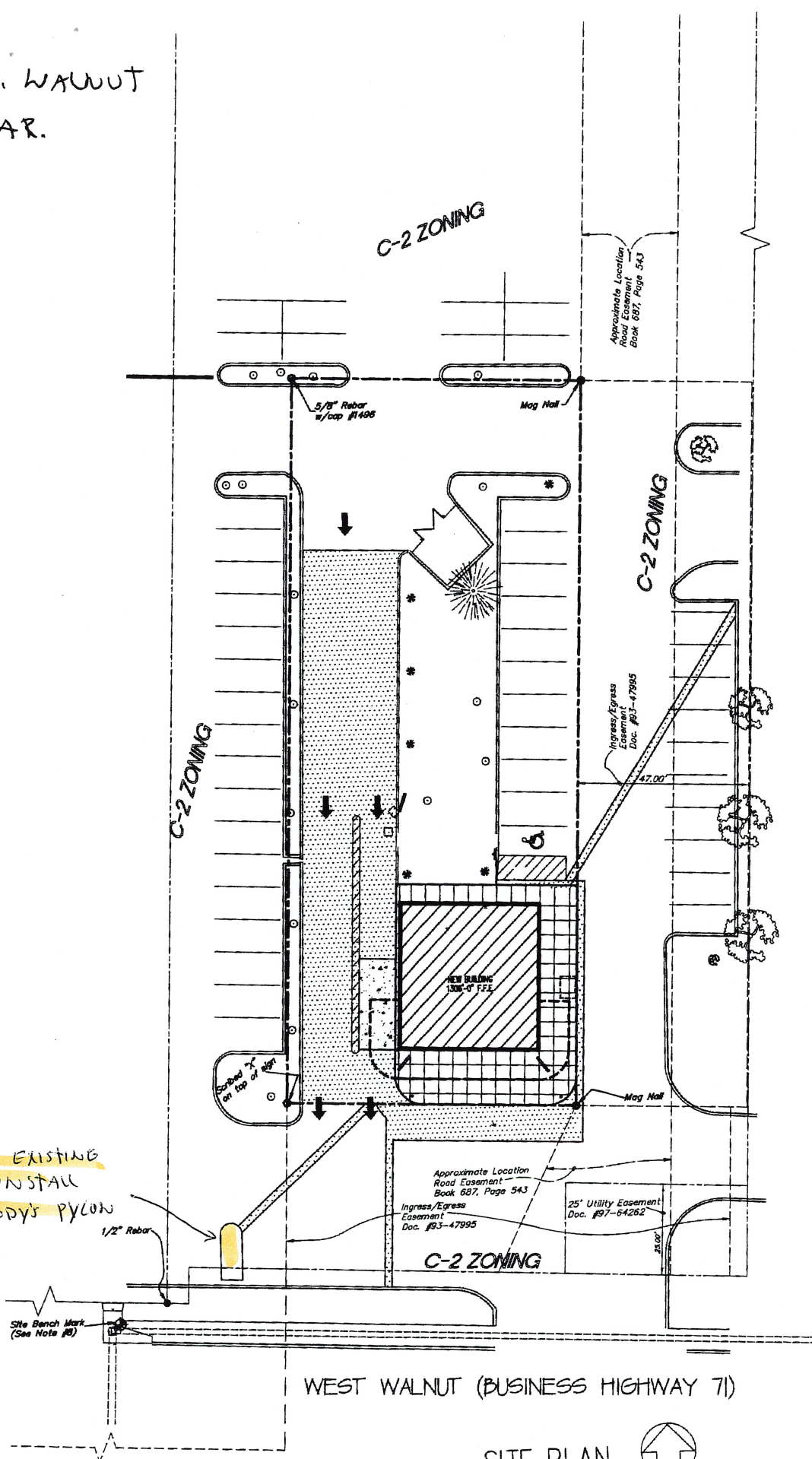
Main Street
City

The City of Rogers does not discriminate on the basis of race, color, national origin, sex, religion, age and disability status in employment or the provision of services.



