



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

PLANNING COMMISSION MEETING AGENDA

NOVEMBER 5, 2024

5:30 PM

LOCATION: COUNCIL CHAMBERS, 301 W. CHESTNUT STREET

PLANNING COMMISSION	HTTPS://US02WEB.ZOOM.US/J/84776080971
BOARD OF ADJUSTMENT	HTTPS://US02WEB.ZOOM.US/J/84776080971
ZONING REVIEW COMMITTEE	HTTPS://US02WEB.ZOOM.US/J/87637926074

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:

DECLARATION OF ABSTENTION:

ACTION ON MINUTES:

1. October 15, 2024

REPORTS :

PUBLIC FORUM:

1. **Halbert Rezone**
Approving a rezoning subject to standard review at 1101 W. Price Lane from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.



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STAFF: Zachery Birdsong

REPRESENTED BY: Charles Halbert

2. Jones Rezone

Approving a rezoning subject to standard review at 303 S. Promenade Boulevard from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

STAFF: Zachery Birdsong

REPRESENTED BY: Phil Swope

3. Larkin Rezone

Approving a rezoning subject to standard review at 1771 W. Pleasant Grove Road from zone T5.2 City Medium-Intensity to HC Highway Commercial.

STAFF: Nick Little

REPRESENTED BY: Burke Larkin

CONSENT AGENDA:

1. Big Whiskey at The Grove

Approving a large-scale development located at 1787 W. Pleasant Grove Road that includes a restaurant and multi-tenant spaces in the T5.2 (formerly C-2 Highway commercial) zoning district.

STAFF: Nick Little

REPRESENTED BY: Shane Miller

2. Halbert Rezone

Approving a rezoning subject to standard review at 1101 W. Price Lane from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

STAFF: Zachery Birdsong

REPRESENTED BY: Charles Halbert

3. Jones Rezone

Approving a rezoning subject to standard review at 303 S. Promenade Boulevard from zone T2 Rural very low-intensity district to T4.2 Neighborhood High-Intensity.

STAFF: Zachery Birdsong

REPRESENTED BY: Phil Swope

4. Larkin Rezone

Approving a rezoning subject to standard review at 1771 W. Pleasant Grove Road from zone T5.2 City Medium-Intensity to HC Highway Commercial.

STAFF: Nick Little

REPRESENTED BY: Burke Larkin

REGULAR AGENDA-ITEMS REMOVED FROM CONSENT :

REGULAR AGENDA-OLD BUSINESS:



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REGULAR AGENDA-NEW BUSINESS :

CALL FOR RECESS:

1. **Zoning Review Committee – HELD IN COMMUNITY ROOM**
Item 4a, or 4b if referred.
2. **Board of Adjustment – HELD IN COUNCIL CHAMBERS**

22nd Street Business Park

Requesting a variance to allow reductions in setback requirements and a reduction in the rear Overlay District Buffer yard depth at the northwest corner of W. Hudson and N. 22nd Street in the T5.2 zoning district (formerly C-2 zoning and Overlay district).

STAFF: Zachery Birdsong

REPRESENTED BY: Chaz Russo

Cottages at Bellview, LLC

Requesting a variances from Section 4.7.1.7.C., stating garages shall be rear or side-loaded and Section 5.2.3.D: Driveways, where permitted in exterior yards, shall be separated by a minimum of 60' on 20.34 acres in the northwest of the intersection of W. Garrett Road and S. Bellview Road in the T4.1 zoning district.

STAFF: Nick Little

REPRESENTED BY: Libby Topping

CALL TO ORDER:

COMMISSIONERS' FINAL COMMENTS:

ADJOURN:



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

ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on October 15, 2024 at 6:09 P.M. The meeting was called to order by Chairman Ed McClure followed by the Pledge of Allegiance.

ROLL CALL

Commissioners attending: Jorge Andrade, Samantha Best, Derek Burnett, Hannah Cicioni, Steve Lane, Ed McClure, Mandel Samuels and John Schmelzle.

ACTION ON MINUTES

Motion by Schmelzle, second by Samuels, to approve the October 1, 2024, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

DECLARATION OF ABSTENTION

McClure asked that any Commissioners needing to abstain on agenda items state so and not participate in discussion or vote on the item. There were none.

REPORTS

Planning Deputy Director Joe Rexwinkle gave a brief presentation on DWG items listed below:

- Metaphase – undergoing second round of review and scheduled to be approved by DWG in November.
- Highlands Oncology – site development plan for one of the blocks within the Metaphase development. This is a medical office building and should be approved sometime in December.
- Dixieland & Olive Apartments – phase one of an apartment complex submitted under site development plan review. This is anticipated to be approved late November.
- Pleasant Crossing Master Plan – proposal to add more buildings which triggers a preliminary plat submittal to show a future street layout. This is scheduled to be approved early November.
- Rainbow Road Subdivision – residential subdivision with most lots being single family but with some townhomes along Rainbow Road which will have rear loaded garages and face Rainbow Road.
- Teufel Medical Office – recently submitted and under review.
- Pinnacle Village Townhouses – recently submitted and under review.

Commissioners and staff discuss a way of getting more information about the DWG items to commissioners.

PUBLIC FORUM

The Chairman opened the public forum for comments on Variety Insurance.

- Geovanny Sarmiento – spoke in favor of the request.
- Jorge Melgar – against the request and is concerned about Variety Insurance customers parking on his property.

The Chairman opened the public forum for comments on Nola's Pantry.

- Tyler Schexnailder – spoke in favor of the request.

The public forum was closed.

CONSENT AGENDA

a. Post 0218 Therapy Parking

Approving a large-scale development located at 1000 W. Poplar Street that includes an additional 24 parking spaces in the T4.2 (formerly Residential Office) zoning district.

b. Variety Insurance

Approving a rezoning subject to standard review at 1203 W. New Hope Road from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

c. Nola's Pantry

Approving a rezoning subject to standard review at 321 E. Locust Street from zone T4.1 Neighborhood Medium-Intensity to T4.2 Neighborhood High-Intensity.

Motion by Cicioni, second by Schmelzle, to approve the consent agenda as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

REGULAR AGENDA – New Business

a. INFORM Rogers: Q1 Proposed UDC Amendments

A public hearing regarding review and adoption of proposed amendments to the Rogers Unified Development.

Rexwinkle stated that there are three sections staff has proposed for amendments and the request is that the commission recommend to City Council for approval.

- Section 2.15.7 Floodplain Development Permit - Clarify permit type and requirements; change numbering of the section.
- Section 4.5.3.1.3 Exemptions – Add exemption for properties zoned HC.
- Section 4.5.3.2 Interior Yards - Add subsection 4.5.3.2.1.2. Reduction for an interior yard setback.

Motion by Samuels, second by Schmelzle, to recommend the UDC amendments as presented to City Council for approval.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

COMMISSIONERS' FINAL COMMENTS

Schmelzle asked Chairman McClure to give provide information about the consent agenda process to the applicants.

McClure stated that most of the items were put on consent agenda but the public was given the opportunity to speak for or against the requests. The commissioners were also allowed to remove an item from consent agenda but in this instance, none were removed and all items on consent agenda were approved.

Commissioners and staff discuss how to make the process more transparent for the applicants.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 6:39 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman



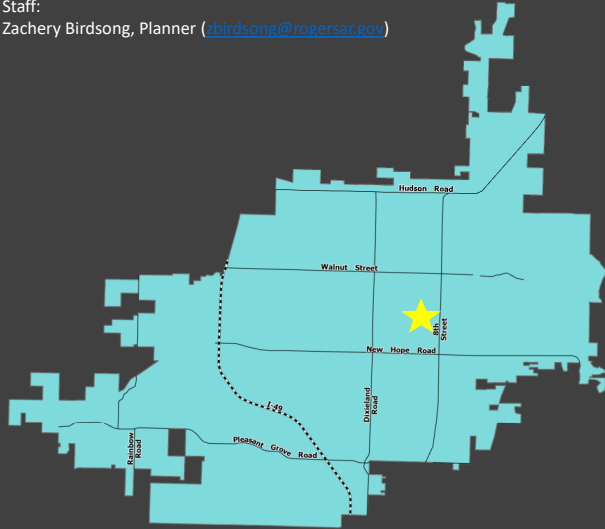
Rezone

PLANNING

Great Team LLC & CTJ Capital

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

FLUM Place Type

Urban Neighborhood

Zoning

T2

Proposed Zoning

T4.2

Location

1101 W Price Lane

Representative

Charles Halbert, Halbert Law Offices

Location:

This property is located at 1101 W Price Lane.



Rezone

PLANNING

Great Team LLC & CTJ Capital



Geolocation:

It is near the northeast corner of W Price Lane and S 12th Place.

Rezone

Great Team LLC & CTJ Capital

PLANNING

FLUM

FLUM Place Type

- Urban Neighborhood

2.8.3 Relationship with Future Land Use Map

- “Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:”
 - (A) “Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.”

Zones allowed by Standard Review on Table 2.8.3.A

- T4.1 & T4.2

Future Land Use Map Designation:

Urban Neighborhood

“Contributes a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher-intensity centers and lower-intensity neighborhoods.” (FLUM Page 6)

2.8.3 Relationship with Future Land Use Map

- “Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:”
 - (A) “Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.”

Zones allowed by Standard Review on Table 2.8.3.A

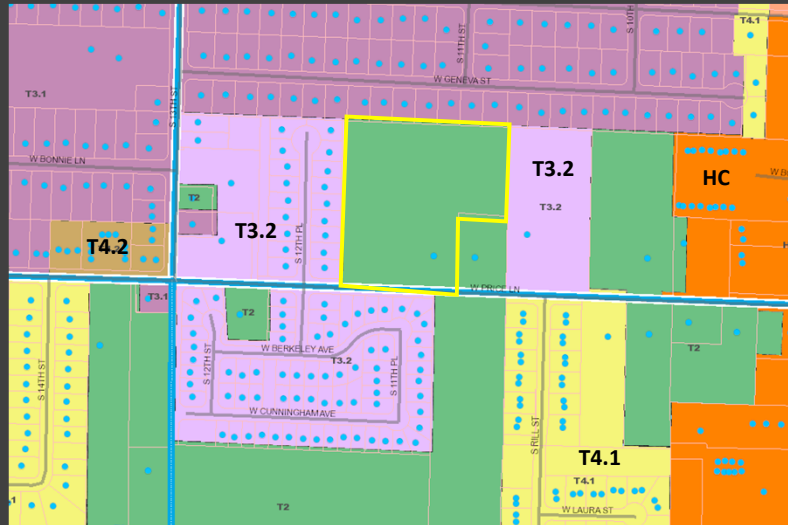
T4.1 & T4.2



Rezone

PLANNING

Great Team LLC & CTJ Capital



Zoning Map

Rezone Request

- Currently zoned T2. Proposed rezone to T4.2
- This proposal is subject to standard review.

Rezone Request:

The applicant is requesting to rezone the subject property from T2 (Neighborhood Medium-Intensity) to T4.2 (Neighborhood High-Intensity).

Current Zoning (T2):

"A very low-intensity district intended for agricultural uses and as a temporary holding zone pending development." (UDC Section 4.2)

Proposed Zoning (T4.2):

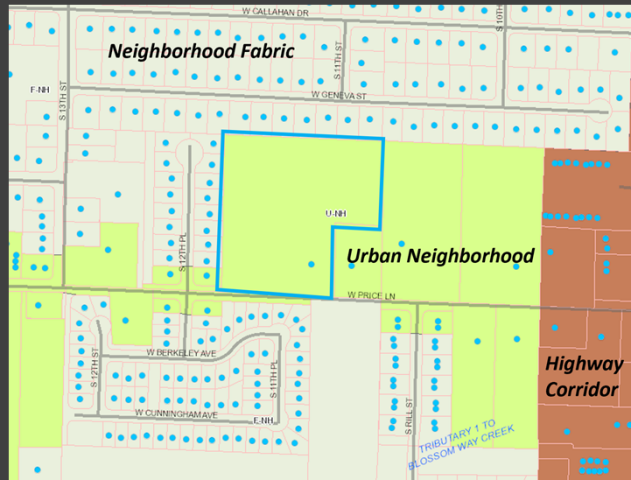
"A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged." (UDC Section 4.2)



Rezone

PLANNING

Great Team LLC & CTJ Capital



FLUM

UDC

2.8.6 Standard Review Criteria

- Rezoning to transects labeled “SR” on the zoning amendment table are subject to the following decision making factors:
 - 2.8.6.1 Planning Commission “Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.”

Staff Analysis:

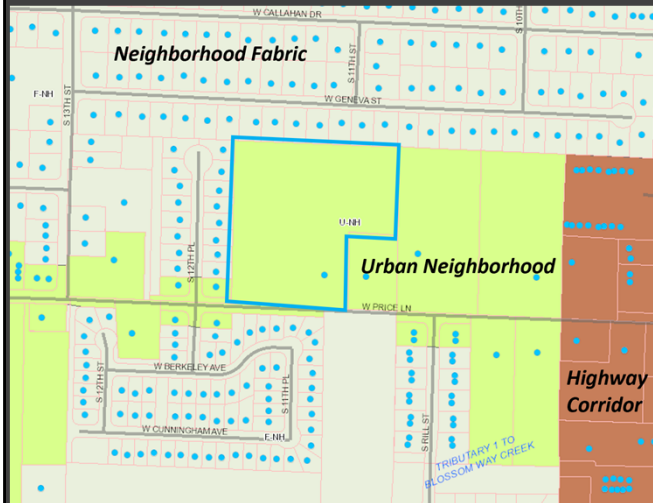
- The rezone request is subject to standard review.



Rezone

PLANNING

Great Team LLC & CTJ Capital



Staff Analysis

- The Rogers Comprehensive Plan states Urban Neighborhoods contribute a blend of housing and neighborhood-scale services, while acting as a harmonious transition between higher-intensity centers and lower-intensity neighborhoods.
- The property is located along a street on the master street plan.
- Adjacent zoning consists primarily of T2, T3.1 T3.2, and T4.1.
- Table 2.8.3.A labels rezoning to T4.2 as Standard Review

Staff Analysis:

- T4.2 is allowed per the property's placetype and is located along a street on the master street plan.
- Adjacent zoning consists of T2, T3.1, T3.2, and T4.1 with some Highway Commercial to the east and T4.2 to the west.

Rogers Future Land Use Placetypes

Neighborhoods

Neighborhoods Category Placetype Character:

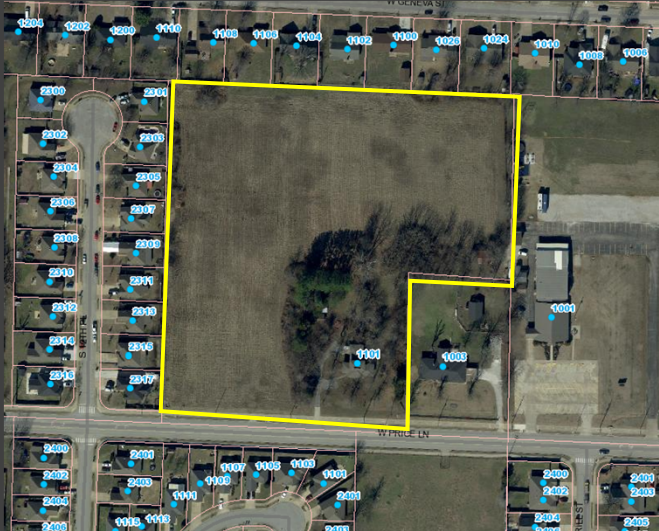
Residential Areas outside of designated corridors and centers. These areas comprise residential developments of varying sizes, scales, and building typologies. They may include neighborhood-scale services and commercial spaces, institutional uses, and places of worship. (FLUM Placetypes Page 6).



Rezone

PLANNING

Great Team LLC & CTJ Capital



Recommendation:
Approval

RECOMMENDATIONS:

- *Approval*

2.8.8.1 Standard Review Districts

“Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda. ”

Possible Planning Commission Motions for Standard Review:

- “Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or”
- “Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.”



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: Halbert Law Offices

ADDRESS: P.O. Box 1272, Fayetteville AR 72702 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 1101 W Price Ln, Rogers, AR 72758

PARCEL NUMBER: 02-01999-000

PHONE #: (479) 571-0014 EMAIL: tripp@halbertlaw.net

PROPERTY OWNER: GREAT TEAM WIN DEVELOPMENT LLC & CTJ CAPITAL LLC PHONE #: (870) 995-8977

PRESENT USE: Agriculture/Singel Family Residence ZONING: T2 - Rural

PROPOSED USE: Muti-Family ZONING: T4.2 - Neighborhood Node

Tripp Halbert Date 08/19/24
Applicant Signature

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioners, GREAT TEAM WIN DEVELOPMENT LLC & CTJ CAPITAL LLC, by and through the Halbert Law Offices hereby petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: See Attached Exhibit A

LAYMAN'S DESCRIPTION: 1101 W Price Ln, Rogers, AR 72758

PRESENT ZONING: T2 - Rural

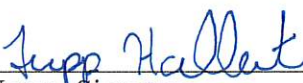
ZONING REQUEST: T4.2 - Neighborhood Node

Respectfully Submitted,

By: 
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF WASHINGTON

Subscribed and sworn before me this the 22nd day of AUGUST, 2024.


Notary Signature

Tripp Halbert
Notary Name Printed

08/24/2030
Commission Expires

CHARLES E. HALBERT III
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
COMMISSION No. 12711792
COMMISSION EXP. 08/24/2030

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. A true and accurate copy of the adjacent property owners provided by the Benton County Assessor's office is attached hereto and labeled as Exhibit B.

Dated this the 1st day of November, 2024.

Clayton Carpenter
Signed

Clayton Carpenter
Name Printed

STATE OF ARKANSAS

COUNTY OF WASHINGTON

Subscribed and sworn before me this the 1st day of November, 2024.

Chipp Hallert
Notary Signature

Charles E. Halbert III
Notary Name Printed

08/24/2030
Commission Expires

CHARLES E. HALBERT III
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
COMMISSION No. 12711792
COMMISSION EXP. 08/24/2030



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 **November 5, 2024** at **5:30 p.m.** on the application by **Great Team Win LLC & CTJ Capital LLC** to rezone **1101 W. Price Lane** from the **T2** zoning district to the **T4.2** zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

1101 W. Price Lane

Parcel Number: 02-01999-000

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 20, 2024**
BILL THE CITY OF ROGERS

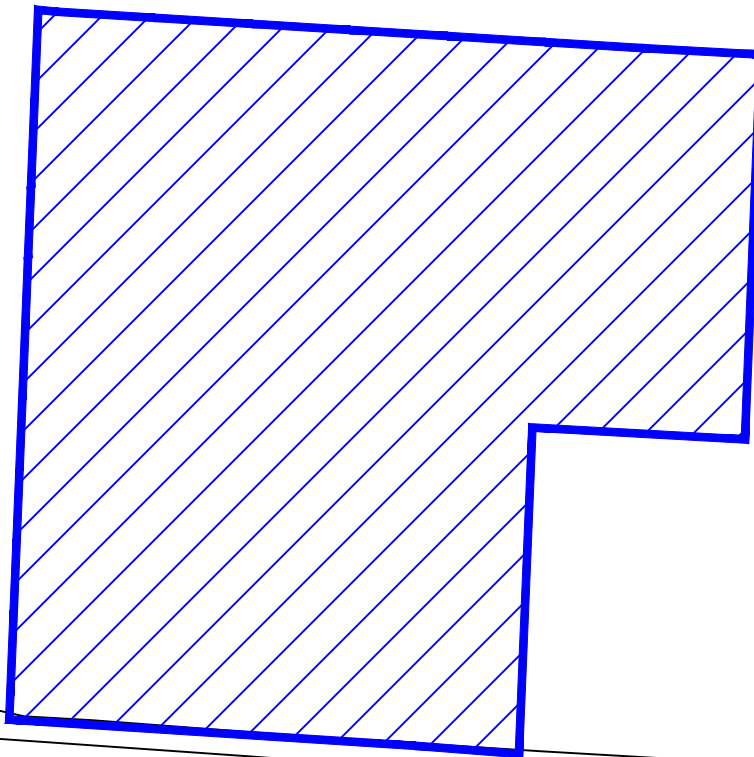


Legal Description Confirmation

11th

WEST GENEVA STREET

S. 12th PLACE



WEST PRICE LANE

KELEY AVE.

11th PL.



