



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

PLANNING COMMISSION MEETING AGENDA

JANUARY 7, 2025

5:30 PM

LOCATION: COUNCIL CHAMBERS, 301 W. CHESTNUT STREET

REGULAR SESSION: 5:30

ONLINE VIEWING:

PLANNING COMMISSION	HTTPS://US02WEB.ZOOM.US/J/83972698278
BOARD OF ADJUSTMENT	HTTPS://US02WEB.ZOOM.US/J/83972698278
ZONING REVIEW COMMITTEE	HTTPS://US02WEB.ZOOM.US/J/88618348220

DISCLAIMER: THE CITY OF ROGERS MAKES NO CLAIMS, PROMISES, OR GUARANTEES REGARDING THE PARTICIPANTS ABILITY TO ATTEND ANY PUBLIC MEETING VIRTUALLY. TECHNOLOGY RESOURCES, VIRTUAL MEETING PLATFORMS, AND THE INTERNET MAY OCCASIONALLY BE INTERRUPTED OR MADE UNAVAILABLE BY CAUSES BEYOND THE CITY'S REASONABLE CONTROL. THE CITY CANNOT GUARANTEE THAT PARTICIPANTS WILL HAVE THE OPPORTUNITY TO PARTICIPATE VIRTUALLY AT ALL TIMES. PUBLIC FORUMS, PUBLIC HEARINGS, AND SCHEDULED ITEMS OF BUSINESS WILL NOT BE TABLED OR POSTPONED DUE TO TECHNOLOGICAL ISSUES. IF YOU ARE REPRESENTING A PUBLISHED ITEM OF BUSINESS OR WISH TO SPEAK AT A PUBLIC HEARING, IN PERSON ATTENDANCE IS REQUIRED.

AGENDA

CALL TO ORDER:

ROLL CALL:

DECLARATION OF ABSTENTION:

ACTION ON MINUTES:

1. December 3, 2024 minutes

REPORTS FROM STAFF:

1. Development Working Group
2. Staff
3. Commissioners



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PUBLIC FORUM:

1. Reginald Wright Rezone

Approving a rezone subject to standard review at 920 S. 1st Street from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Reginald Wright

CONSENT AGENDA:

1. Reginald Wright Rezone

Approving a rezone subject to standard review at 920 S. 1st Street from the T5.1 (City Low-Intensity) zoning district to the T4.1 (Neighborhood Medium-Intensity) zoning district.

STAFF: Nicholas Little

REPRESENTED BY: Reginald Wright

REGULAR AGENDA-ITEMS REMOVED FROM CONSENT :

REGULAR AGENDA-OLD BUSINESS:

REGULAR AGENDA- NEW BUSINESS :

1. Newell Bellview Development Rezone

A rezone request subject to enhanced review on 7.10 acres at the NW corner of S. Bellview Road and W. Pleasant Grove Road from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

STAFF: Amber Long

REPRESENTED BY: Alex Brown

2. RRA Real Estate Developers Rezone

Approving a rezoning subject to enhanced review on 44.27 acres near the intersection between W. Pleasant Grove Road & S. Rainbow Road from the T2 (Rural) zoning district to a mix of the T5.1 (City Low-Intensity), T4.1 (Neighborhood Medium-Intensity), and T4.2 (Neighborhood High-Intensity) zoning districts.

STAFF: Nicholas Little

REPRESENTED BY: Victor Awopetu

CALL FOR RECESS:

A. ZONING REVIEW COMMITTEE – HELD IN COMMUNITY ROOM:



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B. BOARD OF ADJUSTMENT – HELD IN COUNCIL CHAMBERS:

1. **Starner Tax Group VAR:**
Requesting a variance from the Unified Development Code at 2718 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district.
STAFF: Nicholas Little
REPRESENTED BY: Rob Starner
2. **Brendan Wallace VAR:**
Requesting a variance from the Unified Development Code at 6504 S. 36th Street in the T3.2 (Neighborhood Low-Intensity) zoning district. *STAFF: Nicholas Little*
REPRESENTED BY: Brendan Wallace
3. **Chestnut Flats VAR:**
Requesting a variance from the Unified Development Code at 111 W. Chestnut Street in the T5.1 (City Low-Intensity) zoning district. *STAFF: Christina Moore*
REPRESENTED BY: Keith Wheeler
4. **Arvest Bank Downtown VAR:**
Requesting a variance from the Unified Development Code at 201 W. Walnut Street in the T5.2 (City Medium-Intensity) zoning district. *STAFF: Christina Moore*
REPRESENTED BY: Caroline Fox
5. **Marque Townhomes VAR:**
Requesting a variance from the Unified Development Code at 2101 S. 31st Street in the T5.2 (City Medium-Intensity) zoning district.
STAFF: Christina Moore
REPRESENTED BY: Kendele Boyce
6. **Teufel Medical Office VAR:**
Requesting a variance from the Unified Development Code at 3462 W. Pleasant Grove Road in the T4.2 (Neighborhood High-Intensity) zoning district.
STAFF: Amber Long
REPRESENTED BY: Mandy Bunch
7. **Freddy's Frozen Custard VAR:**
Requesting a variance from Chapter 22 Floodplain Administration on 1.64 acres near the southwest corner of S. Dixieland Road and W. Pleasant Grove Road in the HC (Highway Commercial) zoning district.
STAFF: Zachery Birdsong
REPRESENTED BY: Landon Brack

CALL TO ORDER :

1. **Zoning Review Committee Recommendations**

ADJOURN:



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planning@rogersar.gov
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ROGERS PLANNING COMMISSION MINUTES

The Rogers Planning Commission met for a public meeting at Rogers City Hall at 301 W. Chestnut Street on December 3, 2024 at 5:30 P.M. The meeting was called to order by Chairman Ed McClure followed by the Pledge of Allegiance.

ROLL CALL

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

ACTION ON MINUTES

Motion by Samuels, second by Best, to approve the November 19, 2024, Planning Commission meeting minutes as presented.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

DECLARATION OF ABSTENTION

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

REPORTS

Planning Deputy Director Joe Rexwinkle had no update on DWG items.

Community Development Director John McCurdy noted that three new appointments will be made at the next City Council meeting. He stated that at the beginning of the 1/7/25 Planning Commission meeting, the commissioners would need to vote on new officers.

PUBLIC FORUM

None.

CONSENT AGENDA

a. SOHO Development

Approving a large-scale development at 4900, 4901, 4902, 4903 & 4907 W. Pleasant Drive for 63,818-sf of building space on 239,955-sf of site area in the C-3 (Neighborhood Commercial) zoning district.

b. 9th Street Development

Approving a large-scale development at the intersection of S. 9th Street and W. Linda Lane for 72 townhome/duplex units, with new streets and alleys in the RMF-9.5B

(Residential Multifamily, 9.5 units per acre, rental) zoning district with a Density Concept Plan.

c. Froud Warehouse Expansion

Approving a large-scale development at 2095 S. 7th Street for a 55,000-sf warehouse addition in the I-2 (Heavy Industrial) zoning district.

d. 8th Street Motel & Restaurant

Approving a large-scale development at 915 S. 8th Street for 10,552-sf hotel, a 2,378-sf fast food restaurant with drive-thru and paved parking in the C-2 (Highway Commercial) zoning district.

e. Pine Street Townhomes

Approving a large-scale development near the southwest corner of W. Cypress and S. 15th Street for 32 townhome units in the RMF-5.5 (Residential Multi-Family, 5.5 units per acre) zoning district with a Density Concept Plan.

f. CORE Office Building

Approving a large-scale development at 3951 S. Pinnacle Hills Parkway for a 6-story building for a restaurant and office space in the U-COR (Uptown Core Mixed Use) zoning district.

g. Gateway Plaza

Approving a preliminary plat located at the southeast intersection of W. Hudson Road & N. 8th Street in the C-2 (Highway Commercial) zoning district.

h. JC Parking Lot

Approving a large-scale development on the southeast corner of W. Highland Knolls Road & S. Pinnacle Hills Parkway for 40 parking stalls on 4.3 acres in the A-1 (Agricultural) zoning district.

i. 22nd Street Business Park

Approving a large-scale development at 2255 W. Hudson Road for a 20,625-sf building for vehicle sales and rentals in the C-2 (Highway Commercial) zoning district and Overlay District.

j. MDM Services Rezone

Approving a rezoning subject to standard review at 1707 W. Pleasant Grove Road from the T5.2 (City Medium-Intensity) zoning district to the HC (Highway Commercial) zoning district.

Motion by Best, second by Lane, to approve the consent agenda.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

REGULAR AGENDA – Items Removed from Consent

REGULAR AGENDA – New Business

a. Newell Bellview Development Rezone

A rezone request subject to enhanced review on ±7 acres at the NW corner of S. Bellview Road and W. Pleasant Grove Road from the T5.1 (City Low-Intensity) zoning district to the T4.2 (Neighborhood High-Intensity) zoning district.

Planner Amber Long stated that the subject property is located in the Urban Neighborhood and Neighborhood Center Placetype. The applicant is requesting to rezone from T5.1 to T4.2. Due to this split placetype designation, this considers the request for T4.2 in Urban Neighborhood by standard review and the request for T4.2 in Neighborhood Center by enhanced review. Long explains the difference between standard review and enhanced review criteria. The request is to downzone, limiting commercial uses and ensuring compatibility with surrounding area. Staff recommends approval of the rezone request.

Alex Brown with Ecological Design Group represented the rezone request.

The Chairman opened the public hearing for comments.

- Mark Keuhn – concerned about traffic and density increase.
- Lisa Duffy – concerns about ingress/egress, intensity use, and traffic.
- Lisa Lantzsch – match what is currently existing in the area.
- Jeremy Goucher – introduce transition zone of single-family housing.
- Trey Carter – support request but recommends applicant look into traffic impacts in the area.
- Nate Bachelor – in favor of request.

The public hearing was declared closed.

Commissioners discuss the request.

Motion by Cicioni, second by Best, to approve the rezone request to T4.2.

Voice Vote: Unanimous – Yes. Motion carried.

APPROVED.

COMMISSIONERS' FINAL COMMENTS

Commissioners recognized each other's service with the Planning Commission and noted it was a pleasure and they look forward to working together.

ADJOURN

There being no further business, the Chairman adjourned the meeting at 6:01 p.m.

ATTEST:

APPROVED:

Samantha Best, Secretary

Ed McClure, Chairman



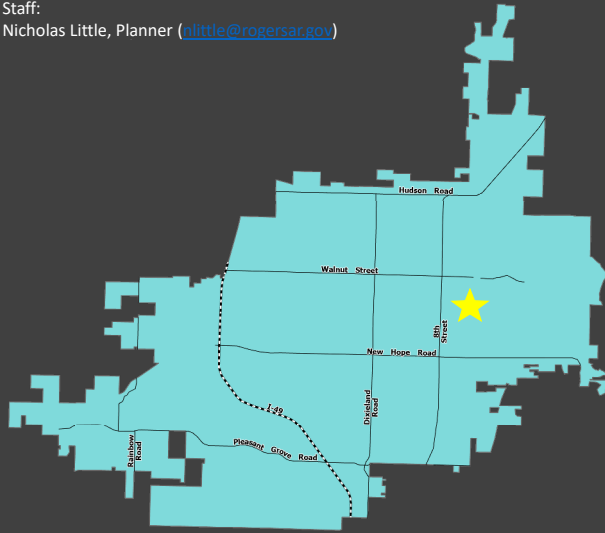
Rezone

PLANNING

Reginald Wright

Staff:

Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

FLUM Place Type

Urban Neighborhood

Zoning

T5.1 (City Low-Intensity); I-1 (Light Industrial)

Proposed Zoning

T4.1 (Neighborhood Medium-Intensity)

Location

Parcels 02-01423-000, 02-01424-000

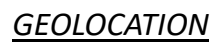
Just north of intersection of S 1st Street and
W Birch Street

Representative

Reginald Wright

Location:

The applicant is proposing a rezone from T5.1 to T4.1 along S. 1st Street, just south of the intersection of S 1st and W Oak

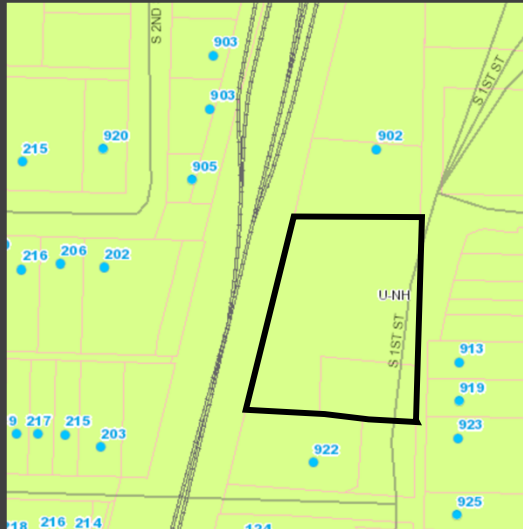




Rezone

Reginald Wright

PLANNING



FLUM Place Type

- Urban Neighborhood

2.8.3 Relationship with Future Land Use Map

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

Zones allowed by Standard Review on Table 2.8.3.A

- T4.1 & T4.2

Rezone Request:

The applicant is requesting to rezone the subject property from T5.1 to T 4.1

ZONING:

T5.1

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

T4.1

“A medium-intensity district intended primarily for neighborhood fabric, downtown neighborhood, and urban neighborhood placetypes where compatible nonresidential uses within walking distance of homes are allowed.” Section 4.2

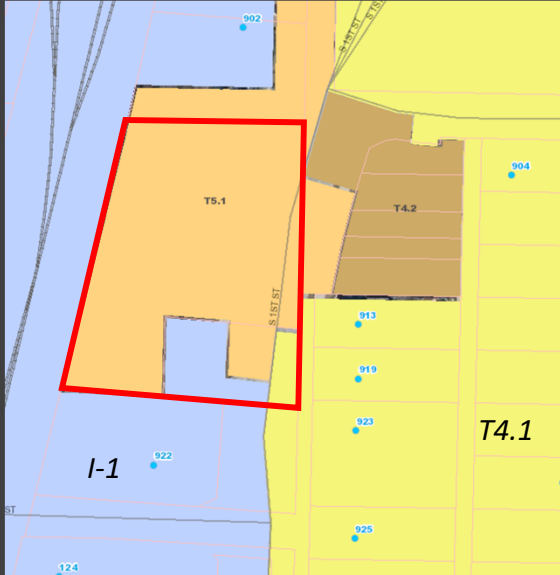


Rezone

PLANNING

Reginald Wright

Zoning Map



Rezone Request

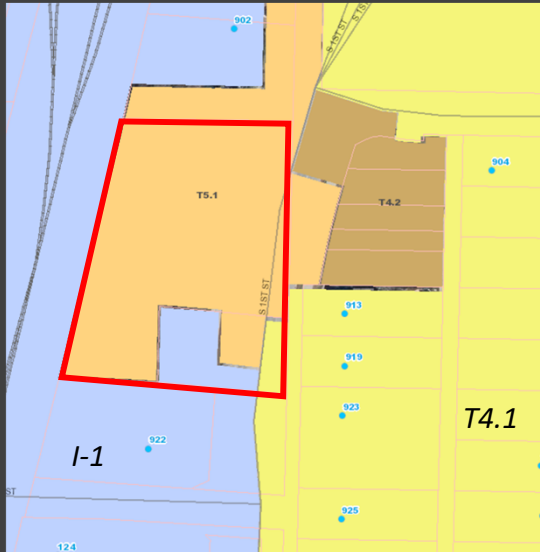
- Currently zoned T5.1 and I-1. Proposed rezone to **T4.1**
- This proposal is subject to standard review.
- Sec. 2.8.6 Standard Review Criteria
 - Rezoning to transects labeled "SR" on the zoning amendment table are subject to the following decision making factors:
 - 2.8.6.1 Planning Commission *"Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC."*



Rezone

PLANNING

Reginald Wright



Zoning Map

Staff Analysis

- A rezone request to T4.1 is considered standard review within the Urban Neighborhood placetype.
- The property fronts S 1st Street, which is already lined with residential and industrial/open display commercial developments.
- Most of the Blackburn Addition, the large subdivision directly across S. 1st Street from the subject property is zoned T4.1.
- Staff finds that rezoning to T4.1 in the Urban Neighborhood place type conforms to the FLUM. The request complies with all provisions of the UDC.

Staff Analysis:

- A rezone request to T4.1 is considered standard review within the Urban Neighborhood placetype.
- The property fronts S 1st Street, which is already lined with residential and industrial/open display commercial developments.
- Most of the Blackburn Addition, the large subdivision directly across S. 1st Street from the subject property is zoned T4.1.
- Staff finds that rezoning to T4.1 in the Urban Neighborhood place type conforms to the FLUM. The request complies with all provisions of the UDC.

Rogers Future Land Use Placetypes

Neighborhoods

Placetype Character:

Neighborhoods are 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).

Urban Neighborhoods

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. .



Rezone

Reginald Wright

PLANNING



Recommendation:

Approval

Street View

RECOMMENDATIONS:

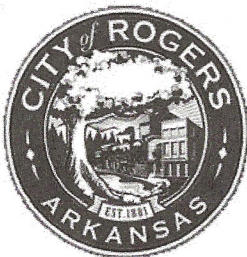
- ***Approval***

2.8.8.1 Standard Review Districts

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

Possible Planning Commission Motions for Standard Review:

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



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OFFICE USE ONLY

Permit Fee: _____

Zoning: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

REZONE APPLICATION

APPLICANT: REGINALD WRIGHT

ADDRESS: PO BOX 1994, BENTONVILLE AR 72712 SUITE #: _____

GENERAL LOCATION OF PROPERTY: 920 S. 1ST STREET

PARCEL NUMBER(S) OF PROPERTY: 02-01423-000/02-01424-000

PARCEL NUMBER: _____

PHONE #: 501-960-1296 EMAIL: RWRIGHT@RBGROUP-US.COM

PROPERTY OWNER: NWA COUNCIL (DUKE McCLARTY) PHONE #: (314) 623-1639

PRESENT USE: VACANT LOT ZONING: T5.1

PROPOSED USE: RESIDENTIAL DEVELOPMENT ZONING: T4.1

Applicant Signature

11-07-24

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

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

AS PART OF THE NORTH WEST QUARTER OF SECTION 13, TOWNSHIP 19
LEGAL DESCRIPTION: NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT POINT ON THE EAST LINE OF SAID 40 ACRE TRACT WHICH IS $502^{\circ}32'21''$ W $351.76'$ FROM THE NORTHEAST CORNER THEREOF AND RUNNING THENCE ALONG SAID EAST LINE $502^{\circ}31'18''$ W $269.73'$ THENCE LEAVING SAID EAST LINE

LAYMAN'S DESCRIPTION:

920 S, 1ST STREET, ROGERS, AR

PRESENT ZONING: T5.1

ZONING REQUEST: T4.1

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF Washington

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

[Signature]

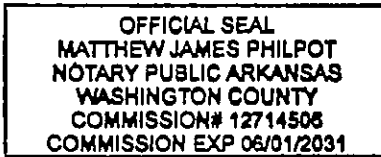
Notary Signature

Matthew Philpot

Notary Name Printed

06/01/2031

Commission Expires

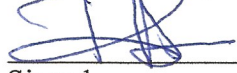


CONT- $486^{\circ}00'47''$ W $215.79'$ TO AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF THE ARKANSAS & MISSOURI RAILROAD, THENCE ALONG SAID RIGHT-OF-WAY $N14^{\circ}49'23''$ E $262.48'$, THENCE LEAVING SAID RIGHT-OF-WAY $N89^{\circ}44'35''$ E $159.98'$ TO THE POINT OF BEGINNING, CONTAINING 1.13 ACRES, MORE OR LESS. SUBJECT TO THAT PORTION IN SOUTH 1ST STREET MASTER STREET PLAN RIGHT-OF-WAY ON THE EAST SIDE OF HEREIN DESCRIBED TRACT AND SUBJECT TO ALL OTHER EASEMENTS AND RIGHTS-OF-WAY OF RECORD

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 20 day of DECEMBER, 2024.



Signed

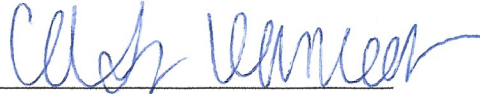
REGINALD WRIGHT

Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 20 day of December, 2024.



Notary Signature

Casey Kennedy

Notary Name Printed

04/27/2027

Commission Expires



BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 2.8 of the Rogers Unified Development Code that **Reginald Wright** is applying to the Rogers Planning Commission to rezone certain real property at 920 S. 1st Street, Rogers, AR. The property is more particularly described as follows:

Vacant lot on S. 1st street between W birch street and E Willow Street.

LEGAL DESCRIPTION/PARCEL NUMBER: See attached Exhibit A

LAYMAN'S DESCRIPTION: 920 S. 1ST Street, Roger's AR

ZONING REQUEST: T4.1

A public hearing by the Rogers Planning Commission will be held on _____, 20____ at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____

Exhibit A



File #: 2413023-143

STATE OF Arkansas)
) SS.
COUNTY OF Benton)

For the use and benefit of: RB GROUP, INC.

ATTN: REGINALD U. WRIGHT

WACO Title Company hereby certifies that we have made a due and diligent search of the Records in the Assessor's Office, and the Land Records, within and for Benton County, Arkansas, and find the adjacent owners and addresses as shown in Exhibit "A" attached hereto, IN SO FAR AS the same affects the following described property, to wit:

TAX PARCEL NUMBER: 02-01423-000 NAD 02-01424-000 CITY OF ROGERS, ARKANSAS
VESTING DEED: 2011-49975

A PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 13, TOWNSHIP 19 NORTH, RANGE 30 WEST, IN BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT 722.72 FEET NORTH OF THE SE CORNER OF THE SOUTH FIRST STREET; THENCE NORTH 88 DEGREES 43 MINUTES 26 SECONDS WEST 215.83 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF THE ST. LOUIS AND SAN FRANCISCO RAILROAD; THENCE FOLLOWING SAID RAILROAD RIGHT OF WAY LINE NORTH 12 DEGREES 20 MINUTES 03 SECONDS EAST 262.48 FEET; THENCE LEAVING SAID RAILROAD RIGHT OF WAY LINE NORTH 86 DEGREES 51 MINUTES 39 SECONDS EAST 159.97 FEET TO A POINT IN THE CENTERLINE OF SOUTH FIRST STREET; THENCE FOLLOWING SAID CENTERLINE OF SAID STREET AND EAST LINE OF THE NE 1/4 OF THE NE 1/4 OF SAID DESCRIBED SECTION 13, SOUTH 270.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 49,364.56 SQUARE FEET, MORE OR LESS, SUBJECT TO A 50.00 FOOT RIGHT OF WAY SOUTH FIRST STREET CENTERED ALONG THE EAST LINE OF DESCRIBED BOUNDARY, AND ALSO SUBJECT TO A TELEPHONE LINE EASEMENT ALONG THE EAST SIDE OF THE WEST LINE OF DESCRIBED BOUNDARY, WHICH BOUNDARY LINE EXTENDS ALONG THE EASTERLY RIGHT OF WAY LINE OF DESCRIBED RAILROAD.

DATED: OCTOBER 11, 2024.



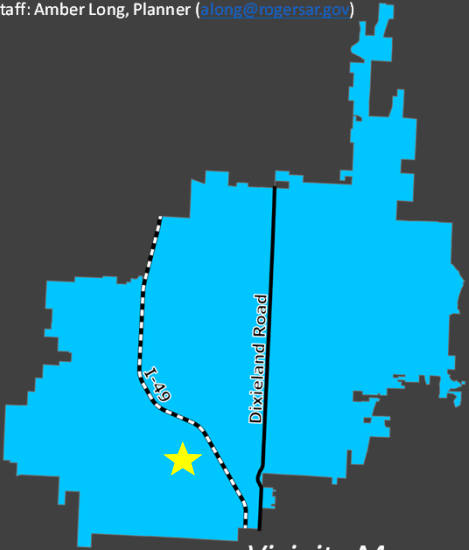


Rezone

Newell Bellview Development

PLANNING

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



Vicinity Map

FLUM Place Type
 Urban Neighborhood (U-NH)
 Neighborhood Center (N-C)

Zoning
 T5.1

Proposed Zoning
 T4.2

Location
 NW Corner of S. Bellview Rd. and W. Pleasant Grove Rd.

Representative
 Ecological Design Group (EDG)
 Dunn & Davis Townhomes, LLC

*This request was approved by Planning Commission on 12/3/2024 but was referred back to Planning Commission due to a public notice error.

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 to rezone ±7.10 acres from T5.1 to T4.2 in the Neighborhood Center (N-C) and Urban Neighborhood (U-NH) placetypes.
- Review Type: Standard/Enhanced



Rezone

PLANNING

Newell Bellview Development



Geolocation

Location Description

The subject area is located between W. Pleasant Grove Road, W. Emerald Heights Road, and S. Bellview Road, north of Bellview Elementary School.

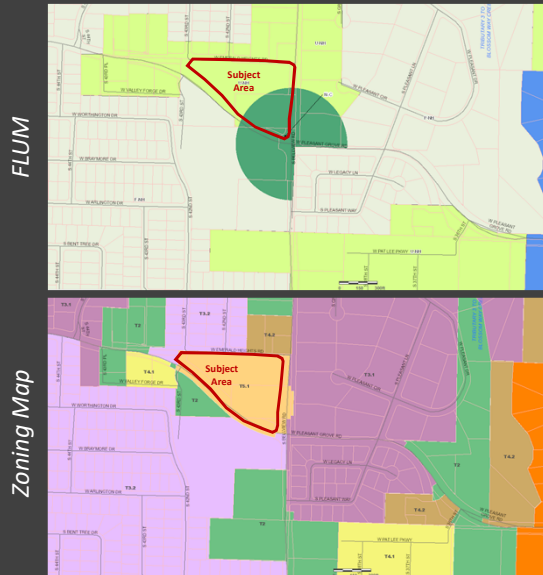
Parcels: 02-02087-565, 02-02087-570, 02-02087-559



Rezone

Newell Bellview Development

PLANNING



Zoning's Relationship to the FLUM

Table 2.8.3.A Zoning Districts Allowed in Placetypes established two types of zoning map amendment requests:

- Standard Review (SR) requests are for zones that are likely to create the envisioned placetype.
- Enhanced Review (ER) requests are for zones that may create the envisioned placetype.

Permitted Zones by Placetype Per Table 2.8.3.A

PLACETYPE	SR	ER
Neighborhood Center (N-C)	N/A	T4.1, T4.2, T5.1
Urban Neighborhood (U-NH)	T4.1, T4.2	T3.2, T5.1

Rezone Request

1. T4.2 in U-NH is subject to Standard Review
2. T4.2 in N-C is subject to Enhanced Review.

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).

Summary of Request:

The applicant requests a rezone from T5.1 to T4.2 at the subject location, which consists of three parcels. The subject area has two placetype designations, according to the Future Land Use Map (FLUM). The southeast portion is within a Neighborhood Center (N-C) placetype, and the remaining area is within an Urban Neighborhood (U-NH) placetype. Per Table 2.8.3.A, rezone requests for T4.2 in U-NH are subject to Standard Review, as the proposed zone is likely to implement the placetype as envisioned; and rezone requests for T4.2 in N-C are subject to Enhanced Review, as the proposed zone may implement the placetype as envisioned depending on the subject area's location within the placetype and its relationship to adjacent parcels. Due to this split placetype designation, this report considers the request for T4.2 in Urban Neighborhood by Standard Review and the request for T4.2 in Neighborhood Center by Enhanced Review.



Rezone

Newell Bellview Development

PLANNING



FLUM

Rezone Request

1. T4.2 in U-NH is subject to Standard Review

2.8.6 Standard Review Criteria

When reviewing and making decisions on zoning map amendments labeled "SR" in Table 2.8.3.A, the Planning Commission:

- Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.

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:

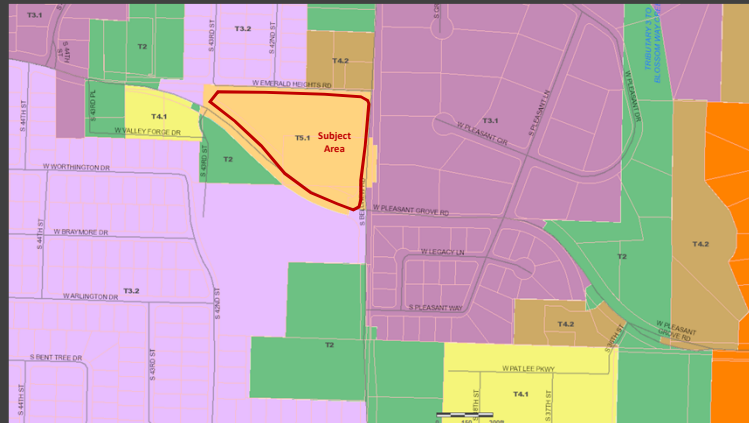
Per Table 2.8.3.A, the requested zone (T4.2) is considered appropriate for any property in the Urban Neighborhood placetype. The subject area is surrounded by lands within the Urban Neighborhood and Neighborhood Center placetypes. Neighborhood Fabric areas are located across W. Pleasant Grove Road. The proposed zone (T4.2) is permitted in all adjacent and nearby placetypes.



Rezone

Newell Bellview Development

PLANNING



Zoning Map

Staff Analysis

- The applicant proposes a rezone from T5.1 to T4.2, which will result in a slight decrease in development intensity at this location.
- The subject property is bordered by W. Pleasant Grove Road and S. Bellview Road, which are classified as Minor Arterials on the Master Street Plan.
- The proposed zone, T4.2, is compatible with adjacent zoning:
 - U-NH: T3.2 and T4.2 to the north, T3.1 across S. Bellview Road, and T2 and T4.1 along W. Pleasant Grove Road.
 - Neighborhood Fabric (F-NH): T2 and T3.2.

Current Zone (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).

Proposed Zone (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)

Zoning Analysis:

T4.2 is appropriate for the portion of the subject property in U-NH.



Rezone

PLANNING

Newell Bellview Development

Rezone Request

❌ Not Met 🟡 Not Applicable 🟢 Met

2. T4.2 in N-C is subject to Enhanced Review.

Staff Analysis - 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:
 - 🟢 The proposed district(s) conform to the applicable requirements of this UDC.
 - 🟢 The proposed district(s) are likely to implement the placetype 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 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 T4.2 in Neighborhood Center (N-C) meets three (3) of the four requirements. The zoning mix requirement for sites greater than 40 acres does not apply to the present request, as the subject area is less than 40 acres.

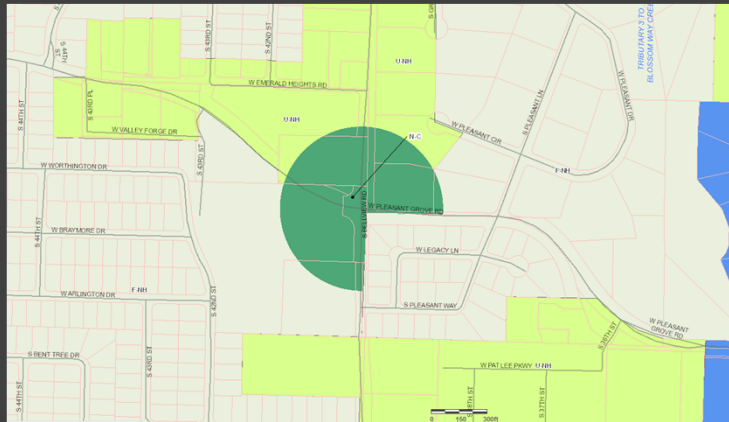


Rezone

PLANNING

Newell Bellview Development

- The proposed district(s) conform to the applicable requirements of this UDC.
- The proposed district(s) are likely to implement the placetype envisioned by the Future Land Use Map.
- The proposed district(s) is within one full transect of the most intense zone allowed on adjacent properties, except when:
 - Roadways of three or more lanes separate the two properties.



FLUM

Placetype Description

"Neighborhood Centers are places for neighbors to gather, interact, and conveniently access services within a very short distance of most homes. They generally extend several hundred feet from key roadways. Developments cultivate a safe and inviting environment for non-drivers through elements such as enhanced streetscape design, dedicated facilities for active mobility, gathering spaces, and active storefronts," Rogers Future Land Use Placetypes, pg. 4.

Future Land Use Map Analysis:

Neighborhood Center (N-C) placetypes are located at key intersections throughout the city. N-Cs provide pockets of walkable, compact development offering a mix of housing and/or neighborhood-scale services and amenities. In N-C, the proposed zone (T4.2) permits several residential building types and basic commercial services. The overall development pattern within a N-C is dependent on the character of the surrounding development context, and the character and intensity of a property within a N-C is driven by the development potential of adjacent properties.

To ensure compatibility with adjacent neighborhoods, rezones for properties within the N-C are subject to Enhanced Review criteria. The proposed zoning district (T4.2) is within one full transect of the zones permitted in nearby placetypes, U-NH and F-NH.

- Permitted Zones in U-NH: T3.2 (ER), T4.1-2 (SR), T5.1 (ER)
- Permitted Zones in F-NH: T3.2 (SR), T4.1 (SR), T4.2 (ER)

The subject property is separated from nearby F-NH, which allows T4.2 by Enhanced Review, by W. Pleasant Grove Road. The road provides additional buffering for F-NH properties zoned T3.



Rezone

Newell Bellview Development

PLANNING



Aerial

Recommendation:

Approval

PUBLIC INPUT:

No public input received.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

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.

PROPERTY OWNER AFFIDAVIT

The petitioner, Dunn & Davis Townhomes LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: PLAT 10/20/2021 L202178998 & CORR PLAT 10/21/2021 L202179153

LAYMAN'S DESCRIPTION: Parcels #02-02087-565, #02-02087-570, and # 02-02087-559 are 7.0 acres that are located between W. Pleasant Grove Road, W. Emerald Heights Road, and S Bellview Road.

PRESENT ZONING: T5.1

ZONING REQUEST: T4.2

Respectfully Submitted,

By: [Signature]
(Property Owner Signature)

STATE OF ARKANSAS
COUNTY OF BENTON

Subscribed and sworn before me this the 23rd day of OCTOBER, 2024.



[Signature]
Notary Signature

JEREMY GOUCHER
Notary Name Printed

09-25-2034
Commission Expires

CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 12 day of DECEMBER, 20 24.

Signed [Signature]

John Newell owner
Name Printed

STATE OF ARKANSAS

COUNTY OF BENTON

Subscribed and sworn before me this the 12 day of DECEMBER, 20 24.



[Signature]
Notary Signature

JEREMY GOUCHER
Notary Name Printed

09-25-2034
Commission Expires

LEGAL DESCRIPTIONS

Parcel Number: 02-02087-570, 02-02087-565, 02-02087-559

Legal Description:

A PART OF THE SE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 30 WEST, CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT FILED AS INSTRUMENT NO. L201835548, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SAID SE 1/4, THENCE SOUTH 02°41'18" WEST A DISTANCE OF 253.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 02°41'18" WEST A DISTANCE OF 260.38 FEET; THENCE NORTH 87°03'22" WEST A DISTANCE OF 78.54 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF BELLVIEW ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: SOUTH 02°40'45" WEST A DISTANCE OF 1.41 FEET TO A POINT OF CURVATURE; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 61.34 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD AND TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 46.02 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 40°51'56" WEST 56.90 FEET; THENCE LEAVING SAID CURVE AND SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH RIGHT OF WAY LINE AND ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 141.44 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 67°56'01" WEST 141.32 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND SAID CURVE NORTH 87°03'22" WEST A DISTANCE OF 220.77 FEET TO THE SOUTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 52°44'59" WEST A DISTANCE OF 14.81 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE NORTH 02°41'18" EAST A DISTANCE OF 132.86 FEET TO THE NORTH RIGHT OF WAY LINE OF WEST PLEASANT GROVE ROAD; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING 3 COURSES: ALONG A NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.83 FEET, SAID CURVE HAVING A RADIUS OF 989.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 47°01'17" WEST 32.83 FEET; THENCE LEAVING SAID CURVE NORTH 46°04'14" WEST A DISTANCE OF 225.15 FEET TO A POINT OF CURVATURE; THENCE ALONG A TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 203.13 FEET, TO A POINT OF CURVATURE, SAID CURVE HAVING A RADIUS OF 1089.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 51°24'51" WEST 202.84 FEET; THENCE LEAVING SAID CURVE AND SAID NORTH RIGHT OF WAY LINE, ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 32.41 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 19°36'49" WEST 30.19 FEET; THENCE LEAVING SAID CURVE NORTH 17°31'50" EAST A DISTANCE OF 66.86 FEET; THENCE SOUTH 86°32'55" EAST A DISTANCE OF 299.95 FEET TO A NON-TANGENT CURVE TO THE LEFT; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 60.62 FEET TO A POINT OF TANGENCY AND TO THE SOUTH RIGHT OF WAY LINE OF WEST EMERALD HEIGHTS ROAD, SAID CURVE HAVING A RADIUS OF 85 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 66°11'31" EAST 59.35 FEET; THENCE LEAVING SAID CURVE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING 2 COURSES: SOUTH 86°37'32" EAST A DISTANCE OF 403.70 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT, AN ARC DISTANCE OF 31.87 FEET TO A POINT OF TANGENCY AND TO THE WEST RIGHT OF WAY LINE OF SOUTH BELLVIEW ROAD, SAID CURVE HAVING A RADIUS OF 20 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 40°58'45" EAST 28.60 FEET; THENCE LAYING SAID CURVE, ALONG SAID WEST RIGHT OF LINE THE FOLLOWING 2 COURSES: SOUTH 04°40'02" WEST A DISTANCE OF 146.56 FEET; SOUTH 07°45'04" WEST A DISTANCE OF 66.68 FEET; THENCE LEAVING SAID WEST RIGHT OF WAY LINE SOUTH 87°03'22" EAST A DISTANCE OF 65.22 FEET TO THE POINT OF BEGINNING, CONTAINING 309411 SQUARE FEET OR 7.10 ACRES, MORE OR LESS, WITH SAID PARCEL BEING SUBJECT TO THE RIGHT OF WAY OF BELLVIEW ROAD ALONG THE EAST BOUNDARY LINE, WEST PLEASANT GROVE ROAD ALONG THE SOUTH BOUNDARY LINE AND WEST EMERALD HEIGHTS ROAD ALONG THE NORTH BOUNDARY LINE.



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **January 7, 2025 at 5:30 p.m.** on the application by **Newell Bellview Development** to rezone **the NW corner of S. Bellview Rd. and W. Pleasant Grove Rd.** from the **T5.1 (City Low-Intensity)** zoning district to the **T4.2 (Neighborhood High-Intensity)** zoning district, the property being more particularly described as follows:

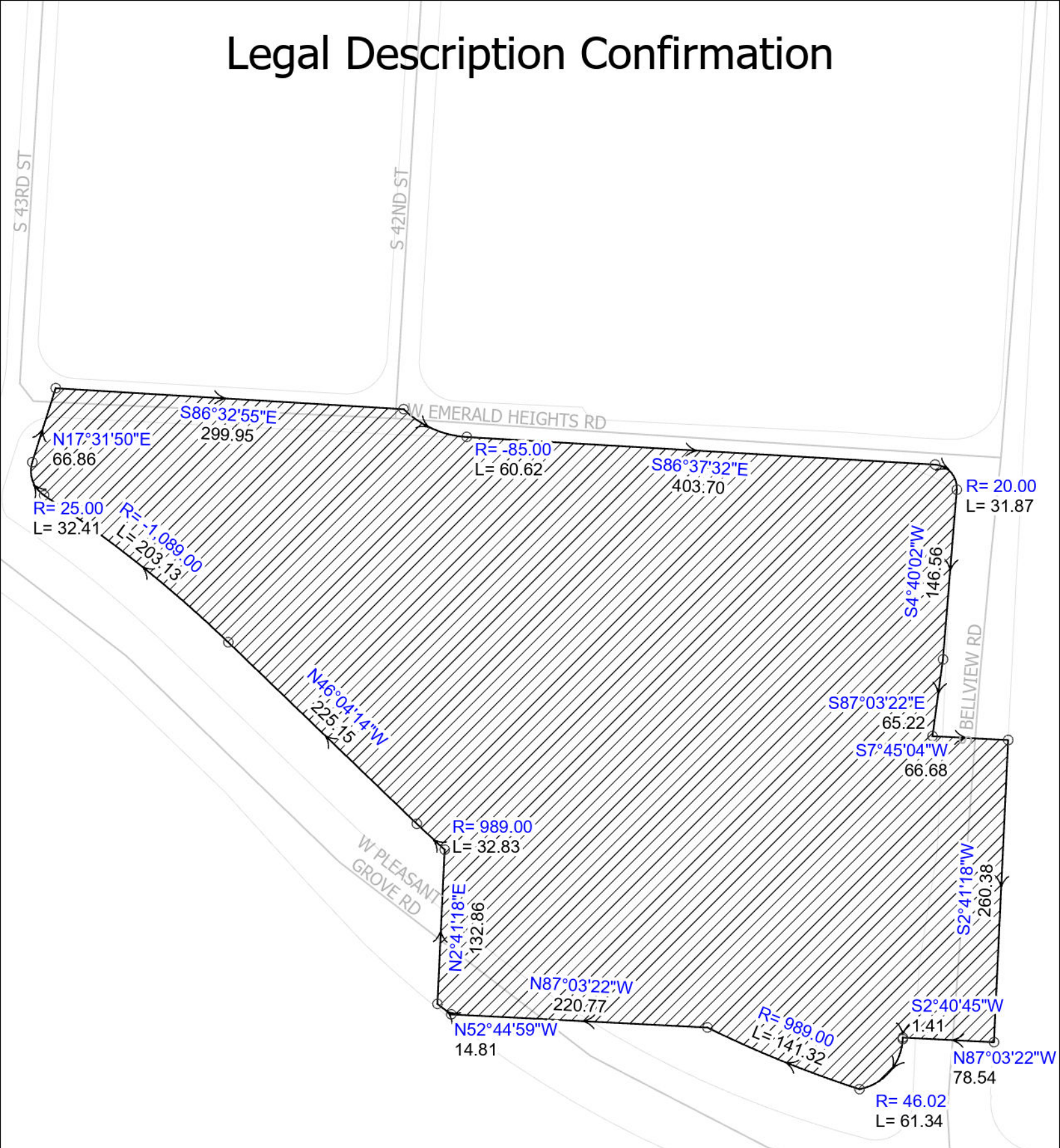
PROPERTY DESCRIPTION:

**±7.10 acres located at the NW corner of S Bellview Rd. and W Pleasant Grove Rd.
Parcel Number: 02-02087-565, 02-02087-570, 02-02087-559**

Samantha Best, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **Sunday December 15, 2024**
BILL THE CITY OF ROGERS

Legal Description Confirmation

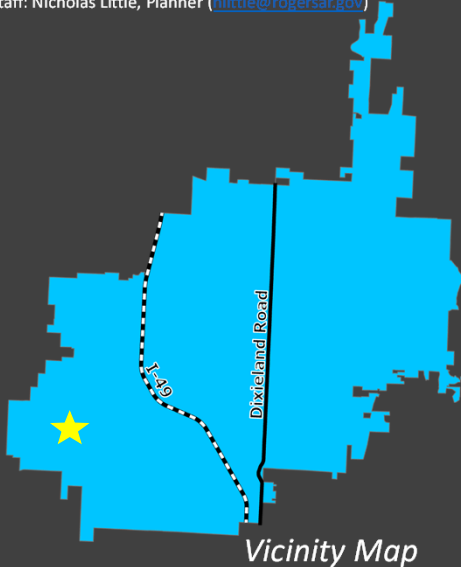




Rezone RRA Real Estate

PLANNING

Staff: Nicholas Little, Planner (nlittle@rogersar.gov)



FLUM Place Type

Neighborhood Fabric (N-F)
Urban Neighborhood (U-NH)
Neighborhood Center (N-C)

Zoning

T2

Proposed Zoning

T5.1, T4.2, & T4.1

Location

SW Corner of W Pleasant Grove Road and S Rainbow Road

Representative

Taylor Lindley, Crafton Tull

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.

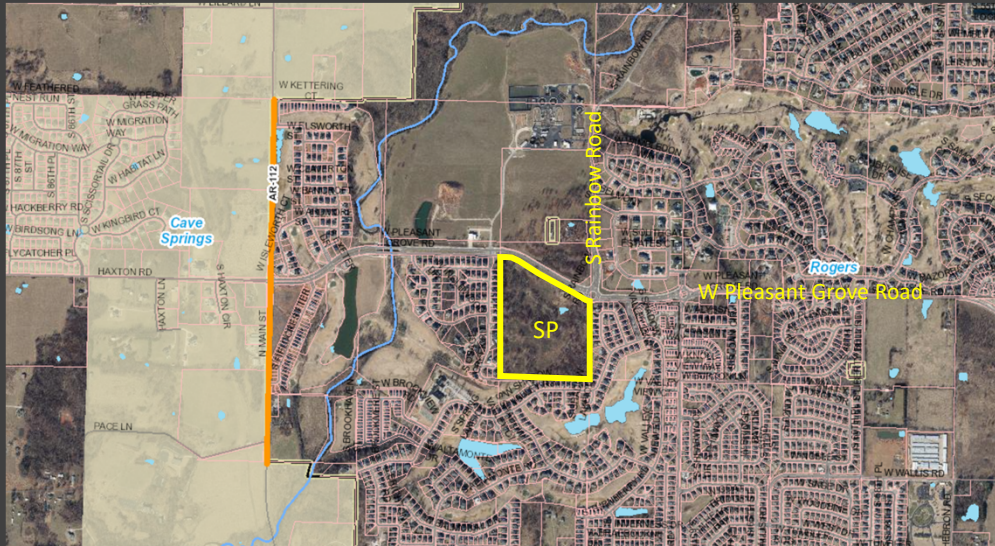
Request Details:

- Proposal: The applicant is proposing to 44.26 acres to T4.1(Neighborhood Medium-Intensity), T4.2(Neighborhood High-Intensity) and T5.1(City Low-Intensity) as presented in the Neighborhood Fabric, Urban Neighborhood, and Neighborhood Center placetypes
- Review Type: Standard/Enhanced



Rezone RRA Real Estate

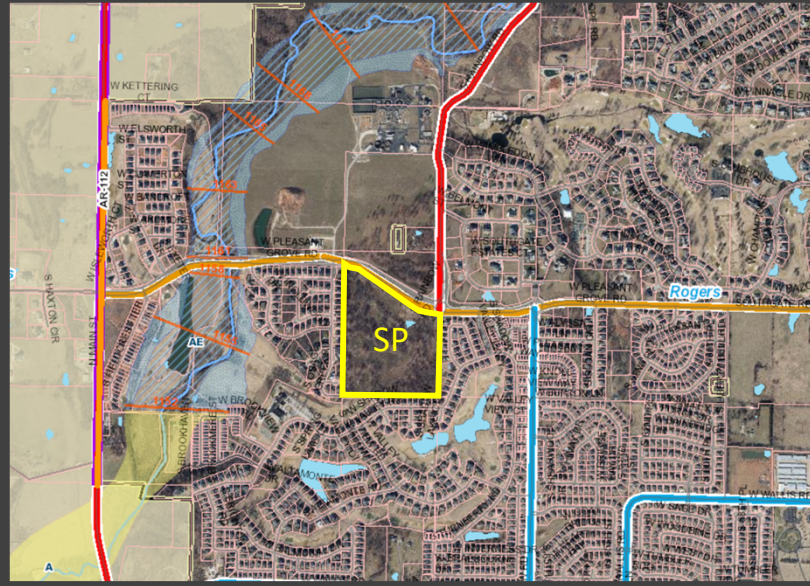
PLANNING



Geolocation

Location Description

Southwest Rogers; Undeveloped 44 acre lot at the SW corner of W Pleasant Grove and S Rainbow Road
Parcel 02-24422-000



Neighborhood Context

- Subject property is surrounded on 3 sides by phases of Shadow Valley, a residential country club subdivision with large homes, and lots ranging from about 0.25 to 0.6 acres each.
- The area at large is heavily residential, mostly consisting of low-density, single-family homes on medium to large lots.
- RFD Station 8 and RWU's wastewater treatment plant are both in the northern vicinity.
- S. Rainbow Road is considered a Major Arterial road; W Pleasant Grove Road is considered a minor arterial. Nearby to the west, AR Highway 112 is considered a Major Arterial road.
- Little to no existing commercial uses in this immediate area.