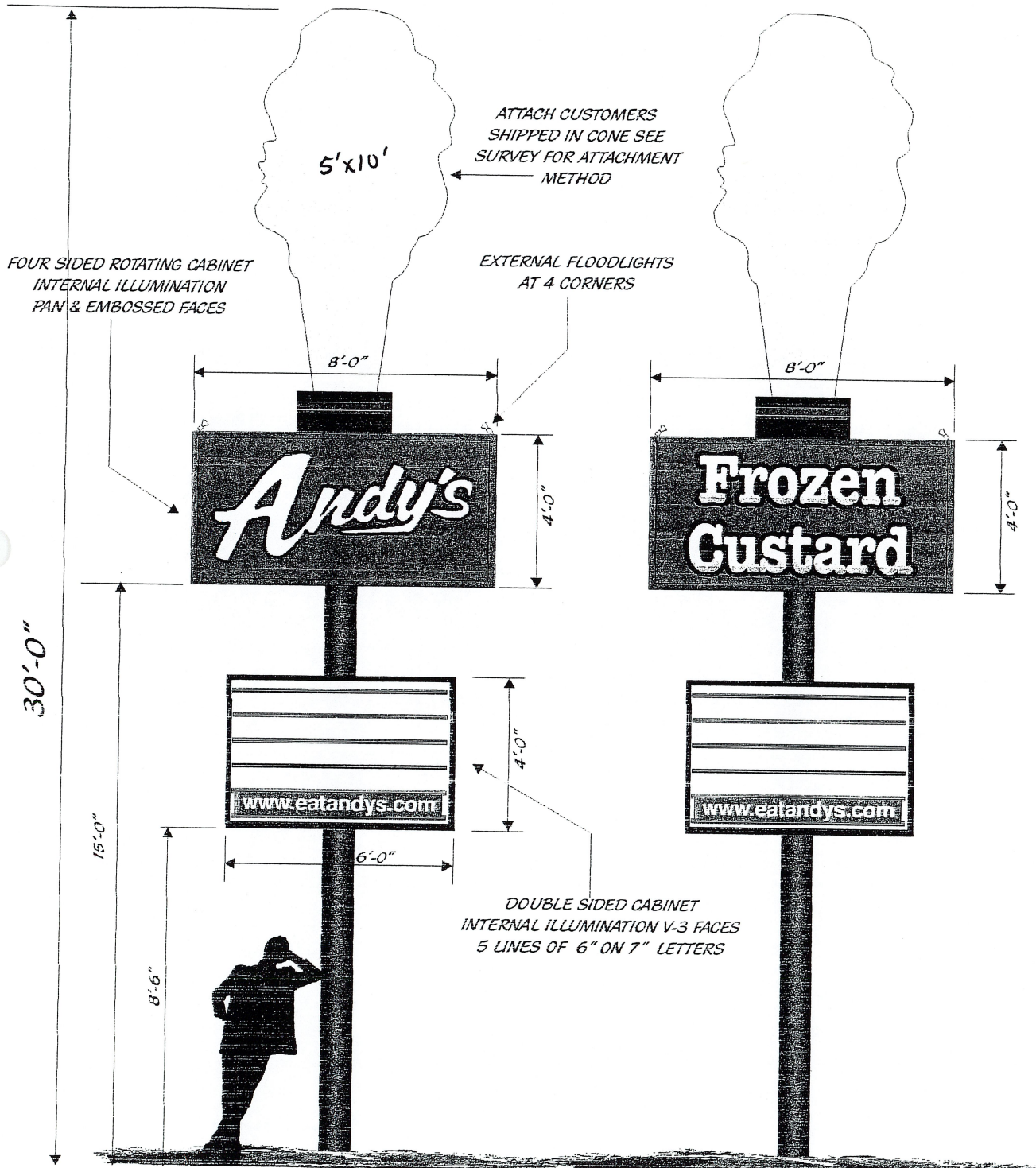
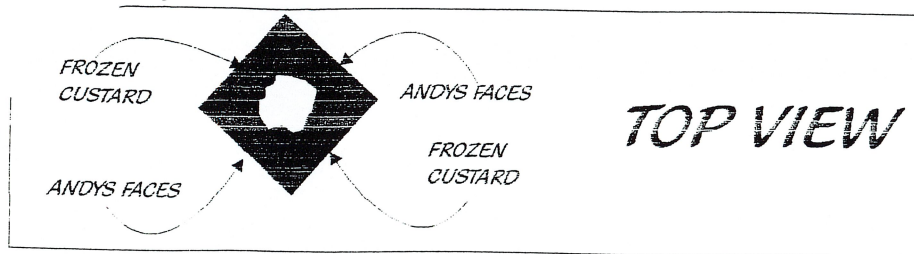
ANDY'S
2205 W. WALNUT
ROGERS, AR.

REMOVE EXISTING
PYLON. INSTALL
NEW ANDY'S PYLON



SITE PLAN
1" = 20'-0"





PINNACLE SIGN GROUP

505 N. GLENSTONE
SPRINGFIELD, MISSOURI 65802
417.869.6468

THIS DRAWING OR ANY REASONABLE FACSIMILE IS THE PROPERTY OF PINNACLE SIGN GROUP
UNLESS PURCHASED OR THERE IS WRITTEN CONSENT FROM PINNACLE SIGN GROUP

SALESPERSON: MARK GALLOWAY
DATE: 9.28.04 SCALE: 1/4"

APPROVED
DATE:

