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

PLANNING COMMISSION MEETING AGENDA
NOVEMBER 19, 2024
5:30 PM
ONLINE VIEWING:
PLANNING COMMISSION: HTTPS://US02WEB.ZOOM.US/J/82639096911
BOARD OF ADJUSTMENT: HTTPS://US02WEB.ZOOM.US/J/82639096911
ZONING REVIEW COMMITTEE: HTTPS://US02WEB.ZOOM.US/J/82784733404

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:

MINUTES:

November 5, 2024

REPORTS :

Development Working Group

Staff

Commissioners
- Consider removing second Planning Commission meeting in December.

PUBLIC FORUM:

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Public testimony on any issue not listed on the agenda may be provided at this time. Public hearing is offered at this time for select consent agenda items noted below:

a. **2nd Street Rezone:** Approving a rezoning subject to standard review on 10.06 acres off of N. 2nd Street, near the southwest corner of N. 2nd Street and W. Hudson Road from the I-1 zoning district to the T5.2 zoning district.

b. **Faithful Friends Animal Clinic Rezone:** Approving a rezoning subject to standard review at 5497 S. Pinnacle Hills Parkway from the T2 zoning district to the T4.2 zoning district.

CONSENT AGENDA:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

a. Summerwood Subdivision Approving a preliminary plat located on 2.09 acres near W. Price Lane & S. 1st Street for 10 lots for single family homes in the T4.1 zoning district.
STAFF: Christina Moore
REPRESENTED BY: Jason Ingalls

b. Trinity Grace Church Approving a large-scale development at 5845 S. Bellview Road for an 8,668-sf addition and paved parking to an existing church in the T2 zoning district.
STAFF: Nicholas Little
REPRESENTED BY: Jared Inman

c. Blue Ember Smokehouse Approving a large-scale development at 1723 W. Pleasant Grove Road for a 5,810-sf restaurant and paved parking in the C-2 (Highway Commercial) zoning district, translated to T5.2 zoning under the new Unified Development Code.
STAFF: Nicholas Little
REPRESENTED BY: Justin Mallett

d. 2nd Street Rezone Approving a rezoning subject to standard review on 10.06 acres off of N. 2nd Street, near the southwest corner of N. 2nd Street and W. Hudson Road from the I-1 zoning district to the T5.2 zoning district.
STAFF: Zachery Birdsong
REPRESENTED BY: Geoff Bates

e. Faithful Friends Animal Clinic Rezone Approving a rezoning subject to standard review at 5497 S. Pinnacle Hills Parkway from the T2 zoning district to the T4.2 zoning district.
STAFF: Zachery Birdsong
REPRESENTED BY: Deedee Moore

REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:

The Planning Commission may remove any item from consent for further discussion and separate motion and vote.

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REGULAR AGENDA - OLD BUSINESS:

NO ITEMS.

REGULAR AGENDA - NEW BUSINESS:

a. Nicholas & Shea Frakes Rezone A rezone request subject to enhanced review at 5581 S. Bellview Road and a portion of 5537 S. Bellview Road from the T2 zoning district to the T5.1 zoning district.
STAFF: Amber Long
REPRESENTED BY: Will Kellstrom

b. Villas at Turtle Creek Phase 2 Rezone A rezone request on 9.63 acres near the southwest corner of W. Walnut Street & S. 28th Street from the C-2 (Highway Commercial) & RO (Residential Office) zoning districts to the C-3 (Neighborhood Commercial) zoning district, translated to T5.1 zoning under the new Unified Development Code, with a Density Concept Plan.
STAFF: Zachery Birdsong
REPRESENTED BY: Jess Griffin

CALL FOR RECESS:

If the Planning Commission has referred items 4c, 4d, 7a, or 7b to the Zoning Review Committee they will recess at this time and the Zoning Review Committee will convene as noted below. If there are any items on Board of Adjustment's agenda they will convene as noted below.

a. Zoning Review Committee – HELD IN COMMUNITY ROOM
Item 4c, 4d, 7a, or 7b if referred.

b. Board of Adjustment – HELD IN COUNCIL CHAMBERS
1. Drop Yard NWA Requesting a variance to differ from the Unified Development Code at 2611 W. Hudson Road in the I-1 (Light Industrial) zoning district.
STAFF: Nicholas Little
REPRESENTED BY: Bob Johnson

CALL TO ORDER:

If recess was taken the Planning Commission will reconvene at this time in the Council Chambers.

a. Zoning Review Committee Recommendations

COMMISSIONERS' FINAL COMMENTS:

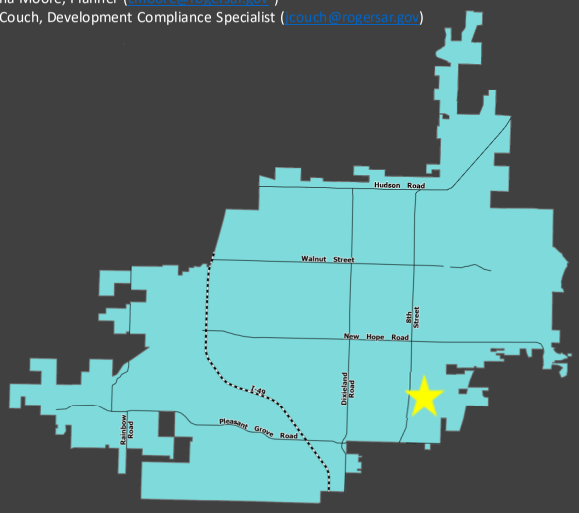
ADJOURN:

PRELIMINARY PLAT

PLANNING

Summerwood Subdivision

Staff:
Christina Moore, Planner (cmoore@rogersar.gov)
Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location
103 West Laura Street

FLUM Designation
Neighborhood Fabric

Zoning
T4.1 (Neighborhood Medium Intensity)
Formerly N-R (Neighborhood Residential)

Proposed Use
Single-Family Residential

Representative
Jason Ingalls, ECE

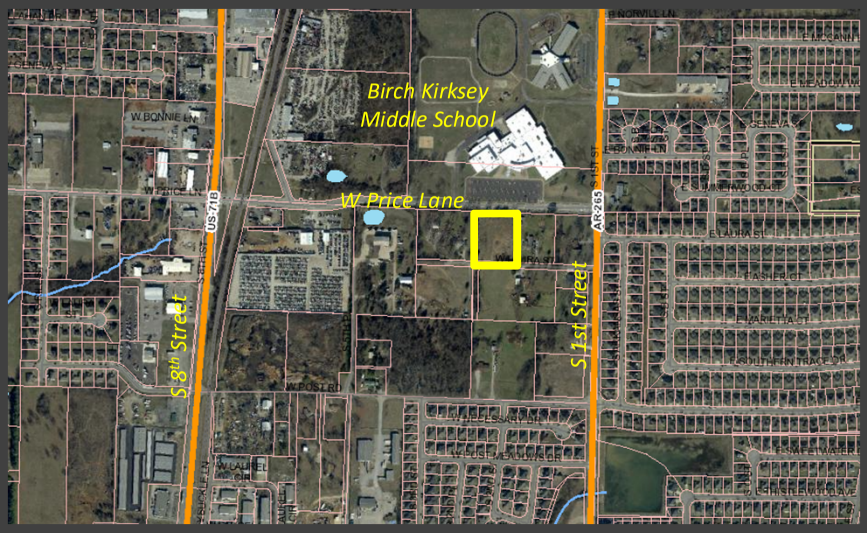
Location:
This property is about 2.09 acres located at 103 West Laura Street

Planning Review:
FUTURE LAND USE MAP:
Placetype Designation:
Neighborhood Fabric
FLUM Placetypes:
Areas offer a diverse mix of housing options, ranging from single-family homes to small-scale multi-unit housing, neighborhood-scale parks, schools, and low impact retail and service establishments. These are constructed in an interconnected pattern of accessible streets and blocks for active transportation users of all ages and abilities. Neighborhood character is created through the style and type of housing and greenspace. *(ROGERS FUTURE LAND USE PLACETYPES PAGE 6)*
Allowed Zoning Districts:
Standard Review: T3.2 & T4.1
Enhanced Review: T4.2

PRELIMINARY PLAT

PLANNING

Summerwood Subdivision



Geolocation

ZONING:

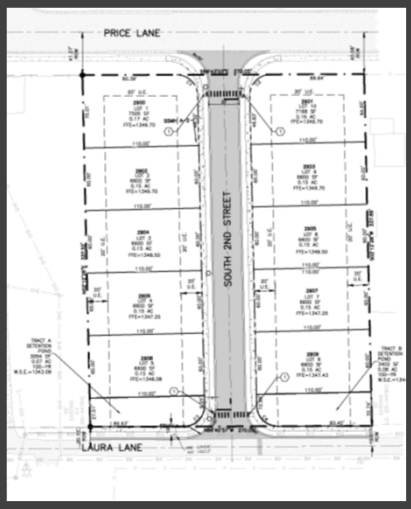
T4.1 (Neighborhood Medium Intensity)

- "A medium-intensity district intended primarily for neighborhood baric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed. ." Sec. 4.2 (Table)

PRELIMINARY PLAT

PLANNING

Summerwood Subdivision



Site Plan

Request

- This is a new 10-lot subdivision located on ±2.09 acres.

Request:

- This development proposal includes 10 lots on about 2.09 acres

PRELIMINARY PLAT

PLANNING

Summerwood Subdivision

Aerial Image

Recommendation

APPROVE

SUMMERWOOD SUBDIVISION PRELIMINARY PLAT

103 WEST LAURA STREET, ROGERS, ARKANSAS, 72758

CONSTRUCTION NOTES

1. CONTRACTOR SHALL RETAIN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
2. COORDINATE START–UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
3. CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITEWORK SPECIFICATIONS PROVIDED BY EXPEDIENT CIVIL ENGINEERING, PLLC OR AS SPECIFIED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
4. ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
5. IF THE PROJECT COSTS EXCEED $20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED. ROGERS CODE SEC. 14–228(6).
6. EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
7. 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 UNLAS A WAIVER OR VARIANCE HAS BEEN GRANTED.
8. 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 LIMIT IS PROHIBITED.
9. ALL CIVIL PLANS USED ON SITE MUST INCLUDE MOST CURRENT STAMP BY ROGERS PLANNING.
10. THE DETENTION FACILITY SHALL BE EFFECTIVE OVER AN EXTENDED TIME AND BE ABLE TO BE PROPERLY OPERATED AND MAINTAINED OVER TIME. THIS MAY INVOLVE REQUIRING SUBDIVISION COVENANTS AND DESIGNATING INDIVIDUALS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF DETENTION FACILITIES.
11. STATE CONTRACTOR'S LICENSE REQUIRED FOR PROJECTS EXCEEDING $20,000.
12. EASEMENT PLAT REQUIRED FOR CERTIFICATE OF OCCUPANCY.
13. PRIOR TO CONSTRUCTION OF RETAINING WALLS 4' TALL OR TALLER, A DESIGN CERTIFIED BY A STRUCTURAL ENGINEER MUST BE SUBMITTED TO AND APPROVED BY THE CITY OF ROGERS CITY ENGINEER. POST–CONSTRUCTION, A CERTIFICATION OF CONSTRUCTED RETAINING WALLS 4' TALL OR TALLER BY A STRUCTURAL ENGINEER WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.

14. PUBLIC CONVENIENCE AND SAFETY:

THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTC) FOR STREETS AND HIGHWAYS AND THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

15. GRADING NOTES:

A. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES EXCEPT THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PAVED AREA. BURNING OF TIMBER AND DEBRIS WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.

B. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8–INCH DEPTH COMPACTED TO 95% OF THE MAXIMUM DRY DENISTY PER ASTM D1557. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

C. OFF–SITE FILL MATERIAL(SANDY CLAY, CLAYEY SAND, GRAVELLY CLAY, OR CLAYEY GRAVEL), SHALL HAVE A PLASTICITY INDEX OF 15 OR LESS, A LIQUID LIMIT OF 40 OR LESS, A CBR VALUE GREATER THAN 8, AND CONTAIN NO ROCK LARGER THAN 4 INCHES. OFF–SITE FILL MATERIAL SHALL BE APPROVED BY THE DEVELOPER'S REPRESENTATIVE PRIOR TO BRINGING ON SITE.

D. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A FULLY LOADED TANDEM–AXLE DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOILS. CUT AREAS ARE TO BE SCARIFIED AND RECOMPACTED TO 95% MAXIMUM DRY DENSITY PER ASTM D698 AND TESTED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BASE MATERIAL.

E. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOILS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE DEVELOPER'S CONSTRUCTION DIVISION ON THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHALL BE PERFORMED DURING A SUFFICIENT DURATION OF DRY WEATHER PERIOD.

F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.

G. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF THE SUBGRADE FOR COMPLIANCE WITH THE MINIMUM REQUIREMENTS OF SUBGRADE COMPACTION. FOR BASE COURSE AND ASPHALT PAVING.

H. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED. SLOPES STEEPER THAN 3:1, BUT FLATTER THAN 2:1 SHALL BE STABILIZED BY AN APPROVED VEGETATIVE LAYER OR OTHER APPROVED METHODS.

I. CONTRACTOR SHALL REFER TO THE STORMWATER POLLUTION PREVENTION PLAN AND REPORT FOR STORMWATER QUALITY CONTROL INCLUDING EROSION AND SEDIMENT CONTROL. PROPER MEASURES SHALL BE PRACTICED TO PREVENT EROSION ALONG THE EDGE OF PROPERTY, TOE OF SLOPE, AND ALONG DITCHES. MUD AND DEBRIS ARE NOT ALLOWED TO FLOW ONTO ADJACENT PROPERTIES.

J. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.

K. IFC 2012 3310.1 –APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

L. IFC 2012 3312.1 –AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

M. CHANNELS, DETENTION PONDS, RETENTION PONDS, SEDIMENT BASINS, ECT 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.

N. IN THE AS–BUILTS, GRAVEL TYPES WILL NEED TO BE INDICATED TO MATCH PLANS. VERIFICATION OF INSPECTIONS OCURRING DURING INSTALLATION WILL NEED TO BE PROVIDED AS WELL AS SOIL REPORTS TO VERIFY INFILTRATION RATES DURING CONSTRUCTION.

12. PAVING NOTES:

A. ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHOULD MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF IN–PLACE ASPHALT CONCRETE COURSES FOR COMPLIANCE WITH REQUIREMENTS FOR THICKNESS AND SURFACE SMOOTHNESS REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

13. STREET NOTES:

A. WHERE PUBLIC STREETS END FOR FUTURE STUB OUTS, INSTALL MUTCD CLASS 3 BARRICADE WITH "FUTURE STREET EXTENSION" SIGN CENTERED AT RIGT–OF–WAY.

B. WHERE PUBLIC SIDEWALK, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.

C. PUBLIC STREETS SHALL HAVE 20 FEET 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.

VICINITY MAP
NOT TO SCALE

north

14. CONCRETE NOTES:

A. CONCRETE PAVING AND STRUCTURES SHOULD CONFORM TO THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

B. AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, APPROVED BY THE DEVELOPER, SHALL BE RETAINED TO PERFORM CONSTRUCTION TESTING OF CONCRETE FOR COMPLIANCE WITH CONCRETE STRENGTH REQUIREMENTS AS SPECIFIED IN THE CONSTRUCTION SPECIFICATIONS.

C. VERTICAL CONCRETE SURFACES EXPOSED TO THE GENERAL PUBLIC SHALL BE WET–RUBBED TO A SMOOTH FINISH AFTER FORMS HAVE BEEN REMOVED. HORIZONTAL SURFACES SHALL BE BROOMED AS REQUIRED IN THE CONSTRUCTION PROJECT SPECIFICATIONS.

D. CONTRACTOR IS TO PROVIDE WEAKENED–PLANE (CONSTRUCTION) JOINTS, SECTIONING CONCRETE INTO AREAS AT 10–FOOT ON CENTERS, MAXIMUM EACH WAY. CONSTRUCT WEAKENED–PLANE JOINTS FOR A DEPTH EQUAL TO AT LEAST 1/4" CONCRETE THICKNESS. CONTRACTOR IS TO FURNISH JOINT FILLERS APPROVED BY THE DEVELOPER'S CONSTRUCTION DIVISION OR AS DETAILED ON PLANS.

15. UTILITY NOTES:

A. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM ROGERS WATER UTILITIES, AND THE CONTRACTOR HAS BEEN NOTIFIED BY EXPEDIENT CIVIL ENGINEERING, PLLC.

B. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO ROGERS WATER UTILITIES UNLESS DULY AUTHORIZED TO DO SO BY ROGERS WATER UTILITIES. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. EXPEDIENT CIVIL ENGINEERING, PLLC AND THE DEVELOPER ARE TO BE HELD HARMLESS.

C. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED AND PAID FOR BY THE CONTRACTOR UNDER SUPERVISION OF A REPRESENTATIVE OF ROGERS WATER UTILITIES AND A REPRESENTATIVE OF EXPEDIENT CIVIL ENGINEERING, PLLC. CONTRACTOR SHALL NOTIFY EXPEDIENT CIVIL ENGINEERING, PLLC AT LEAST ONE WEEK IN ADVANCE, PRIOR TO ANY TESTING.

D. ALL WATER AND SEWER MAINS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ROGERS WATER UTILITIES STANDARD SPECIFICATIONS AND DETAILS DATED SEPTEMBER 20, 2022, AND SHALL BE INSPECTED BY THE UTILITY INSPECTOR & EXPEDIENT CIVIL ENGINEERING, PLLC.

16. BLASTING AND EXPLOSIVE MATERIALS:

A. THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.

B. EXPEDIENT CIVIL ENGINEERING, PLLC ACCEPTS NO RESPONSIBILITY OR LIABILITY PERTAINING TO STORAGE, USE, METHODS, PROCEDURES, SAFETY PRECAUTIONS, TECHNICAL SPECIFICATIONS, CONCERNING BLASTING AND EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0290K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 Jason E. Ingalls 10/3/2024

SHEET INDEX

No.	DESCRIPTION	PLOT DATE No.	PLOT DATE DATE
C1.0	COVER SHEET	3	10/3/2024
C2.0	BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY	3	10/3/2024
C2.1	BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY	3	10/3/2024
C3.0	DEMOLITION & STORMWATER POLLUTION PREVENTION PLAN	3	10/3/2024
C4.0	PRELIMINARY PLAT	3	10/3/2024
C5.0	GRADING PLAN	3	10/3/2024
C5.1	STREET PLAN & PROFILE	3	10/3/2024
C5.2	STORM PLAN & PROFILE	3	10/3/2024
C6.0	UTILITY PLAN	3	10/3/2024
C6.1	WATER PLAN & PROFILE	3	10/3/2024
C6.2	SANITARY SEWER PLAN & PROFILE	3	10/3/2024
C6.3	DETENTION POND CROSS SECTION & DETENTION OUTLET PLAN & PROFILE	3	10/3/2024
C7.0	DETAILS	3	10/3/2024
C7.1	DETAILS	3	10/3/2024
C7.2	DETAILS	3	10/3/2024
C8.0	STREET TREE & SIGNAGE PLAN	3	10/3/2024
WD–1	ROGERS WATER UTILITY WATER DETAILS – SHEET 1		
WD–2	ROGERS WATER UTILITY WATER DETAILS – SHEET 2		
SD–1	ROGERS WATER UTILITY SEWER DETAILS		

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER JACK HALES CONSTRUCTION CO. MR. JACK HALES	5206 S. 44TH STREET ROGERS, ARKANSAS 72758	(479) 631–5642
BLACK HILLS ENERGY MR. ADAM COMER	1301 FEDERAL WAY LOWELL, ARKANSAS 72745	(479) 333–7007
AT&T BRYAN WILLIAMS	1133 E. HAROLD STREET FAYETTEVILLE, ARKANSAS 72703	(479) 442–3173
ROGERS WATER UTILITIES MR. STEPHEN PONDER	601 S. 2ND STREET ROGERS, ARKANSAS 72756	(479) 621–1146
CITY OF ROGERS PLANNING MR. JOHN MCCURDY	301 W, CHESNUT ROGERS, ARKANSAS 72756	(479) 621–1186
CITY OF ROGERS (DRAINAGE & STORMWATER	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621–1186
CITY OF ROGERS (FIRE MARSHAL) MR. WILLIAM HYDE	301 W. CHESNUT ROGERS, ARKANSAS 72756	(479) 621–1100
CARROLL ELECTRIC MR. DEREK THURMAN	707 SE WALTON BLVD BENTONVILLE, AR 72712	(479) 273–2421
COX COMMUNICATIONS MR. JASON COMBS	4901 S. 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 365–2402
UTILITY LOCATIONS ARKANSAS ONE–CALL SYSTEM, INC.		1–800–482–8998

NOTE TO CONTRACTOR:

THE CONTRACTOR SHALL NOT TAKE ANY ADVANTAGE OF ANY APPARENT ERROR OR OMISSION IN THE PLANS OR SPECIFICATIONS. IN THE EVENT THE CONTRACTOR DISCOVERS SUCH AN ERROR OR OMISSION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER. THE ENGINEER WILL THEN MAKE SUCH CORRECTIONS AND INTERPRETATIONS AS MAY BE DEEMED NECESSARY FOR FULFILLING THE INTENT OF THE PLANS AND SPECIFICATIONS.

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
P.O. BOX 5484
BELLA VISTA, AR 72714

DEVELOPER:

JACK HALES CONSTRUCTION CO.
5206 A. 44TH ST
ROGERS, AR 72758

CURRENT ZONING:

N–R

BUILD SETBACKS:

FRONT: 20'
INTERIOR SIDE: 6'
EXTERIOR SIDE: 20'
REAR: 20'

BUILDING SPECS:

MAX BUILDING HEIGHT–35 FEET OR 2.5 STORIES ABOVE THE FINISHED GRADE

SITE DEVELOPMENT STANDARDS:

SITE USAGE: SINGLE FAMILY
SITE AREA: 2.09 ACRE OR 91,152 SF

DENSITY AND LOT SIZE REQUIREMENTS:

MINIMUM LOT AREA: SINGLE–FAMILY RESIDENCE: 6,000 SF
DENSITY: 5.53 LOTS/ACRE
MAXIMUM BUILDING HEIGHT: 30'

NUMBER OF PROPOSED LOTS:

BUILDABLE – 10 LOTS
NONBUILDABLE – 2 DETENTION LOTS

NOT FOR CONSTRUCTION

PROJECT# PLP24-0244

Know what's below. Call before you dig.