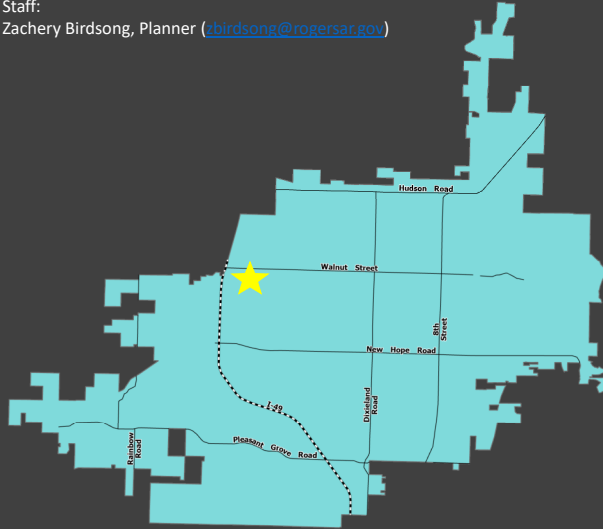
Rezone

PLANNING

Jones Rezone

Staff:

Zachery Birdsong, Planner (zbirdsong@rogersar.gov)



Vicinity Map

FLUM Place Type

Urban Neighborhood

Zoning

T2

Proposed Zoning

T4.2

Location

303 S Promenade

Representative

Phil Swope, Swope Consulting

Location:

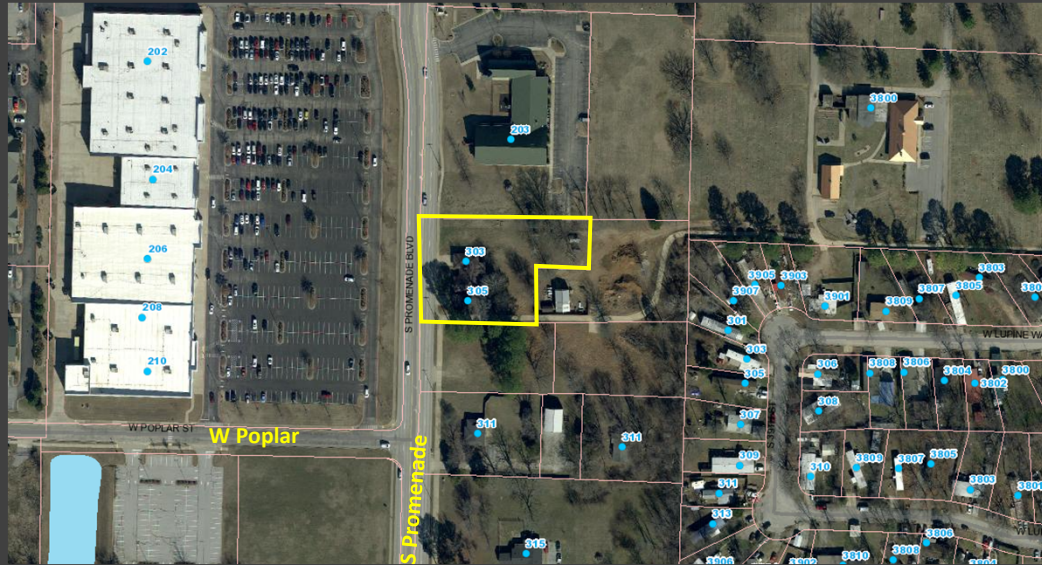
The property is located at 303 S Promenade Boulevard.



Rezone

PLANNING

Jones Rezone



Geolocation:

It is near the northeast junction of W Poplar and S Promenade.

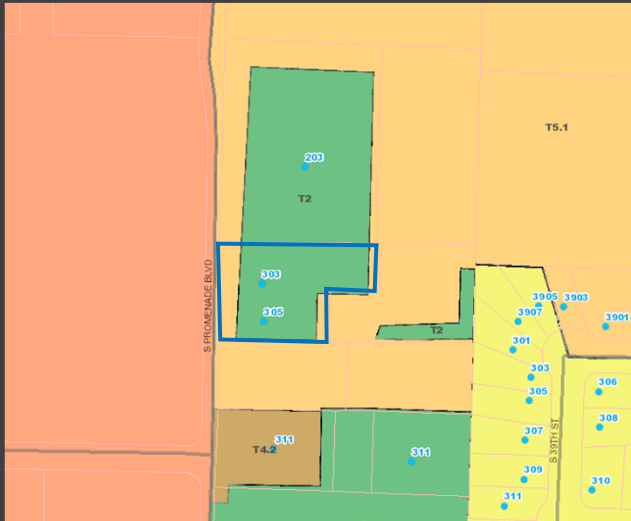




Rezone

PLANNING

Jones Rezone



Rezone Request

- Currently zoned T2. Proposed rezone to T4.2
- This proposal is subject to standard review.

Rezone Request:

The applicant is requesting to rezone the subject property from T2 (Neighborhood Medium-Intensity) to T4.2 (Neighborhood High-Intensity).

Current Zoning (T2):

"A very low-intensity district intended for agricultural uses and as a temporary holding zone pending development." (UDC Section 4.2)

Proposed Zoning (T4.2):

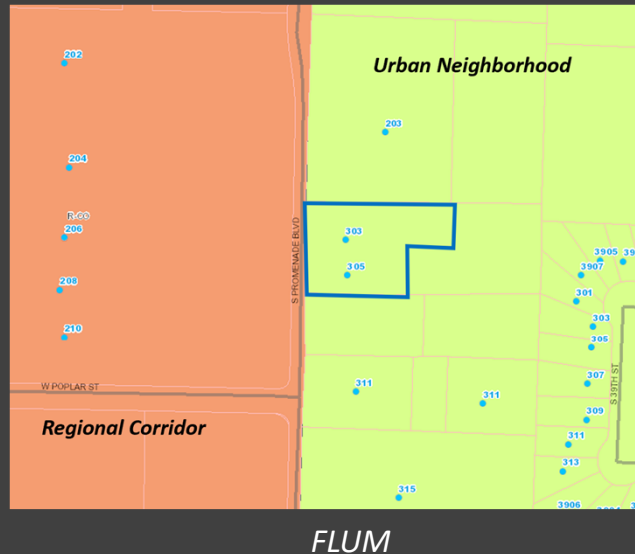
"A high-intensity district intended primarily for urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are encouraged." (UDC Section 4.2)



Rezone

Jones Rezone

PLANNING



UDC

2.8.6 Standard Review Criteria

- Rezoning to transects labeled "SR" on the zoning amendment table are subject to the following decision making factors:
 - 2.8.6.1 Planning Commission "Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC."

Staff Analysis

- Table 2.8.3.A labels rezoning to T4.2 as Standard Review

Staff Analysis:

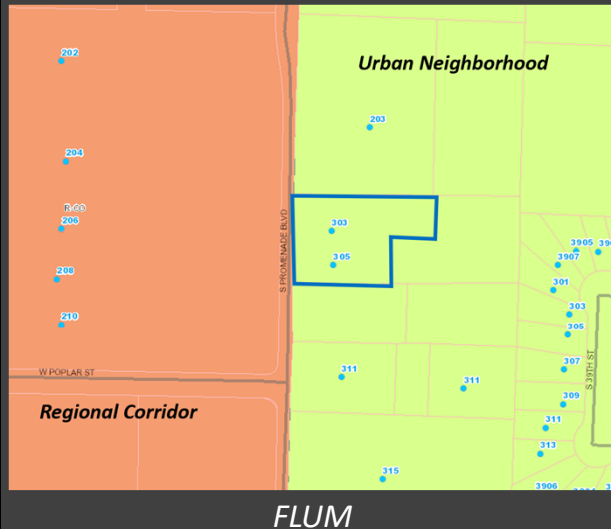
- The rezone request is subject to standard review.



Rezone

Jones Rezone

PLANNING



Staff Analysis

- The Rogers Comprehensive Plan states Urban Neighborhoods contribute a blend of housing and neighborhood-scale services, while acting as a harmonious transition between higher-intensity centers and lower-intensity neighborhoods.
- The property fronts a major arterial street, which is preferable for a higher-intensity zoning designation.
- The property across S Promenade is located within Regional Corridor, a higher intensity place type.
- Majority of the properties immediately surrounding this property are currently zoned T5.1.
- Staff finds that rezoning to T4.2 in the Urban Neighborhood placetype conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

- T4.2 is appropriate at this location, given the property's placetype, its location along a major arterial, and proximity to a regional corridor.

Rogers Future Land Use Placetypes

Neighborhoods

Neighborhoods Category Placetype Character:

Residential Areas outside of designated corridors and centers. These areas comprise residential developments of varying sizes, scales, and building typologies. They may include neighborhood-scale services and commercial spaces, institutional uses, and places of worship. (FLUM Placetypes Page 6).



Rezone

Jones Rezone

PLANNING



Aerial View

Recommendation:
Approval

RECOMMENDATIONS:

- ***Approval***

2.8.8.1 Standard Review Districts

“Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.”

Possible Planning Commission Motions for Standard Review:

- “Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or”
- “Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.”



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PHONE: (479) 621-1186
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OFFICE USE ONLY

Permit Fee: _____
Zoning: _____ to _____
Permit Number: _____
CityView Application: _____
Date: _____

REZONE APPLICATION

APPLICANT: Swope Consulting LLC

ADDRESS: 7 Halsted Circle SUITE #: 210

GENERAL LOCATION OF PROPERTY: 303 S Promenade Blvd

PARCEL NUMBER(S) OF PROPERTY: 02-00861-087

PARCEL NUMBER: 02-00861-087

PHONE #: 479-877-7388 EMAIL: phil@swope-consulting.com;
audrey@swope-consulting.com

PROPERTY OWNER: JONES, QUIONTAYUS PHONE #: 479-966-3022

PRESENT USE: single family residential ZONING: T2

PROPOSED USE: Neighborhood General ZONING: T4.2

9.26.2024

Applicant Signature

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION:

PART OF THE NORTHEAST QUARTER (NE1/4) OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 9; THENCE N 02°43'44" E A DISTANCE OF 485.34 FEET TO THE POINT OF BEGINNING, SAID POINT BEING IN THE ROADWAY OF S. PROMENADE BOULEVARD; THENCE ALONG SAID ROADWAY N 01°28'16" E A DISTANCE OF 181.34 FEET; THENCE LEAVING SAID ROADWAYS 88°33'50" E A DISTANCE OF 299.93 FEET; THENCE S 01°58'19" W A DISTANCE OF 87.91 FEET; THENCE N 87°20'54" W A DISTANCE OF 93.05 FEET; THENCE S 02°36'55" W A DISTANCE OF 96.93 FEET; THENCE N 87°59'22" W A DISTANCE OF 39.20 FEET; THENCE N 88°10'51" W A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING, WITH AN AREA OF 45,560.65 SQUARE FEET, OR 1.05 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT. AS SHOWN ON BOUNDARY SURVEY DATED 07/07/2023 AS JOB 23-184 BY CASTER & ASSOCIATES LAND SURVEYING, INC. SURVEYS: 9/12/2023 L202347245

LAYMAN'S DESCRIPTION:

303 S PROMENADE BLVD
ROGERS AR 72758

PRESENT ZONING: T2

ZONING REQUEST: T4.2

Respectfully Submitted,

By [Signature]
(Property Owner Signature)

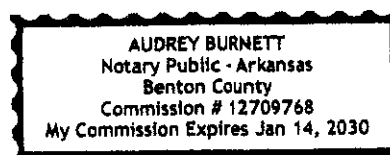
STATE OF ARKANSAS
COUNTY OF Benton

Subscribed and sworn before me this the 26th day of September, 2024.