Neighborhood Context

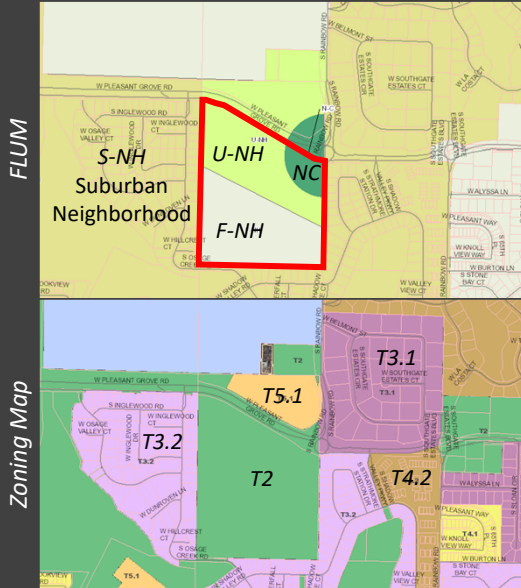
- Subject property is surrounded on 3 sides by phases of Shadow Valley, a residential country club subdivision with large homes, and lots ranging from about 0.25 to 0.6 acres each.
- The area at large is heavily residential, mostly consisting of low-density, single-family homes on medium to large lots.
- RFD Station 8 and RWU's wastewater treatment plant are both in the northern vicinity.
- S. Rainbow Road is considered a Major Arterial road; W Pleasant Grove Road is considered a minor arterial. Nearby to the west, AR Highway 112 is considered a Major Arterial road.
- Little to no existing commercial uses in this immediate area.



Rezone

RRA Real Estate

PLANNING



Zoning's Relationship to the FLUM

Table 2.8.3.A Zoning Districts Allowed in Placetypes established two types of zoning map amendment requests:

- Standard Review (SR) requests are for zones that are likely to create the envisioned placetype.
- Enhanced Review (ER) requests are for zones that may create the envisioned placetype.

Permitted Zones by Placetype Per Table 2.8.3.A

PLACETYPE	SR	ER
Neighborhood Center (N-C)	N/A	T4.1, T4.2, T5.1
Urban Neighborhood (U-NH)	T4.1, T4.2	T3.2, T5.1
Neighborhood Fabric (F-NH)	T3.2, T4.1	T4.2

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:"

- 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.
- 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.
- 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).



Rezone RRA Real Estate

PLANNING

Rezone Request

✖ Not Met ✖ Not Applicable ● Met

T5.1 in N-C and U-NH is subject to Enhanced Review.

Staff Analysis - 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:
 - ✔ The proposed district(s) conform to the applicable requirements of this UDC.
 - ✔ The proposed district(s) are likely to implement the placetype 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 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 Neighborhood Center (N-C) and Urban Neighborhood (U-NH) meets all four requirements. The zoning mix requirement for sites greater than 40 acres does apply in this instance, and does meet the maximum percentages placed by Table 2.8.3.B

The placement of T5.1 per the proposed zoning plan submitted by the applicant does a good job of concentrating the intensity near the street intersection and frontage, like the code calls for, while also using less intense zoning as a buffer of sorts to protect the adjacent residential neighbors. Because of the eastern adjacent phase of Shadow Valley backing up to W Pleasant Grove Road, the proposal shows a tapering portion of T4.1 along the eastern property boundary, that gets wider as it moves away from Pleasant Grove-Rainbow Road Neighborhood Center. This design meets the general intent of a neighborhood center, as the neighborhood center should be the apex of intensity in this context, with surrounding uses becoming less intense as you move away from the center.



Rezone RRA Real Estate

PLANNING

Rezone Request

✖ Not Met ✖ Not Applicable ● Met

T4.2 in N-C and F-NH is subject to Enhanced Review.

Staff Analysis - 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:
 - ✔ The proposed district(s) conform to the applicable requirements of this UDC.
 - ✔ The proposed district(s) are likely to implement the placetype 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 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 T4.2 in Neighborhood Center (N-C) and Neighborhood Fabric (F-NH) meets all four requirements. The zoning mix requirement for sites greater than 40 acres does apply in this instance, and does meet the maximum percentages placed by Table 2.8.3.B

In this plan, the proposed T4.2 area is used to step down intensity in an effective manner as the lot moves southwest from the intersection/street frontage. Given the allowed uses and standards in this zone, higher-density residential (than what is allowed currently or on adjacent properties) and some small-scale commercial could be proposed to boost housing in the area and create a true walkable, sustainable community.



Rezone RRA Real Estate

PLANNING

Rezone Request

✖ Not Met ✖ Not Applicable ● Met

T4.1 in N-C is subject to Enhanced Review.

Staff Analysis - 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:
 - The proposed district(s) conform to the applicable requirements of this UDC.
 - ✖ The proposed district(s) are likely to implement the placetype 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 2.4.3.C Zoning Mix for Sites Over 40 Acres](#).

Enhanced Review Criteria Analysis:

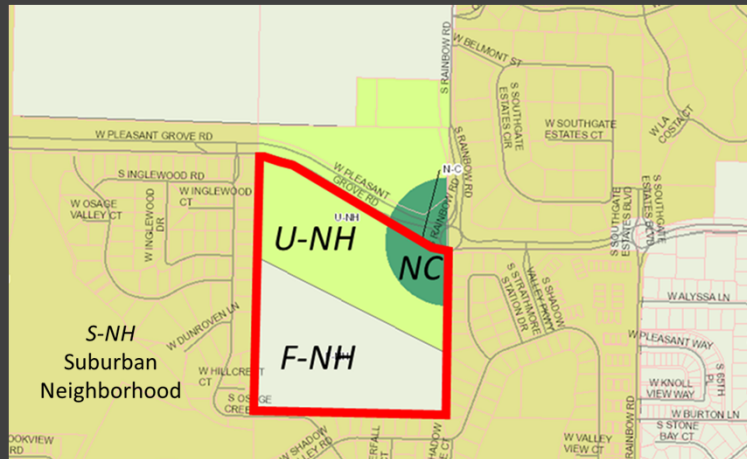
Zoning map amendment requests subject to Enhanced Review are evaluated according to their conformance with the requirements of the UDC and four considerations related to the proposed zone’s relationship to the surrounding placetype(s), zoning, and development context. The proposed rezone to T4.1 in Neighborhood Center (N-C) and Neighborhood Fabric (F-NH) meets three of the four requirements. The zoning mix requirement for sites greater than 40 acres does apply in this instance, and does meet the maximum percentages placed by Table 2.8.3.B

In this instance of T4.1 in the Neighborhood Center, this zoning is being used as a buffer for the existing residential to the east. Typically, Staff wouldn’t be in support of this zone within a Neighborhood Center that has no other commercial uses at the intersection which the Center is based. However, given the existing context, Staff feels this an effective way of stepping down the intensity from T5.1 to the west, as a means of offering a contextual buffer for the neighbors.



Rezone RRA Real Estate

PLANNING



Rezoning Request

1. T4.1 in U-NH and F-NH is subject to Standard Review
2. T4.2 in U-NH is subject to Standard Review

2.8.6 Standard Review Criteria

When reviewing and making decisions on zoning map amendments labeled "SR" in Table 2.8.3.A, the Planning Commission:

- Shall recommend approval of the proposed district(s) where they conform to the applicable requirements of this UDC.

Placetype

Urban Neighborhood (U-NH)

Neighborhood Fabric (F-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. 6.

"Neighborhood Fabric 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 areas 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*, pg. 6



Rezone

RRA Real Estate

PLANNING



Staff Analysis

- All requested zones are either permissible by Standard or Enhanced Review, per Table 2.8.3.A
- The zoning plan design effectively focuses intensity at the intersection and along the arterial street that it fronts, while transitioning zoning in a way that protects adjacent existing single-family residential.
- The zoning plan successfully includes a mix of zones on the site that adheres to Table 2.8.3.B.
- The highest proposed zoning, T5.1, is within one full transect of the placetype (Suburban Neighborhood allows T4.1 as a standard review rezone)
- This increase in intensity at this arterial intersection would allow more opportunities for neighborhood-scale services and commercial uses, of which could serve the adjacent neighborhoods well. There are currently no commercial services in this immediate area.
- Staff feels that the intent of the Future Land Use Map and the Unified Development Code is being achieved with this proposal.

Staff Analysis

- All requested zones are either permissible by Standard or Enhanced Review, per Table 2.8.3.A
 - T5.1 is allowed by enhanced review in Neighborhood Center and Urban Neighborhood; T4.2 is allowed by enhanced review in Neighborhood Fabric and Neighborhood Center, but is allowed by standard review in Urban Neighborhood; T4.1 is allowed by enhanced review in Neighborhood Center, but is allowed by standard review in Urban Neighborhood and Neighborhood Fabric
- The zoning plan design effectively focuses intensity at the intersection and along the arterial street that it fronts, while transitioning zoning in a way that protects adjacent existing single-family residential from having a conflicting use or building bulk directly behind their house.
- The zoning plan successfully includes a mix of zones on the site that adheres to Table 2.8.3.B.
- The highest proposed zoning, T5.1, is within one full transect of the placetype (Suburban Neighborhood allows T4.1 as a standard review rezone)
- This increase in intensity at this arterial intersection would allow more opportunities for neighborhood-scale services and commercial uses, of which could serve the adjacent neighborhoods well. There are currently no commercial services in this immediate area.
- Staff feels that the intent of the Future Land Use Map and the Unified Development Code is being achieved with this proposal.



Rezone RRA Real Estate

PLANNING

Table 4.5.A. Zone Standards

Standard	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I1	I2	
Area Standards															
Max Building Coverage (% of lot)	30	40	50	60	70	90	100	100	100	100	100	70	80	80	
Max. Impervious Surface (% of lot)	30	50	60	70	80	100	100	100	100	100	100	80	80	80	
Principal Buildings															
Min. Exterior Yard (ft)	30	20	15	10	5	0	0	0	0	0	0	30	30	30	
Max. Exterior Yard (ft)	See 4.5.3.1			30			10	0	15	10	0	None			
Min. Building Occupancy	None			70			80	100	90	100	100				
Min. Interior Yard (ft)	30	10	5	5	5	0	0	0	0	0	0	20	20	20	
Min. Interior Yard, Alleyside	10	5	5	0	0	0	0	0	0	0	0	0	0	0	
Max Building Height (stories)	2	2.5	2.5	3	4	6	8	10	16	32	48	6	5	6	
Ground Floor Spaces															
Min. Floor to Ceiling Height (ft)	None			12			12	12	12	14	14	None			
Min. Depth (ft)	None			12			12	12	12	12	12	None			
Min Entry Frequency (ft)	None			60 residential; 100 nonresidential									None		
Min Glazing (% of facade)	None			15/15	50/25	50/25	50/25	70/25	50/25	50/25	70/25	None			
Upper Floor Space Min Glazing (% of facade)	None			15	15	15	15	15	15	15	15	15	None		
Accessory Buildings															
Allowed In	Any Yard	Interior Yards Only									Any Yard				
Min. Yards	Same as provided by principal building														
Max Height	16 ft unless including a dwelling unit then 25 ft, not to exceed the height of the principal building														
Vehicular Use Areas															
Parking Lot Allowed in Exterior Yard	Yes	See 4.5.8									Yes				
Max Driveway Area (% of each yard area)	None	See 4.5.9									None				
Max Driveway Width at Sidewalk (ft)	See 4.5.9									32				32	32
Max Fence or Wall Height in Exterior Yard (ft)	4/8	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	4/6	6	6	

Zone Standards

Highlighted zones/standards would apply if approved. Any developments would be subject to applicable use standards in Sec. 4.7, as well as any applicable regulations from Articles 5, 6, and 7.



Table 4.6.A. Permitted Principle Uses

Use	T2	T3.1	T3.2	T4.1	T4.2	T5.1	T5.2	T5.3	T6.1	T6.2	T6.3	HC	I-1	I-2
LIVING, in a	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Detached House	P	P	P	P	P	P								
Cottage House	P	P	P	P	P	P								
Attached House	P	P	P	P	P	P								
Duplex		P	P	P	P	P								
Multi-Unit House		P	P	P	P	P								
Town House			P	P	P	P	P		P			P		
Apartment House				P	P	P	P		P			P		
Live-Work Building				P	P	P								
Mixed-Use Building				P	P	P	P	P	P	P	P	P		
AGRICULTURE	P	P	P	P	P	P	P	P	P	P	P	P	P	P
CIVIC SPACES	P	P	P	P	P	P	P	P	P	P	P	P	P	P
COMMUNITY SERVICES				P	P	P	P	P	P	P	P	P	P	
OFFICE				P	P	P	P	P	P	P	P	P	P	
PROFESSIONAL OR PERSONAL SERVICES				P	P	P	P	P	P	P	P	P	P	
EATING AND DRINKING				P	P	P	P	P	P	P	P	P	P	
HEALTHCARE SERVICE						P	P	P	P	P	P	P	P	
LODGING	P			P	P	P	P	P	P	P	P	P	P	
PARKING				P	P	P	P	P	P	P	P	P	P	P
RETAIL				P	P	P	P	P	P	P	P	P	P	
ENTERTAINMENT OR EVENT VENUE	P					P	P	P	P	P	P	P	P	
ARTISANAL INDUSTRY						P	P	P	P	P	P	P	P	
TECHNOLOGY INDUSTRY						P	P	P	P	P	P	P	P	
AUTO SERVICE						P	P	P	P	P	P	P	P	
FREIGHT, LOGISTICS, AND STORAGE												P	P	P
TRANSPORTATION SERVICES													P	P
GENERAL INDUSTRY														P
WASTE TREATMENT, SEPARATION, AND TRANSFER														P
HEAVY INDUSTRY														P

Permitted Principle Uses

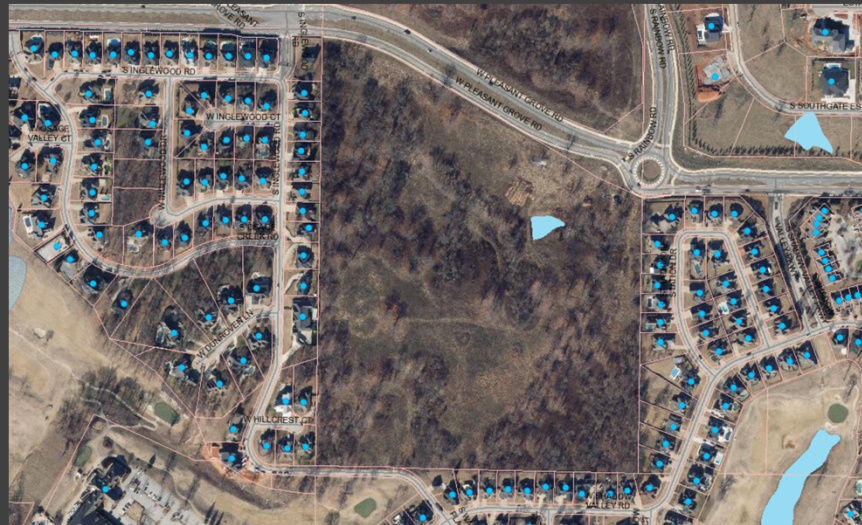
Highlighted zones/standards would apply if approved. Any developments would be subject to applicable use standards in Sec. 4.7, as well as any applicable regulations from Articles 5, 6, and 7.