Rev	Comments	Date
1	PER CITY COMMENTS	8/28/2024
2	PER CITY COMMENTS	9/16/2024
3	PER CITY COMMENTS	10/3/2024

SUMMERWOOD SUBDIVISION
103 W. LAURA STREET ROGERS, AR
JACK HALES CONSTRUCTION CO.
5206 S. 44TH STREET, ROGERS, AR 72758

9200 SUITS US DR, STE. B
BELLA VISTA, AR 72714
O: (479) 364-0028
D: (479) 367-2924
M: (509) 759-5300
EMAIL: jason@ece-pllc.com
Expedient Civil Engineering, PLLC

DRAWN BY: XAF
CHECKED BY: JEI
DATE 10/4/2024
JOB NUMBER 23-1042
SHEET NAME COVER SHEET
File No. 23-1042.dwg
C1.0

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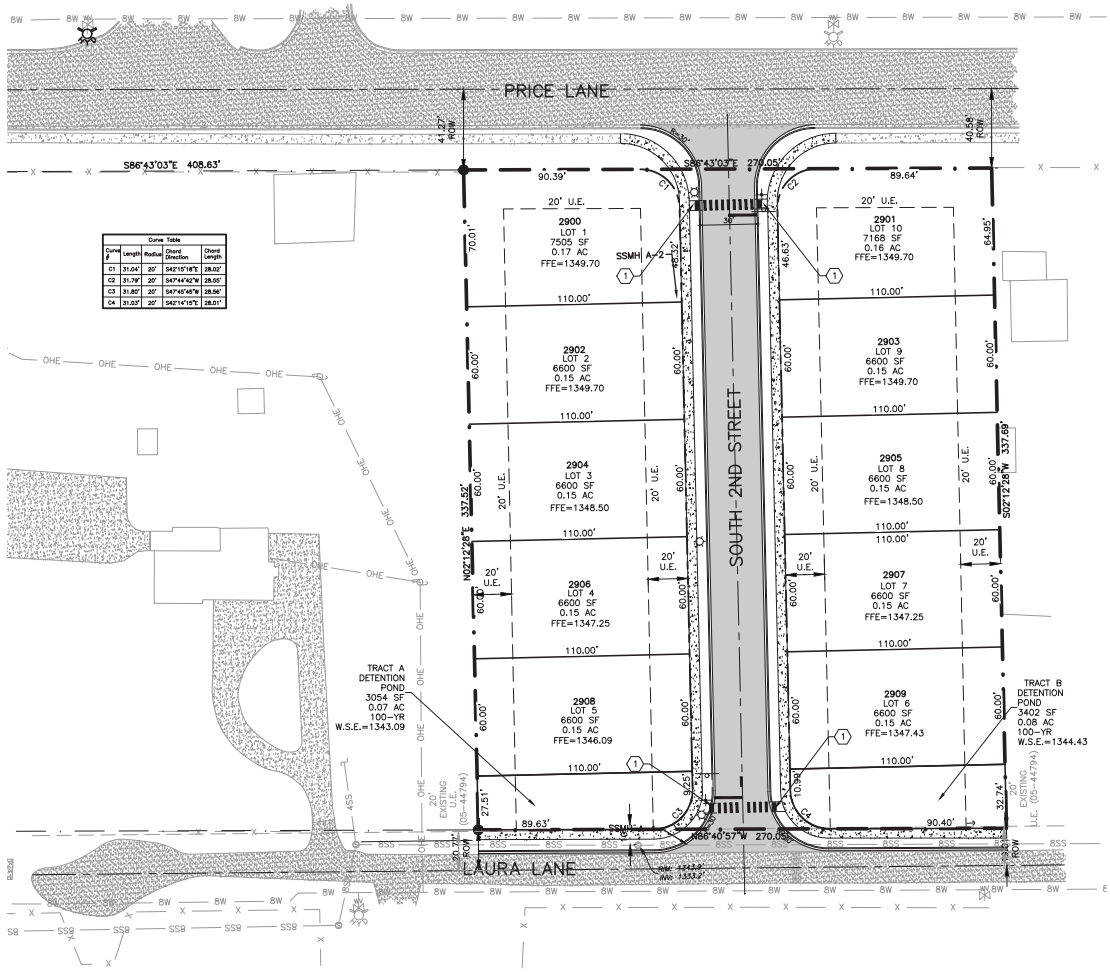
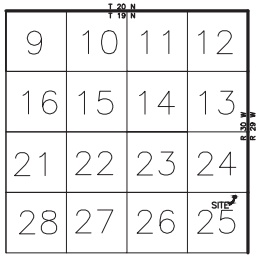


Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	31.04'	20'	S42°15'18"E	28.03'
C2	31.79'	20'	S47°44'42"W	28.55'
C3	31.80'	20'	S47°45'45"W	28.56'
C4	31.03'	20'	S42°14'15"E	28.01'



SECTION MAP
NOT TO SCALE

NORTH

30' 0 30'

SCALE 1"=30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING ASPHALT
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- EXISTING 8" WATER — 8W
- EXISTING 8" SEWER — 8SS
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED ASPHALT
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED STREETLIGHT
- PROPOSED JUNCTION BOX

KEYNOTES:

1. ACCESSIBLE RAMP PER DETAIL **CITY STD**

ENGINEER:

EXPEDIENT CIVIL ENGINEERING, PLLC
P.O. BOX 5484
BELLA VISTA, AR 72714

DEVELOPER:

JACK HALES CONSTRUCTION CO.
5206 A. 44TH ST
ROGERS, AR 72758

NUMBER OF PROPOSED LOTS:

BUILDABLE – 10 LOTS
NONBUILDABLE – 2 LOTS

SITE DEVELOPMENT STANDARDS:

SITE USAGE: SINGLE FAMILY
SITE AREA: 2.09 ACRE OR 91,152 SF

DENSITY AND LOT SIZE REQUIREMENTS:

MINIMUM LOT AREA: SINGLE-FAMILY RESIDENCE: 6,000 SF
DENSITY: 5.53 LOTS/ACRE
MAXIMUM BUILDING HEIGHT: 30'

BUILD SETBACKS:

FRONT: 20'
INTERIOR SIDE: 6'
EXTERIOR SIDE: 20'
REAR: 20'

ZONING

N-R

BUILDING SPECS:

MAX BUILDING HEIGHT-35 FEET OR 2.5 STORIES ABOVE THE FINISHED GRADE

NOTES:

1. ALL HVAC EQUIPMENT AND OTHER MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW.
2. ALL LIGHT FIXTURES WILL NOT ALLOW HORIZONTAL LIGHT TRESPASS ONTO ADJACENT RESIDENTIAL PROPERTY.
3. TRASH SERVICE SHALL BE CURBSIDE PICKUP.

FLOOD STATEMENT:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0290K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOOD PLAIN.

NOT FOR CONSTRUCTION

PROJECT# PLP24-0244

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 JASON E. JERALLS 10/3/2024

Rev	Comments	Date
1	PER CITY COMMENTS	8/28/2024
2	PER CITY COMMENTS	9/16/2024
3	PER CITY COMMENTS	10/3/2024

SUMMERWOOD SUBDIVISION
103 W. LAURA STREET ROGERS, AR

JACK HALES CONSTRUCTION CO.
5206 S. 44TH STREET, ROGERS, AR 72758

Expedient Civil Engineering, PLLC
1000 SUNRISE DR. SUITE. B
BELLA VISTA, AR 72714
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C: (479) 367-3204
EMAIL: jeralls@epllc.com

DRAWN BY: XAF
CHECKED BY: JEI
DATE 10/4/2024
JOB NUMBER 23-1042
SHEET NAME PRELIMINARY PLAT
File No. 23-1042.dwg
C4.0

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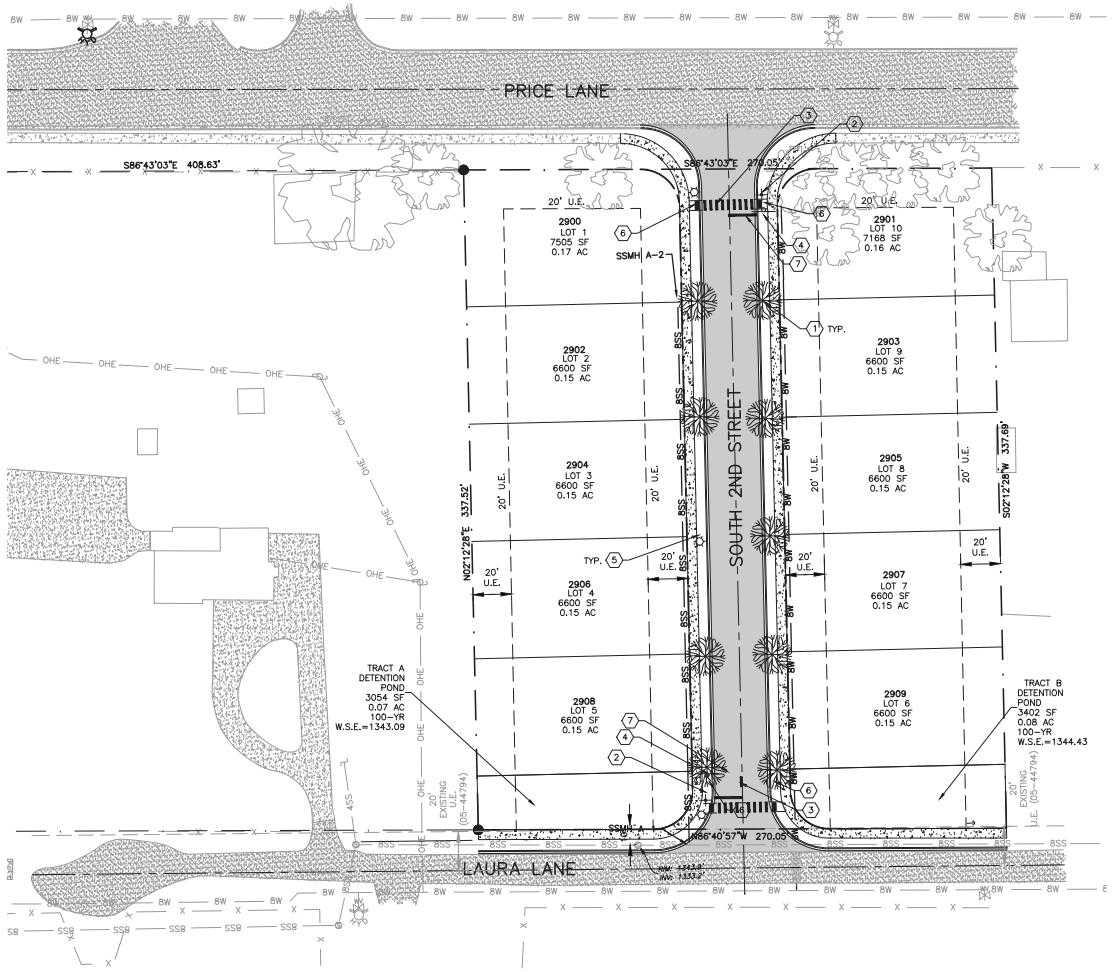

NORTH

30' 0 30'

SCALE 1"=30'

LEGEND

- FOUND IRON PIN
- PROPERTY LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING ASPHALT
- EXISTING EDGE OF PAVEMENT
- EXISTING CENTERLINE OF ROAD
- EXISTING 8" WATER — 8W
- EXISTING 8" SEWER — 8SS
- PROPOSED CURB
- PROPOSED 5' SIDEWALK
- PROPOSED ASPHALT
- PROPOSED SETBACK
- PROPOSED EASEMENT
- PROPOSED STREETLIGHT

KEYNOTES:

1. 20' CANOPY STREET TREE EVERY 30' ON CENTER ALONG COMMON AREAS. 1 TREE PER LOT ON DRIVEWAY SIDE OF LOTS. SEE CITY OF ROGERS APPROVED TREE LIST. MAINTAIN MINIMUM 20' FROM STREETLIGHTS. SEE DETAIL **8/C7.1**
2. DOUBLE STREET SIGN.
3. 12" WIDE WHITE CROSSWALK STRIPING AT 24" ON CENTER.
4. STOP SIGN PER DETAIL **6/C7.0**
5. STREETLIGHT PER CITY OF ROGERS STANDARD DETAILS. COORDINATE LOCATIONS WITH AEP/SWEPCO.
6. ACCESSIBLE RAMP PER DETAIL **SHEET C7.3**
7. 1' WIDE STOP BAR

NOT FOR CONSTRUCTION

LANDSCAPE CALCULATIONS:
ONE PLANTING REQUIRED EVERY 2,000 SF OF DEVELOPMENT.
DEVELOPMENT AREA: 115,000 SF
NUMBER OF PLANTS REQUIRED: 58 TREES AND SHRUBS, 25% TREES, 10% EVERGREEN, NO MORE THAN 25% DECIDUOUS
14 EXISTING TREES AND 50 SHRUBS
2 NEW TREES
TOTAL TREES AND SHRUBS PROVIDED: 66 TREES AND SHRUBS

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIAL SHALL BE AS SPECIFIED IN THE PLANT LIST ON THIS SHEET AND MEET THE REQUIREMENTS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN PUBLICATION "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 LATEST EDITION).
2. ALL PLANT MATERIAL SHALL BE HEALTHY AND VIGOROUS AT THE TIME OF INSTALLATION AND SHALL BE GUARANTEED FOR SURVIVAL FOR A PERIOD OF 3 YEARS FROM THE TIME OF INSTALLATION.
3. INSTALLATION AND EXECUTION OF THIS PLAN SHALL COMPLY WITH THE REQUIREMENTS OF THE CURRENT LANDSCAPE ORDINANCE FOR THE CITY OF CENTERTON
4. INSTALL A 4" LAYER OF ROCK MULCH OVER A WOVEN FABRIC WEED BARRIER IN ALL BEDS.
5. INSTALL A 3/16"X 4" STEEL EDGING TO BORDER THE MULCHED BED AREAS WHERE THEY ARE ADJACENT TO TURF AREAS.
6. PLANTINGS THAT EXCEED THE MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.
7. OWNER/DEVELOPER MUST PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY.

SITE LANDSCAPING

KEY	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE (MIN.)	SPACING
SHADE	REDBUD	CERCIS CANADENSIS	9	2.5" CALIPER B & B MIN. 6'	30' MIN.

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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

PROJECT# PLP24-0244

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 JASON E. JAMELLO 10/3/2024

Rev	Comments	Date
1	PER CITY COMMENTS	8/28/2024
2	PER CITY COMMENTS	9/16/2024
3	PER CITY COMMENTS	10/3/2024

SUMMERWOOD SUBDIVISION
103 W. LAURA STREET ROGERS, AR

JACK HALES CONSTRUCTION CO.
5206 S. 44TH STREET, ROGERS, AR 72758

Expedient Civil Engineering, PLLC
DOYLE-ELDER LLP, SUITE B
BELLA VISTA, AR 72714
O: (479) 367-0328
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EMAIL: jason@eceplle.com

DRAWN BY: XAF
CHECKED BY: JEI
DATE 10/4/2024
JOB NUMBER 23-1042
SHEET NAME STREET TREE & SIGNAGE PLAN
File No. 23-1042.dwg
C8.0

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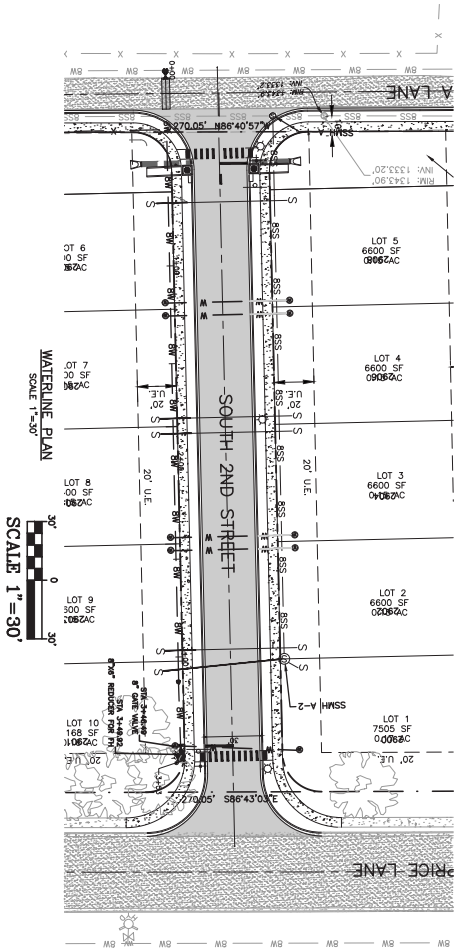

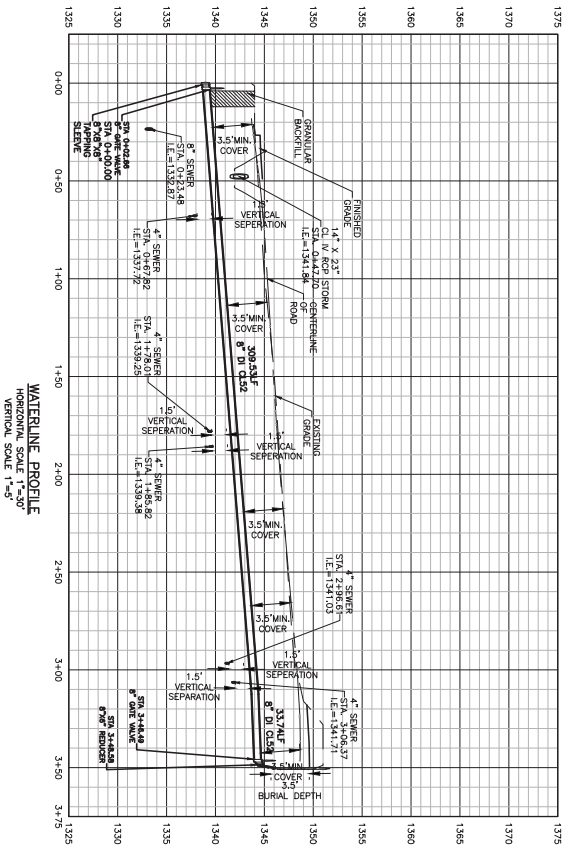

PROJECT# PLP24-0244

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ROGERS, ARKANSAS

Expedient Civil Engineering, PLLC

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EMAIL: jason@ece-pllc.com

SUMMERWOOD SUBDIVISION
103 W. LAURA STREET ROGERS, AR

JACK HALES CONSTRUCTION CO.
5206 S. 44TH STREET, ROGERS, AR 72758

Rev	Comments	Date
1	PER CITY COMMENTS	8/28/2024
2	PER CITY COMMENTS	9/16/2024
3	PER CITY COMMENTS	10/3/2024

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11411 JASON R. LIBERTY 10/02/2024

DRAWN BY: XAF
CHECKED BY: JEI
DATE 10/4/2024
JOB NUMBER 23-1042
SHEET NAME WATER PLAN & PROFILE
File No. 23-1042.dwg
C6.1

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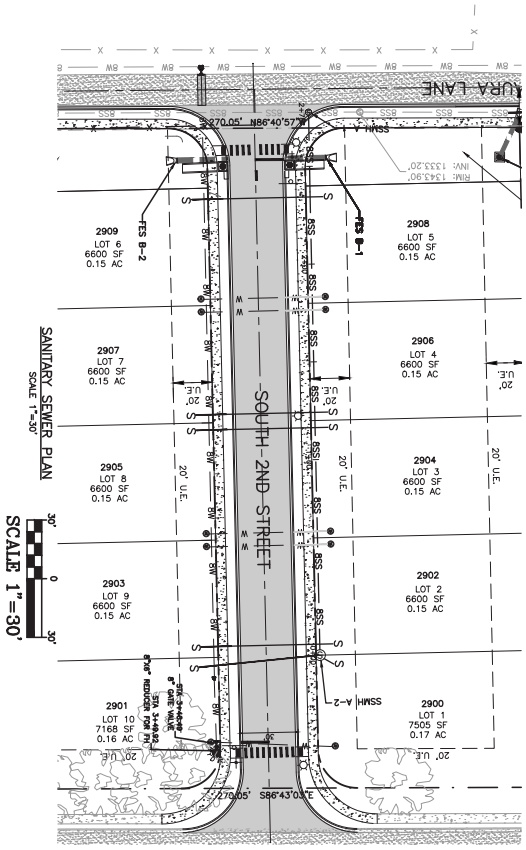

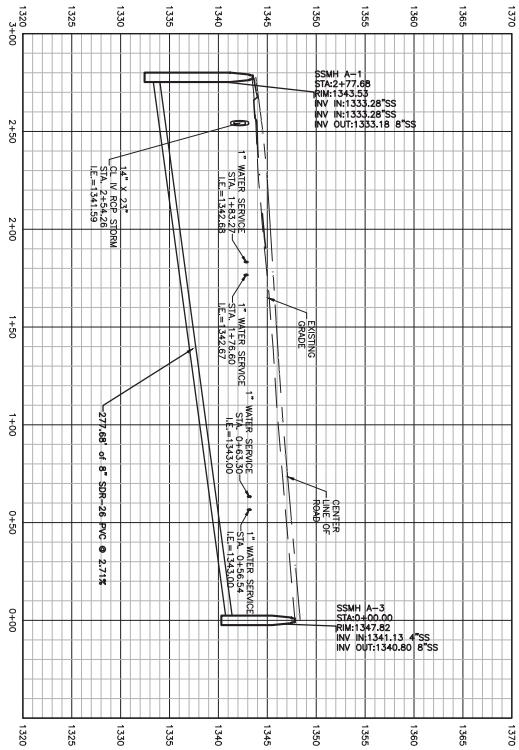

1 TRAFFIC DUTY FRAME AND COVER

PROJECT# PLP24-0244

Know what's below. Call before you dig.

NOT FOR CONSTRUCTION

CERTIFICATE OF AUTHORIZATION ECE No. 3356 ARKANSAS ENGINEER

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SUMMERWOOD SUBDIVISION

103 W. LAURA STREET ROGERS, AR

JACK HALES CONSTRUCTION CO.