Audrey Burnett
Notary Signature

Audrey Burnett
Notary Name Printed

01/14/2030
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 21st day of October, 2024

Audrey Burnett
Signed

Audrey Burnett
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

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



Annette Stang
Notary Signature

Annette Stang
Notary Name Printed

April 13 2034
Commission Expires



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **November 5, 2024** at **5:30 p.m.** on the application by **Quiontayus Jones** to rezone **303 S. Promenade Boulevard** from the **T2** zoning district to the **T4.2** zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

303 S. Promenade Boulevard

Parcel Number: 02-00861-087

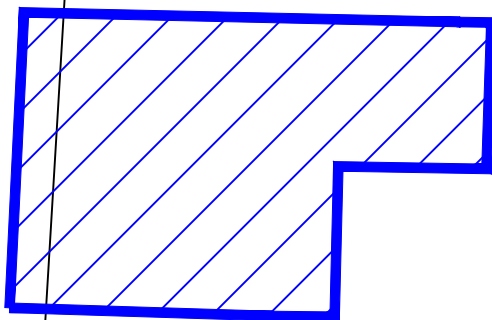
Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 20, 2024**
BILL THE CITY OF ROGERS



Legal Description Confirmation

PROMENADE BLVD





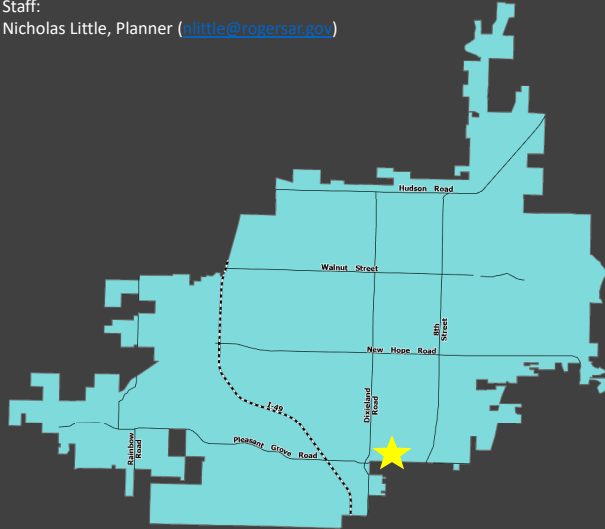
Rezone

PWX, LLC

PLANNING

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

FLUM Place Type
Highway Corridor

Zoning
T5.2 (City Medium-Intensity)

Proposed Zoning
HC (Highway Commercial)

Location
NE of the Intersection of S Dixieland Road and W Pleasant Grove Road

Representative
Burke Larkin

Location:

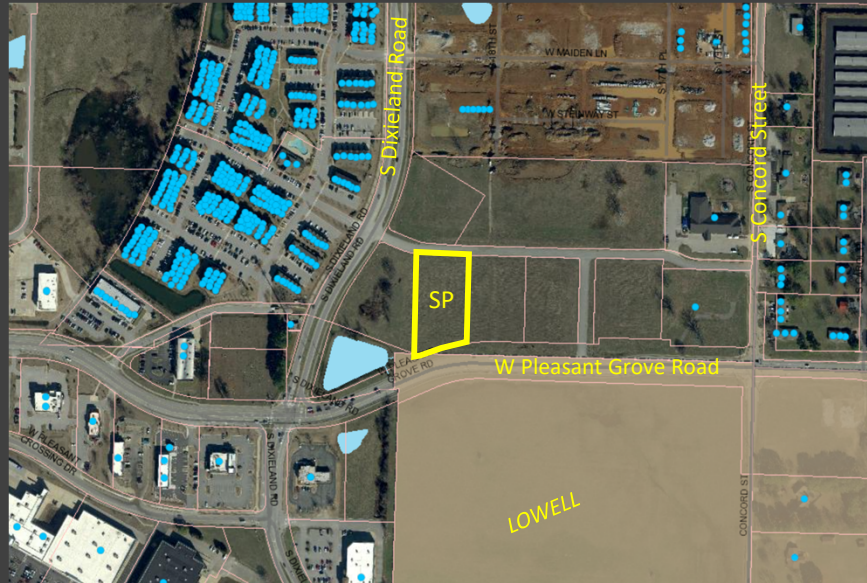
The applicant is proposing a rezone from T5.2 to HC in the Highway Corridor Placetype.



Rezone

PWX, LLC

PLANNING



GEOLOCATION

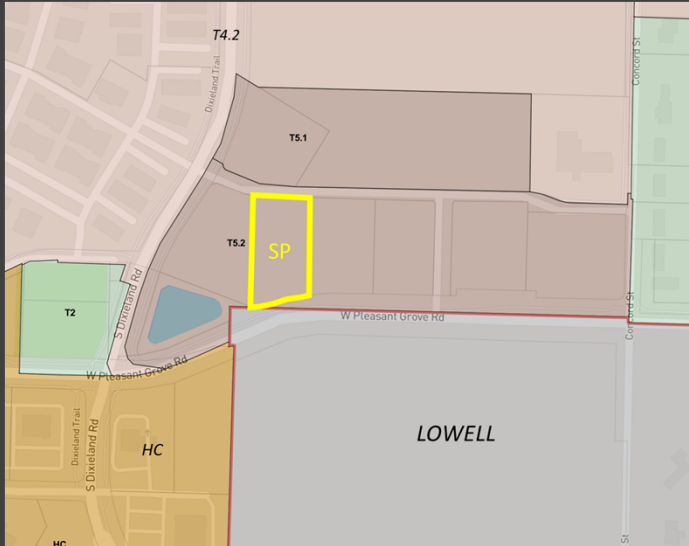
The property is located just northeast of the intersection of S Dixieland Road and W Pleasant Grove Road.



Rezone

PWX, LLC

PLANNING



Zoning Map

FLUM Place Type

- Highway Corridor

2.8.3 Relationship with Future Land Use Map

- “Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:”
 - (A) “Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review.”

Zones allowed by Standard Review on Table 2.8.3.A

- T5.1, T5.2, HC

Rezone Request:

The applicant is requesting to rezone the subject property from T5.2(City Medium-Intensity) to HC(Highway Commercial).

ZONING:

T5.2

“A medium-low intensity mixed-use district where medium to large-scale buildings line streets in corridor and city center placetypes.” Section 4.2

HC

“A district consisting mostly of low-scale commercial strip [development](#). These districts standards allow for the existing condition to persist, however also allow for under-utilized parts of parking lots to be filled with active uses..”



Rezone PWX, LLC

PLANNING



Rezone Request

- Currently zoned **T5.2**. Proposed rezone to **HC**
- This proposal is subject to standard review (Table 2.8.3.A).

UDC

2.8.6 Standard Review Criteria

- Rezoning to transects labeled "SR" on the zoning amendment table are subject to the following decision making factors:
 - 2.8.6.1 Planning Commission "Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC."

Staff Analysis:

- The rezone request is subject to standard review.



Rezone

PWX, LLC

PLANNING



Staff Analysis

- A rezone request to Highway Commercial is considered standard review within the Highway Corridor placetype.
- The property fronts W Pleasant Grove Road, which is already lined with developments that reflect highway commercial form.
- Several adjacent properties along the north side of W Pleasant Grove, between Dixieland and Concord, are already under development review for proposals of a similar form, given that they were submitted prior to adoption of the UDC.
- Staff finds that rezoning to HC in the Highway Corridor place type conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

- HC is a standard review rezone within the Highway Corridor placetype.
- Proposed rezone would allow a form that is common along W Pleasant Grove
- Adjacent properties along this block face are under review, proposing similar development forms for uses that are allowed in HC.

Rogers Future Land Use Placetypes

Corridors

Placetype Character:

Corridors are linear destinations that contribute to the city's economic development through their unique mix of housing, industry, services and employment opportunities along critical routes. Access management is prioritized through special attention to the design of intersections; cross-access lanes between developments; and travel lanes and connections for all means of vehicular, active, and public transportation. New, infill, and redevelopment projects will ensure that these areas remain dynamic and compatible with adjacent Centers and Neighborhoods..(FLUM Placetypes Page 5).



Rezone

PWX, LLC

PLANNING



Recommendation:
Approval

Street View

RECOMMENDATIONS:

- *Approval*

2.8.8.1 Standard Review Districts

“Where the Director recommends approval of the application they shall cause the Commission to be presented with the request as part of its consent agenda. Interested persons must be provided an opportunity to speak in a public hearing before consideration of the consent agenda.”

Possible Planning Commission Motions for Standard Review:

- “Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or”
- “Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present or issue its findings and recommend approval or denial by majority vote of the quorum present.”