Rezone

RRA Real Estate

PLANNING



Aerial

Recommendation:

APPROVE rezone, as submitted by applicant in zoning plan.

PUBLIC INPUT:

To the date of the creation of this report, Staff has received numerous emails and calls in opposition to this request. Opposers site insufficient notice, lack of information of the request, traffic concerns and incompatibility.

RECOMMENDATIONS:

Staff recommends **approval** of this request.

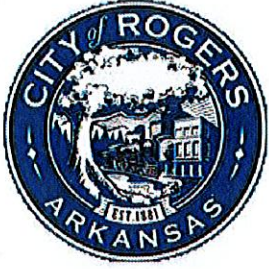
2.8.8 Planning Commission

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.



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

OFFICE USE ONLY

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

REZONE APPLICATION

APPLICANT: Crafton Tull, Taylor Lindely

ADDRESS: 901 N. 47th Street, Suite 400, Rogers, AR 72756 SUITE #: _____

GENERAL LOCATION OF PROPERTY: Southeast of the intersection between W Pleasant Grove Rd and S Rainbow Rd

PARCEL NUMBER(S) OF PROPERTY: 1

PARCEL NUMBER: 0224422000

PHONE #: 479-636-4838 EMAIL: Taylor.Lindley@craftontull.com

PROPERTY OWNER: RRA Real Estate Developers, LLC PHONE #: 407-421-0800

PRESENT USE: Undeveloped ZONING: T2

PROPOSED USE: Mixed-Use ZONING: T5.1, T4.1, T4.2


Applicant Signature

10.7.2024
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

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

PLANNING COMMISSION ACTION: _____ DATE: _____

CITY COUNCIL ACTION: _____ DATE: _____

ORDINANCE NUMBER: _____ COMMENTS: _____

PROPERTY OWNER AFFIDAVIT

The petitioner, RRA Real Estate Developers, LLC, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

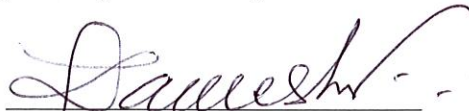
LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: T2

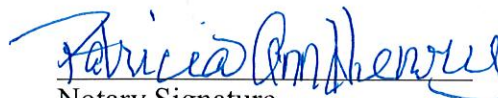
ZONING REQUEST: T5.1, T4.1, T4.2

Respectfully Submitted,

By: 
(Property Owner Signature)

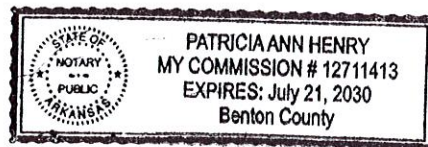
STATE OF ARKANSAS
COUNTY OF Benton

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


Notary Signature

Patricia Ann Henry
Notary Name Printed

7/21/30
Commission Expires



CERTIFICATION

I hereby state that to the best of my knowledge all property owners within 300 feet of my property have been notified by Certified mail at least 15 days prior to the upcoming public hearing for my rezone request.

Dated this the 19th day of December, 2024.

Signed

Name Printed

Taylor Lindley
Taylor Lindley

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 19 day of December, 2024.



Kerri Pingel
Notary Signature

Kerri Pingel
Notary Name Printed

8/2/26
Commission Expires

LEGAL DESCRIPTION: PARCEL NUMBER 0224422000

PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30, SAID POINT BEING A 8"X3" STONE;

THENCE ALONG THE SOUTH LINE THEREOF N87°32'03"W 1318.41 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30, SAID POINT BEING A 5/8" IRON PIN WITH PS 1460 CAP;

THENCE ALONG THE WEST LINE THEREOF N02°31'45"E 1753.80 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PLEASANT GROVE ROAD, AS DESCRIBED IN DOCUMENT 2017-39403, SAID POINT BEING A 5/8" IRON PIN WITH PS 1519 CAP;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE COURSES:

THENCE 350.86 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 773.00 FEET AND A LONG CHORD OF S71°04'14"E 347.86 FEET TO A 5/8" IRON PIN;

THENCE S58°04'03"E 520.94 FEET TO A 5/8" IRON PIN WITH PS 1519 CAP;

THENCE S58°03'01"E 257.05 FEET TO A 5/8" IRON PIN;

THENCE S55°15'50"E 144.39 FEET TO A 5/8" IRON PIN WITH PS 1519 CAP;

THENCE S64°36'11"E 198.96 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30, SAID POINT BEING A 5/8" IRON PIN WITH PS 1519 CAP;

THENCE ALONG SAID EAST LINE S02°27'13"W 1117.83 FEET TO THE POINT OF BEGINNING, CONTAINING 44.29 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Exhibit A: Neighborhood High Intensity

PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE ALONG THE EAST LINE THEREOF N02°27'13"E 1117.83 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PLEASANT GROVE ROAD, AS DESCRIBED IN DOCUMENT 2017-39403; THENCE ALONG SAID RIGHT-OF-WAY N64°36'11"E 83.12 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S26°06'10"W 545.20 FEET TO THE POINT OF BEGINNING; THENCE S26°06'10"W 213.80 FEET; THENCE 284.57 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 169.64 FEET AND A LONG CHORD OF S74°00'40"W 252.36 FEET. THENCE N57°56'01"W 686.76 FEET; THENCE N02°31'45"E 1026.94 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PLEASANT GROVE ROAD, AS DESCRIBED IN DOCUMENT 2017-39403; THENCE ALONG SAID RIGHT-OF-WAY 211.33 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 773.00 FEET AND A LONG CHORD OF S68°46'00"E 210.67 FEET; THENCE LEAVING SAID RIGHT-OF-WAY S28°13'35"W 148.32 FEET; THENCE S54°10'10"E 191.78 FEET; THENCE 127.63 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 93.64 FEET AND A LONG CHORD OF S19°01'09"E 117.98 FEET. THENCE S58°04'03"E 335.70 FEET; THENCE S31°55'57"W 300.00 FEET; THENCE S58°04'03"E 503.09 FEET TO THE POINT OF BEGINNING, CONTAINING 14.32 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Exhibit B: City Low-Intensity

PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30;
THENCE ALONG THE EAST LINE THEREOF N02°27'13"E 1117.83 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PLEASANT GROVE ROAD, AS DESCRIBED IN DOCUMENT 2017-39403;
THENCE ALONG SAID RIGHT-OF-WAY N64°36'11"E 83.12 FEET TO THE POINT OF BEGINNING;
THENCE LEAVING SAID RIGHT-OF-WAY S26°06'10"W 545.20 FEET;
THENCE N58°04'03"W 503.09 FEET;
THENCE N31°55'57"E 300.00 FEET;
THENCE N58°04'03"W 335.70 FEET;
THENCE 127.63 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 93.64 FEET AND A LONG CHORD OF N19°01'09"W 117.98 FEET;
THENCE N54°10'10"W 191.78 FEET;
THENCE N28°13'35"E 148.32 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PLEASANT GROVE ROAD, AS DESCRIBED IN DOCUMENT 2017-39403;
THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING FIVE COURSES:
THENCE 38.68 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 773.00 FEET AND A LONG CHORD OF S59°30'04"E 38.68 FEET.
THENCE S58°04'03"E 520.94 FEET;
THENCE S58°03'01"E 257.05 FEET;
THENCE S55°15'50"E 144.39 FEET;
THENCE S64°36'11"E 115.84 FEET TO THE POINT OF BEGINNING, CONTAINING 8.82 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

Exhibit C: Neighborhood Medium-Intensity

PART OF THE SW 1/4 OF THE NE 1/4 AND PART OF THE NW 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30;
THENCE ALONG THE SOUTH LINE THEREOF N87°32'03"W 1318.41 FEET TO THE SOUTHWEST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30;
THENCE ALONG THE WEST LINE THEREOF N02°31'45"E 1753.80 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PLEASANT GROVE ROAD, AS DESCRIBED IN DOCUMENT 2017-39403;
THENCE ALONG SAID RIGHT-OF-WAY 100.85 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 773.00 FEET AND A LONG CHORD OF S80°20'11"E 100.78 FEET;
THENCE LEAVING SAID RIGHT-OF-WAY S02°31'45"W 1026.94 FEET;
THENCE S57°56'01"E 686.76 FEET;
THENCE 284.57 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 169.64 FEET AND A LONG CHORD OF N74°00'40"E 252.36 FEET;
THENCE N26°06'10"E 759.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WEST PLEASANT GROVE ROAD, AS DESCRIBED IN DOCUMENT 2017-39403;
THENCE ALONG SAID RIGHT-OF-WAY S64°36'11"E 83.12 FEET TO THE EAST LINE OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 30;
THENCE ALONG SAID EAST LINE S02°27'13"W 1117.83 FEET TO THE POINT OF BEGINNING, CONTAINING 21.14 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A REZONE REQUEST

Notice is hereby given pursuant to Section 2.8 of the Rogers Unified Development Code that [Crafton Tull](#) is applying to the Rogers Planning Commission to rezone certain real property at [Pleasant Grove Rd](#). The property is more particularly described as follows:

LEGAL DESCRIPTION/PARCEL NUMBER: [0224422000](#) :

LAYMAN'S DESCRIPTION:

[South East of the intersection between West Pleasant Grove Rd and South Rainbow Road](#)

PRESENT ZONING:

[T2](#)

ZONING REQUEST:

[T5.1, T4.1, T4.2](#)

A public hearing by the Rogers Planning Commission will be held on [January 7](#), 20[24](#) (**Date assigned by Planning Staff**) at 5:30 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: _____
(Applicant's Signature)



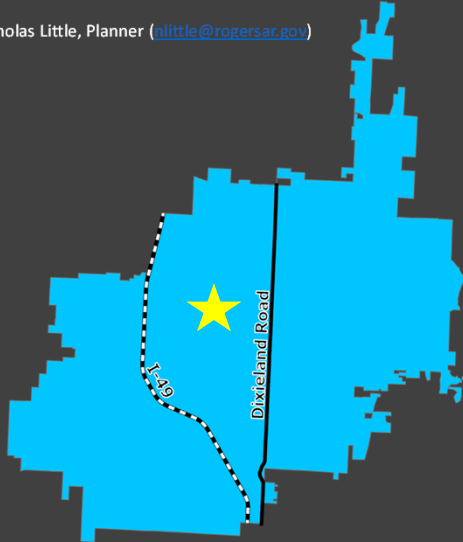


Variance

PLANNING

Starner Tax Sign

Staff: Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

Location

2718 W Walnut Street
Parcel 02-03741-000

Nature of Request

1. To exceed the maximum sign height allowed above roofline for wall signs
2. To exceed the maximum sign area allowed for wall signs

Zoning

T5.2

Use

Professional and Personal Service

Representative

Rob Starner

Summary:

This site is located in central Rogers at the intersection of W Walnut and S Rife Drive



Section 2.12 Variances

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

- A. Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- B. Is the hardship a result of any action taken by the property owner or on their behalf; and
- C. Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- D. Is there another reasonable method of avoiding the need for a variance or waiver; and
- E. Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

Section 2.12 Variances

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

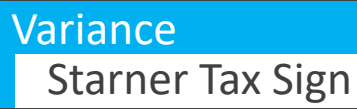
Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and

Is the hardship a result of any action taken by the property owner or on their behalf; and

Is the variance or waiver requested the minimum amount necessary to carry out the project; and

Is there another reasonable method of avoiding the need for a variance or waiver; and

Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

[illegible]

Geolocation

- Located on the southside of W Walnut Street, at the intersection of S Rife Drive and W Walnut.

- Located on the southside of W Walnut Street, at the intersection of S Rife Drive and W Walnut.



Variance

PLANNING

Starner Tax Sign



Conditions

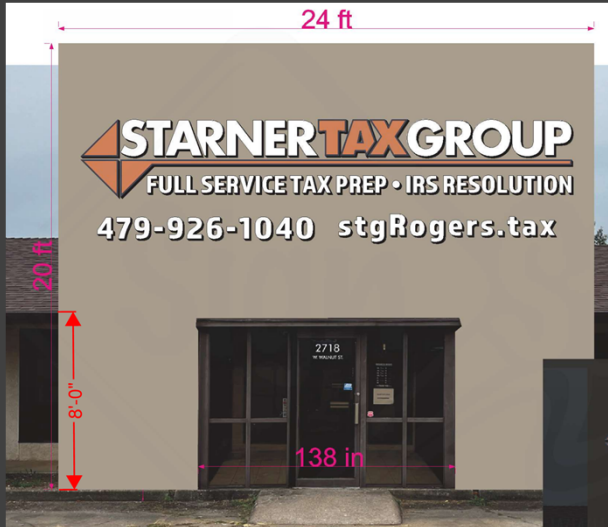
- Roof sign was destroyed in the May tornado
- Monument sign on eastern side of property is still standing, and has been updated to reflect accurate contact information since this Street View image was taken.
- Most of the surrounding trees were destroyed in the tornado



Variance

PLANNING

Starner Tax Sign



Sign Plan

Request

1. To exceed the maximum sign height allowed above roofline for wall signs
2. To exceed the maximum sign area allowed for wall signs

Requests:

1. To exceed the maximum sign height allowed above roofline for wall signs
 - Sec. 5.8.9. states that no more than 50% of a sign's vertical dimension shall lie above the roofline. Roofline in this instance is the eave, which is 8'. Sign structure is 20' tall. 150% sign above roofline.
2. To exceed the maximum sign area allowed for wall signs
 - Sec. 5.8.9. states that the max area for a sign is 10% of the building façade. Building façade is 832 sq.ft.(8' height x 104' building length). Sign copy area(above roofline) is 288 sq.ft.(12' height x 24' width), which is about 35% of building façade area.



Variance

PLANNING

Starner Tax Sign



Sign Plan

Variance Request

- To exceed the maximum sign height allowed above roofline for wall signs

What the UDC Says

- Sec. 5.8.9. states that no more than 50% of a sign's vertical dimension shall lie above the roofline.

Applicant Proposal

- Sign structure is 20' tall. Roofline in this instance is the eave, which is 8'. Sign structure is 20' tall. 150% sign above roofline.

Variance Request

1. To exceed the maximum sign height allowed above roofline for wall signs

What the UDC Says

- Sec. 5.8.9. states that no more than 50% of a sign's vertical dimension shall lie above the roofline.