5206 S. 44TH STREET, ROGERS, AR 72758

Rev	Comments	Date
1	PER CITY COMMENTS	8/28/2024
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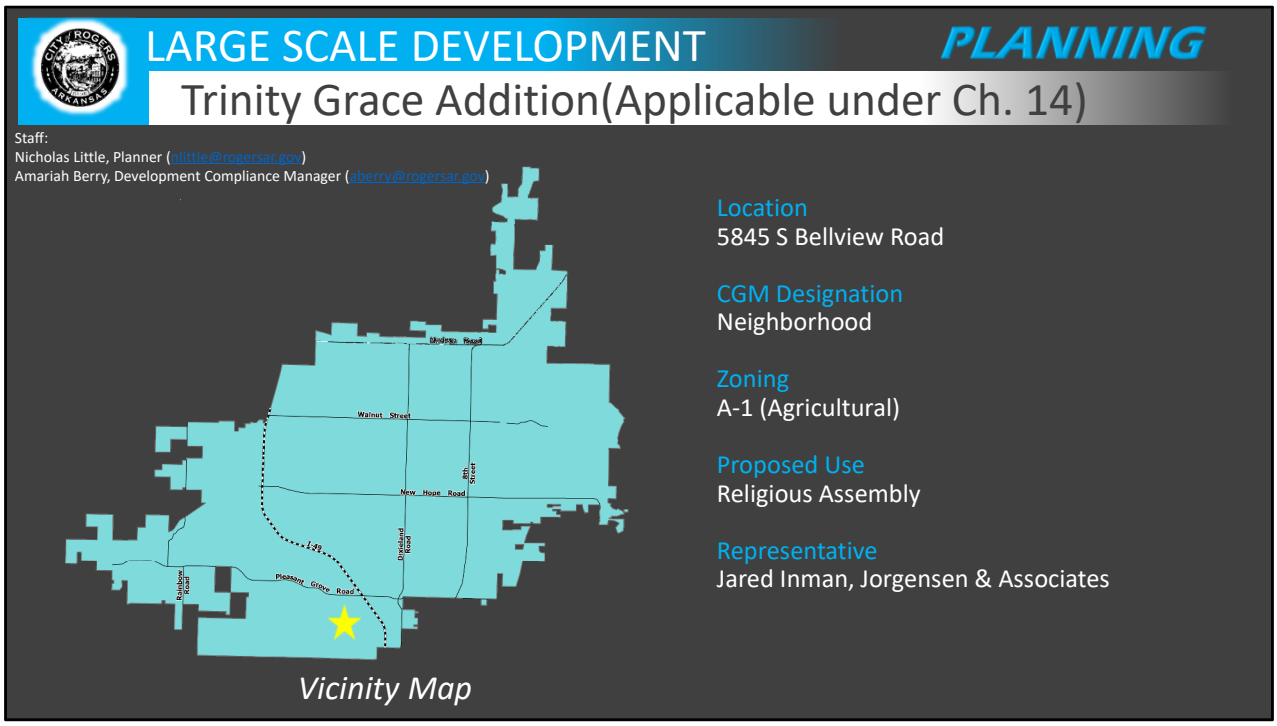
3	PER CITY COMMENTS	10/3/2024

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No.11411 JASON R. LIPSMILLER 10/02/2024

DRAWN BY:	XAF
CHECKED BY:	JEI
DATE	10/4/2024
JOB NUMBER	23-1042
SHEET NAME	SANITARY SEWER PLAN & PROFILE
File No.	23-1042.dwg
	C6.2



Location:

This property is located in south Rogers, at 5845 S Bellview Road

Planning Review:

COMPREHENSIVE GROWTH MAP:

Growth Designation:

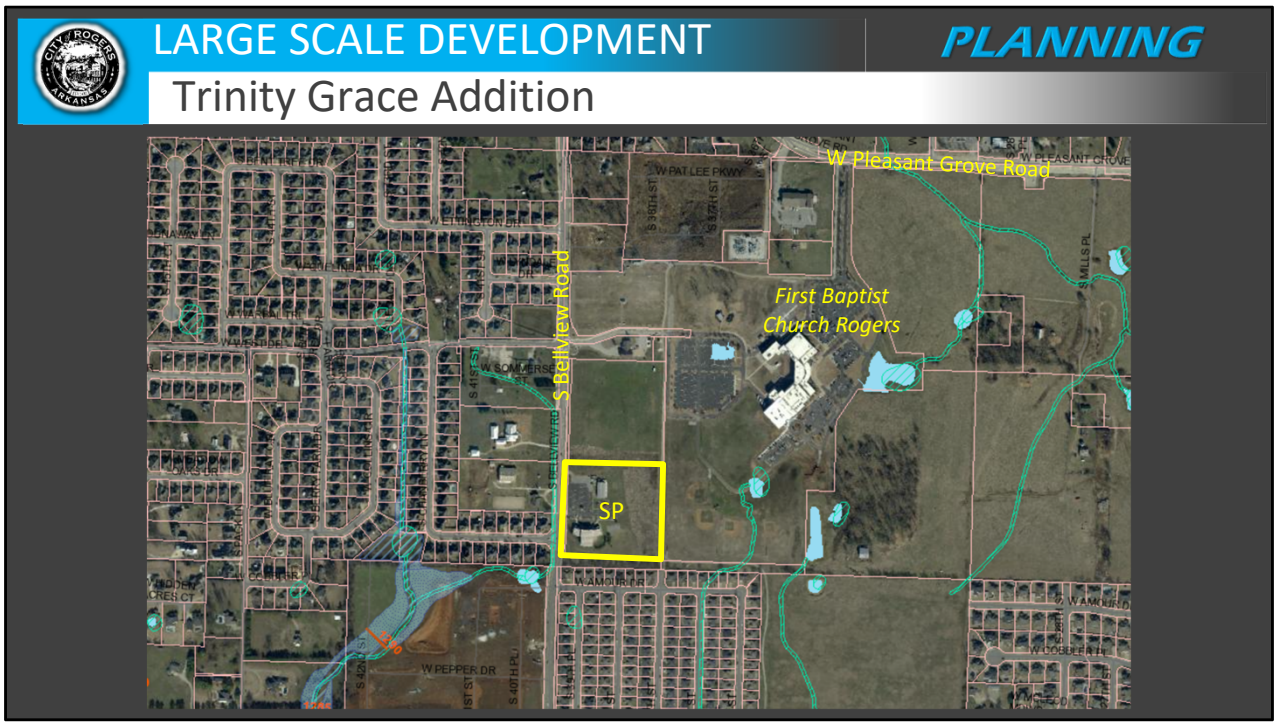
Neighborhood

Growth Designation Character:

Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low 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



Geolocation:

The property is located south of the intersection of W Pleasant Grove Road and S Bellview Road, and just southwest of FBC Rogers.

ZONING:

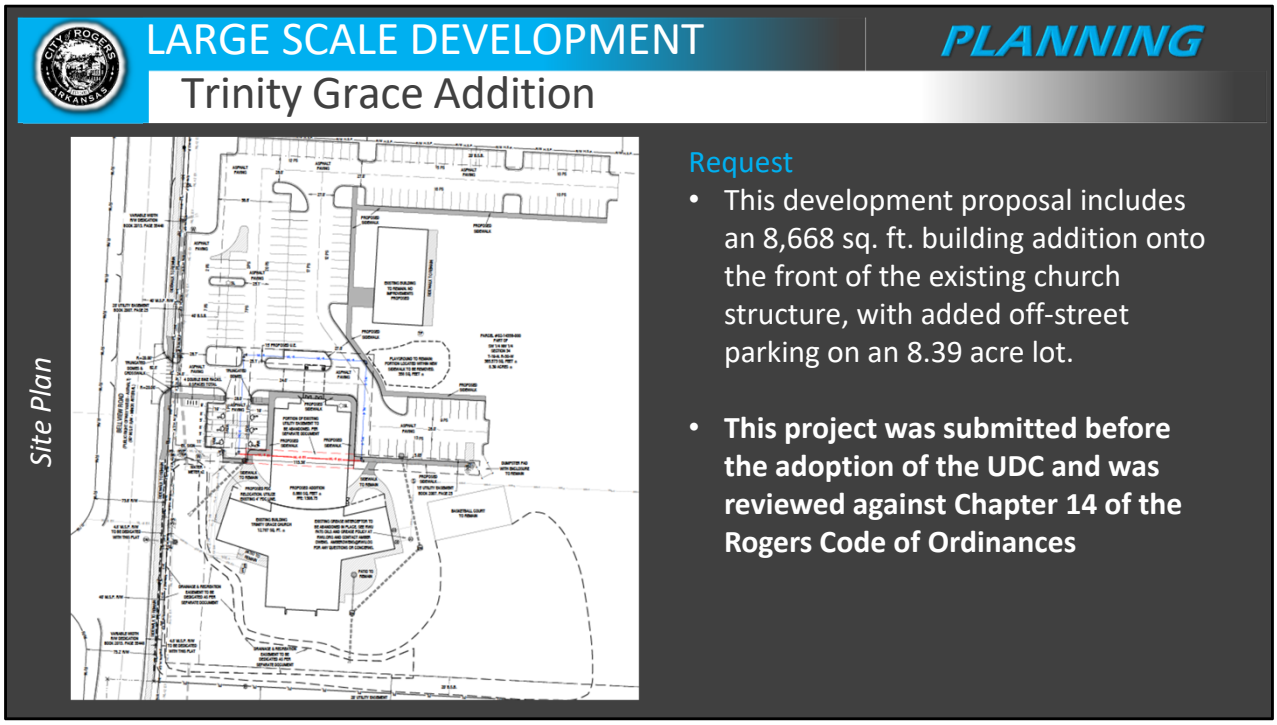
A-1 (Agricultural)

Intent. " This district shall consist of areas for agricultural uses, related uses, and low-density residential uses.." Sec. 14-697(a).

LARGE SCALE DEVELOPMENT

PLANNING

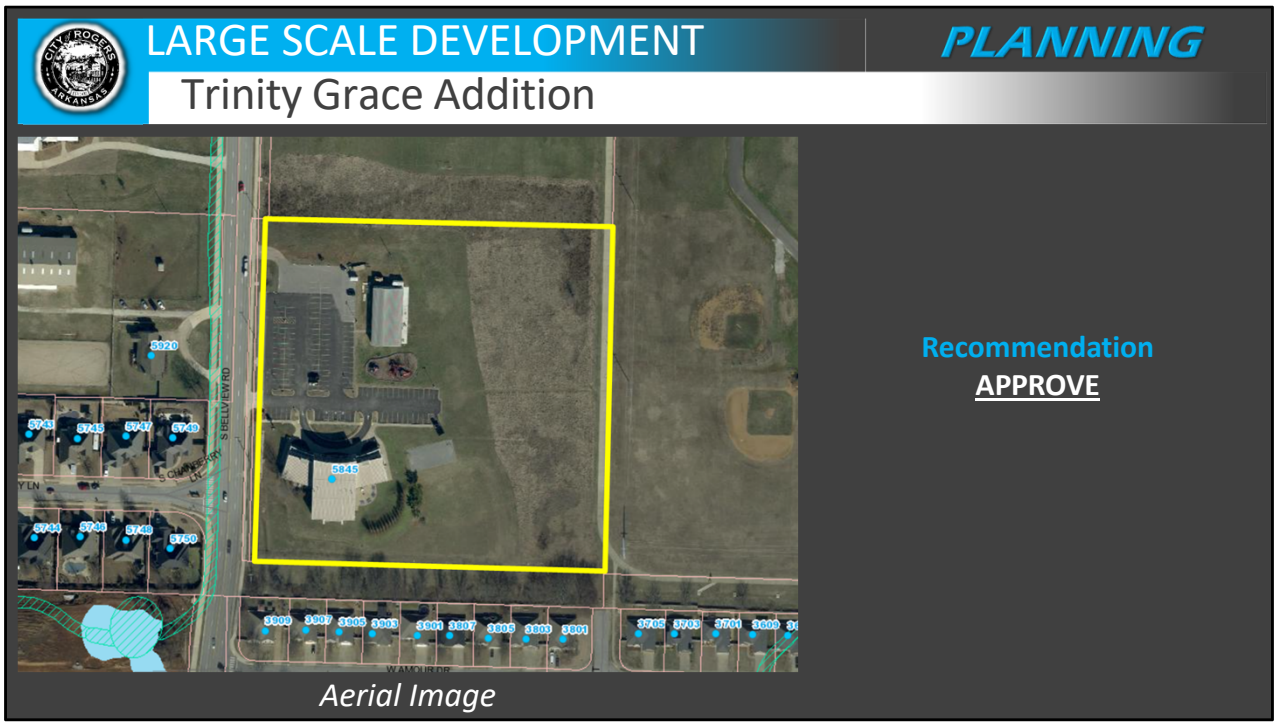
Trinity Grace Addition



Request:

- This development proposal includes an 8,668 sq. ft. building addition onto the front of the existing church structure, with added off-street parking on an 8.39 acre lot.

- **This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances**



Summary

LSDP Staff Recommendation

APPROVE

VICINITY MAP
ROGERS, ARKANSAS

SURVEYORS NOTES:

1. PARCEL #02-14356-000.

2. CURRENT ZONING: A-1 (AGRICULTURAL).

3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).

4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.

5. BOUNDARY BASED ON:
   I. RIGHT OF WAY DEED, BOOK 2013, PAGE 35448
   II. LOT SPLIT, PLAT BOOK 2011, PAGE 435
   III. EASEMENT PLAT, PLAT BOOK 2007, PAGE 25

6. OWNER: TRINITY GRACE CHURCH OF NORTHWEST ARKANSAS, 5845 S BELLVIEW ROAD, ROGERS, AR 72758

7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0270K BEARING AN EFFECTIVE DATE OF JUNE 5, 2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

8. ALL ROOF MOUNTED MECHANICAL EQUIPMENT (EXCEPT SOLAR PANELS) SHALL BE SCREENED FROM VIEW OF A PERSON STANDING ON THE PROPERTY LINE ON THE FAR SIDE OF THE ADJOINING STREET. THE SCREENING MATERIAL USED FOR ROOF MOUNTED EQUIPMENT SHALL BE THE SAME AS THE PRIMARY EXTERIOR BUILDING MATERIAL USED.

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

PARCEL #02-14356-000:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 25 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SAID FORTY ACRE TRACT, AND RUNNING N02°37'36"E 59.85 FEET AND S87°04'19"E 48.62 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING LOCATED ON THE EASTERN RIGHT OF WAY OF BELL VIEW ROAD, AND RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING 4 COURSES: ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 837.00 FEET, AND WHOSE LONG CHORD BEARS N04°44'39"E 46.06 FEET; N03°10'04"E 482.87 FEET; ALONG A CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 5037.00 FEET, AND WHOSE LONG CHORD BEARS N02°59'40"E 30.47 FEET; AND N02°49'17"E 41.44 FEET; THENCE LEAVING SAID RIGHT OF WAY S87°07'33"E 605.64 FEET; THENCE S02°37'41"W 601.39 FEET TO THE NORTHERN RIGHT OF WAY OF A PLATTED 60' RIGHT OF WAY AS SHOWN IN BOOK 2011, PAGE 435, AND RUNNING ALONG SAID RIGHT OF WAY N87°04'19"W 612.22 FEET TO THE POINT OF BEGINNING, CONTAINING IN ALL 8.39 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHT OF WAYS OF RECORD.

ZONING & SETBACKS NOTES:

CURRENT ZONING DISTRICT: A-1, AGRICULTURAL

MINIMUM LOT AREA: 1 1/2 ACRES
MINIMUM LOT WIDTH: 200'
MAXIMUM BUILDING HEIGHT: 45 FEET OR 3 STORIES ABOVE FINISHED GRADE

MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: NOT LESS THAN 30%
MAXIMUM IMPERVIOUS COVER: 70%

SETBACKS:
FRONT YARD: 40'
INTERIOR SIDE YARD: 20'
EXTERIOR SIDE YARD: 40'
REAR YARD: 35'

ZONING DISTRICT REGULATIONS LISTED ABOVE ARE SET FORTH PER CITY OF ROGERS CODE OF ORDNANCES, ARTICLE VI - ZONING, SECTION 14-697.

STREET FRONTAGE:

SOUTH BELLVIEW ROAD, MINOR ARTERIAL = 600.8 L.F. OF FRONTAGE

SITE INFORMATION:

A MINIMUM OF 30% OF THE SITE IS REQUIRED TO BE OPEN SPACE.

TOTAL AREA: 365,573 SQ. FEET ±
IMPERVIOUS AREA: 114,284 SQ. FEET ± (31%)
GREEN SPACE: 251,289 SQ. FEET ± (69%)

TOTAL PROPOSED BUILDING COVER: 28,450 SQ. FEET ± (8%)

PROPOSED BUILDING HEIGHT: 44' (ROOF LINE) 77' (STEEPLE)

TOTAL DISTURBED AREA: 107,493 SQ. FEET ± OR 2.33 ACRES ± (29.4%)

PARKING REQUIREMENTS:

PROPOSED USE: CHURCH

1 PARKING SPACE PER EVERY 4 SEATS BASED ON THE MAXIMUM SEATING CAPACITY IN THE PRINCIPAL ASSEMBLY ROOM.

TRINITY GRACE CHURCH

LARGE-SCALE DEVELOPMENT

INCLUDING

LSD, GRADING, & LANDSCAPE PLAN

PARCEL: 02-14356-000
ROGERS, ARKANSAS

CITY PROJECT #LSD24-0338

OCTOBER 2024

OWNER

TRINITY GRACE CHURCH OF NORTHWEST ARKANSAS
5845 S BELLVIEW RD
ROGERS, AR 72758-9023

DEVELOPER

TRINITY GRACE CHURCH OF NORTHWEST ARKANSAS
5845 S BELLVIEW RD
ROGERS, AR 72758-9023

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.

2. ALL WATER AND SEWER IMPROVEMENTS SHALL CONFORM TO THE CITY OF ROGERS WATER AND SEWER SPECS (SEPTEMBER 2022 EDITION) AND STREET AND DRAINAGE SHALL CONFORM TO THE CITY OF ROGERS STREET AND DRAINAGE SPECS.

3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITY ON THE GROUND. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE UTILITY LOCATION MARKINGS UNTIL THEY ARE NO LONGER NECESSARY.

4. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO ENSURE THAT ALL EXISTING UTILITIES ARE LOCATED.

5. RESTORATION AND CLEAN-UP ON-SITE AS WELL AS OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS, SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.

6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BMP'S, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.

7. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER/DEVELOPERS EXPENSE.

8. EASEMENT PLAT IS REQUIRED TO BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

9. THE CONTRACTOR SHALL MAINTAIN 10' HORIZONTAL & 18" VERTICAL CLEARANCE BETWEEN SEWER LINES AND WATER LINES.

10. PROVIDE 3' MIN. COVER OVER 8" WATER LINES.

11. WATER VALVES & FIRE HYDRANTS SHALL BE PLACED TO AVOID BEING WITHIN THE PROPOSED SIDEWALK LOCATIONS.

12. ALL STORM DRAIN SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

13. CONTRACTOR SHALL RESTORE ALL OFFSITE PROPERTIES AFFECTED BY IMPROVEMENTS TO THEIR ORIGINAL CONDITION.

14. IF THE PROJECT COSTS EXCEED $20,000, A STATE CONTRACTOR'S LICENSE IS REQUIRED PER ROGERS CODE SEC. 14-228(6).

15. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

16. CONTACT THE CITY'S INSPECTOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY ADA ACCESSIBLE PARKING/LOADING STALL AND ACCESS TO STRUCTURE TO ENSURE THAT MAXIMUM SLOPES ARE NOT EXCEEDED.

17. 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.

18. 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.

19. 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.

20. 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.

21. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEPATHS END, INCLUDE "SIDEWALK ENDS" SIGN.

22. 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.

23. IFC 2021 3311.1 - APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30 480 MM) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

24. BINDER COURSE ASPHALT OR CONCRETE PAVEMENT WILL BE INSTALLED BEFORE COMBUSTIBLES ARE ALLOWED ON SITE PER RFD RISK REDUCTION.

25. IFC 2012 3312.1 - AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

26. 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.

27. LARGE-SCALE DEVELOPMENT PLANS ARE VALID FOR 1 YEAR FOLLOWING PLANNING COMMISSION APPROVAL.

28. 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.

29. 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.

30. 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.

31. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDE PATHS END, INCLUDE "SIDEWALK ENDS" SIGN.

32. 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.

CLARIFICATION OF REQUIREMENTS
WATER, SEWER, STREETS, DRAINAGE, AND INSPECTIONS

INSPECTIONS AND TESTING PROCEDURES:

1. ALL FIELD TESTS REQUIRED FOR A PROJECT SHALL BE WITNESSED BY THE CITY IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR, OR THEIR REPRESENTATIVE.

2. THE CITY REQUIRES A 48-HOUR NOTICE ON ALL TESTS. CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM FOR TEST ON THE FOLLOWING DAY. TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.

3. IT IS THE RESPONSIBILITY OF THE ENGINEER AND CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE CITY.

4. ALL EQUIPMENT, MATERIALS, AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.

5. PRIOR TO FINAL ACCEPTANCE BY THE CITY, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF THE CITY ENGINEER'S OFFICE, A REPRESENTATIVE OF THE ROGERS WATER AND SEWER MAINTENANCE DEPARTMENT, THE ENGINEER OF RECORD FOR THE PROJECT, AND THE CONTRACTOR.

REVIEW OF THESE PLANS IS LIMITED TO GENERAL COMPLIANCE WITH CITY CODES AND REGULATIONS AND DOES NOT WARRANT THE ENGINEER'S DESIGN OR RELIEVE THE DEVELOPER OF ANY REQUIREMENTS, EVEN IF ERRORS, OMISSIONS, OR ANY INADEQUACIES ARE DISCOVERED AFTER PLAN APPROVAL. THE CITY'S REQUIREMENTS SHALL GOVERN OVER ANY CONFLICTS WITH THE PLANS OR SPECIFICATIONS. ANY CONDITIONS DETERMINED IN THE FIELD WHICH REQUIRE CHANGES SHALL BE SUBJECT TO FURTHER REVIEW AND CORRECTIVE ACTION.

INDEX OF SHEETS:

C0.00 - COVER SHEET
C1.00 - BOUNDARY SURVEY
C1.01 - LARGE-SCALE DEVELOPMENT PLAN
C1.02 - UTILITY PLAN
C1.03 - DEMOLITION & EROSION CONTROL PLAN PHASE I
C1.04 - GRADING & EROSION CONTROL PLAN PHASE II
C1.05 - STORM DRAIN PLAN & PROFILES
C1.06 - PAVING PLAN
C1.07 - SIGHT TRIANGLE EXHIBIT
L1.00 - LANDSCAPE PLAN
C5.01 - TYPICAL EROSION CONTROL DETAILS
C5.02 - TYPICAL STREET AND DRAINAGE DETAILS
C5.03 - POND DETAILS
SD-1 - ROGERS SEWER DETAILS
WD-1 - ROGERS WATER DETAILS 1
WD-2 - ROGERS WATER DETAILS 2

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124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
www.jorgensenassoc.com
Established 1985

LEGEND

PROJECT DETAILS

PROJECT TITLE:
TRINITY GRACE CHURCH LSD

PROJECT LOCATION:
ROGERS, AR

REVISIONS

DATE	REVISION

DATE: 10/11/2024
DRAWN BY: JH
PROJECT #2023-093
FILE PATH: Z:\LSD\2023093
SHEET SIZE: 22" x 34"
SCALE: N/A

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.13842
JARED S. INMAN
11-11-24

SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.00

NOTES:

1. PARCEL #02-14356-000.

2. CURRENT ZONING: A-1 (AGRICULTURAL).

3. ROTATION BASED ON ARKANSAS STATE PLANE GRID NORTH ZONE (NAD83).

4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.

5. BOUNDARY BASED ON:
   I. RIGHT OF WAY DEED, BOOK 2013, PAGE 35448
   II. LOT SPLIT, PLAT BOOK 2011, PAGE 435
   III. EASEMENT PLAT, PLAT BOOK 2007, PAGE 25

6. OWNER: TRINITY GRACE CHURCH OF NORTHWEST ARKANSAS, 5845 S BELLVIEW ROAD, ROGERS, AR 72758

7. PER GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" AS SHOWN ON FEMA FIRM PANEL #05007C0270K BEARING AN EFFECTIVE DATE OF JUNE 5, 2012 AND IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE.

8. ALL ROOF MOUNTED MECHANICAL EQUIPMENT (EXCEPT SOLAR PANELS) SHALL BE SCREENED FROM VIEW OF A PERSON STANDING ON THE PROPERTY LINE ON THE FAR SIDE OF THE ADJOINING STREET. THE SCREENING MATERIAL USED FOR ROOF MOUNTED EQUIPMENT SHALL BE THE SAME AS THE PRIMARY EXTERIOR BUILDING MATERIAL USED.