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: _____

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: Burke Larkin

ADDRESS: 1400 Kirk Road - Ste 110 - Little Rock, AR 72223 SUITE #: 110

GENERAL LOCATION OF PROPERTY: Lot 5 - The Grove - NE intersection of Dixie and +
Hessett Grove Road

PARCEL NUMBER(S) OF PROPERTY: 02-21543-000

PARCEL NUMBER: 02-21543-000

PHONE #: 479-640-9588 EMAIL: blarkin@orioncapitalusa.com

PROPERTY OWNER: PWX, LLC PHONE #: 501-687-9400

PRESENT USE: Vacant Land ZONING: T5.2

PROPOSED USE: Retail Center ZONING: HC

[Signature]
Applicant Signature

10-4-24
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

LEGAL DESCRIPTION: Plat 0402/2007 2007-121 + Correction Plat 0402/2007 2007-1

LAYMAN'S DESCRIPTION: Lot 5, ph. 1 The Grove — 1771 W Pleasant Grove Road
Rogers, AR 72223-6004

PRESENT ZONING: TS.2

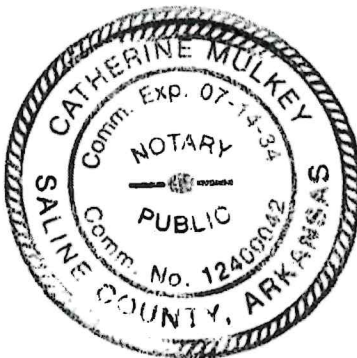
ZONING REQUEST: HC

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)
Dir. of Real Estate

STATE OF ARKANSAS
COUNTY OF Saline

Subscribed and sworn before me this the 9th day of October, 2024



[Signature]
Notary Signature

Catherine Mulkey
Notary Name Printed

7/14/2034
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 15th day of November, 2024.

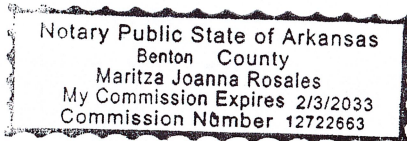
M. Burke Larkin
Signed

M. Burke Larkin
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 1 day of November, 2024.



Maritza Joanna Rosales
Notary Signature

Maritza Joanna Rosales
Notary Name Printed

2/3/2033
Commission Expires

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 2.8 of the Rogers Unified Development Code that Burke Larken is applying to the Rogers Planning Commission to rezone certain real property at Lot 5, 1771 W Pleasant Grove Road, Rogers, AR 72758. The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: Lot 5, The Grove, Phase 1

LAYMAN'S DESCRIPTION: 1771 W Pleasant Grove Road, Rogers, AR 72758

PRESENT ZONING: T5.2

ZONING REQUEST: HC

A public hearing by the Rogers Planning Commission will be held on ____, 2024 at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____



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 **November 5, 2024** at **5:30 p.m.** on the application by **Burke Larkin for PWX LLC** to rezone **1771 W. Pleasant Grove Road** from the **T5.2** zoning district to the **HC** zoning district, the property being more particularly described as follows:

PROPERTY DESCRIPTION:

1771 W. Pleasant Grove Road

Parcel Number: 02-21543-000

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday October 20, 2024**
BILL THE CITY OF ROGERS

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Fayetteville, AR 72703

Certified Mail Fee \$4.85

\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To 2188 LLC

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Groves, OK 74345

Certified Mail Fee \$4.85

\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Grand Savings Bank
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Little Rock, AR 72223

Certified Mail Fee \$4.85

\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To PNXL LLC
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Bentonville, AR 72713

Certified Mail Fee \$4.85

\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Dixieland Grove LLC
Street and Apt. No., or PO Box No.

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Fayetteville, AR 72703

Certified Mail Fee \$4.85

\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
☐ Certified Mail Restricted Delivery \$0.00
☐ Adult Signature Required \$0.00
☐ Adult Signature Restricted Delivery \$0.00

Postage \$0.73

Total Postage and Fees \$5.58

Sent To Grove Owner LLC
Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com.
Kansas City, MO 64112

Certified Mail Fee \$4.85

\$0.00
Extra Services & Fees (check box, add fee as appropriate)
☐ Return Receipt (hardcopy) \$0.00
☐ Return Receipt (electronic) \$0.00
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Postage \$0.73

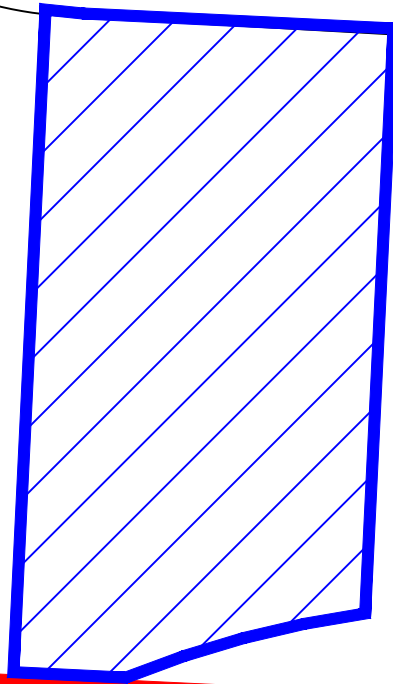
Total Postage and Fees \$5.58

Sent To Woodland Park
Street and Apt. No., or PO Box No.

Street and Apt. No., or PO Box No.

Legal Description Confirmation

PRIVATE DRIVE



CITY OF
LOWELL

BIG WHISKEY'S @ THE GROVE

1787 W PLEASANT GROVE RD, ROGERS, AR

LARGE SCALE DEVELOPMENT

SCE PROJECT NO: 24-038

CITY PROJECT NO: LSD23-0095

COVER GENERAL NOTES

SURVEYOR INFORMATION
THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:
DEVELOPMENT CONSULTANTS INC.
ALLEN "JAY" YOUNG
1 EAST CENTER STREET, FAYETTEVILLE, AR 72701
PHONE: (479) 263-3893
EMAIL: JAY@DCIUS.PRO

SITWISE CIVIL ENGINEERING PLLC AND ITS ASSOCIATES WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING FEATURES AS SHOWN ON THE SURVEY AND NOTIFY THE SURVEYOR AND THE ENGINEER OF RECORD OF ANY INACCURACIES FOUND ON THE SURVEY PRIOR TO BEGINNING CONSTRUCTION.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE-GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR
IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, 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 GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

WARRANTY/DISCLAIMER
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SITWISE CIVIL ENGINEERING, PLLC NOR ITS PERSONNEL CAN OR DO WARRANTY THESE DESIGNS OR PLANS AS CONSTRUCTED.

CAUTION - NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO ENSURE SAFETY AND ACCURACY.

FLOOD NOTE
THE FLOOD INSURANCE RATE MAP (FIRM) FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NO. 05007C0270K, EFFECTIVE DATE: JUNE 5TH 2012, SHOWS THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

- ROGERS STANDARD NOTES**
- IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
 - STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL, STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.
 - CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ETC. REQUIRE SOD TO THE 100-YEAR WATER SURFACE ELEVATION WITHIN 2-WEEKS (14-DAYS) AFTER THE POND IS BUILT, AND MUST BE INSTALLED AT THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
 - WHERE PUBLIC 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 TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE THE CURB AND GUTTER AND IS MEASURED FROM EDGE OF ASPHALT TO EDGE OF ASPHALT.

DESIGN CONTACTS

OWNER/DEVELOPER	BIG WHISKEY'S	4101 N STATE HWY NN SUITE 105 OZARK, MO 65721	SHANE MILLER	(417) 827-6906	SHANE.MILLER@GMAIL.COM
LANDSCAPE ARCHITECT	SITWISE CIVIL ENGINEERING, PLLC	PO BOX 9522 FAYETTEVILLE, AR 72703	NATHAN STREETT, PLA	(479) 621-3762	NSTREETT@SITWISECIVIL.COM
CIVIL ENGINEER	SITWISE CIVIL ENGINEERING, PLLC	PO BOX 9522 FAYETTEVILLE, AR 72703	ZACH HIXSON, PE	(870) 740-9698	ZHIXSON@SITWISECIVIL.COM
ARCHITECT	BUF STUDIO	702 SE 5TH ST BENTONVILLE, AR 72712	KATIE BREWER	(417) 579-8878	BREWERK@BUFSTUDIO.CO
SURVEYOR	DCI	1 EAST CENTER ST SUITE 190 FAYETTEVILLE, AR 72701	ALLEN "JAY" YOUNG	(479) 263-3893	JAY@DCIUS.PRO

UTILITY CONTACTS

WATER	ROGERS WATER UTILITIES	601 S 2ND ST ROGERS, AR 72756	STEPHEN PONDER	(479) 621-1162	STEPHENPONDER@RWU.ORG
WASTEWATER	ROGERS WATER UTILITIES	601 S 2ND ST ROGERS, AR 72756			
ELECTRIC	CARROLL ELECTRIC	707 SE WALTON BLVD BENTONVILLE, AR 72712	DEREK THRUMAN	(479) 273-2421	DTHRUMAN@CARROLLCECC.COM
NATURAL GAS	BLACK HILLS ENERGY	1301 FEDERAL WAY LOWELL, AR 72745	ADAM COMER	(479) 877-0006	ADAM.COMER@BLACKHILLSCORP.COM
FIRE DEPARTMENT	ROGERS FIRE DEPARTMENT	201 N 1ST ST ROGERS, AR 72756	BJ HYDE	(479) 621-1100	WHYDE@ROGERSAR.GOV
TELEPHONE	AT&T	627 WHITE ROAD SPRINGDALE, AR 72766	JUSTIN KUMPE	(501) 773-7443	
CABLE TELEVISION	COX COMMUNICATIONS	4901 S 48TH ST SPRINGDALE, AR 72762	MICHAEL MOORE	(479) 717-5607	MICHAEL.MOORE3@COX.COM
DEPARTMENT OF HEALTH	ARKANSAS DEPT. OF HEALTH	4815 W MARKHAM SLOT #37 LITTLE ROCK, AR 72705	ADAM PARKER	(501) 280-4734	



VICINITY MAP (NTS)

PARCEL #: 02-21544-000

LEGAL DESCRIPTION: LOT 6, THE COMMON AREA LYING SOUTH AND ADJACENT TO LOT 6 OF THE GROVE PHASE I, ROGERS, BENTON COUNTY, ARKANSAS AS SHOWN ON PLAT BOOK 2007, PAGE 128 (PLAT 2007-121 02/02/07)