Applicant Proposal

- Sign structure is 20' tall. Roofline in this instance is the eave, which is 8'. Sign structure is 20' tall. 150% sign above roofline.



Variance

PLANNING

Starner Tax Sign

Staff Analysis of Request

Variance Request Factors		Variance Request Factors	
Would the variance cause undue hardship to the property owner due to circumstances unique to the property?	This building does have a particularly low roofline, given that it was constructed in the 1970s, so compliant wall signage for this building would be particularly short. This site also sits a little lower than Walnut, slightly inhibiting visibility of the business.	Is the variance requested the minimum amount necessary to carry out the project?	No. The sign could be significantly smaller if the copy area was smaller. Displaying phone number and website doesn't seem to be effective along a highway.
Is the hardship a result of action taken by the property owner?	No.	Is there another reasonable method of avoiding the need for a variance?	Yes. Proposing a shorter sign.

Analysis:

Would the variance cause undue hardship to the property owner due to circumstances unique to the property?

- No. This building does have a particularly low roofline, given that it was constructed in the 1970s, so compliant wall signage for this building would be particularly short. This site also sits a little lower than Walnut, slightly inhibiting visibility of the business.

Is the hardship a result of action taken by the property owner?

- No

Is the variance requested the minimum amount necessary to carry out the project?

- No. The sign could be significantly smaller if the copy area was smaller. Displaying phone number and website doesn't seem to be effective along a highway.

Is there another reasonable method of avoiding the need for a variance?

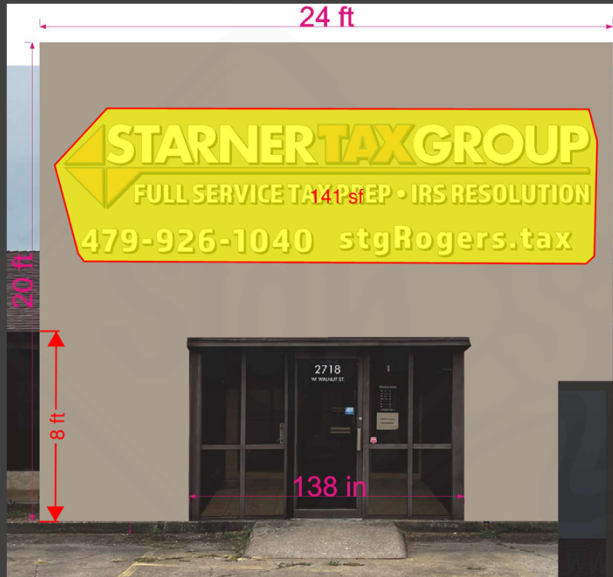
- Yes. Proposing a shorter sign.



Variance

PLANNING

Starner Tax Sign



Variance Request

- To exceed the maximum sign area allowed for wall signs

What the UDC Says

- Sec. 5.8.9. states that the max area for a sign is 10% of the building façade.

Applicant Proposal

- Building façade is about 832 sq.ft.(8' height x 104' building length). Proposed copy area is shown at about 140 sq.ft, which is about 17% the size of the façade.

Variance Request

1. To exceed the maximum sign area for wall signs

What the UDC Says

- Sec. 5.8.9. states that the max area for a sign is 10% of the building façade.

Applicant Proposal

- Building façade is about 832 sq.ft.(8' height x 104' building length). Proposed copy area is shown at about 140 sq.ft, which is about 17% the size of the façade.



Variance

PLANNING

Starner Tax Sign

Staff Analysis of Request

Variance Request Factors		Variance Request Factors	
Would the variance cause undue hardship to the property owner due to circumstances unique to the property?	Because of the short height and relatively long length of the building, the area ratio is somewhat skewed, making proposing compliant signage more difficult.	Is the variance requested the minimum amount necessary to carry out the project?	No. Again, if the copy area for the sign were reduced to only include select information(business name, service), the sign could be much smaller and come closer to meeting the regulation.
Is the hardship a result of action taken by the property owner?	No.	Is there another reasonable method of avoiding the need for a variance?	Yes. Proposing a smaller sign.

Analysis:

Would the variance cause undue hardship to the property owner due to circumstances unique to the property?

- Because of the short height and relatively long length of the building, the area ratio is somewhat skewed, making proposing compliant signage more difficult.

Is the hardship a result of action taken by the property owner?

- No

Is the variance requested the minimum amount necessary to carry out the project?

- No. Again, if the copy area for the sign were reduced to only include select information(business name, service), the sign could be much smaller and come closer to meeting the regulation. If the copy area were smaller and only included vital information, the sign could be much closer to compliance than what is proposed.

Is there another reasonable method of avoiding the need for a variance?

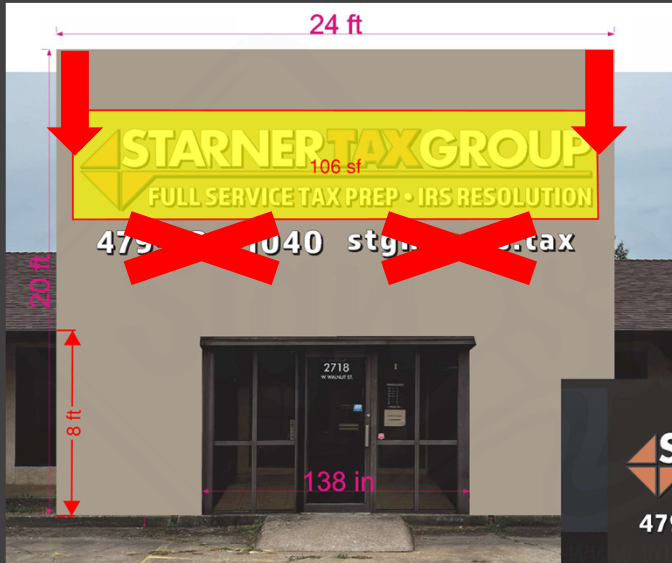
- Yes. Proposing a smaller sign.



Variance

Starner Tax Sign

PLANNING



Staff Recommendation

- Staff recommends making the sign shorter and the copy area smaller, in an attempt to lessen the amount varied from in the code, in regards to height and area

Staff recommends making the sign shorter and the copy area smaller, in an attempt to lessen the amount varied from in the code, in regards to height and area. Perhaps removing the phone number and web address from the sign would aid in reducing the necessary copy area.



Variance

Starner Tax Sign

PLANNING



Street View

Variance Decision Recommendation

1. **APPROVE** the request to exceed the maximum sign height allowed above roofline for wall signs, as recommended by staff, including a shorter overall height with a smaller copy area.
2. **APPROVE** the request to exceed the maximum sign area allowed for wall signs, as recommended by staff, including a shorter overall height with a smaller copy area.

Public Input:

No public input received.

1. **APPROVE** the request to exceed the maximum sign height allowed above roofline for wall signs, as recommended by staff, including a shorter overall height with a smaller copy area.
2. **APPROVE** the request to exceed the maximum sign area allowed for wall signs, as recommended by staff, including a shorter overall height with a smaller copy area.



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

OFFICE USE ONLY

Permit Fee: _____ (\$500) Zoning: _____

App. Number _____

CityWorks Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: Sign Studio LLC for Starner Tax Group

ADDRESS: 1861 N. Main Street, Cave Springs, AR 72718 SUITE #: N/A

GENERAL LOCATION OF PROPERTY: 2718 W. Walnut Street, Rogers, AR 72756

PHONE #: 479-250-4844 EMAIL: linnea@yoursignstudio.com

PROPERTY OWNER: Rob Staner PHONE #: 479-926-1040

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):
We are proposal new signage for the new faux wall that is going to be built.

Sec. 2.12.2 requires variance applicants to respond to these criteria for variance consideration:

Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and

No, if the variance is approved it would not cause undue hardship, but prevent further hardship from taking place. Currently, the property owner is experiencing a disadvantage as customers are unable to locate his place of business due to no signage.

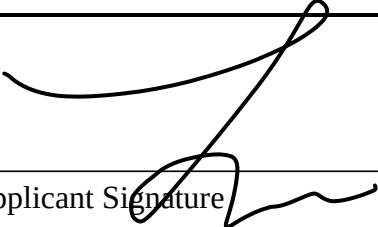
Is the hardship a result of any action taken by the property owner or on their behalf; and
No, a natural disaster accrued not by the owner's hand.

Is the variance or waiver requested the minimum amount necessary to carry out the project; and
Yes, it is the bare minimum to carry out the project. It states the company name, logo and contact information.

Is there another reasonable method of avoiding the need for a variance or waiver; and
There is no other place to have signage on the property because the was built in the 70's.

Is there any other important factor that should be considered by the Board in keeping with the purpose and intent of the UDC?

Using both the wall and the new sign the property will conform to the more modern aesthetic of the surrounding businesses in the area.



Applicant Signature

Linnea Peel

12-16-24

Date

Attachment Checklist:

- ☐ Owner Signature on Letter or Application ☐ If needed, additional sheet for above required responses
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request
- ☐ Director's Minimum Submittal Requirements(required at time of application)

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



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

REDUCTION SURVEY STANDARDS

Surveys must feature the following:

- Information required per Arkansas Standards of Practice No. 1.
- Graphic depiction (with bearings and distances) of the area to be reduced.
- Textual depiction of the linear distance to be reduced.
- If a reduction only involves specific encroachments, the reduction area must include the specific encroachments.

Required signatures:

<i>Setback and easement reduction:</i>	<i>Setback reduction only:</i>	<i>*Easement reduction only:</i>
Property owner (with notarization) Secretary, Board of Adjustment Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider	Property owner (with notarization) Secretary, Board of Adjustment Community Development Director	Property owner (with notarization) Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider

*Easement reductions do not require a variance, but shall be submitted for review by Community Development and RWU, and require approval from all appropriate utilities. Submittals for easement reductions follow the standards and details above.

Utility Contact Information:

Provider	Contact	Phone #	Email
Rogers Water Utilities	Stephen Ponder	(479) 621-1156	stephenponder@rwu.org
Carroll Electric	Derek Thurman	(479) 273-2421 *2690	dthurman@carrollecc.com
AEP SWEPCO	Chris Andreolli	(479) 986-1015/ (479) 721-8573	clandreolli@aep.com
Black Hills Energy	Adam Comer	(479)320-5104/(479)877-0006	adam.comer@blackhillscorp.com
CATV (Cox)	Jason Combs	(479) 263-7057	jason.combs@cox.com
Phone (AT&T)	Justin Kumpe	(479) 435-2762	Jk449q@att.com

STARNER TAX GROUP®

Full Service Tax Prep • IRS Resolution

Robert J. Starner, EA, Inc.
2718 W. Walnut Street
Rogers, AR 72756

Phone: (479) 926-1040
Fax: (479) 877-1597
ROB@STG.TAX

To: City of Rogers
Re: Variance for 2718 W Walnut St
Date: 12/15/2024

My name is Rob Starner. I own an income tax business and started doing business in Rogers in 2017. I am asking for this variance on a sign for my building for several reasons. First off, my building is not a typical commercial building like the majority of others within the city. My building was built back in the 70's and was constructed as a one-story building with an A frame. The roofline runs east and west along Walnut. When I originally purchased the property there was a sign attached to the roof just above the front entry way. This was fortunately grandfathered in because of the fact that I have no flat facing front on my building whatsoever. After this last tornado came through it tore my sign off of my roof. I was told that the sign was no longer grandfathered in and I could no longer put a sign to advertise my business on the roof.

As I was scrambling to figure out my options and the major concern of not having any sort of advertising on my building, putting me at a terrible disadvantage from the majority of other businesses, I decided to spend the money to have a façade made around my front entryway. I was paying close attention to all of these other commercial buildings around the city after the tornado hit. I had seen how multiple structures had been built with big walls facing Walnut from the North side as well as from the South side. Even just across the street from me is Schlotsky's Deli and Harbor Freight. Adjacent to my Northwest is Buster's Liquor and multiple other business with wall space for signage. I thought this would be perfect. I would be able to conform the front of my building and increase the looks of this older building to bring it up to date with many other buildings beside me and in Rogers. This would also allow for an opportunity for a sign due to no longer being grandfathered in.

Once The façade was approved and we were told to go forward with the sign the project was halted by the city. The concern was that the center of the sign would sit more than 50% above the eave of the roofline and that we could not continue on with the sign. My building already sits about 6 feet below street level tucked back off the road. The way my building was originally constructed the eave of the building is about 8 feet in height. If I had to follow by these regulations this would technically mean people would be ducking under a 5 foot hanging sign just to enter the building and the bottom of the sign would be way below street level as well. You can imagine how dysfunctional and awkward this would look if I had to conform to these regulations.

STARNER TAX GROUP®

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Robert J. Starner, EA, Inc.
2718 W. Walnut Street
Rogers, AR 72756

Phone: (479) 926-1040
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ROB@STG.TAX

This variance will help me keep building signage for my business that was otherwise taken away from me first by the tornado, and second by new regulations. This allows for an updated building frontage that helps the city look better and allows me to continue to be competitive and equal in my ability to advertise to the public and allow me the same visibility other business owners have from traffic on Wanlut.

Visibility and location is everything when it comes to a business and a storefront. This was one of the main reasons I purchased this location for my business. It is on one of the busiest streets in Rogers and allowed me to be proud of being a business owner by being able to advertise for my business with a nice sign that sat atop my roof. Without this variance I am hugely disadvantaged and by something taken away from me, not by my own doing or wishes.

This variance for the sign regulations basically puts me at the same place I was with signage in the past. I had to replace it anyway and went through an independent designer, contractors, and Sign Studio in order to be sure my sign and façade would be a great look not only to my company but to the City of Rogers as well. Something we should all be proud to support.

I truly and sincerely hope and request you take my concerns for this variance as a fundamental, necessary request due to these facts and circumstances and hope that you can understand that due to all of these facts and circumstances that this is a variance which should be deeply considered and allowed.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob Starner', with a large, sweeping flourish at the end.

Rob Starner, Business Owner

Robert J Starner EA Inc.



Starner Tax Group - Channel Letters_V4



Job #: 3701063
Sales Rep: Matt
PROOF DATE: 10/11/2024

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS.
WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

Bentonville, Cave Springs, and Lowell : 479-250-4844 | www.yoursignstudio.com

Type: Channel Letters

Size: 66" X 264"

Sq Ft: 121 ft²

Material: Aluminum, ACP, Acrylic, Printed Vinyl, LEDs

Face Color: White, Full Color

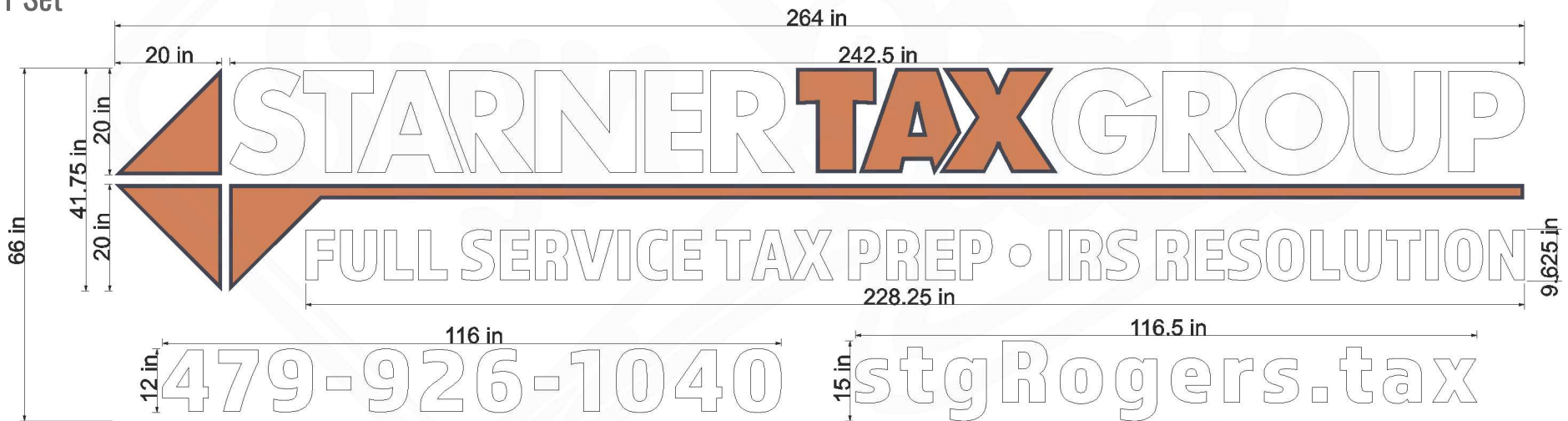
Trim Color: Black

Return Color: Black

Mounting: Flush

Quantity: 1 Set

Notes:



Folder Name: Z:\Starner Tax Group\Rogers AR - 2718 W Walnut St\3701063 - Channel Letters\Artwork - Internally Created

File Name: Starner Tax Group - Channel Letters_V4.fs

APPROVED: _____

DATE: _____



Starner Tax Group - Channel Letters_V4



Job #: 3701063
Sales Rep: Matt
PROOF DATE: 10/11/2024

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Starner Tax Group - Channel Letters_V4



Job #: 3701063
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Variance

PLANNING

Wallace Easement

Staff: Nicholas Little, Planner (nlittle@rogersar.gov)



Vicinity Map

Location

6504 S 36th Street
Parcel 02-18183-000

Nature of Request

To reduce interior yard building setback along western property boundary, as shown on Lexington Subdivision Final Plat

Zoning

T3.2

Use

Residential

Representative

Brendan Wallace

Summary:

This site is located in south Rogers, in the Lexington Subdivision along the southern city limits.