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

10. EASEMENT PLAT WILL BE REQUIRED FOR EASEMENT VACATION AND DEDICATION OF NEW UTILITY EASEMENT.

11. EXISTING GREASE INTERCEPTOR TO BE ABANDONED IN PLACE. SEE RWU FATS OILS AND GREASE POLICY AT RWU.ORG AND CONTACT AMBER OWENS (AMBEROWENS@RWU.ORG) FOR ANY QUESTIONS OR CONCERNS.

ZONING & SETBACKS NOTES:

CURRENT ZONING DISTRICT: A-1, AGRICULTURAL

MINIMUM LOT AREA: 1 1/2 ACRES
MINIMUM LOT WIDTH: 200'
MAXIMUM BUILDING HEIGHT: 45 FEET OR 3 STORIES ABOVE FINISHED GRADE

MAXIMUM BUILDING COVERAGE: 30%
MINIMUM OPEN SPACE: NOT LESS THAN 30%
MAXIMUM IMPERVIOUS COVER: 70%

SETBACKS:
FRONT YARD: 40'
INTERIOR SIDE YARD: 20'
EXTERIOR SIDE YARD: 40'
REAR YARD: 35'

ZONING DISTRICT REGULATIONS LISTED ABOVE ARE SET FORTH PER CITY OF ROGERS CODE OF ORDNANCES, ARTICLE VI - ZONING, SECTION 14-697.

STREET FRONTAGE:

SOUTH BELLVIEW ROAD, MINOR ARTERIAL = 600.8 L.F. OF FRONTAGE

SITE INFORMATION:

A MINIMUM OF 30% OF THE SITE IS REQUIRED TO BE OPEN SPACE.

TOTAL AREA: 365,573 SQ. FEET ±
IMPERVIOUS AREA: 114,284 SQ. FEET ± (31%)
GREEN SPACE: 251,289 SQ. FEET ± (69%)

PROPOSED BUILDING ADDITION: 8,668 SQ. FEET ±

TOTAL BUILDING COVER: 28,450 SQ, FEET ± (8%)

TOTAL DISTURBED AREA: 107,493 SQ. FEET ± OR 2.33 ACRES ± (29.4%)

BUILDING HEIGHT: 44' (HIGHEST ROOF PEAK) & 77' (CHURCH STEEPLE)

PARKING REQUIREMENTS:

PROPOSED USE: CHURCH

1 PARKING SPACE PER EVERY 4 SEATS BASED ON THE MAXIMUM SEATING CAPACITY IN THE PRINCIPAL ASSEMBLY ROOM.

PRINCIPAL ASSEMBLY ROOM MAXIMUM SEATING: 628

628 / 4 = 157 PARKING SPACES REQUIRED

EXISTING PARKING SPACES: 135, INCLUDING 3 ADA
PROPOSED PARKING SPACES: 158, INCLUDING 6 ADA

BICYCLE RACKS REQUIRED:

158 / 20 = 7.9 (8) BIKE RACKS REQUIRED

SIDEWALK TO REMAIN
PROPOSED SIDEWALK
TRUNCATED DOMES

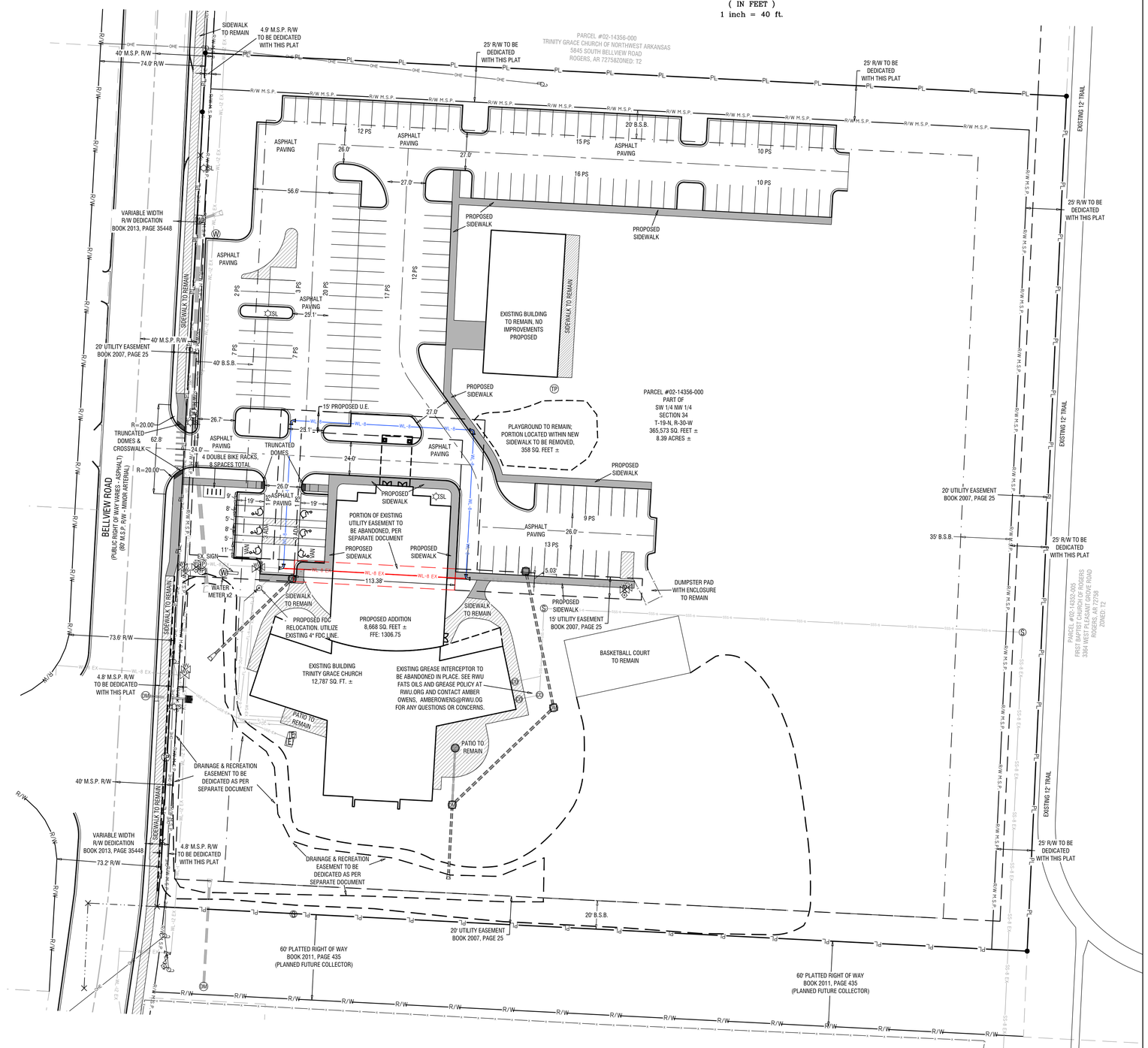
N
W E
S

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.13842
JARED S. INMAN
11-14-24



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LEGEND

- FOUND MONUMENT AS NOTED
- SET IRON PIN WITH CAP
- CALCULATED POINT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- SANITARY CLEAN OUT
- STORM DRAIN MANHOLE
- BLOW-OFF VALVE
- GRATED DRAIN INLET
- ELECTRIC BOX
- TELEPHONE PEDESTAL
- POWER POLE
- LIGHT POLE
- GAS METER
- ADA PARKING
- SIGN/MARKER
- PROPERTY LINE
- FORTY LINE / PROPERTY TIE LINE
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PROJECT DETAILS

PROJECT TITLE: TRINITY GRACE CHURCH LSD

PROJECT LOCATION: ROGERS, AR

DATE: 10/11/2024
DRAWN BY: JH
PROJECT #2023-093
FILE PATH: Z:\LSD\2023093
SHEET SIZE: 22" x 34"
SCALE: 1" = 40'

CERTIFICATE OF AUTHORIZATION
JORGENSEN & ASSOCIATES
No. 722
ARKANSAS – ENGINEER

SHEET TITLE

LARGE SCALE DEVELOPMENT PLAN

SHEET NUMBER

C1.01

LANDSCAPE REQUIREMENTS:

A PERCENTAGE OF THE TOTAL LAND AREA THEN CURRENTLY UNDER DEVELOPMENT WILL BE DEVOTED TO LANDSCAPING.

A. IF THE TOTAL CURRENT DEVELOPMENT AREA IS TWO ACRES OR MORE, THE DEVELOPER MUST PROVIDE EITHER A MINIMUM OF 20 PERCENT GREEN SPACE WITH AT LEAST ONE NEW TREE OR SHRUB MEETING THE PLANT CRITERIA HEREIN FOR EACH 1,000 SQUARE FEET OF THE TOTAL CURRENT DEVELOPMENT AREA; OR, A MINIMUM OF 15 PERCENT GREEN SPACE WITH ONE TREE OR SHRUB FOR EVERY 500 SQUARE FEET OF TOTAL CURRENT DEVELOPMENT AREA. IF THE DEVELOPER OPTS TO USE THE 15 PERCENT GREEN SPACE OPTION, TREE SIZE MUST BE INCREASED FROM TWO AND ONE-HALF-INCH BALL AND BURLAP TO FOUR-INCH BALL AND BURLAP.

B. IF THE TOTAL CURRENT DEVELOPMENT AREA IS LESS THAN TWO ACRES, AT LEAST ONE NEW TREE OR SHRUB MEETING THE PLANT CRITERIA HEREIN MUST BE PROVIDED FOR EACH 1,000 SQUARE FEET OF THE TOTAL LAND AREA FOR DEVELOPMENTS UP TO TWO ACRES.

EVERGREENS MUST BE 8' TALL AT TIME OF PLANTING.

NO MORE THAN 25% OF THE REQUIRED LANDSCAPING CAN BE ORNAMENTAL.

ORNAMENTAL TREES MUST BE 6', 2.5" CALIPER AT TIME OF PLANTING.

SHADE TREES MUST BE 6', 2.5" CALIPER AT TIME OF PLANTING.

OPEN SPACE TREES & SHRUBS

PROPOSED DEVELOPMENT AREA = 21,587 SQ. FEET

21,587 / 1,000 = 22 TREES & SHRUBS REQUIRED
25% OF REQUIRED PLANTS ARE TO BE TREES = 6 TREES REQUIRED
10% OF REQUIRED TREES TO BE EVERGREEN = 1 TREES TO BE EVERGREEN
25% MAX TREES TO BE ORNAMENTAL = 2 MAX ORNAMENTAL TREES

6 TREES PROVIDED
16 SHRUBS ARE PROVIDED

STREET TREES

TREE SPACING SHALL BE 30' FOR TREES LESS THAN 20' TALL, 40' FOR TREES 30'-50' TALL, AND 50' FOR TREES 50' OR TALLER.

SOUTH BELLVIEW ROAD: 18 STREET TREES ARE PROVIDED, SPACED AT 30' (LABELED WITH AN 'S')

SITE AREA CALCULATIONS:

TOTAL AREA: 365,573 SQ. FEET ±
IMPERVIOUS AREA: 113,332 SQ. FEET ± (31%)
GREEN SPACE: 252,241 SQ. FEET ± (69%)

NOTE: BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER / DEVELOPER IS REQUIRED TO PROVIDE A 3-YEAR GUARANTEE FOR MAINTAINING AND REPLACING LANDSCAPING. PLANTINGS IN EXCESS OF MINIMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY PLANNING COMMISSION.

PARKING LOT TREE ISLAND CALCULATIONS:

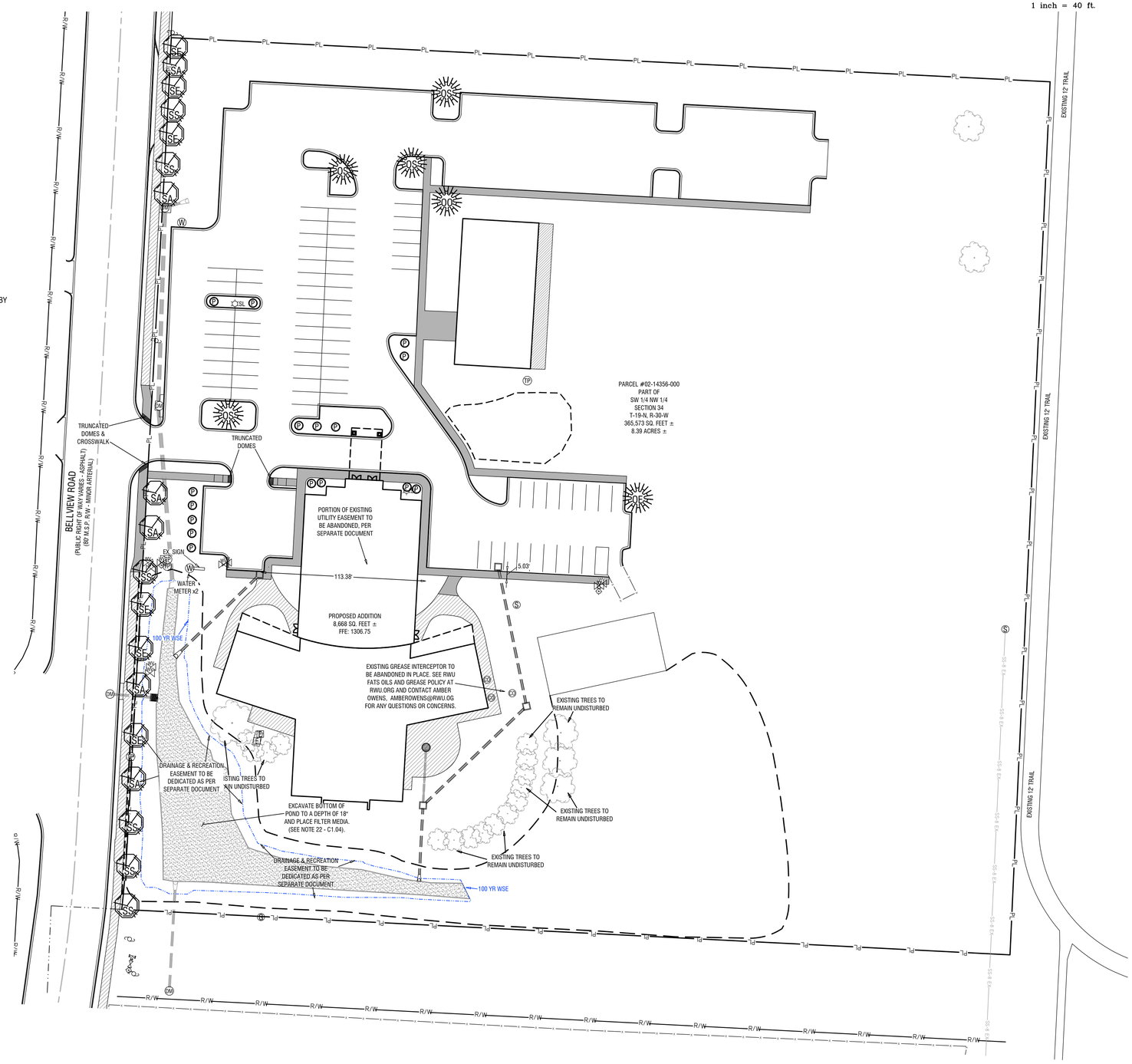
MINIMUM REQUIREMENT: 1 PARKING LOT ISLAND FOR EVERY 15 PARKING SPACES

145 / 15 = 9.6 (10) ISLANDS REQUIRED
10 ISLANDS ARE PROVIDED

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

NO EXISTING TREES ARE TO BE REMOVED

STREET TREES: 18 TOTAL			
PLANTINGS	ABBREVIATION	TREE NAME	SIZE
4	SA	AMERICAN SMOKETREE *COTINUS OBOVATUS*	2.5" - <20'
6	SS	SHADBLOW SERVICEBERRY *AMELANCHIER CANADENSIS*	2.5" - <20'
8	SE	EASTERN REDBUD *CERCIS CANADENSIS*	2.5" - <20'
OPEN SPACE TREES: 6 TOTAL			
PLANTINGS	ABBREVIATION	TREE NAME	SIZE
	OD (ORNAMENTAL)	EASTERN REDBUD *CERCIS CANADENSIS*	2.5" - <20'
4	OS (SHADE)	YELLOWWOOD *CLADRASTIS KENTUKEA*	2.5" - 30-50'
1	OE (EVERGREEN)	AMERICAN HOLLY *ILEX OPACA*	2.5" - 30-50'
STORM WATER SHRUBS: 16 TOTAL			
PLANTINGS	ABBREVIATION	TREE NAME	SIZE
5	P	BUTTON BUSH *CEPHALANTHUS OCCIDENTALIS*	1 G.
6	P	ST. JOHNS WORT *HYPERICUM PROLIFICUM*	1 G.
5	P	ARKANSAS YUCCA *YUCCA FILAMENTOSA*	1 G.



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ARKANSAS – ENGINEER

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

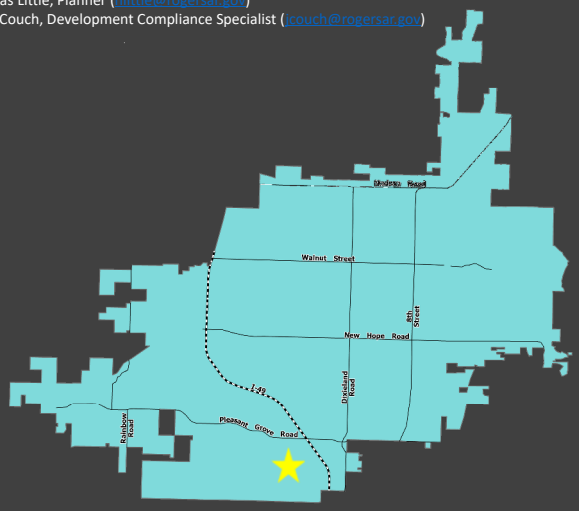
L1.00

LARGE SCALE DEVELOPMENT

PLANNING

Blue Ember(Applicable under Ch. 14)

Staff:
Nicholas Little, Planner (nlittle@rogersar.gov)
Justin Couch, Development Compliance Specialist (jcouch@rogersar.gov)



Vicinity Map

Location
1723 W Pleasant Grove Road

CGM Designation
Neighborhood

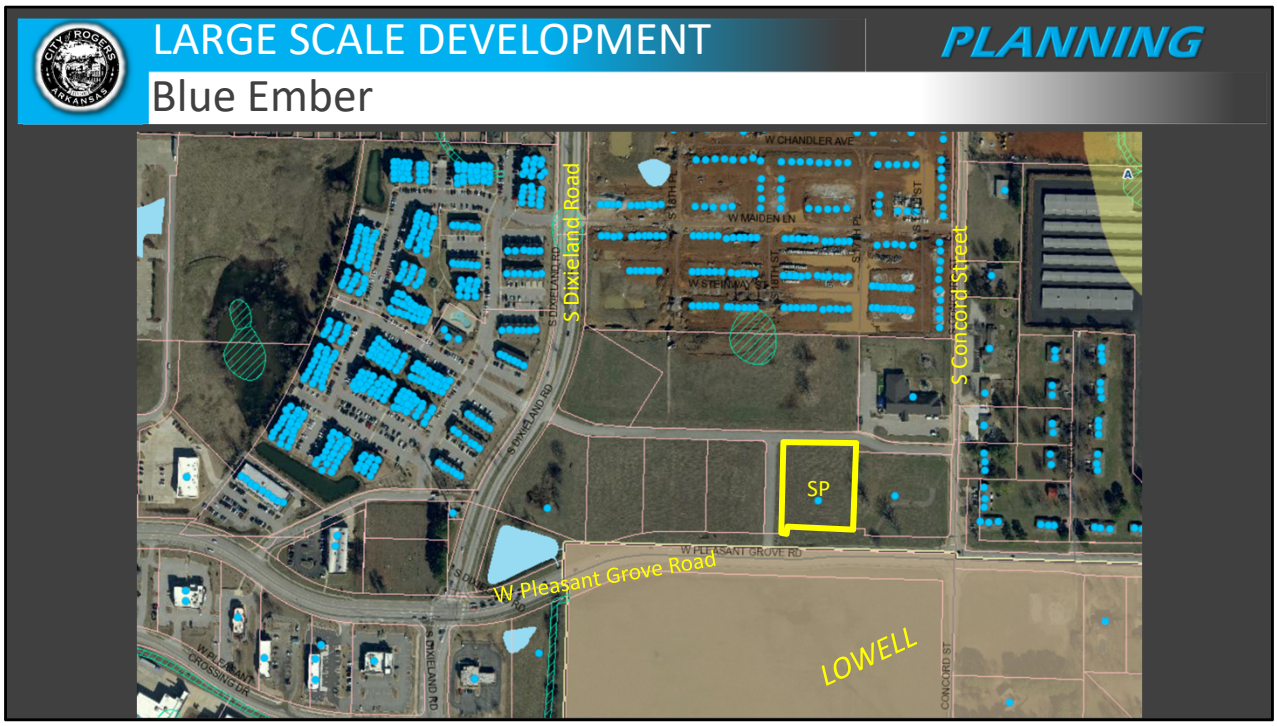
Zoning
C-2 (Highway Commercial)

Proposed Use
Restaurant

Representative
Justin Mallett, Taggart Architects

Location:
This property is located in south Rogers, at 1723 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



Geolocation:

The property is located east of the intersection of S Dixieland Road and W Pleasant Grove Road

ZONING:

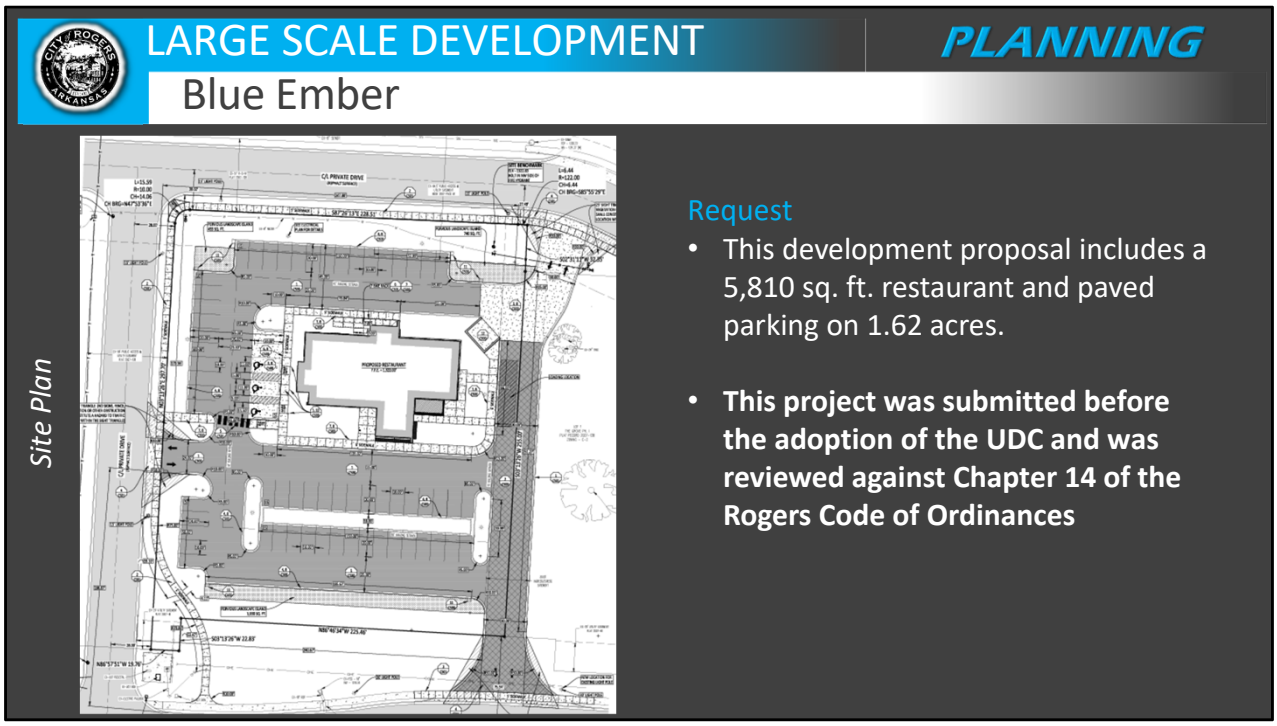
C-2 (Highway Commercial)

Intent. " 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).