10/18/24

SHEET INDEX

SHEET NUMBER	SHEET TITLE	DATE	ISSUE
	COVER SHEET	10/18/24	5TH LSD SUB
ALTA	BOUNDARY AND TOPOGRAPHIC SURVEY	09/26/24	4TH LSD SUB
C1.0	DEMO PLAN	09/26/24	4TH LSD SUB
C2.0	SITE PLAN	09/26/24	4TH LSD SUB
C2.1	EASEMENT PLAN	09/26/24	4TH LSD SUB
C3.0	GRADING PLAN	10/18/24	5TH LSD SUB
C3.1	DRAINAGE PLAN	10/18/24	5TH LSD SUB
C4.0	UTILITY PLAN	10/18/24	5TH LSD SUB
C4.1	WATER PLAN & PROFILE	09/26/24	4TH LSD SUB
C5.0	EROSION CONTROL PHASE I	09/26/24	4TH LSD SUB
C5.1	EROSION CONTROL PHASE II	09/26/24	4TH LSD SUB
C6.0	LANDSCAPE PLAN	10/18/24	5TH LSD SUB
C7.0	DETAILS I	09/26/24	4TH LSD SUB
C7.1	DETAILS II	09/26/24	4TH LSD SUB
C7.2	DETAILS III	09/26/24	4TH LSD SUB
C7.3	DETAILS IV	09/26/24	4TH LSD SUB
C7.4	DETAILS V	09/26/24	4TH LSD SUB
C7.5	DETAILS VI	09/26/24	4TH LSD SUB
C7.6	CITY DETAILS	09/26/24	4TH LSD SUB
WD-1	WATER DETAILS (RWU)	09/26/24	4TH LSD SUB
WD-2	WATER DETAILS (RWU)	09/26/24	4TH LSD SUB
SD-1	SEWER DETAIL S (RWU)	09/26/24	4TH LSD SUB

SITE DATA

PROPOSED USE	COMMERCIAL - RESTAURANT
ZONING	C-2 HIGHWAY COMMERCIAL OVERLAY DISTRICT
FRONT SETBACK	65'
REAR SETBACK	15'
SIDE INTERIOR SETBACK	15'
SIDE EXTERIOR SETBACK	45'
SITE AREA (SA)	±1.78 ACRES ±77,620 SF
BUILDING HEIGHT	24'-0"
TOTAL PROPOSED GROSS FLOOR AREA	14,313 SF
RESTAURANT GROSS FLOOR AREA	8,197 SF
COMMERCIAL GROSS FLOOR AREA	5,925 SF
CONSTRUCTION TYPE	TYPE IIB
REQUIRED PARKING	1 SPACE PER EACH 4 OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE BASED ON THE LARGEST SHIFT. 1 SPACE PER 250 SQUARE FEET UP TO 10,000 SQUARE FEET, 95% OF REQUIREMENT FOR AREAS BETWEEN 10,001 - 20,000 SQUARE FEET.
	TOTAL REQUIRED 57 STALLS
	ADA REQUIRED 3 STALLS
PROPOSED PARKING	STANDARD PROVIDED 95 STALLS
	ADA PROVIDED 4 STALLS
	TOTAL PROVIDED 99 STALLS
BUILDING COVERAGE	16,313 SF (18.4% SITE AREA)
TOTAL IMPERVIOUS PROVIDED	61,038 SF (78.6% SITE AREA)
TOTAL OPEN SPACE PROVIDED	16,582 SF (21.4% SITE AREA)
REQUIRED OPEN SPACE	15,524 SF (20% SITE AREA)

NOTE: EASEMENT PLAT IS REQUIRED IN ORDER TO OBTAIN A CERTIFICATE OF OCCUPANCY

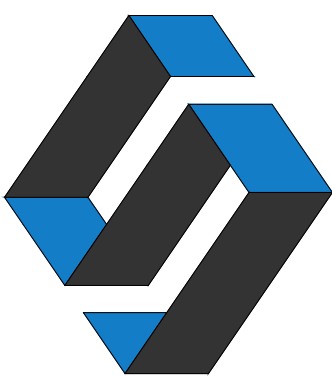
REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATION. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF ROGERS ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF ROGERS, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

RESERVED FOR
CITY STAMP

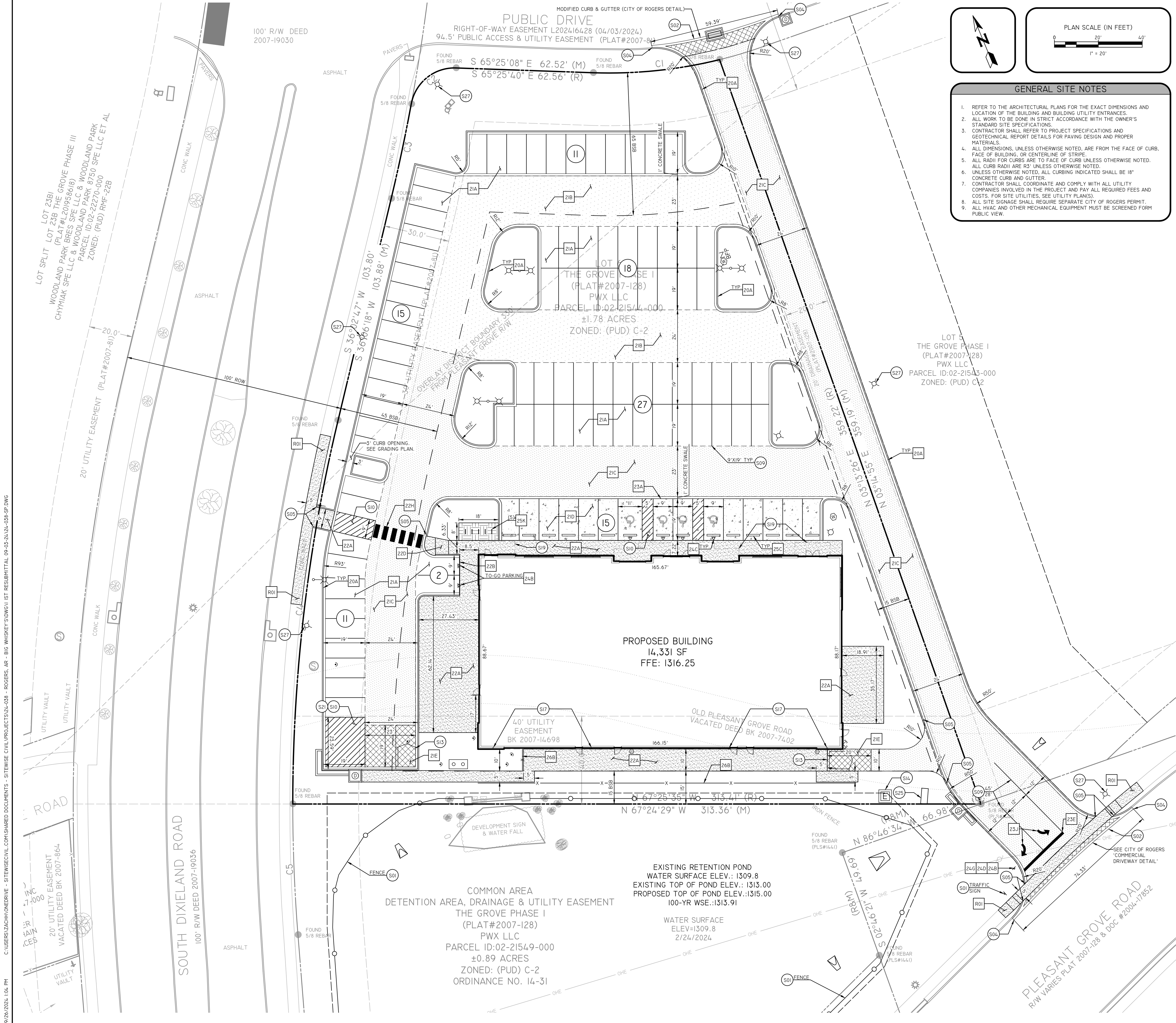
NOTE: ALL CIVIL PLANS
USED ON SITE MUST
INCLUDE MOST
CURRENT STAMP BY
ROGERS PLANNING.



ORIGINAL SIGNATURE ON FILE



SITEWISE
— CIVIL ENGINEERING —



PLAN SCALE (IN FEET)
0 20' 40'
1" = 20'

GENERAL SITE NOTES

- REFER TO THE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATION OF THE BUILDING AND BUILDING UTILITY ENTRANCES.
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE OWNER'S STANDARD SITE SPECIFICATIONS.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. ALL CURB RADII ARE R3' UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER.
- CONTRACTOR SHALL COORDINATE AND COMPLY WITH ALL UTILITY COMPANIES INVOLVED IN THE PROJECT AND PAY ALL REQUIRED FEES AND COSTS, FOR SITE UTILITIES, SEE UTILITY PLANS(S).
- ALL SITE SIGNAGE SHALL REQUIRE SEPARATE CITY OF ROGERS PERMIT.
- ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FORM PUBLIC VIEW.

SITE DATA		
PROPOSED USE	COMMERCIAL - RESTAURANT	
ZONING	C-2 HIGHWAY COMMERCIAL OVERLAY DISTRICT	
FRONT SETBACK	65'	
REAR SETBACK	15'	
SIDE INTERIOR SETBACK	15'	
SIDE EXTERIOR SETBACK	45'	
SITE AREA (SA)	±1.78 ACRES ±77,620 SF	
BUILDING HEIGHT	24'-0"	
TOTAL PROPOSED GROSS FLOOR AREA	14,313 SF	
RESTAURANT GROSS FLOOR AREA	8,197 SF	
COMMERCIAL GROSS FLOOR AREA	5,925 SF	
CONSTRUCTION TYPE	TYPE IIB	
REQUIRED PARKING	1 SPACE PER EACH 4 OCCUPANTS AT THE MAXIMUM PERMITTED OCCUPANCY ALLOWED UNDER BUILDING CODE AND 1 SPACE BASED ON THE LARGEST SHIFT.	
	1 SPACE PER 250 SQUARE FEET UP TO 10,000 SQUARE FEET, 95% OF REQUIREMENT FOR AREAS BETWEEN 10,001 - 20,000 SQUARE FEET.	
PROPOSED PARKING	TOTAL REQUIRED	57 STALLS
	ADA REQUIRED	3 STALLS
	STANDARD PROVIDED	95 STALLS
	ADA PROVIDED	4 STALLS
	TOTAL PROVIDED	99 STALLS
BUILDING COVERAGE	14,313 SF (18.4% SITE AREA)	
TOTAL IMPERVIOUS PROVIDED	61,038 SF (78.6% SITE AREA)	
TOTAL OPEN SPACE PROVIDED	16,582 SF (21.4% SITE AREA)	
REQUIRED OPEN SPACE	15,524 SF (20% SITE AREA)	

PROPOSED LEGEND	
	CURB AND GUTTER
	BUILDING SETBACK
	FENCE
	PAINTED / THERMOPLASTIC STRIPING
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	STANDARD DUTY CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT
	DECOMPOSED GRANITE
	CATCH BASIN
	FLARED END SECTION
	SANITARY SEWER MANHOLE
	PARKING STALL COUNT
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER METER
	LIGHT POLE
	ELECTRICAL TRANSFORMER