Section 2.12 Variances

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

- A. Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- B. Is the hardship a result of any action taken by the property owner or on their behalf; and
- C. Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- D. Is there another reasonable method of avoiding the need for a variance or waiver; and
- E. Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

Section 2.12 Variances

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

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Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and

Is the hardship a result of any action taken by the property owner or on their behalf; and

Is the variance or waiver requested the minimum amount necessary to carry out the project; and

Is there another reasonable method of avoiding the need for a variance or waiver; and

Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.



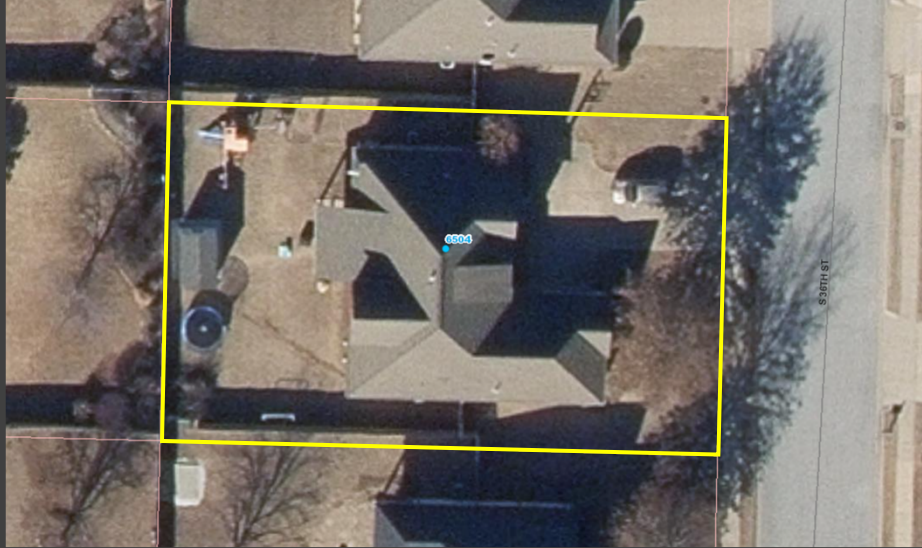
- Located at the very southern border of Rogers, just southeast of the intersection of W Garrett Road and S Bellview Road, in the Lexington Subdivision



Variance

PLANNING

Wallace Easement



Site Conditions

SITE CONDITIONS

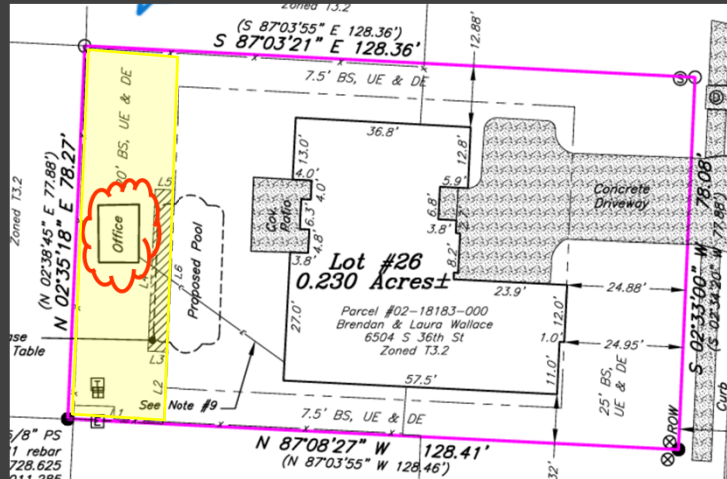
- Residential home on 0.23 acres
- Existing shed/office building completely within the 20' building setback and drainage/utility easement



Variance

Wallace Easement

PLANNING



Site Plan

Request

- To allow reduction of the 20' setback (west) set in place by the Lexington Subdivision Final Plat

Requests:

- 1. To allow encroachment into the 20' setback (west) set in place by the Lexington Subdivision Final Plat
 - Table 4.5.A. states T3.2 has an interior yard setback of 5', but the Lexington Subdivision Final Plat shows every lot within the subdivision having a 20' building setback, utility and drainage easement along the rear property line



Variance

PLANNING

Wallace Easement

Variance Request

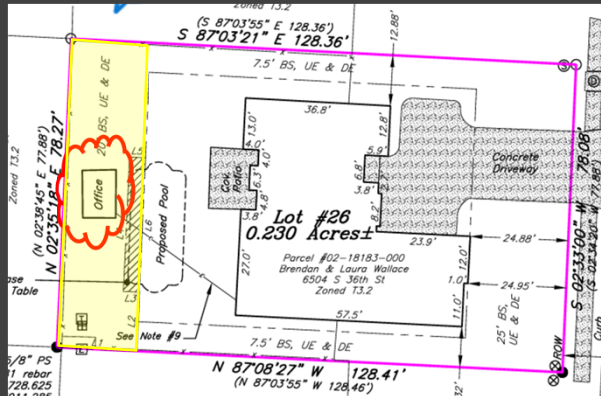
- To allow reduction of the 20' setback (west) set in place by the Lexington Subdivision Final Plat

What the UDC Says

- The UDC calls for a 5' interior yard building setback in Table 4.5.A. In this instance, the final plat for the Lexington Subdivision trumps the code requirement. Final plat calls for 20' building setback along the western property boundary.

Applicant Proposal

- Applicant submitted an easement release for a proposed swimming pool in November. Need for setback variance for shed was discovered then. Applicant doesn't plan on moving the shed building



Site Plan

Variance Request

- To allow reduction of the 20' setback (west) set in place by the Lexington Subdivision Final Plat

What the UDC Says

- The UDC calls for a 5' interior yard building setback in Table 4.5.A. In this instance, the final plat for the Lexington Subdivision trumps the code requirement. Final plat calls for 20' building setback along the western property boundary.

Applicant Proposal

- Applicant submitted an easement release for a proposed swimming pool in November. Need for setback variance for shed was discovered then. Applicant doesn't plan on moving the shed building



Variance

PLANNING

Wallace Easement

Staff Analysis of Request

Variance Request Factors		Variance Request Factors	
Would the variance cause undue hardship to the property owner due to circumstances unique to the property?	No. There are no existing site-specific circumstances that would have led to the placement of the shed where it is.	Is the variance requested the minimum amount necessary to carry out the project?	The setback reduction hasn't been shown on the plans, but the owner/surveyor would be expected to only show the minimum amount of reduction necessary to bring the structure into compliance.
Is the hardship a result of action taken by the property owner?	Yes. The owners elected to place the shed in that location, thus creating the need for the variance now. At the time of placement, the owners wouldn't have been required to obtain building permitting, due to the size of the shed.	Is there another reasonable method of avoiding the need for a variance?	Not really. The structure is semi-permanent, in that it has electrical running to it through the back yard. It could be moved to another spot in the back yard with relative difficulty.

Analysis:

Would the variance cause undue hardship to the property owner due to circumstances unique to the property?

- No. There are no existing site-specific circumstances that would have led to the placement of the shed where it is.

Is the hardship a result of action taken by the property owner?

- Yes. The owners elected to place the shed in that location, thus creating the need for the variance now. At the time of placement, the owners wouldn't have been required to obtain building permitting, due to the size of the shed.

Is the variance requested the minimum amount necessary to carry out the project?

- The setback reduction hasn't been shown on the plans, but the owner/surveyor would be expected to only show the minimum amount of reduction necessary to bring the structure into compliance.

Is there another reasonable method of avoiding the need for a variance?

- Not really. The structure is semi-permanent, in that it has electrical running to it through the back yard. It could be moved to another spot in the back yard with relative difficulty.



Variance

Wallace Easement

PLANNING



Aerial Map

Variance Decision Recommendation

- **APPROVE** the requested building setback reduction, at the minimum amount necessary to bring the building into compliance.

Public Input:

No public input received.

Variance Decision Recommendation

APPROVE the requested building setback reduction, at the minimum amount necessary to bring the building into compliance.

Director's Minimum Submittal Requirements
Community Development Department
Last updated 07/30/2024

APPLICANT'S ACKNOWLEDGMENT
Of the Director's Minimum Submittal Requirements

Note to Applicant: You must complete and upload this document to CityWorks with your application.

In order to expedite review of your application, beginning 07/30/2024 staff will no longer perform a detailed quality control review. As the applicant it is your responsibility to review the Director's Minimum Submittal Requirements (hereinafter referred to as "requirements") and ensure your submittal fully complies. This document serves as your acknowledgment of these requirements and confirmation that your submittal complies with the requirements or modified requirements (where applicable). You should complete Section 1 below only if you have had a pre-application meeting with city staff and staff waived specific requirements. If no waivers were granted you should leave this section blank. Section 2 should be completed in all cases.

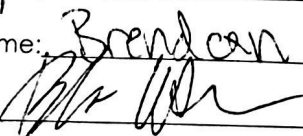
Section 1. I acknowledge the Director's Minimum Submittal Requirements and to the best of my knowledge I have submitted plans which comply with all submittal requirements except the following (insert any requirements waived by staff below, if none were waived leave blank):

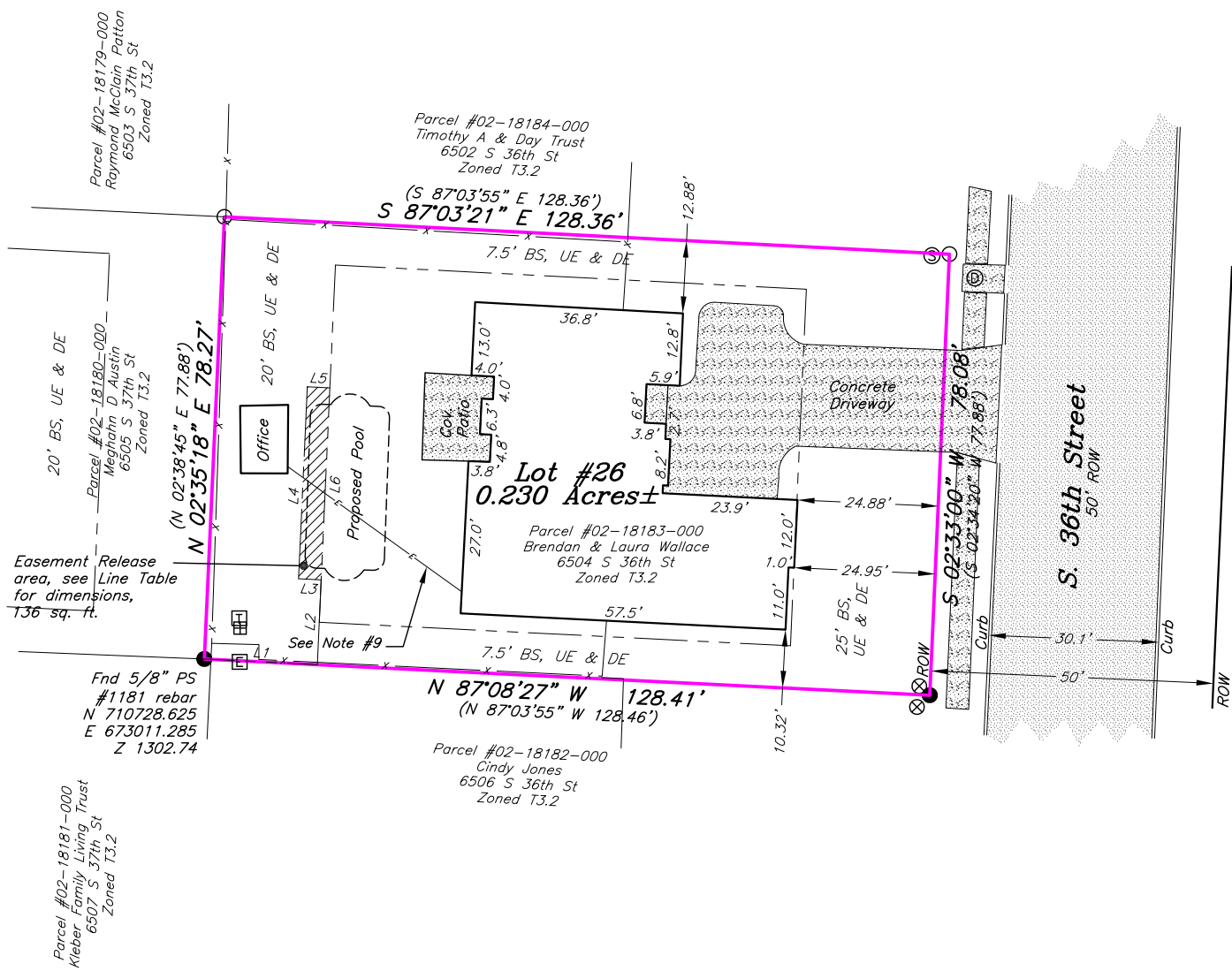
As authorized by _____ (insert city staff person that granted waiver) on
_____ (insert date).

Section 2. I understand that to expedite review of my submittal staff will not independently verify that I have met these minimum submittal requirements and will instead proceed directly to a formal review. I understand that, if during formal review, it is found that I have filed the incorrect application, or it is found that my submittal does not include the required plan sheets or plan contents which were not waived by staff, that my project may be subject to delay.

Date: 12/18/24

Applicant's Printed Name: Brendan Wallace

Applicant's Signature: 



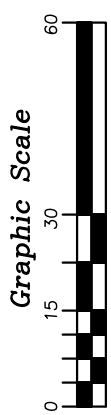
Owner: Brendan & Laura Wallace
6504 S. 36th St. Rogers
479-857-6865

Building Setback Table				
Zone	Front	Rear	Interior Side	Exterior Side
Plat	25'	20'	7.5'	20'
T3.2	15'	5'	5'	---

NOTE: The building setbacks shown graphically are based on Plat Record 2005-654.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°08'27"E	20.00'
L2	N02°35'18"E	15.00'
L3	N87°08'27"W	4.00'
L4	N02°35'18"E	34.00'
L5	S87°08'27"E	4.00'
L6	S02°35'18"W	34.00'

Grid North - NAD 83



Survey Description of Parent Tract

All of Lot 26 Lexington Subdivision in Rogers, Benton County, Arkansas as recorded in Plat Record 2005-654 in the Circuit Clerk's office in Bentonville.