LARGE SCALE DEVELOPMENT

PLANNING

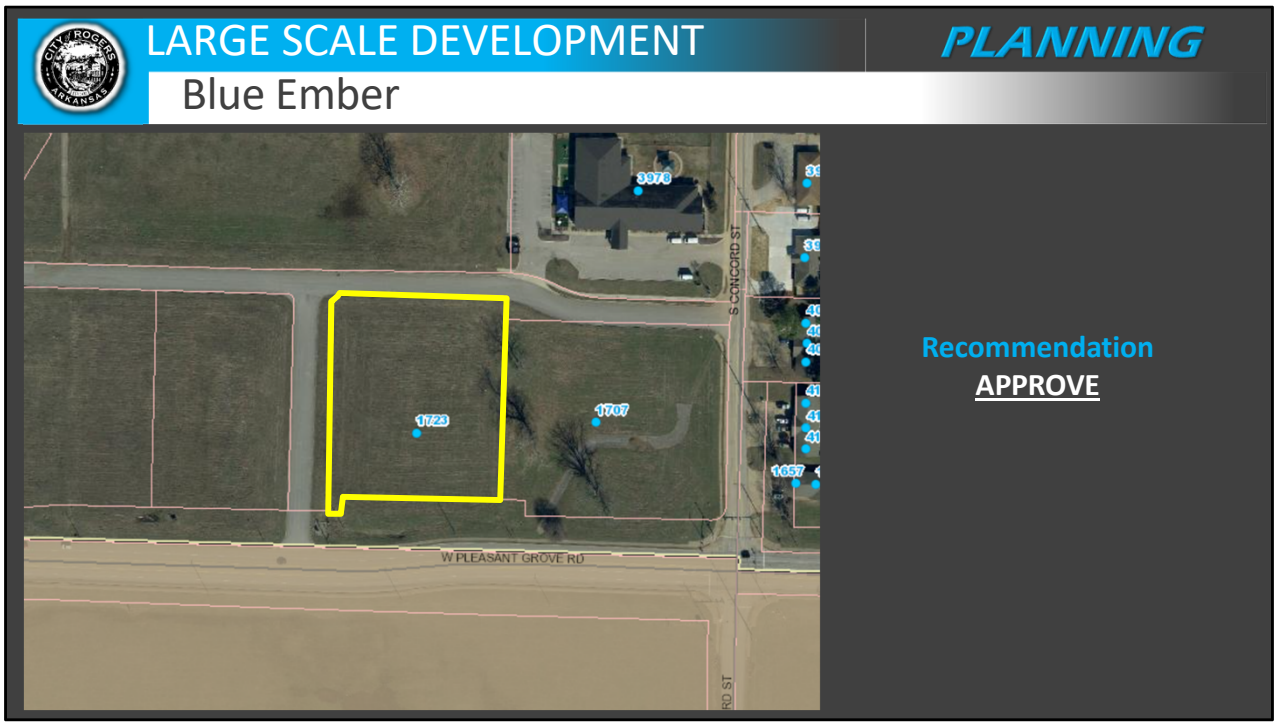
Blue Ember



Request:

- This development proposal includes a 5,810 sq. ft. restaurant and paved parking on 1.62 acres.

- **This project was submitted before the adoption of the UDC and was reviewed against Chapter 14 of the Rogers Code of Ordinances**



Summary
LSDP Staff Recommendation
APPROVE

LARGE SCALE DEVELOPMENT PLANS
ROGERS PROJECT - LSD24-0238
1723 W. PLEASANT GROVE RD
LOT 2, THE GROVE PHASE 1, TO THE CITY OF ROGERS, BENTON COUNTY

BLUE EMBER SMOKEHOUSE - ROGERS

COMMERCIAL DEVELOPMENT

PREPARED FOR
TAGGART ARCHITECTS
ROGERS, ARKANSAS
JANUARY 12, 2024

LOCAL CONTACTS

OWNER/DEVELOPER - PRIME RESTAURANT GROUP, LLC
2332 Mount Zion Rd
Greenwood, AR 72936
PH-479-420-9086

CITY OF ROGERS - DEPARTMENT COMMUNITY DEVELOPMENT
301 West Chestnut
Rogers, AR 72756
PH-479-621-1186

CITY OF ROGERS - FIRE DEPARTMENT
201 North 1st Street
Rogers, AR 72756
PH-870-932-2428

ROGERS WATER UTILITIES - ENGINEERING DEPARTMENT
601 South S 2nd Street
Rogers, AR 72756
PH-870-930-3320

ARKANSAS STATE HIGHWAY DEPARTMENT - R.O.W. PERMITS
4590 Hwy. 65
P.O. BOX 610
Harrison, AR 72602
PH-870-743-2100

ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY
NW J Street - Suite 7
Bentonville, AR 72712
PH-501-944-2569

BLACK HILLS ENERGY
PH-479-320-5104

AT&T
PH-479-442-3173

AEP SWEPCO
PH-479-986-1015

COX
PH-479-442-3173

VICINITY MAP

THIS LOT DOES NOT LIE WITHIN THE 100-YR SPECIAL FLOOD HAZARD AREA PER FLOOD INSURANCE RATE MAP OF BENTON CO., AR, AND INCORPORATED AREAS, COMMUNITY PANEL NO. 05007C0270K WITH AN EFFECTIVE DATE OF 06/05/2012.

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C101	SWPPP DETAILS
C200	SITE DIMENSION PLAN
C300	GRADING AND DRAINAGE PLAN
C301	STORM SEWER PROFILE
C400	SITE UTILITY PLAN
C401	FIRE LINE PROFILE
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WD1	CITY OF ROGERS WATER DETAILS 1
WD2	CITY OF ROGERS WATER DETAILS 2
SD1	CITY OF ROGERS SEWER DETAILS
L1.00	LANDSCAPE PLAN
L1.01	LANDSCAPE DETAILS AND NOTES

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No. 109
ARKANSAS, THEIVIER

BLUE EMBER
SMOKEHOUSE
ROGERS, ARKANSAS

Key Plan

No.	Description	Date
1	COR COMMENTS	07/30/2024
2	COR COMMENTS	09/11/2024
3	COR COMMENTS	10/14/2024

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PROJECT NO: 24902500
ISSUE DATE: 01/12/2024
CONTACT: M.BOGGS
QC by:
QC Date:

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 14026
MICHAEL A. BOGGS

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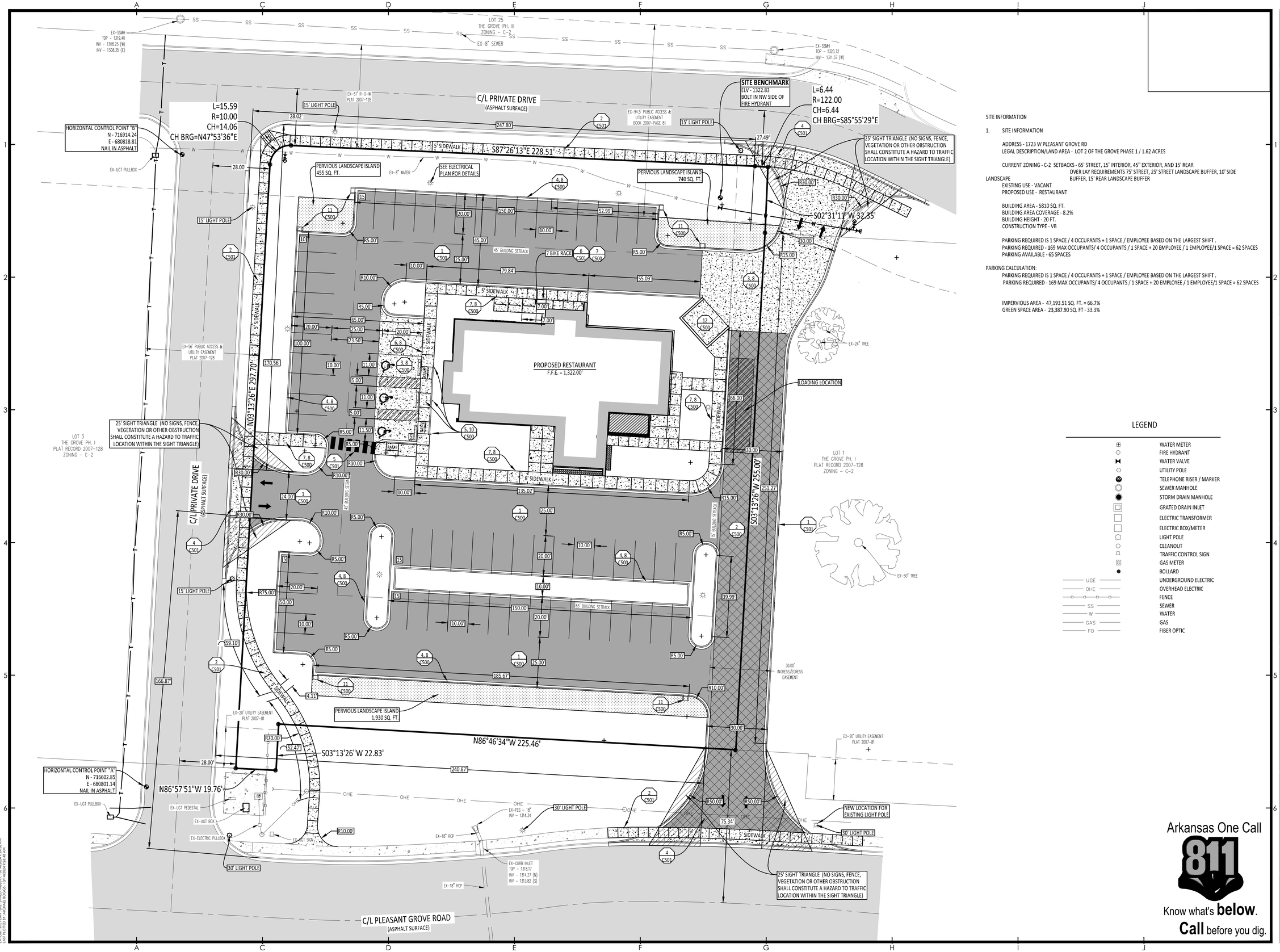
TITLE

C000

DRAWING: G:\JOBFOLDER_BLUEEMBER_NWA\CONSTRUCT\CIVIL\DWG\24902500 - BLUE EMBER ROGERS SITE.DWG
LAYOUT TITLE: LAST SAVED: M.BOGGS, 10/14/2024 2:42:45 AM
LAST PLOTTED BY: MICHAEL BOGGS, 10/14/2024 2:26:35 AM



SITE INFORMATION

1. SITE INFORMATION

ADDRESS - 1723 W PLEASANT GROVE RD
LEGAL DESCRIPTION/LAND AREA - LOT 2 OF THE GROVE PHASE 1 / 1.62 ACRES

CURRENT ZONING - C-2 SETBACKS - 65' STREET, 15' INTERIOR, 45" EXTERIOR, AND 15' REAR
OVER LAY REQUIREMENTS 75' STREET, 25' STREET LANDSCAPE BUFFER, 10' SIDE BUFFER, 15' REAR LANDSCAPE BUFFER

LANDSCAPE
EXISTING USE - VACANT
PROPOSED USE - RESTAURANT

BUILDING AREA - 5810 SQ. FT.
BUILDING AREA COVERAGE - 8.2%
BUILDING HEIGHT - 20 FT.
CONSTRUCTION TYPE - VB

PARKING REQUIRED IS 1 SPACE / 4 OCCUPANTS + 1 SPACE / EMPLOYEE BASED ON THE LARGEST SHIFT .
PARKING REQUIRED - 169 MAX OCCUPANTS/ 4 OCCUPANTS / 1 SPACE + 20 EMPLOYEE / 1 EMPLOYEE/1 SPACE = 62 SPACES
PARKING AVAILABLE - 65 SPACES

PARKING CALCULATION:
PARKING REQUIRED IS 1 SPACE / 4 OCCUPANTS + 1 SPACE / EMPLOYEE BASED ON THE LARGEST SHIFT .
PARKING REQUIRED - 169 MAX OCCUPANTS/ 4 OCCUPANTS / 1 SPACE + 20 EMPLOYEE / 1 EMPLOYEE/1 SPACE = 62 SPACES

IMPERVIOUS AREA - 47,193.51 SQ. FT. = 66.7%
GREEN SPACE AREA - 23,387.90 SQ. FT - 33.3%

LEGEND

	WATER METER
	FIRE HYDRANT
	WATER VALVE
	UTILITY POLE
	TELEPHONE RISER / MARKER
	SEWER MANHOLE
	STORM DRAIN MANHOLE
	GRATED DRAIN INLET
	ELECTRIC TRANSFORMER
	ELECTRIC BOX/METER
	LIGHT POLE
	CLEANOUT
	TRAFFIC CONTROL SIGN
	GAS METER
	BOLLARD
UGE	UNDERGROUND ELECTRIC
OHE	OVERHEAD ELECTRIC
	FENCE
SS	SEWER
W	WATER
GAS	GAS
FO	FIBER OPTIC

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CERTIFICATE OF AUTHORIZATION:
CERTIFICATE OF AUTHORIZATION
CRAFTON, TULL & ASSOCIATES, INC.
No. 109
ARKANSAS ENGINEERS

GRAPHIC SCALE IN FEET
20' 0 20'

BLUE EMBER SMOKEHOUSE

ROGERS, ARKANSAS

Key Plan

No.	Description	Date
1	COR COMMENTS	07/30/2024
2	COR COMMENTS	09/11/2024

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PROJECT NO: 24902500
ISSUE DATE: 01/12/2024
CONTACT: M.BOGGS
QC By:
QC Date:

ISSUED FOR CONSTRUCTION

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 14026 MICHAEL A. BOGGS

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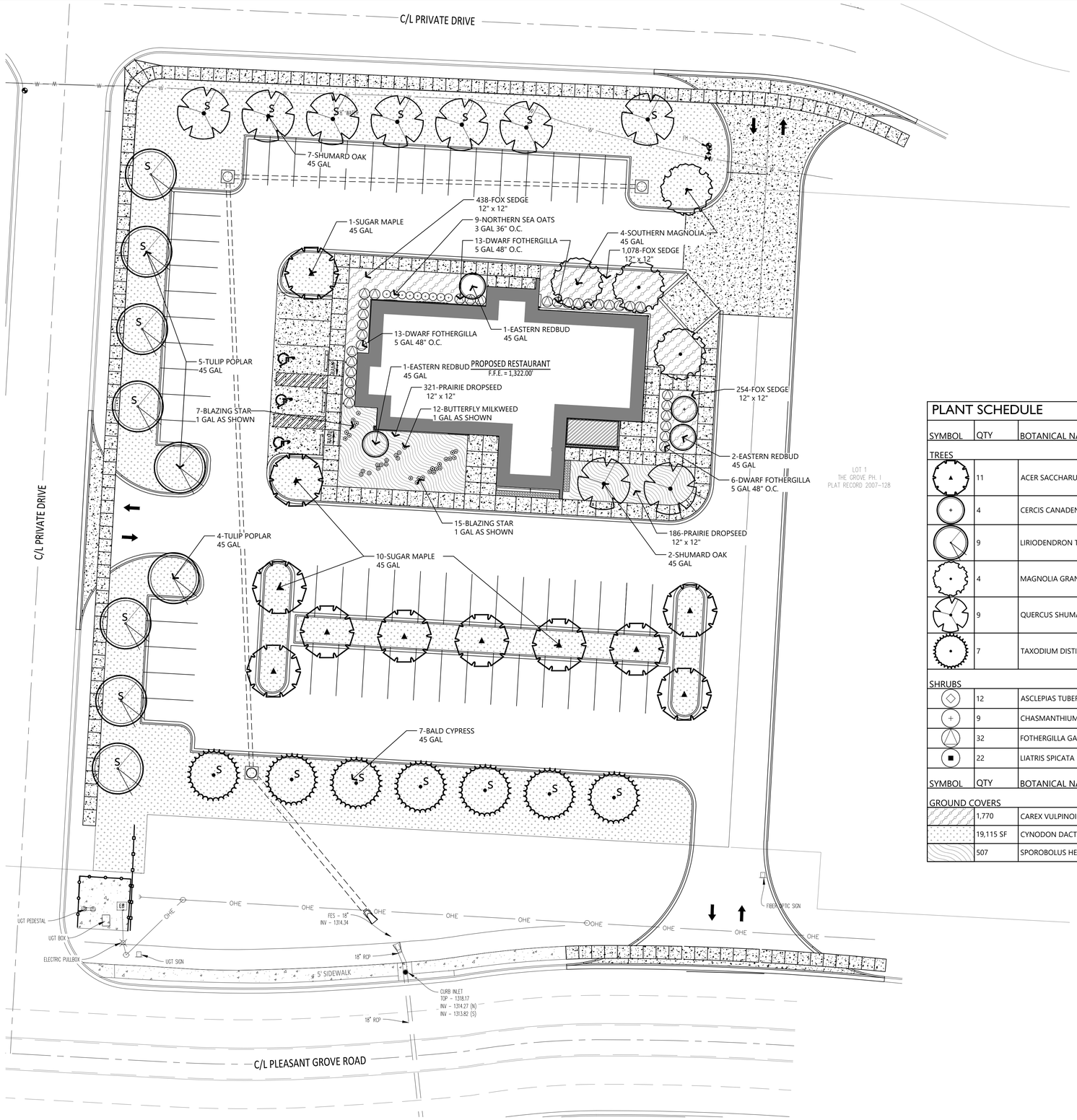
SITE PLAN

C200

DRAWING: G:\24902500_BLUEEMBER\INFRASTRUCTURE\CIVIL\DWG\24902500 - BLUE EMBER ROGERS SITE.DWG
LAYOUT: SITE PLAN - LAST SAVED: MBOGGS - 9/11/2024 9:24:56 AM
PLOTTED BY: MICHAEL BOGGS - 9/11/2024 9:24:56 AM



1 LANDSCAPE PLANS

SCALE: 1" = 20'-0"

0' 20' 40' 80'

NORTH

CITY OF ROGERS LANDSCAPE REQUIREMENTS			
		REQUIRED	PROVIDED
LANDSCAPE AREA			
		20% OF SITE AREA: 14,114.2 SQFT	24,110 SQFT
TREE PLANTING			
70,571 SF / 1000 = 70.5 TREES or SHRUBS REQUIRED - ONE (1) TREE OR SHRUB PER 1000 SF. OF SITE AREA - AT LEAST 25% OF PLANTS MUST BE TREES - NO MORE THAN 25% OF TREES MAY BE ORNAMENTAL - AT LEAST 10% OF TREES MUST BE EVERGREEN - SHRUBS ARE TO BE 5 GALLON, MINIMUM		71 TREES or SHRUBS (70,571 SF / 1000 = 70.5)	36 SHADE TREES (51% OF TOTAL) 4 EVERGREEN TREES (10%) 4 ORNAMENTAL TREES (10%) 32 5 GALLON SHRUBS 72 TOTAL
STREET TREES MARKED WITH "S" ON LANDSCPAE PLAN		1 PER 40 LF OF STREET FRONTAGE - PLEASANT GROVE: 280 LF / 40 = 7 TREES - WEST PRIVATE DRIVE: 280 LF / 40 = 7 TREES - NORTH PRIVATE DRIVE: 280 LF / 40 = 7 TREES	PLEASANT GROVE: 7 WEST PRIVATE DRIVE: 7 NORTH PRIVATE DRIVE: 7
PERIMETER LANDSCAPE STRIP			
	7' PERIMETER LANDSCAPE STRIP	N/A	N/A
	BUFFER PLANTING	N/A	N/A
INTERIOR PARKING LOT LANDSCAPING			
PLANTING ISLANDS	18' X 18' MIN TREE ISLAND. ONE TREE EVERY 15 PARKING SPACES	YES	YES
NARROW TREE LAWN	MIN. 10' WIDE AND 300 SQFT. 1 TREE / 30 LINEAR FEET	YES	YES

NOTE:
- OWNER/DEVELOPER MUST PROVIDE A 3 YEAR GUARANTEE, STARTING ONCE INSTALLATION IS COMPLETE, FOR MAINTAINING AND REPLACING
- PLANTINGS THAT EXCEED THE MINIUMUM REQUIREMENTS MAY NOT BE REDUCED ONCE APPROVED BY THE PLANNING COMMISSION.

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	SPACING	HEIGHT X SPREAD		REMARKS
TREES									
	11	ACER SACCHARUM	SUGAR MAPLE	4" CAL	45 GAL		8` X 5`		SHADE TREE
	4	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL	45 GAL				ORNAMENTAL TREE
	9	LIRIODENDRON TULIPIFERA	TULIP POPLAR	4" CAL	45 GAL		8` X 5`		SHADE TREE
	4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	4" CAL	45 GAL		8` X 5`		EVERGREEN SHADE TREE
	9	QUERCUS SHUMARDII	SHUMARD OAK	4" CAL	45 GAL		8` X 5`		SHADE TREE
	7	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL	45 GAL		8` X 5`		SHADE TREE
SHRUBS									
	12	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	---	1 GAL	AS SHOWN			
	9	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	---	3 GAL	36" O.C.			
	32	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	---	5 GAL	48" O.C.			
	22	LIATRIS SPICATA	BLAZING STAR	---	1 GAL	AS SHOWN			
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	CONTAINER	HEIGHT X SPREAD		SPACING	REMARKS
GROUND COVERS									
	1,770	CAREX VULPINOIDEA	FOX SEDGE	1 GAL		12" X 12"		12" o.c.	
	19,115 SF	CYNODON DACTYLON	BERMUDAGRASS	SOLID SOD					
	507	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1 GAL		12" X 12"		24" o.c.	