SITE KEYNOTES	
S01	POINT OF RELOCATION
S02	LIMITS OF SAWCUT AND PAVEMENT REMOVAL
S04	TAPER CURB TO MATCH EXISTING
S05	TAPER CURB HEIGHT FROM 6" TO 0" OVER 2'
S09	4" WIDE PAINTED PARKING STRIPES, WHITE (LENGTH INDICATED AT KEYNOTE)
S10	4" WIDE PAINTED STRIPES, 24" O.C. @ 45°, WHITE (LENGTH INDICATED AT KEYNOTE)
S13	TRASH ENCLOSURE (SEE ARCH. PLANS)
S14	TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
S17	ROOF DRAIN/DOWNSPOUT (SEE ARCH. PLANS)
S19	BUILDING CANOPY (SEE ARCH. PLANS)
S21	LOADING ZONE
S25	MONUMENT SIGN
S27	STREET LIGHT POLE - COORDINATE WITH CARROLL ELECTRIC

SITE DETAILS	
20A	TYPE 'A' STANDARD CONCRETE CURB & GUTTER
21A	LIGHT DUTY ASPHALT PAVEMENT
21B	STANDARD DUTY ASPHALT PAVEMENT
21C	HEAVY DUTY ASPHALT PAVEMENT
21D	STANDARD DUTY CONCRETE PAVEMENT
21E	HEAVY DUTY CONCRETE PAVEMENT
22A	CONCRETE SIDEWALK
22B	SIDEWALK W/ DOWNTURNED EDGE
22D	PEDESTRIAN RAMP (PERPENDICULAR) (SEE LENGTH AT SYMBOL)
22H	CROSSWALK STRIPING
23A	90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
23E	STOP BAR
23F	FIRE LANE STRIPING
23J	TURN LANE ARROW PAVEMENT STRIPING
24B	SIGN POST
24C	ACCESSIBLE PARKING SIGN POST W/ BOLLARD
24D	STOP SIGN
24G	'RIGHT TURN ONLY' SIGN
25C	WHEEL STOP
25K	BIKE RACK
26B	6" WOOD PRIVACY FENCE
R01	TYPICAL SIDEWALK DETAILS (CITY OF ROGERS)



DATE	
DESCRIPTION	
NUMBER	

BIG WHISKEY'S

BIG WHISKEY @ THE GROVE

ROGERS, AR

178° W PLEASANT GROVE RD

SCALE DATE	09/26/24
SEE SHEET	LSD23-0095
CITY PROJECT NUMBER	24-038
SEE PROJECT NUMBER	
SHEET NAME	SITE PLAN
SHEET	C2.0

LANDSCAPE PROPOSED FEATURES

MULCHED AREA

SODDED AREA

SEEDDED AREA

LANDSCAPE GENERAL NOTES:

CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO STARTING LANDSCAPE WORK. CONTRACTOR SHALL CONTACT THE ONE-CALL SYSTEM.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES OR CONFLICTS PRIOR TO ANY PLANTING.

CHANGES TO THE PLANT SCHEDULE ARE NOT ALLOWED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT, OWNER, AND CITY.

ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION, EXCEPT FOR AREAS OCCUPIED BY BUILDINGS, PERMANENT STRUCTURES, OR SITE PAVING SHALL BE GRADED SMOOTH AND FOUR INCHES (4") OF TOPSOIL APPLIED. TOPSOIL AREAS SHALL BE FERTILIZED, SEEDDED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT BY THE OWNER SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

TOPSOIL INSTALLATION:
PREPARE THE SUB GRADE TO A DEPTH OF 3" TO PROVIDE A BONDING SURFACE FOR THE TOPSOIL. BEFORE PLACING TOPSOIL, CONTRACTOR SHALL REMOVE STONES LARGER THAN 2" CONSTRUCTION DEBRIS, TRASH, OBJECTIONABLE WEEDS AND ROOTS. COMPACT TOPSOIL TO FORM A LAYER WITH A MIN. DEPTH OF 4" IN LAWN AREAS AND 6" IN SHRUB BEDS. TOPSOIL SHALL BE PLACED TO PROVIDE GOOD DRAINAGE. TOPSOIL SHALL CONTAIN NOT LESS THAN 6% AND NOT MORE THAN 20% ORGANIC MATTER AS DETERMINED BY THE WET COMBUSTION METHOD. TOPSOIL SHALL HAVE A PH VALUE OF NOT LESS THAN 5.5 AND NOT MORE THAN 7.0.

ALL TREES AND SHRUBS SHALL BE INSTALLED PER PLANTING DETAILS. (SEE DETAIL SHEETS)

ALL PLANTING BEDS SHALL BE BORDERED BY 4" METAL EDGING AND STAKED WITH METAL STAKES SUFFICIENTLY TO HOLD IN PLACE.

SINGLE TREES OR SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND (SEE PLANTING DETAILS).

FERTILIZE ALL PLANTS AT THE TIME OF PLANTING WITH 13-13-13 TIME RELEASE FERTILIZER.

SEEDING AND SODDING SPECIFICATIONS:

ALL DISTURBED AREAS NOT RECEIVING PLANTINGS, INCLUDING RIGHT-OF-WAYS, SHALL BE SEEDDED OR SODDED PER THE APPROVED LANDSCAPE PLAN.

THE SEEDING PROCESS SHALL INCLUDE IN ORDER:

1. FURNISH TOPSOIL
2. FINISH GRADING
3. PREPARE SEEDBED
4. SEED AND MAINTAIN AREAS AS REQUIRED.

SEED BED PREPARATION:
ROLL, SCARIFY, RAKE AND LEVEL GRADE AS NECESSARY TO OBTAIN TRUE, EVEN LAWN SURFACES. LOOSEN SOIL TO A DEPTH OF 3" IN LAWN AREAS BY APPROVED METHOD OF SCARIFICATION AND GRADE SMOOTH TO REMOVE RIDGES AND DEPRESSIONS.

SEEDDED AND SODDED AREAS SHALL HAVE FERTILIZER APPLIED WITH A THOROUGH WATERING IMMEDIATELY FOLLOWING APPLICATION AT THE RATE OF 35 LBS. PER 1,000 SQ. FT. HARROWED INTO THE TOP 2" OF SEEDBED.

SEEDING SHALL BE DONE IN TWO (2) DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.

SOD SHALL BE A SPECIES RECOMMENDED BY AN EXPERIENCED LOCAL A.N.A.-CERTIFIED NURSERY. SOD IS TO BE STRONGLY ROOTED, WEED-DISEASE AND PEST FREE AND UNIFORM IN THICKNESS.

A 3" FOOT WIDE STRIP SHALL BE SODDED ALONG WALKS, ROADWAYS, AND PARKING AREAS TO PREVENT WASHING AND EROSION.

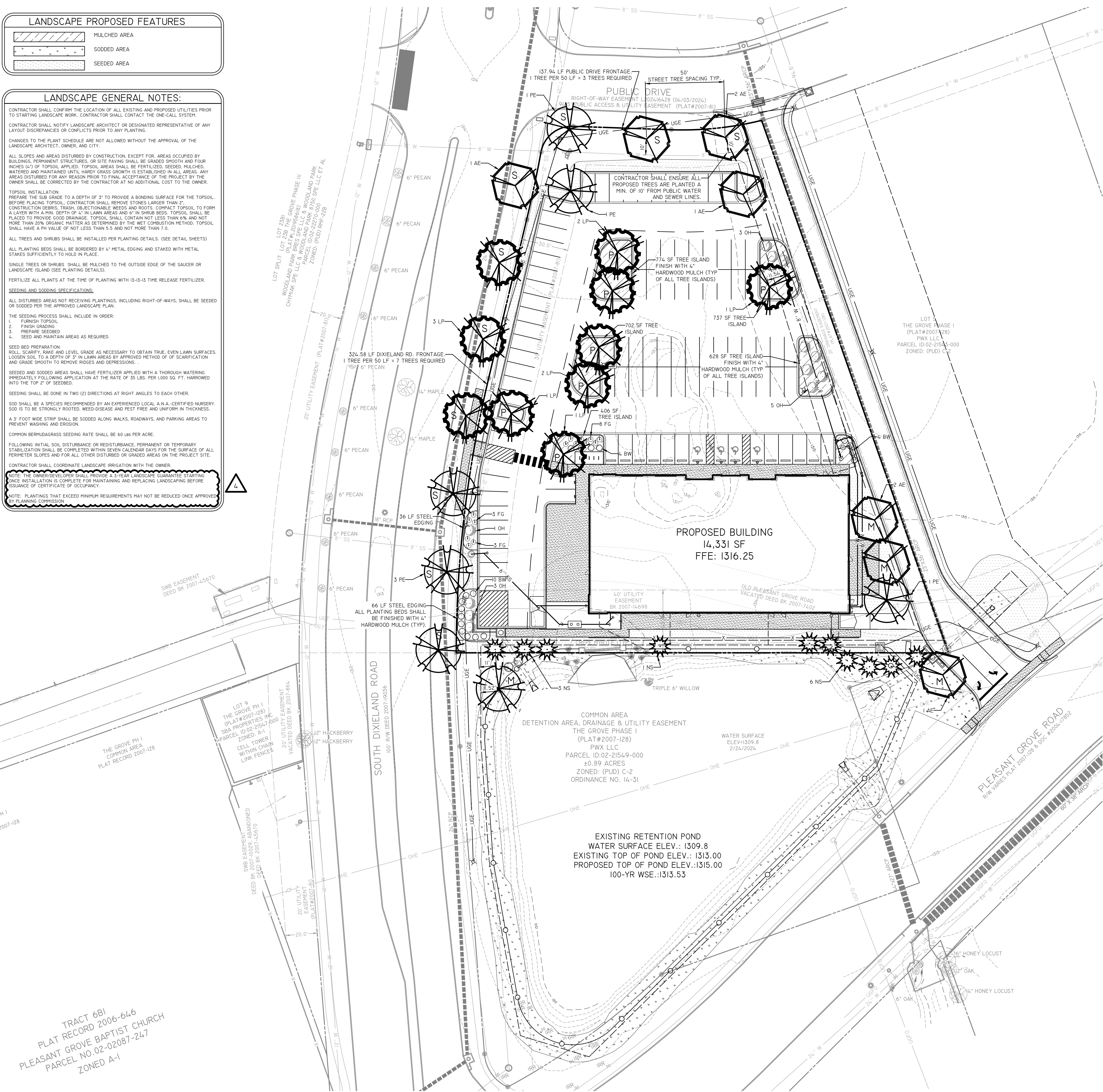
COMMON BERMUDAGRASS SEEDING RATE SHALL BE 40 LBS PER ACRE.

FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER SLOPES AND FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

CONTRACTOR SHALL COORDINATE LANDSCAPE IRRIGATION WITH THE OWNER.

NOTE: THE OWNER/DEVELOPER SHALL PROVIDE A 5-YEAR LANDSCAPE GUARANTEE STARTING ONCE INSTALLATION IS COMPLETE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

NOTE: PLANTINGS THAT EXCEED MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.



PLAN SCALE (IN FEET)

0 30' 60'

1" = 30'

PLANT LIST				
KEY	QTY.	COMMON NAME	BOTANICAL NAME	SYMBOL
NS	10	NELLIE R. STEVENS HOLLY	ILEX X 'NELLIE R. STEVENS'	
AE	7	ALLEE ELM	ULMUS PARVIFLORA 'ALLEE'	
LP	10	LONDON PLANETREE	PLATANUS X ACERIFOLIA	
PE	7	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	
FG	16	FEATHER REED GRASS	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	
BW	18	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA 'WINTER GEM'	
OH	12	OAKLEAF HYDRANGEA	HYDRANGEA QUERCIFOLIA 'ALICE'	
		SIZE / COMMENTS:		
		8' MIN. HEIGHT AT TIME OF PLANTING		
		2.5' CALIPER MIN. 6' TALL AT TIME OF PLANTING		
		2.5' CALIPER MIN. 6' TALL AT TIME OF PLANTING		
		2.5' CALIPER MIN. 6' TALL AT TIME OF PLANTING		
		5 GAL. MIN.		
		5 GAL. MIN.		
		5 GAL. MIN.		

LANDSCAPE CODE REQUIREMENTS		
CODE SUMMARY	REQUIREMENT	PROVIDED
DEVELOPMENT LESS THAN 2 ACRES: 1 NEW TREE OR SHRUB PER 1,000 SF	SITE AREA = 77,620 SF 77,620 SF / 1,000 SF = 78 TOTAL TREES AND SHRUBS	34 TOTAL TREES PROVIDED 44 TOTAL SHRUBS PROVIDED 78 TOTAL TREES & SHRUBS PROVIDED
A MINIMUM OF 25% OF THE REQUIRED PLANT MATERIAL SHALL BE TREES	25% OF 78 TOTAL REQD. PLANTINGS = 20 TREES REQD.	20 TREES PROVIDED
MINIMUM OF 10% OF TREES SHALL BE EVERGREEN	10% OF 20 REQD. TREES = 2 EVERGREENS REQD.	10 EVERGREENS PROVIDED
MAX. 25% OF TREES ARE ORNAMENTAL TREES	25% OF 20 REQD. TREES = 5 ORNAMENTAL TREES MAX.	0 ORNAMENTAL TREES PROVIDED
PARKING LOT WITH MORE THAN 10 PARKING SPACES	TREE ISLANDS SHALL BE 324 SF MIN. FOR SINGLE BAYS AND 648 SF FOR DOUBLE BAY. NO MORE THAN 15 CONTINUOUS PARKING SPACES WITHOUT A TREE ISLAND.	TREE ISLAND SF IS LABELED ON THE PLAN.
PARKING LOT TREES	1 TREE PER IS PARKING SPACES. 99 PKG SPACES / 15 = 7 TREES REQD. ALL SHALL BE DECIDUOUS.	7 PARKING LOT TREES PROVIDED. PARKING LOT TREES ARE IDENTIFIED WITH A 'P' ON THE PLAN.
ENTRANCE TREES	INTERIOR TREES SHALL BE PROVIDED AT ENTRANCE/EXIT DRIVES WITHIN TREE ISLANDS.	ENTRANCE TREES PROVIDED.
IMPERVIOUS AREA	MAX. 80% IMPERVIOUS AREA. 80% OF 77,620 SF = 61,808 SF MAX.	61,038 SF PROVIDED (78.6%)
OPEN SPACE	MIN. 20% REQD. FOR C-2 ZONING 20% OF 77,620 SF = 15,524 SF MIN.	16,582 SF PROVIDED (21.4%)
STREET TREES	1 LARGE TREE PER 50 LF OF STREET FRONTAGE. DIXIELAND RD. = 7 TREES PUBLIC DRIVE = 3 TREES	7 TREES PROVIDED ON DIXIELAND RD. 3 TREES PROVIDED ON PUBLIC DRIVE. STREET TREES ARE IDENTIFIED WITH AN 'S' ON THE PLAN.
TREE MITIGATION	1 MITIGATION TREE REQD. PER EVERY 5 SIGNIFICANT TREES REMOVED. 21 SIGNIFICANT TREES REMOVED = 4 MITIGATION TREES REQUIRED.	4 MITIGATION TREES PROVIDED. MITIGATION TREES ARE IDENTIFIED WITH AN 'M' ON THE PLAN.

RESERVED FOR CITY STAMP

SITewise

- CIVIL ENGINEERING -

Licensed Landscape Architect

NATHAN M. STREET

5176

Arkansas

ORIGINAL SIGNATURE ON FILE

DATE

10-18-24

DESCRIPTION

5th LSD SUBMITTAL

NUMBER

4

BIG WHISKEY'S

BIG WHISKEY @ THE GROVE

ROGERS, AR

1787 W PLEASANT GROVE RD

SCALE DATE

10/18/24

SEE SHEET

10/18/24

CITY PROJECT NUMBER

LSD23-0095

SEE PROJECT NUMBER

24-038

SHEET NAME

LANDSCAPE PLAN

SHEET

C6.0

TRACT 6B1
PLAT RECORD 2006-646
PLEASANT GROVE BAPTIST CHURCH
PARCEL NO. 02-02087-247
ZONED A-1



LARGE SCALE DEVELOPMENT

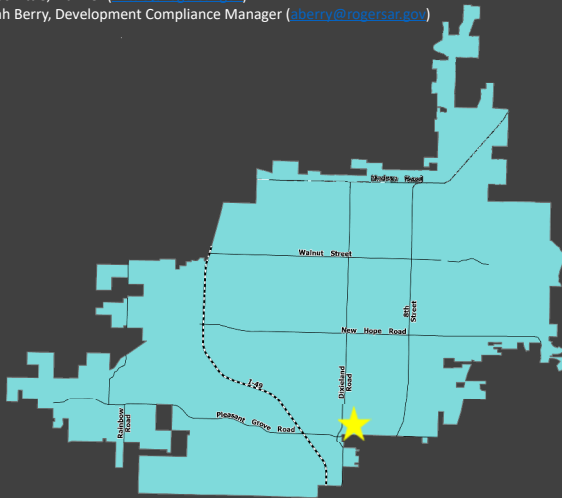
PLANNING

Big Whiskey (Applicable under Ch. 14)

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)

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



Vicinity Map

Location

1787 W Pleasant Grove Road

CGM Designation

Neighborhood

Zoning

C-2 (Highway Commercial)

Proposed Use

Restaurant, Commercial

Representative

Shane Miller, Big Whiskey

Location:

This property is located in south Rogers, at 1787 W Pleasant Grove 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 intensity 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



LARGE SCALE DEVELOPMENT

PLANNING

Big Whiskey





LARGE SCALE DEVELOPMENT

PLANNING

Big Whiskey



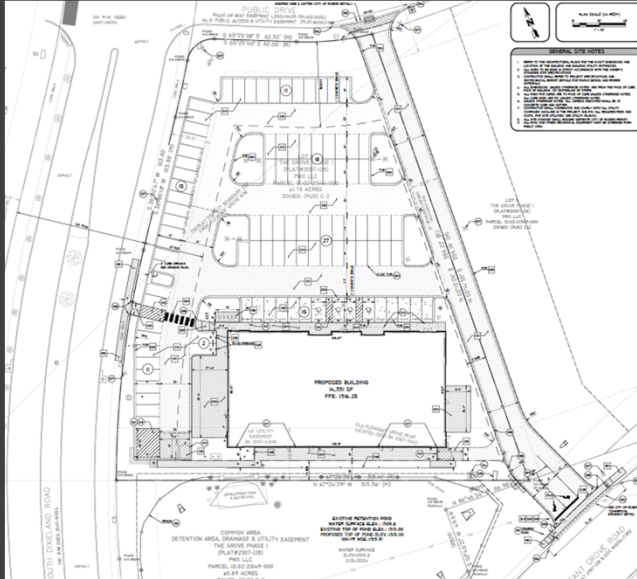


LARGE SCALE DEVELOPMENT

PLANNING

Big Whiskey

Site Plan



Request

- This development proposal includes a 14,331 square foot commercial building and paved parking on 1.78 acres.
- This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances

Request:

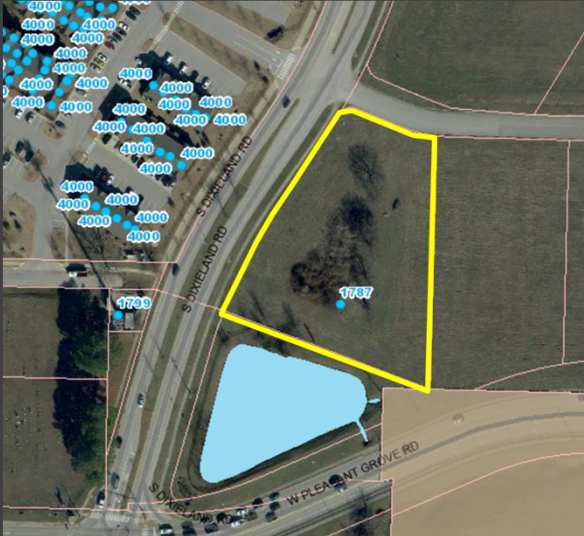
- This development proposal includes a 14,331 square foot commercial building and paved parking on 1.78 acres.
- The project was submitted before the adoption of the UDC and is subject to Chapter 14.



LARGE SCALE DEVELOPMENT

PLANNING

Big Whiskey



Aerial Image

Recommendation
APPROVE

Summary

LSDP Staff Recommendation

APPROVE