E | D | G
Ecological Design Group, Inc
www.ecologicaldg.com
phone: 501 378 0200
LITTLE ROCK | ROGERS | WYNNE

REGISTERED LANDSCAPE ARCHITECT
Leslie Tabor
License Number 0000
STATE OF ARKANSAS
10-23-24

NOT FOR CONSTRUCTION

NOT FOR CONSTRUCTION

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

BLUE EMBER SMOKEHOUSE
Rogers, Arkansas

EDG PROJECT NO. 24-019
DATE 2024.10.22

REVISIONS

Mark	Date	Description

PHASE CONSTRUCTION DOCUMENTATION

TITLE LANDSCAPE PLAN

SHEET NO. L1.00

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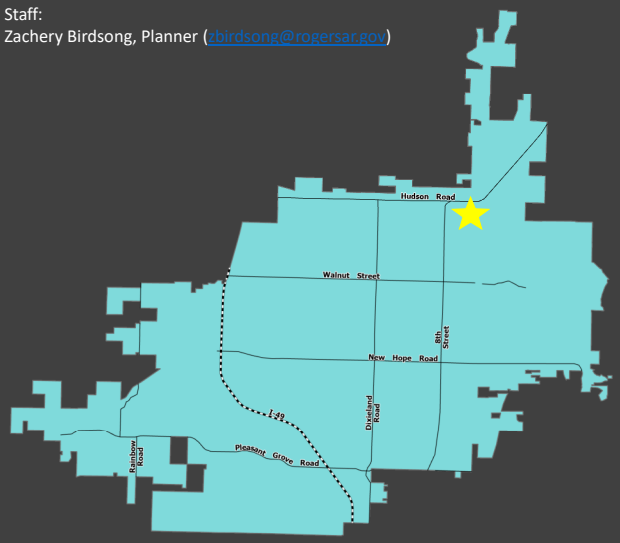
Rezone

PLANNING

2nd Street Rezone

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



Vicinity Map

FLUM Place Type
Industry and Technology

Zoning
I-1

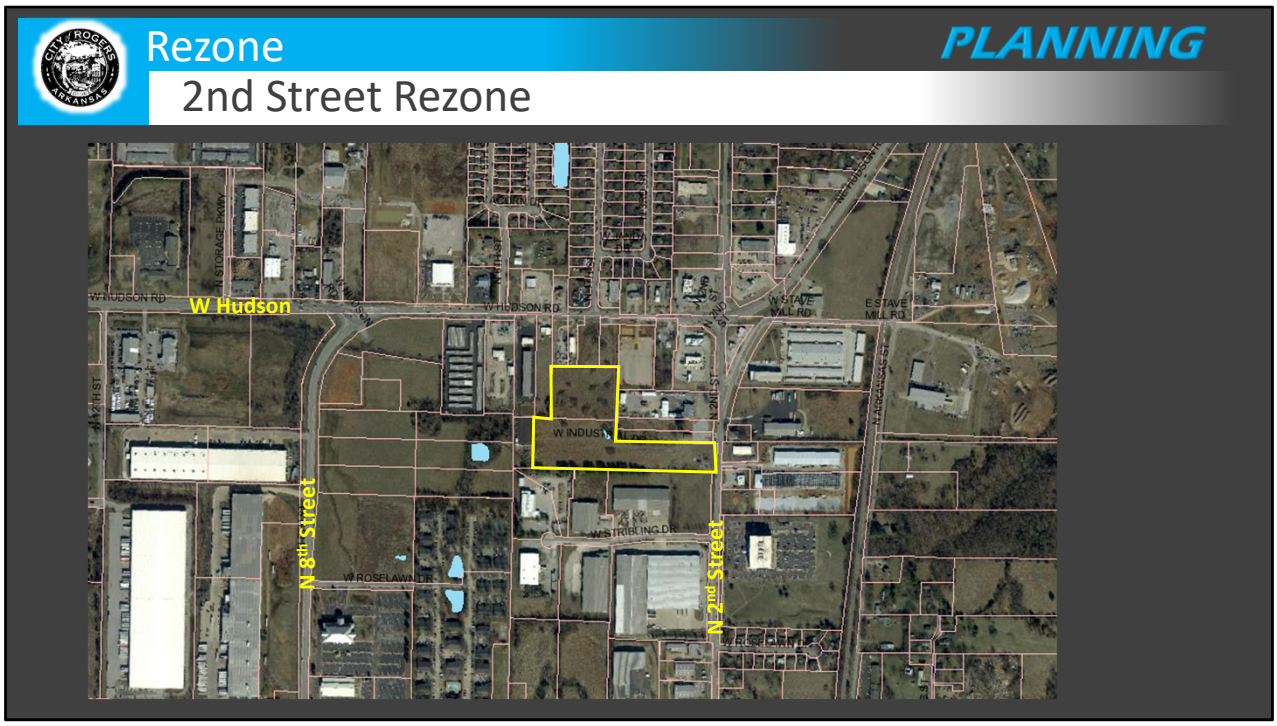
Proposed Zoning
T5.2

Location
Approximately 10 acres near the southwest intersection of N 2nd and W Hudson

Representative
Geoff Bates, Bates and Associates

Location:

The property in question is located at 2254 North 2nd Street.



Geolocation:

The property is approximately 10 acres in northeast Rogers near the southwest intersection of N 2nd and W Hudson Roads.

Future Land Use Map Designation:
Industry and Technology

"Modern hubs for large-scale manufacturing, industrial, and office uses. These areas make use of existing transportation infrastructure such as rail, the airport, and high-capacity roadways. These areas are not inherently walkable. Active transportation facilities will be added in key locations to provide non-drivers with access to housing, retail, and services. Industry and Technology areas support a thriving economy by maintaining capacity for industries and services while promoting a more dynamic lifestyle for workforce members." (FLUM Page 6)

2.8.3 Relationship with Future Land Use Map

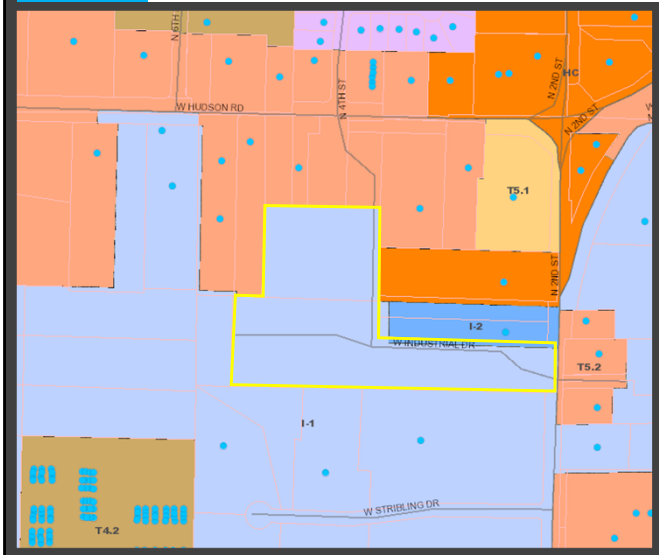
- "Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:"
  - (A) "Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review."

Zones allowed by Standard Review on Table 2.8.3.A
T5.2, HC, I-1, and I-2

Rezone

PLANNING

2nd Street Rezone



Zoning Map

Rezone Request

- Currently zoned I-1. Proposed rezone to T5.2
- This proposal is subject to standard review.

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."

Rezone Request:

The applicant is requesting to rezone the subject property from I-1 to T5.2.

Current Zoning (I-1):

"An industrial district with uses that are not particularly noxious or dangerous, that can be integrated with other nearby mixed-use districts." (UDC Section 4.3)

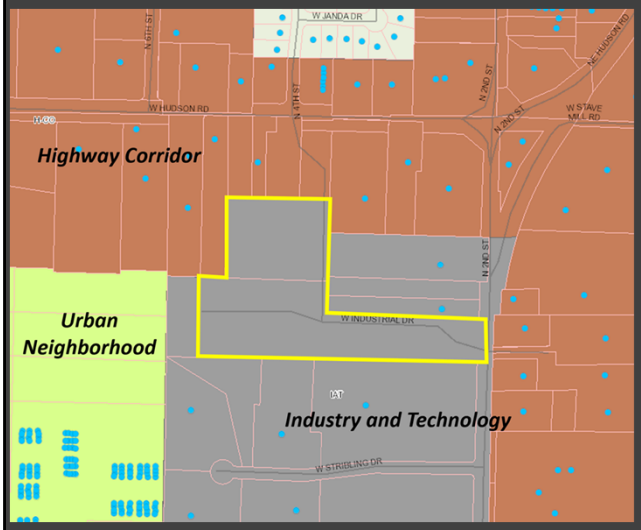
Proposed Zoning (T5.2):

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

Rezone

PLANNING

2nd Street Rezone



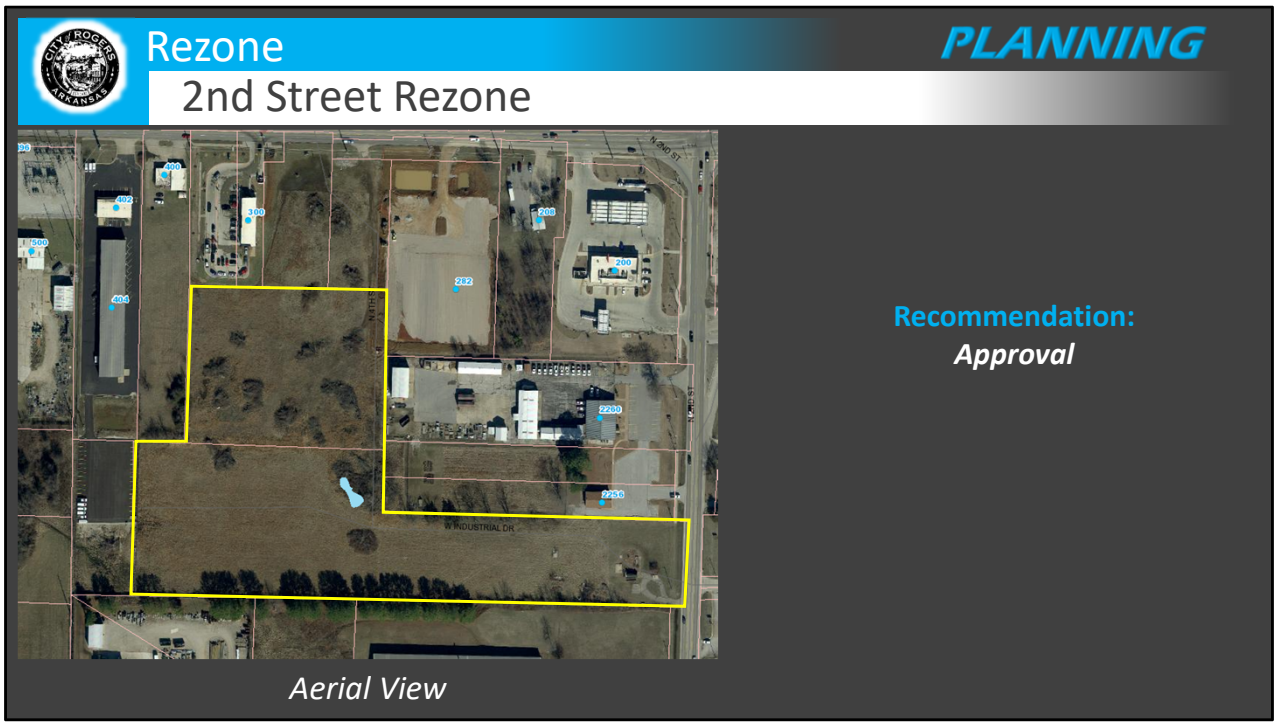
FLUM

Staff Analysis

- The property abuts North 2nd Street, a minor collector street, to the east.
- The property immediately abuts Highway Corridor to the north, which allows for T5.1 and T5.2 zoning, and abuts Industry and Technology to the south, east and west.
- Abutting properties to the north along W Hudson are zoned T5.2. There is some I-1 zoning to the west and a mix of I-2, HC and T5.1 zoning to the east.
- Staff finds that rezoning to T5.2 in the Industry and Technology Placetype conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

- T5.2 is appropriate at this location, given the property's placetype, adjacent zonings, its location along a minor collector, and proximity to a highway corridor placetype.



PUBLIC INPUT:

- Members of the public have called inquiring about the rezone but have not expressed being favorable towards nor against the request.

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:

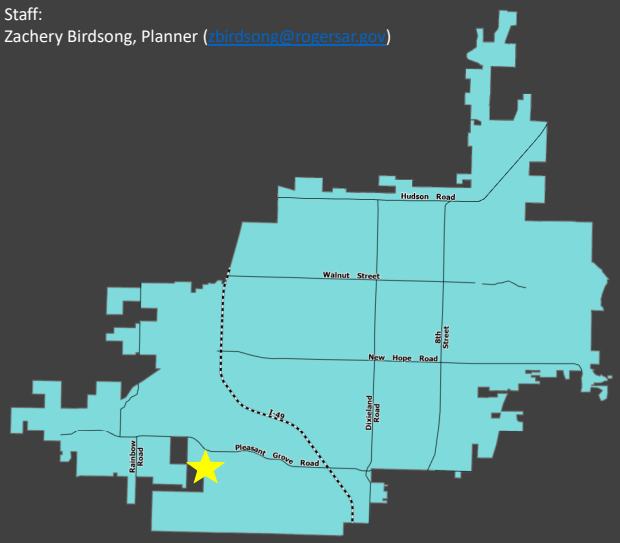
- "Accept the findings and recommendations of the Director and recommend approval of the rezoning by a majority vote of the quorum present as part of the consent agenda; or"
- "Remove the application from the consent agenda for commissioner discussion on the application after which the Commission may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

Rezone

PLANNING

Faithful Friends Animal Clinic

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



Vicinity Map

FLUM Place Type
Urban Neighborhood

Zoning
T2

Proposed Zoning
T4.2

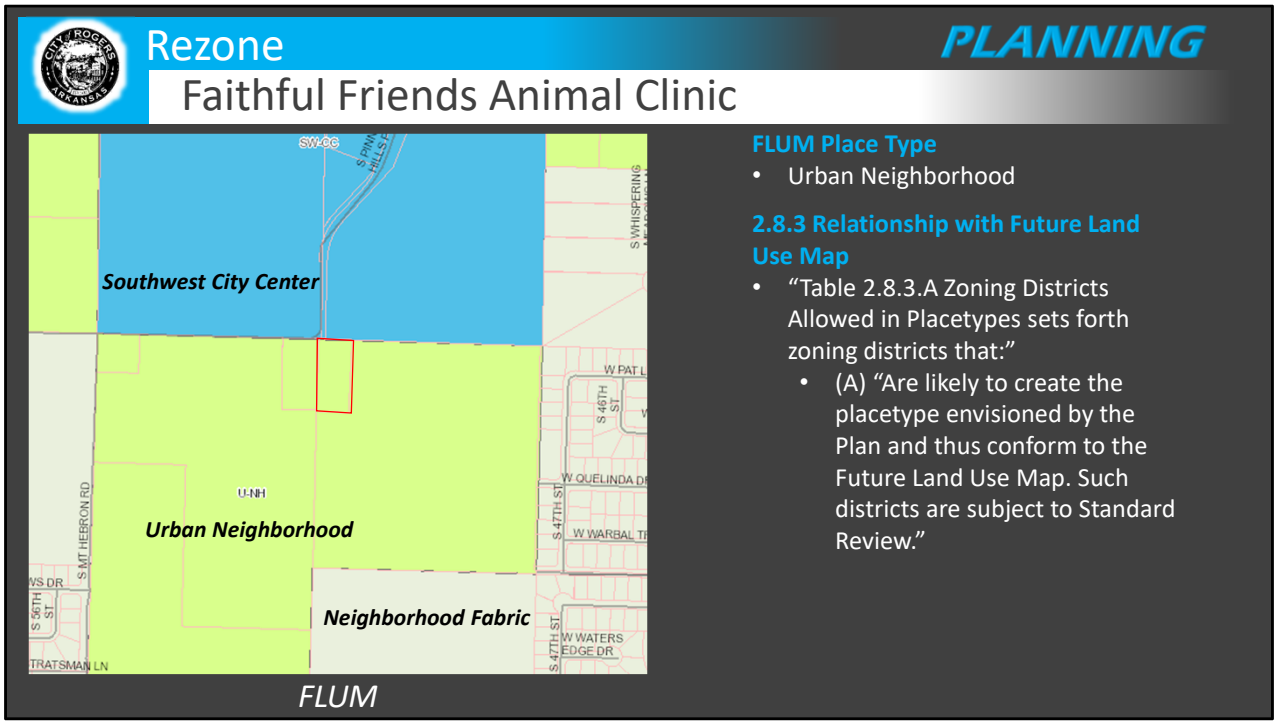
Location
5497 South Pinnacle Hills Parkway

Representative
DeeDee Moore, Faithful Friends Animal Clinic

Location:
The property is located at 5497 South Pinnacle Hills Parkway.

Geolocation:

It is located in southwest Rogers, south of the Junction of W Pleasant Grove Road and S Pinnacle Hills.



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

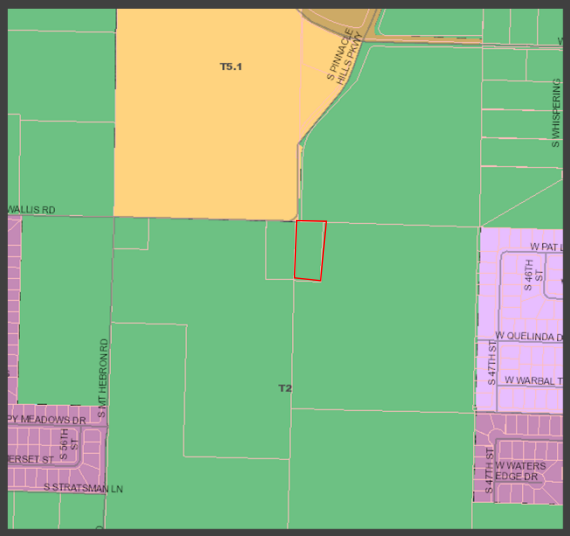
- "Table 2.8.3.A Zoning Districts Allowed in Placetypes sets forth zoning districts that:"
  - (A) "Are likely to create the placetype envisioned by the Plan and thus conform to the Future Land Use Map. Such districts are subject to Standard Review."

Zones allowed by Standard Review on Table 2.8.3.A
T4.1 & T4.2

Rezone

PLANNING

Faithful Friends Animal Clinic



Zoning Map

Rezone Request

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

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."

Rezone Request:

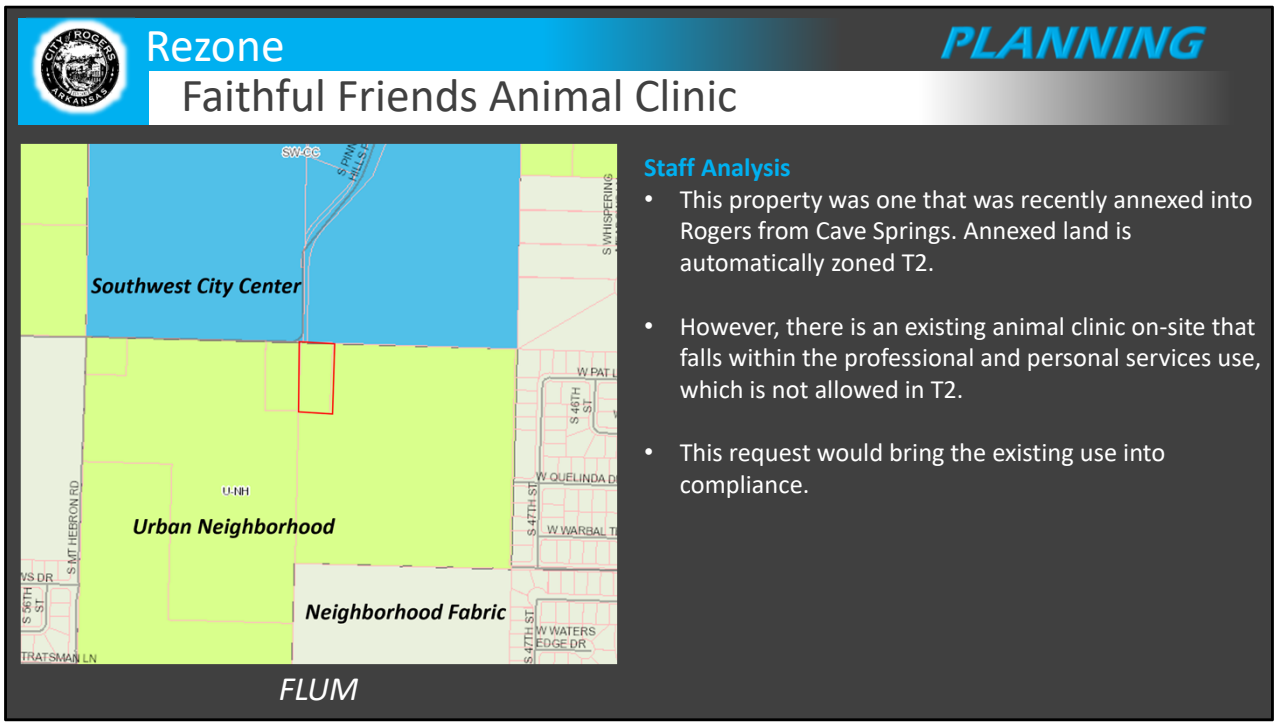
The applicant is requesting to rezone the subject property from T2 to T4.2.

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)



Staff Analysis:

- This property was recently annexed into Rogers from Cave Springs. Annexed land is automatically zoned T2. The existing use, an animal clinic, is not allowed within T2. The requested rezone does allow for this use.

Rogers Future Land Use Placetypes

Neighborhoods

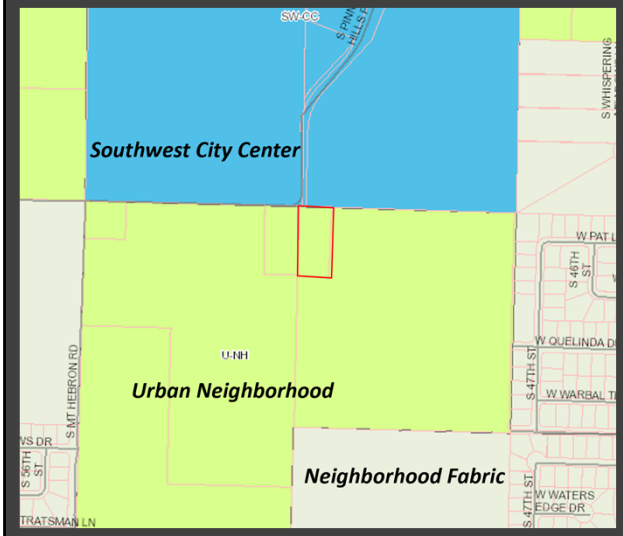
Neighborhoods Category Placetype Character:

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

Faithful Friends Animal Clinic



FLUM

Staff Analysis

- The property abuts W Wallis Road, a collector street on the Master Street Plan.
- The properties to the north are located within the Southwest City Center Placetype, which allows for higher intensity
- Most of the abutting properties are zoned T2 with some T5.1 to the northwest.
- 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 collector street, and proximity to the Southwest City Center.

PUBLIC INPUT

- None provided.

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. "

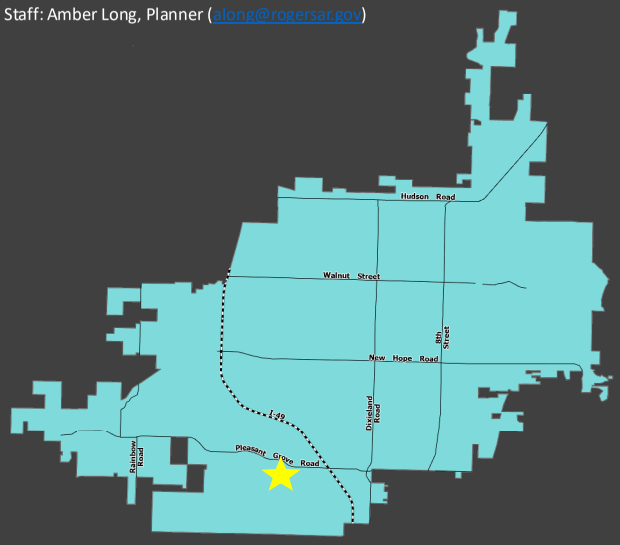
Possible Planning Commission Motions for Standard Review:

- "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."

Rezone
Frakes

PLANNING

Staff: Amber Long, Planner (along@rogersar.gov)



Vicinity Map

FLUM Place Type
Urban Neighborhood (U-NH)

Zoning
T2

Proposed Zoning
T5.1

Location
5581 S. Bellview Rd. / 5537 S. Bellview Rd.

Representative
Will Kellstrom, Attorney
Watkins, Boyer, Gray & Curry PLLC

Nature of the Request:
The following request is for an amendment to the City of Rogers Unified Development Code Zoning Map, in accordance with Section 2.8 of the Rogers Unified Development Code.

Request Details:
- Proposal: The applicant is proposing a rezone ±2.0 acres from T2 to T5.1 in the Urban Neighborhood (U-NH) placetype.
- Address/Parcel: 5581 S. Bellview Rd. (02-14354-000) / 5537 S. Bellview Rd. (02-14353-000)
- Review Type: Enhanced

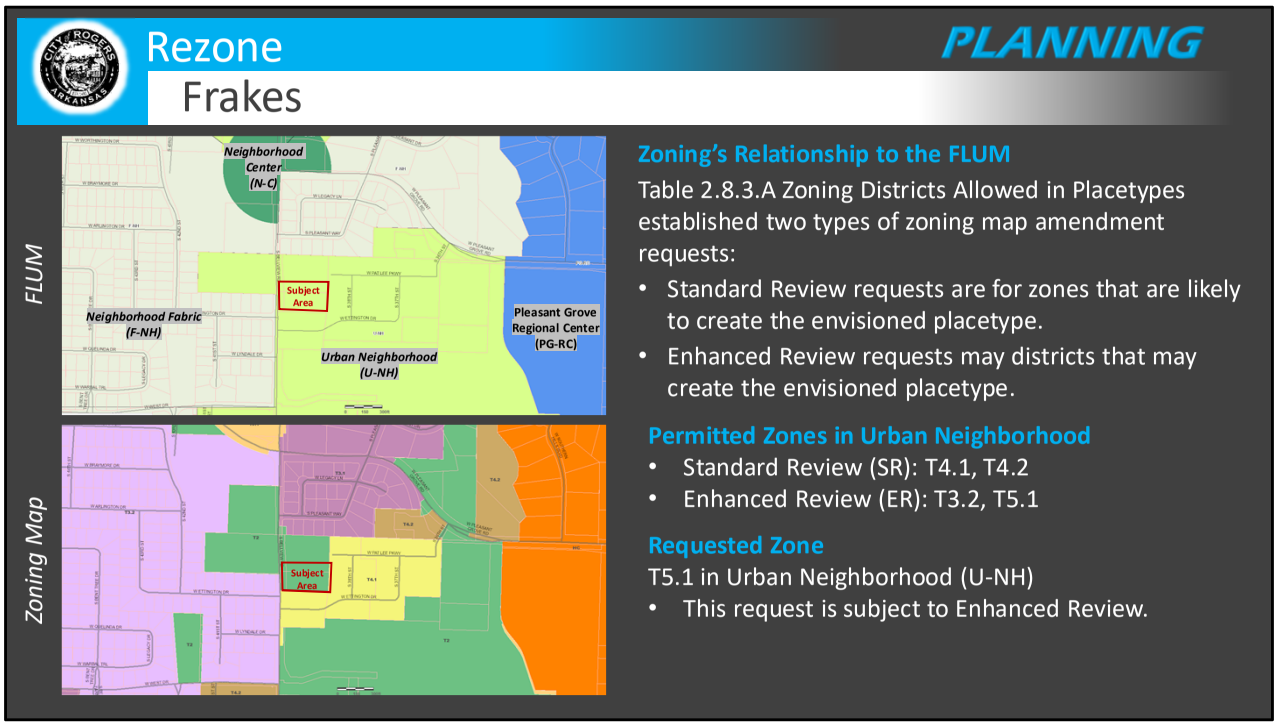
Rezone
Frakes

PLANNING

Aerial

Location Description

The subject location is along S. Bellview Road. It is directly adjacent to the Hawthorne Heights Subdivision, northwest of First Baptist Church, and southeast of Bellview Elementary School.



About the Future Land Use Map (FLUM)

The Future Land Use Map is an element of the Comprehensive Plan identifying placetypes that the Planning Commission and City Council have carefully considered and determined to be appropriate for the future growth of the City.

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.

(B) May create the placetype envisioned by the Plan and thus may conform to the Future Land Use Map. Such districts are subject to Standard Review and Enhanced Review.

(C) Will not create the placetype envisioned by the Plan and thus will not conform to the Future Land Use Map. Such districts will not be considered by the Planning Commission and City Council unless and until the Future Land Use Map and this UDC are amended accordingly," (UDC 2.8.3).

Zones allowed in Urban Neighborhood per Table 2.8.3.A

- SR: T4.1, T4.2
- ER: T3.2, T5.1

Rezone
Frakes

PLANNING

Enhanced Review Criteria (2.8.7)

- When reviewing and making decisions on zoning map amendments labeled "ER" in Table 2.8.3.A, the Planning Commission may recommend approval where the Commission finds:

Met | Not Met | Not Applicable

- The proposed district(s) conform to the applicable requirements of this UDC.
- The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map.
- The proposed district(s) contribute to establishing an orderly transition of intensity within the broader place type by:
  - Where the subject property is within a center and corridor placetype ensuring higher intensity zones are generally interior to the placetype to provide an orderly transition between the center and edge of the placetype; or
  - Where the subject property is within a neighborhood placetype ensuring higher intensity zones are generally located at the edges of the placetype when the neighborhood lies adjacent to a center or corridor placetype to provide an orderly transition between the edge of the neighborhood and the adjacent placetype; and
- The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties, except when:
  - Significant natural barriers separate the two properties; or
  - Roadways of three or more lanes separate the two properties; or
  - The subject property is less than 600 feet in depth, abuts a street classified as an arterial according to the Master Street Plan, and the proposed rezoning is to District T5.1 or T5.2.
- If applicable, the proposed district(s) conform to the zone mix requirements specified in Table Table 2.4.3.C Zoning Mix for Sites Over 40 Acres.

Enhanced Review Criteria Analysis:

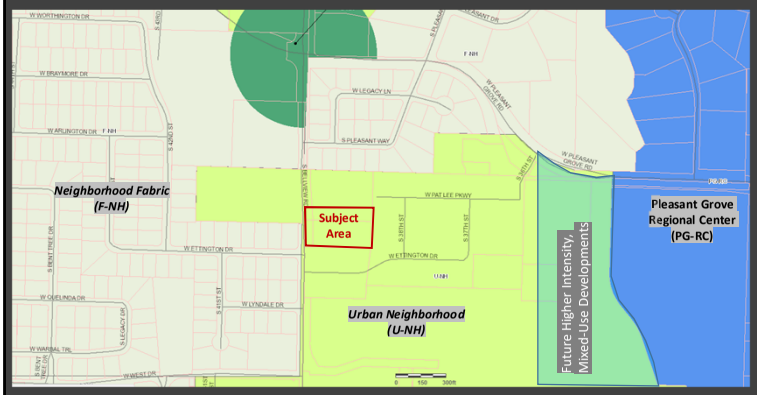
Zoning map amendment requests subject to enhanced review are evaluated according to their conformance with the requirements of the UDC and four considerations related to the proposed zone's relationship to the surrounding placetype(s), zoning, and development context.

The proposed rezone to T5.1 in Urban Neighborhood (U-NH) meets one (1) or the four requirements and does not meet two (2) of the four requirements. The zoning mix requirement sites greater than 40 acres does not apply to the present request, as the subject area is less than 40 acres.

Rezone
Frakes

PLANNING

- The proposed district(s) are likely to implement the place type envisioned by the Future Land Use Map.
- The proposed district(s) contribute to establishing an orderly transition of intensity within the broader place type by:
  - Where the subject property is within a neighborhood placetype ensuring higher intensity zones are generally located at the edges of the placetype when the neighborhood lies adjacent to a center or corridor placetype to provide an orderly transition between the edge of the neighborhood and the adjacent placetype;



FLUM

FLUM Placetype

Urban Neighborhood (U-NH)

Placetype Description

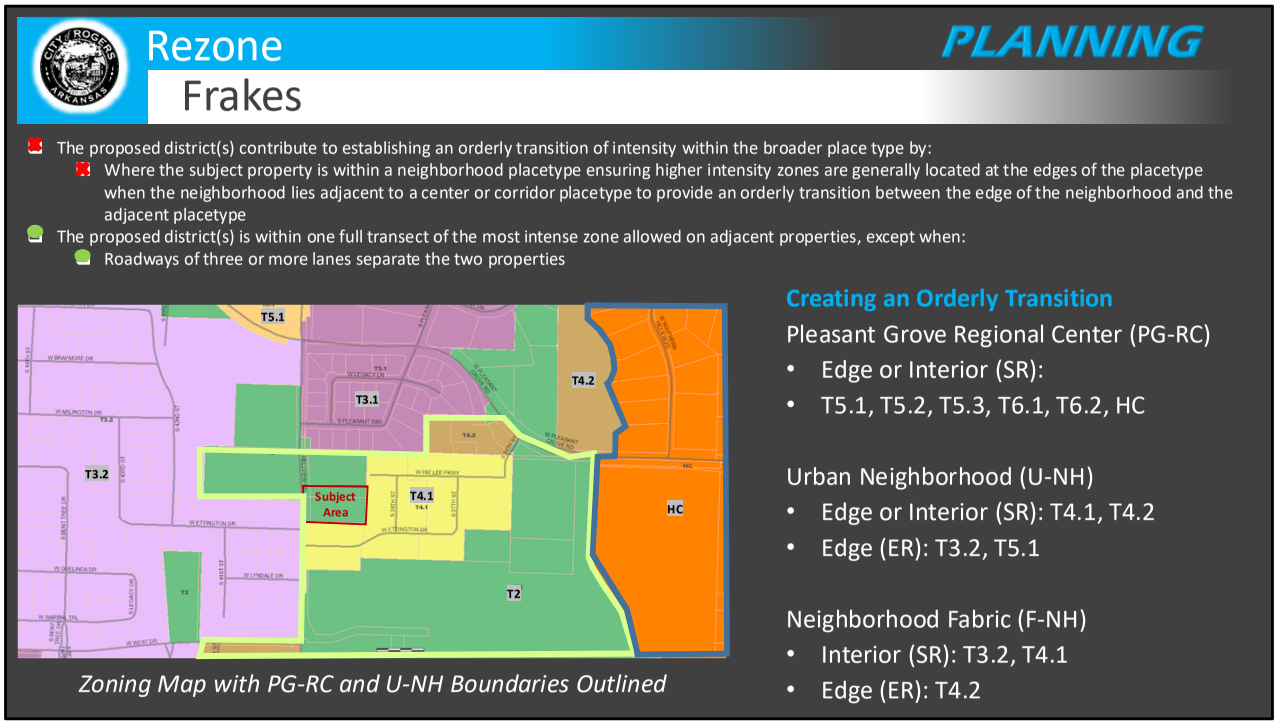
"Urban Neighborhoods contribute a blend of housing and neighborhood-scale services between Centers and Corridors and other residential neighborhoods. These areas emphasize safety and accessibility for active transportation users of all ages and abilities while acting as a harmonious transition between the higher- intensity centers and lower-intensity neighborhoods," *Rogers Future Land Use Placetypes*, pg. 4.

Future Land Use Map Analysis:

The surrounding development context greatly determines the form and character of each U-NH. This placetype generally includes a range of housing types and limited commercial services. When the U-NH abuts neighborhood or center/corridor placetypes, the properties in U-NH take on a similar form to ensure compatibility with adjacent properties and to achieve the FLUM's goal of providing orderly transitions in development intensity.

The subject property is located in an U-NH area spanning ±137 acres. The east edge of this U-NH area abuts the Pleasant Grove Regional Center (PG-RC) placetype. Regional Centers are the most intensive placetypes, with a high concentration and mix of uses, the most compact development forms, and the tallest buildings. The PG-RC is intended for "infill and new intensive buildings, including large-format retail, institutional uses, and urban housing," (Rogers Future Land Use Placetypes, 3). To implement the placetype as intended, the U-NH areas adjacent to the PG-RC should include medium-scale buildings with a mix of residential and commercial uses. To provide an orderly transition in intensity within the placetype, developments interior to the U-NH placetype should consist primarily of medium-to-high intensity residential developments. The remainder of the U-NH in which the subject property is located abuts areas designated Neighborhood Fabric (F-NH). The F-NH placetype offers "a diverse mix of housing options, ranging from single-family homes to small-scale multi-unit housing, neighborhood-scale parks, schools, and low impact retail and service establishments," (Rogers Future Land Use Placetypes, 6). These areas are medium-to-low in intensity and primarily residential. Non-residential uses are likely to be civic uses such as schools or religious institutions, or commercial services housed in formerly-residential buildings. To implement the placetype as intended, the U-NH areas adjacent to F-NH should be similar in building form, disposition, size and height to developments found in F-NH; and they should not have a significant impact on the character of the surrounding neighborhoods.

The subject property is bordered by U-NH on its north, east, and south sides. The site is across the street from U-NH and F-NH. Based on its proximity to F-NH, it is more appropriate for the subject property to develop as medium-to-low intensity residential with limited non-residential services.



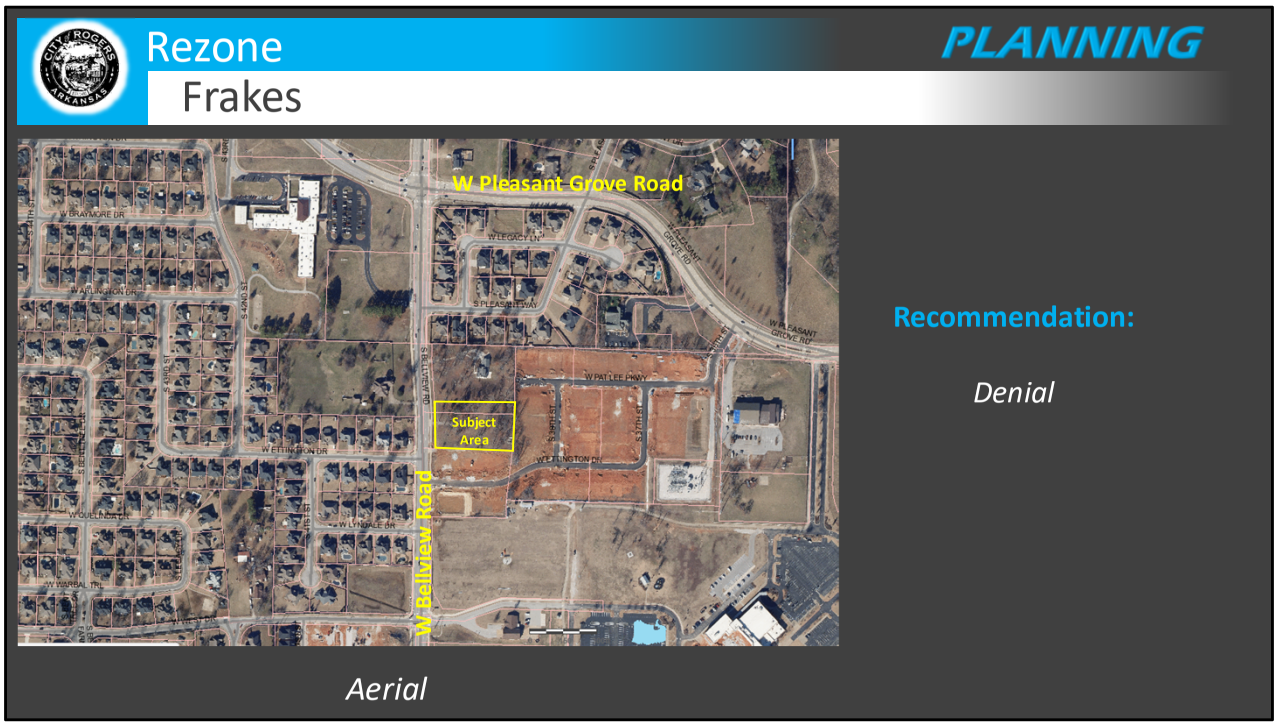
Current Zoning (T2):
"A very low-intensity district intended for agricultural uses and as a temporary holding zone pending development," (UDC Section 4.2).

Proposed Zoning (T5.1):
"A low-intensity mixed-use district where medium-scale buildings line streets mainly in corridor and city center placetypes," (UDC Section 4.2).

Zoning Analysis:
To ensure compatibility with nearby developments of high, medium, or low intensity, the U-NH placetype permits a range of zoning districts by standard or enhanced review. Standard Review districts (T4.1 and T4.2) are likely to create the placetype as envisioned. These zones are generally appropriate throughout the U-NH area. Enhanced Review districts (T3.2 and T5.1) may create the placetype as envisioned, and their appropriateness at a given location is based on whether the proposed zone contributes to an orderly transition in intensity from the edge to the interior of the placetype.

In U-NH, T5.1 is most appropriate at the edge of the placetype where abutting other T5.1 zoning, a center placetype, and/or a corridor placetype. This zone is permitted in all centers and corridors by either standard or enhanced review. Where abutting F-NH, which permits T4.2 as the most intense zone by Enhanced Review, T5.1 in U-NH may be appropriate only where other T5 zoning is already present. The subject location is bordered by T4.1 zoning, with T3.1 zoning less than 300 feet to the north and T3.2 zoning across the street. T4.2 zoning is located nearby within the U-NH. These properties are adjacent to W Pleasant Grove Road and S Bellview Road, which are designated as Arterial streets on the Master Street Plan. In this area, T4.2 is serving as a buffer between lower-intensity residential developments and major roads.

Based on the existing zoning and development pattern in this U-NH, the subject property is better suited for T4 zoning. At this location, T4.1 or T4.2 would contribute to an orderly transition in zoning from edge to center of the Urban Neighborhood Placetype.



PUBLIC INPUT:
No public input received.

RECOMMENDATIONS:
Staff recommends **denial** of this request. At this location, T5.1 does not create the placetype as envisioned, as it does not contribute to an orderly transition in intensity within the broader Urban Neighborhood placetype.

2.8.8 Planning Commission
2.8.8.2 Enhanced Review Districts
The Director shall place applications for enhanced review districts on the regular agenda and the Commission shall hold a separate public hearing.

Possible Planning Commission Motions for Standard Review:

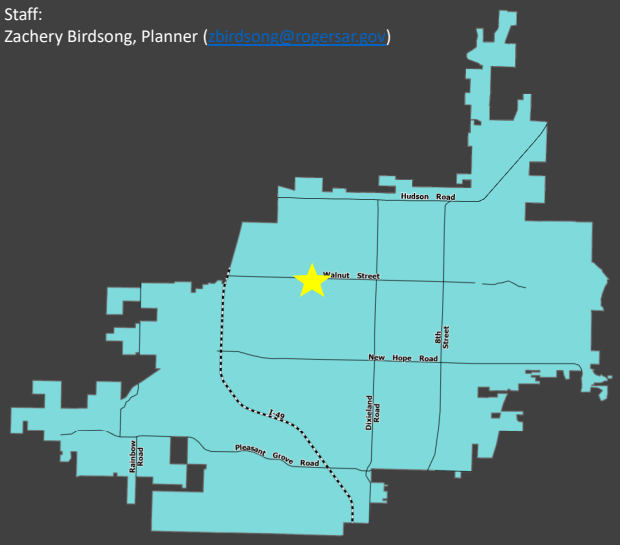
- Recommend approval or denial. Either motion is deemed to pass when a majority of the quorum present vote in favor; or
- Table the request to a date certain not to exceed 60 days for more information. Such a motion requires a majority of the quorum present to pass; or
- Dismiss the request and the applicant's request. Such a motion requires a majority of the quorum present to pass.

Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2 (Applicable Under Ch. 14)

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



Vicinity Map

CGM Designation
Neighborhood Center

Zoning
C-2 (Highway Commercial), R-O (Residential Office)

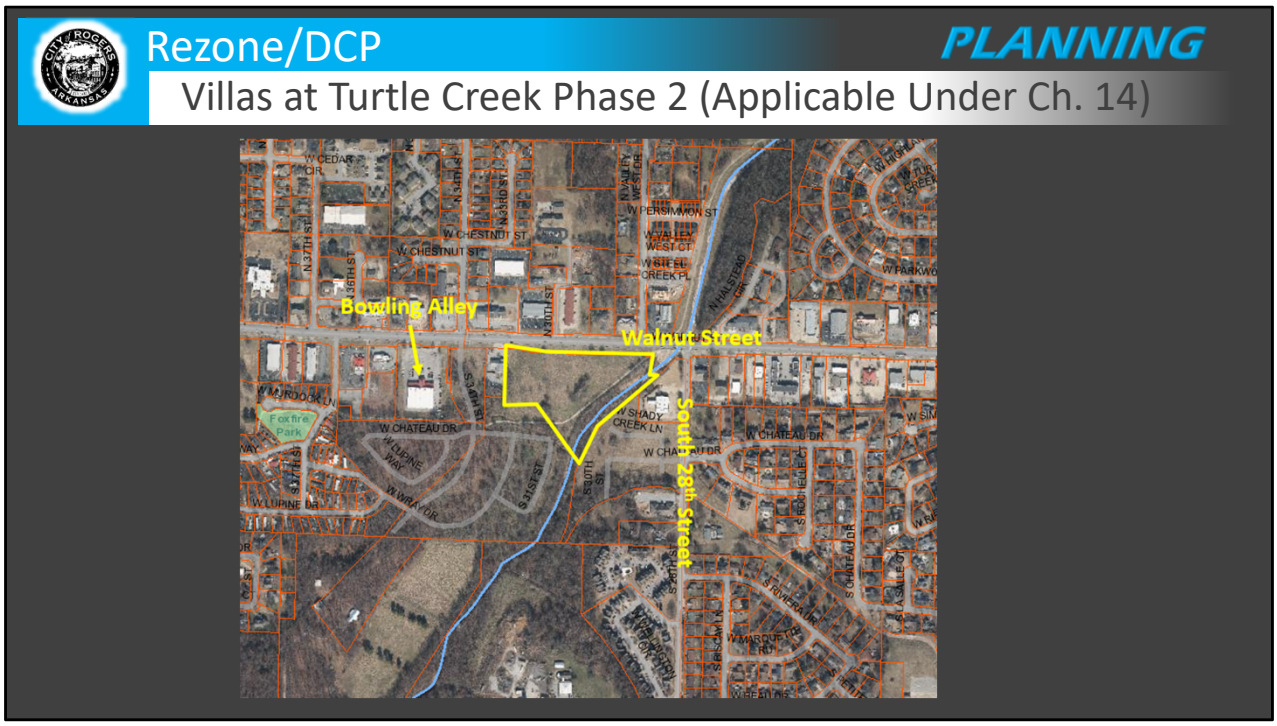
Proposed Zoning
C-3 (Neighborhood Commercial)

Location
Approximately 9.6 acres near the southwest corner of South 28th and West Walnut

Representative
Jess Griffin

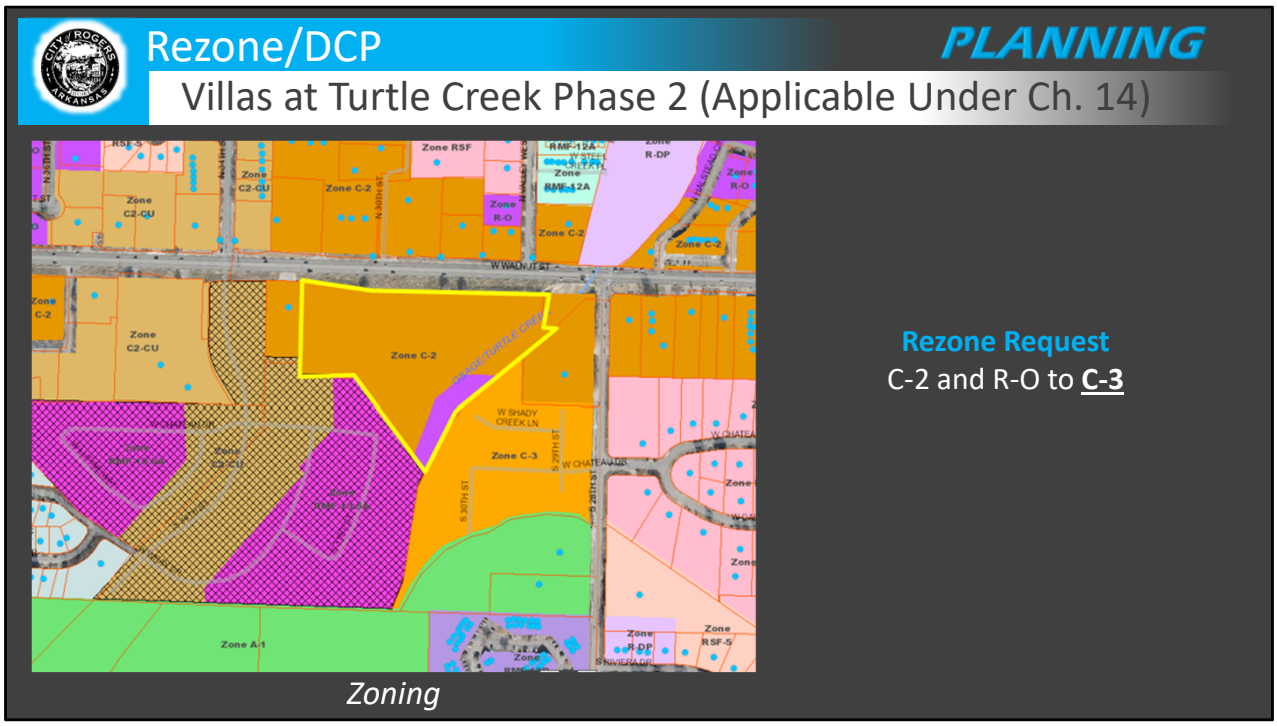
Location:

The applicant is proposing a rezone and density concept plan at roughly 9.6 acres near the southwest corner of South 28th and West Walnut.



Geolocation:

The property is slightly east of the bowling alley and just west of Osage Turtle Creek.



Rezone Request:

The applicant is requesting to rezone the subject property from Highway Commercial and Residential Office to Neighborhood Commercial.

ZONING:

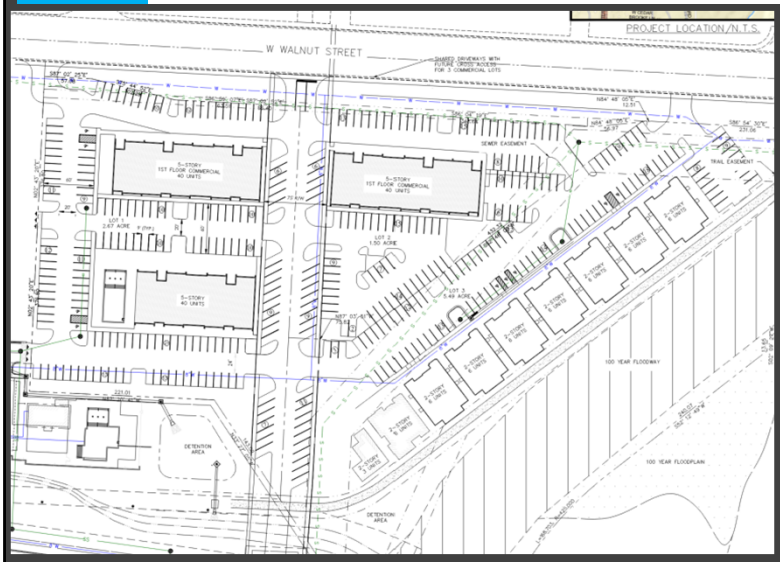
C-3 with DCP:

"This district is intended for areas designated as Neighborhood Centers on the city's Comprehensive Growth Map. The ideal application of this district is the development of a compact, mixed-use, neighborhood-oriented environment that transitions into lower density residential near Neighborhood Center boundaries. This district allows uses that provide essential goods and services to surrounding neighborhoods in a way that promotes placemaking and pedestrian accessibility. It is also intended to encourage medium-density residential development such as townhomes, bungalow courts, and other multi-unit or attached single-family housing types. Because the permitted non-residential uses are intended to be integral to the functions of a neighborhood, emphasis is placed on design and neighborhood compatibility." Sec. 14-710(a).

Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2



Site Plan

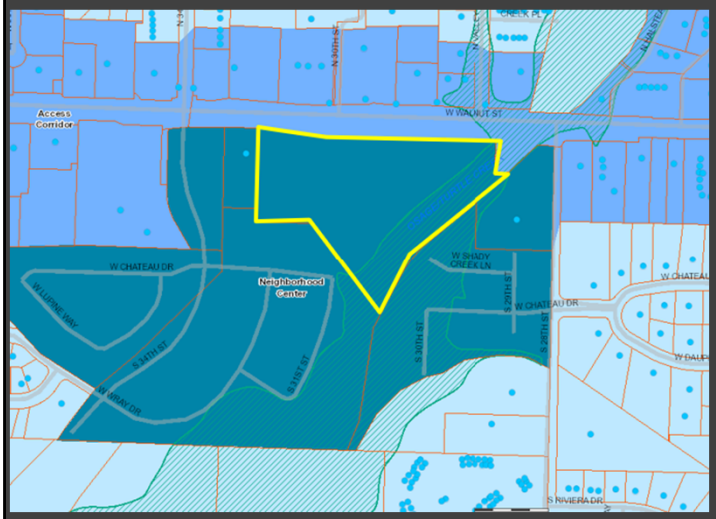
Density Concept Plan Request
A proposal to develop 171 units on about 9.66 acres, resulting in a density of approximately 18 units per acre.

<u>Density Concept Plan Request:</u>
The applicant is proposing a mixed use development with 171 units on about 9.66 acres, resulting in about 18 units per acre.

Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2 (Applicable Under Ch. 14)



Comprehensive Growth Map

Staff Analysis

- This property is located in the Neighborhood Center Growth Designation.
- The requested zoning of C-3 is the only allowed zoning within this growth designation.

Staff Analysis:

- This property is located in the Neighborhood Center Growth Designation.
- The requested rezone, C-3, is the only allowed zone within this growth designation.

Growth Designation:

Neighborhood Center

Growth Designation Character:

Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within ½ mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation. (CGM Page 1).

Base Density:

DCP

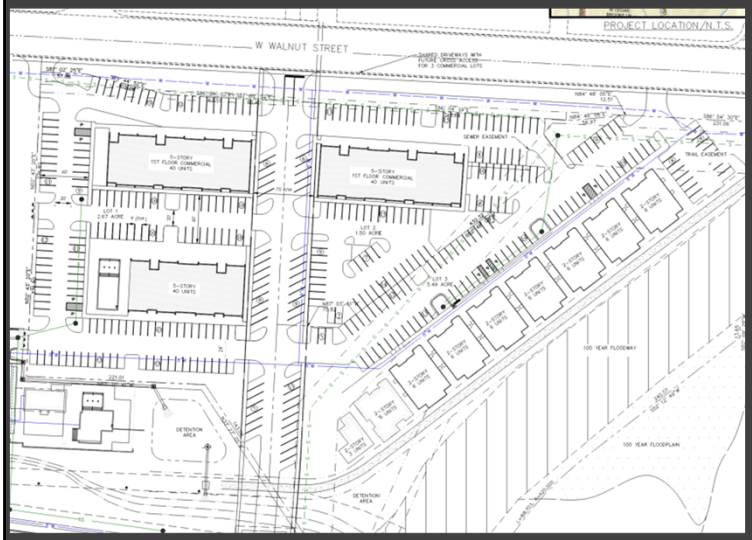
Max Density:

24 units/acre

Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2 (Applicable Under Ch. 14)



Site Plan

Staff Analysis:

- The proposed uses are allowed within the requested zoning designation.
- All but the following underlying C-3 zoning regulations are being met:
  - Setback and building frontage percentage requirements
  - Height requirements

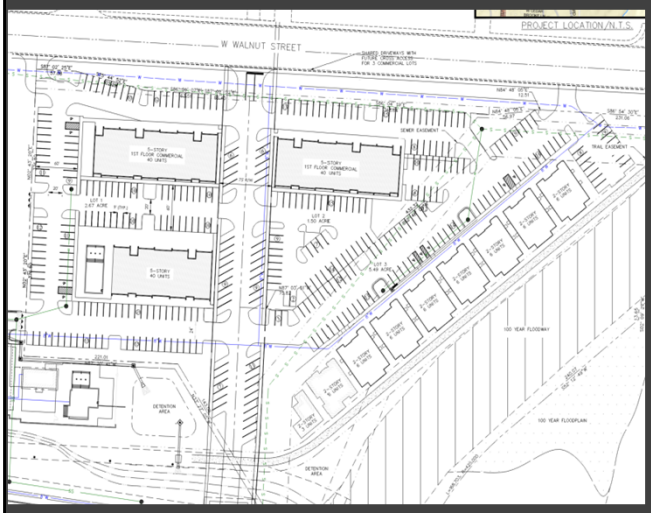
Staff Analysis:

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

Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2 (Applicable Under Ch. 14)



Site Plan

Staff Analysis:

- Underlying C-3 zoning requires a 5' – 30' build to zone. The two 5-story buildings along Walnut are approximately 90' off of the right-of-way. The buildings therefore also do not meet the 60% building frontage requirement.
- However, staff has worked with the applicant on the placement of the proposed buildings and parking. The new UDC allows for a drive aisle with parking between buildings and Boulevard Street Typologies, which includes Walnut.
- DCP proposals allow for submissions that vary from the underlying zoning.

Staff Analysis:

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- DCP proposals allow for submissions that vary from the underlying zoning.

Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2 (Applicable Under Ch. 14)

Elevation

Staff Analysis:

- The tallest proposed building height is 6 stories. The underlying zoning, C-3, sets the max at 3 stories.
- However, the proposed height is allowed within the translated zone of T5.1 under the UDC.

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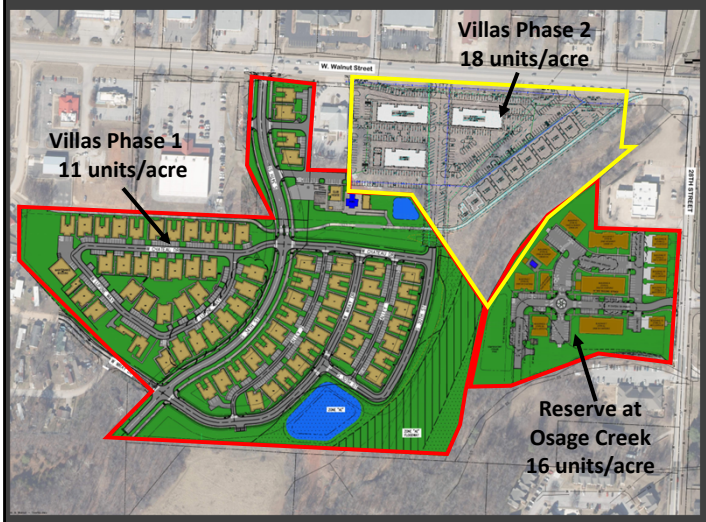
Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2 (Applicable Under Ch. 14)



Surrounding Context

Staff Analysis:

- This proposal fits with adjacent multi-family developments in the area that have been approved.
- The applicant is also proposing commercial space that is within walking distance from these adjacent developments.
- The Railyard Loop Trail is located along Osage Turtle Creek on the southeast portion of the property, providing multi-modal transportation opportunities.

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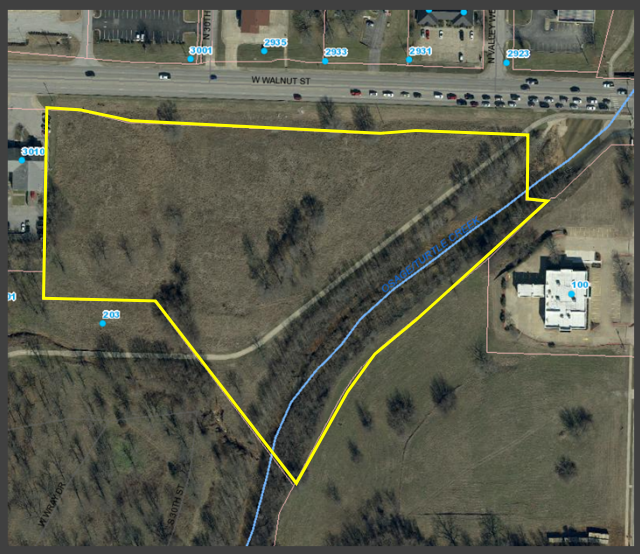
Rezone/DCP

PLANNING

Villas at Turtle Creek Phase 2 (Applicable Under Ch. 14)



Aerial Map

Recommendation:
Approval

General Staff Notes:
Drainage and engineering items will be reviewed with the submission of the Site Development Plans.

Public Comment Received:
There has been no public input regarding this request.

RECOMMENDATIONS:
- ***Approval***

Possible Committee Motions:
- Move to recommend approval to the full Planning Commission as presented
- Move to recommend denial to the full Planning Commission as presented

Possible Planning Commission Motions:
- Move to recommend approval to City Council as presented
- Move to deny the request as presented
- Move to postpone (to specific meeting date)

PROPERTY INFORMATION
CURRENT ZONING C-2

COMMERCIAL/MIXED USE
LOT 1 (2.67AC) & 2 (1.50AC)
PROPOSED ZONING C-3

MULTIFAMILY LOT 3 (5.49AC)
PROPOSED ZONING C-3

BUILDING SETBACKS = 5' MIN.

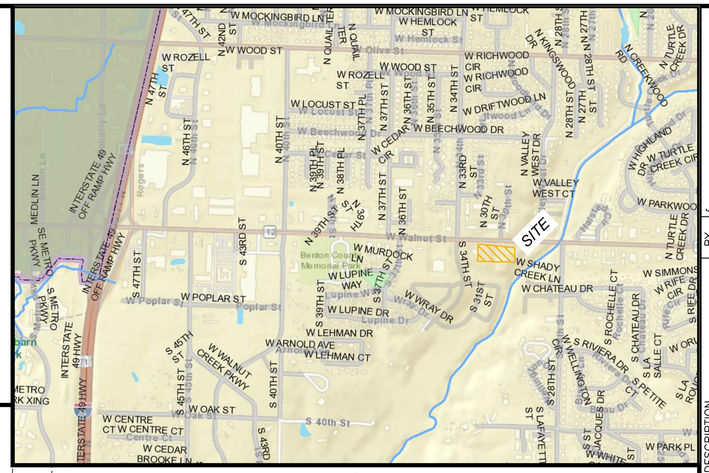
BUILDING HEIGHT = 3 stories MAX.

BUILDING MATERIALS
SIDING, METAL, GLASS, BRICK, STUCCO, WOOD, CONCRETE

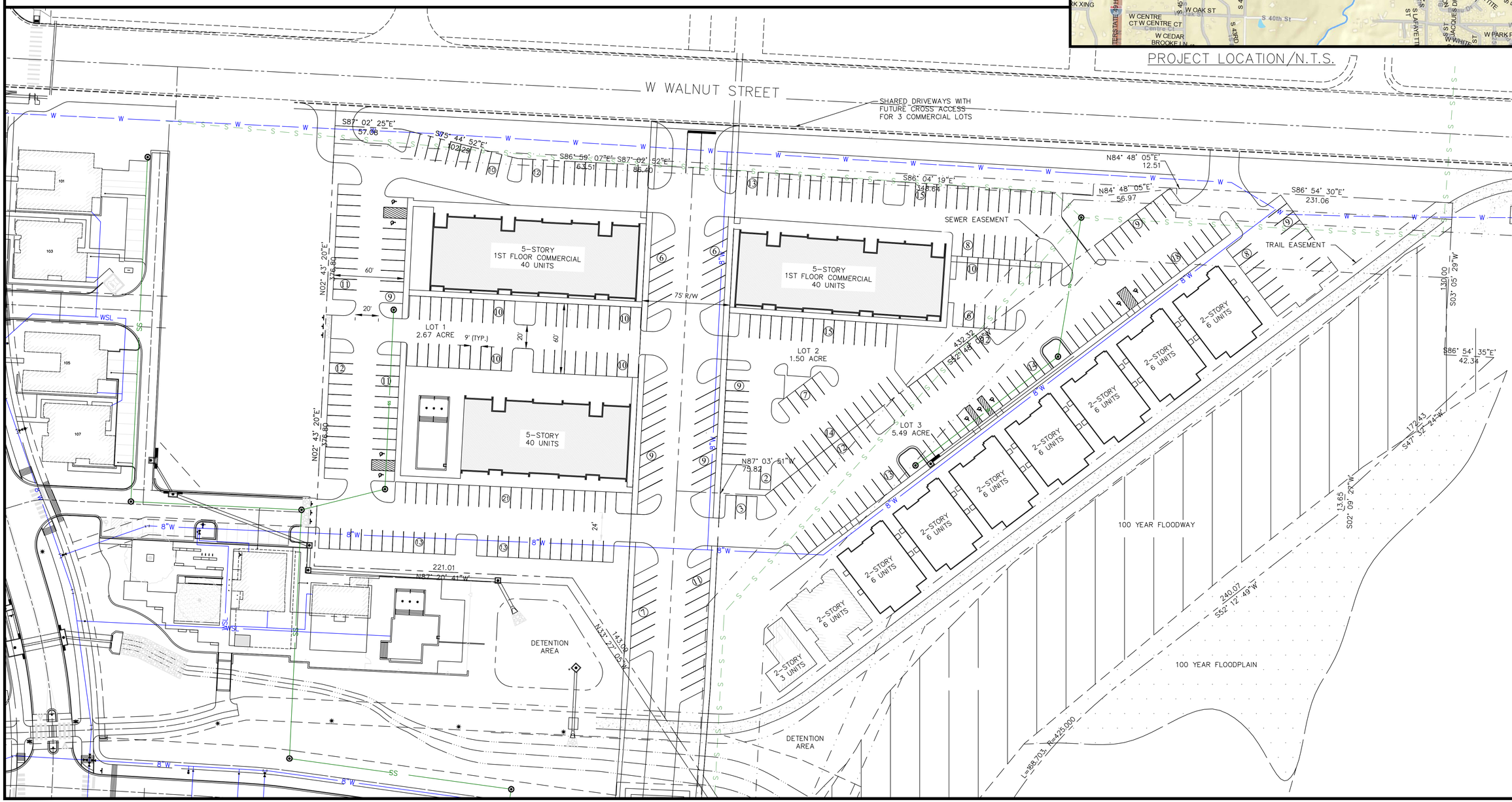
PROPERTY INFORMATION
TOTAL SITE AREA = 9.66 ACRES
TOTAL IMPERVIOUS AREA = 4.7 ACRES (49% IMPERVIOUS)
(ASSUMED COMMERCIAL LOTS 80% IMPERVIOUS)
OPEN SPACE = 2.14 ACRES MIN. (22% MIN.)

DETENTION WILL BE PROVIDED (UNDERGROUND IF NECESSARY)

DENSITY INFO
COMMERCIAL 22,600 SF (91 PARKS REQ)
MULTIFAMILY 171 UNITS (257 PARKS REQ)
PARKING = 397 (348 PARKS REQ)
DENSITY = 18 UNITS/ACRE



PROJECT LOCATION/N.T.S.



Resortments by Russell Ray
4514 COLE AVENUE
DALLAS, TX 75205
TEL (501) 690-3456
JESS@RESORTMENTS.COM

REV.	DATE	DESCRIPTION	BY

ROGERS PROPERTY
RESORTMENTS, LLC
ROGERS, BENTON COUNTY, ARKANSAS

DENSITY CONCEPT PLAN

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No.17170
Jesse G. Griffin

9/27/24

N
W E
S
40 20 0 40

DATE: 9/27/24
DRAWN BY: JGG
SHEET NUMBER:

C1

1 FRONT ELEVATION
1/8" = 1'-0"

DISCLAIMER: INTERIM DRAWINGS. FOR REFERENCE ONLY, NOT FOR CONSTRUCTION OR PERMIT.

ZMOWERY Architecture

16 UNIT RESIDENTIAL

CLIENT
Resortments , LLC
4514 Cole Avenue, Ste 300
Dallas, TX 75205

ARCHITECT
ZMOWERY Architecture
550 Reserve St. Suite 190
Southlake, TX, 76092
Contact: Zac Mowery - 817.223.2804

Resortments by Purcell Ray Hudgins™

No.	Description	Date

07.18.2024

FRONT ELEVATION

A - 3.01

Buildings along trail to be two-story as opposed to the 4-story shown.