Survey Description of Proposed Easement Release

A part of Lot 26 Lexington Subdivision in Rogers, Benton County, Arkansas as recorded in Plat Record 2005-654, more precisely described as follows: Starting at a found 5/8" rebar at the Southwest Corner of said Lot 26; Thence along the South line of Lot 26, South 87 Degrees 08 Minutes 27 Seconds East, 20.00 Feet; Thence North 02 Degrees 35 Minutes 18 Seconds East, 15.00 Feet for the true POINT OF BEGINNING; Thence along the proposed easement the following courses: North 87 Degrees 08 Minutes 27 Seconds West, 4.00 Feet; Thence North 02 Degrees 35 Minutes 18 Seconds East, 34.00 Feet; Thence South 87 Degrees 08 Minutes 27 Seconds East, 4.00 Feet; Thence along the existing easement, South 02 Degrees 35 Minutes 18 Seconds West, 34.00 Feet to the true POINT OF BEGINNING containing 136 square feet more or less.

Surveyor's Certification

To Brendan & Laura Wallace: This is to certify that an accurate survey was made of the hereon-described property and that this plat is the results of that survey. The land was surveyed under the supervision of Jim Ramsey, PS #1227, with a plat of said survey filed in the State Land Surveyor's Office in Little Rock, Arkansas. FLOOD CERTIFICATION: According to this survey, no part of the above-described land appears to lay in a known flood area, according to FIRM Community Panel number 05007C0270 K, effective date, June 5, 2012. The property surveyed is located in Zone X. A search for recently completed LOMAs effecting the location of the flood zone has not been completed at this time. This survey was completed on October 7, 2024. This plat was completed on November 11, 2024.

Surveyor's Notes:

- In providing this survey, no attempt has been made to show data concerning location, size, depth, condition or capacity of underground utilities existing on site. Only visible utilities have been located on this survey.
- No abstract of title, nor title commitment, or results of a title search were furnished to the surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that affect this surveyed parcel.
- Ramsey Surveying, Inc. has made no additional investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Basis of bearings is Grid North according to the Arkansas Coordinate System, North Zone, derived from GPS RTK method. Record bearings in parentheses are according to Plat Record 2005-654.
- This plat represents a survey of Parcel #02-18183-000.
- The purpose of this survey is to define a proposed easement area to be released for the purpose of construction of a swimming pool.
- Horizontal coordinates shown on this survey were established by GPS RTK method and are based on NAD 83 datum, City of Rogers Reference Station. Elevations shown on this survey were established by GPS RTK method and are based on NAVD 88 datum, City of Rogers Reference Station. This survey used a combined scale factor of 0.999948978 with a convergence angle of -1°15'42.61657" calculated at N 710667 E 673082 Z 1299. All distances shown on the plat are ground distances, grid to ground factor 1.000051025 at 710728.625 E 673011.285.
- Based on Ticket #241007-1574 provided by the owner, AT&T reported that the utility marks were still fresh, however, no painted lines or flags were discovered during the field survey; Black Hills Corporation reported that no utilities were marked due to locked gates; Carroll Electric reported "clear, no conflict"; Cox reported "clear, no conflict"; RWU reported facilities marked, however, no painted lines or flags were discovered; Springdale Water reported "clear, no conflict"; Ramsey Surveying, Inc. assumes no liability for the accuracy of said report. No marked utilities were discovered on site.
- The approximate location of a buried electric line according to information provided by the owner.

Owner's Certification and Dedication

We, the undersigned owners of the real estate shown and described herein, do hereby acknowledge that we have the legal right and authority to make the property interest grants contained on and within this document. We, the undersigned owners of the real estate shown and described herein, do hereby establish, grant, and dedicate to the City of Rogers, Arkansas the rights-of-way, easements, streets, and alleys as shown on this plat for public use, benefit, and access. The City of Rogers is further granted the rights of ingress and egress to and from said rights-of-way, easements, streets, and alleys. The City of Rogers is also granted the right and authority to maintain, service, or improve said rights-of-way, easements, streets, and alleys and the improvements contained therein. Any right or authority granted above specifically regarding maintenance, service, or improvement shall be exercised in a manner chosen at the discretion of the City of Rogers. Said rights-of-way, easements, streets, and alleys shall be for the benefit of the City of Rogers and all of its franchised utility providers. The City of Rogers and its franchised utility providers shall have the right and authority to cut, trim, or remove trees, shrubs, and other vegetation within said rights-of-way, easements, streets, and alleys. The City of Rogers and all of its franchised utility providers shall also have the right and authority to prohibit the erection of building, structures, or fences within said rights-of-way, easements, streets, and alleys.

Owner_____ Date_____

Owner_____ Date_____

State of Arkansas
County of Benton
Subscribed and sworn before me this____day of _____, 20____.

Notary Public _____

My commission expires _____

Utility Signatures:

Carroll Electric _____

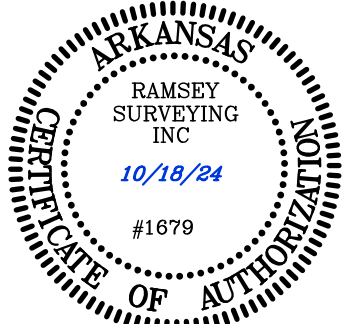
Black Hills Energy _____

CATV _____

AT&T/SBC _____

Rogers Water Utilities _____

Community Development Director _____



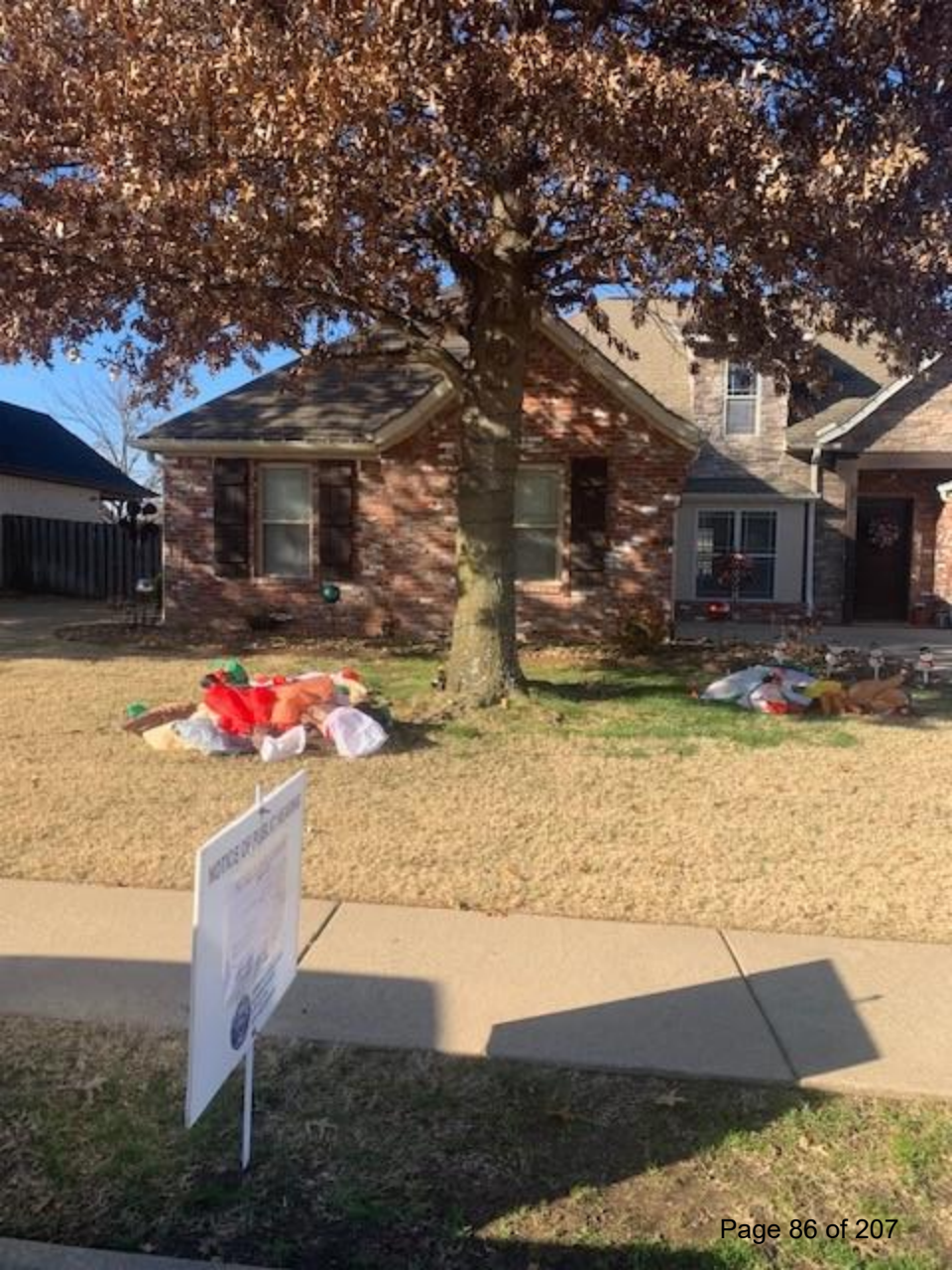
LEGEND

- Found 5/8" Rebar
- Set 5/8" Rebar
- Sanitary Manhole
- Storm Manhole
- ⊞ Broadband Pedestal
- ⊞ Telephone Pedestal
- ⊞ Electric Box
- ⊞ Water Meter
- Property Boundary
- Curb
- BS, UE & DE
- X Privacy Fence
- T — T Buried Telephone
- GAS — Buried Gas
- E — Buried Electric
- V — Buried Water



RAMSEY SURVEYING, INC.
1729 West Poplar Street
Rogers, Ar. 72758
www.ramseysurveying.com

Job: Easement Release For Brendan & Laura Wallace	Drawn By: JFR	Job Number: 24234
Scale 1"=30'	Rev:	
Date: 11/11/24		
Location: Lot 26 Lexington Subdivision		
500-18N-30W-0-03-440-04-1227		
Jim F. Ramsey PS #1227 479-691-6663 Arkansas CO# #1679		



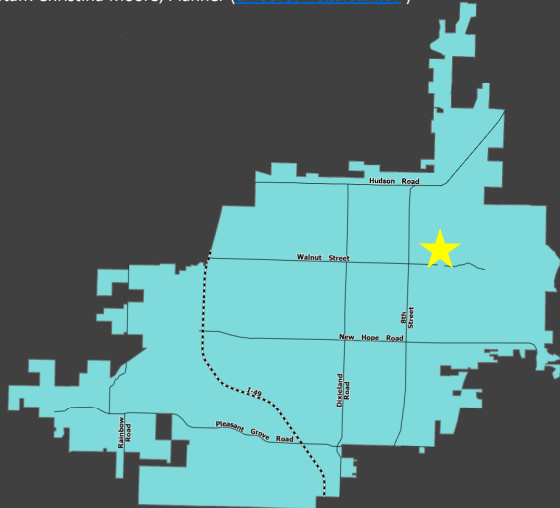


Variance

Chestnut Flats

PLANNING

Staff: Christina Moore, Planner (cmoore@rogersar.gov)



Vicinity Map

Location

111 W Chestnut Street

Nature of Request

- To allow a decrease in the minimum floor ceiling height from 12 feet to 9 feet
- To allow a decrease in the minimum building occupancy from 70% to 61%

Zoning

T5.1 (City Low-Intensity)

Proposed Use

Mixed-Use

Representative

Keith Wheeler, Fugitt Arc.

Summary:

This site is located in downtown Rogers near Chestnut Street and N 2nd Street.



Board of Adjustment

PLANNING

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

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

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

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

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



Variance

PLANNING

Chestnut Flats



Geolocation

This request is located just west of the fire station in downtown Rogers.

Request:

- To allow a reduction in the floor to ceiling height of the first floor from 12 feet to 9 feet.
- To allow a decrease in the minimum building occupancy in T5.2 zoning from 70% to 61%

Proposal:

- The applicant is proposing that the first floor height be 9 feet instead of 12 feet.
- The applicant is proposing to have the minimum building occupancy 61% instead of 70%



Variance

Chestnut Flats

PLANNING



Elevation

Request 1

- To allow a decrease in the minimum floor ceiling height from 12 feet to 9 feet

Request:

- To allow a reduction in the floor to ceiling height of the first floor from 12 feet to 9 feet.

Proposal:

- The applicant is proposing that the first floor height be 9 feet instead of 12 feet.



Variance

PLANNING

Chestnut Flats

Request 1

Applicant Hardship

"Due to the lot's physical dimensions and the physical dimensions of the Commercial-Ready space within the building and the inability to provide aerial access through any reasonable means we are requesting that a variance be provided to eliminate the requirement of a 12' minimum floor to ceiling height of the commercial ready space on the ground floor. The physical dimension of the space will be 32' x 36' (1152 sf.) and will likely be office space due to its physical dimensions. We believe that it would be adequate to have the required height of that space no more restrictive than the other floors within the building (9'-0")."

Applicant Spirit and Intent

"The reason for the request is to allow the building to be constructed with standard wood framing three stories in height without exceeding the 30'-0" eave height that we are restricted to because the overhead lines and the existing width of W. Chestnut St. prohibit aerial access. This variance is absolutely critical for the feasibility of construction on this lot given the restrictions of the buildable area with overhead powerlines on both the Chestnut side and the alley side of the lot and the height restriction to two floors due to the absence of aerial access standards."

Stated Hardship:

The applicant's hardship states the overhead power lines create an inability to provide aerial access.

Spirit and Intent:

The provided floor to ceiling height of the first floor allow the overall building to not exceed 30feet and therefore not need aerial access.



Variance

PLANNING

Chestnut Flats

Staff Analysis of Request 1

Variance Request Factors

Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property?	Yes, if the city does not obtain funds to bury the overhead lines. Aerial access is required when a building is over 30 feet tall per building code. The site has existing overhead powerlines that restrict the ability for adequate aerial access in case of emergencies. The reduction in the floor to ceiling height of the first floor is needed to keep the building under 30 feet.
--	---



Elevation

Analysis:

- Strict enforcement could cause hardship. Aerial access is needed per building code when the building is over 30 feet tall. Reducing the first floor building height to 9 feet allows the building to be under 30 feet tall and avoid the aerial access requirement.



Variance

PLANNING

Chestnut Flats

Staff Analysis of Request 1

Variance Request Factors	
Is the hardship a result of any action taken by the property owner or on their behalf?	Yes. The developer could reduce the number of floors of the building to achieve the 12 foot first floor height and keep the building under 30 feet for aerial access. However, this would reduce the feasibility of the project for the developer.
Is the variance or waiver requested the minimum amount necessary to carry out the project?	Yes. The building height is 29 feet tall with the proposed reduction of the first floor ceiling height.



Site Plan

Analysis:

- As for the hardship caused by actions taken by the property owner. The number of floors could be lowered to allow the first floor to have a height of 12 feet. However, this would not be a good use of the property and would not achieve the desired development the city would like to see in downtown.
- Yes the request is for the minimum amount necessary because the overall proposed building height is 29 feet avoiding the aerial access requirement.



Variance

PLANNING

Chestnut Flats

Staff Analysis of Request 1

Variance Request Factors

Is there another reasonable method of avoiding the need for a variance or waiver?

Yes and No. If the developer were to decrease the amount of floors/rental space in the building the project would not be financially feasible.

The city is also actively trying to obtain funds to bury the overhead powerlines



Site Plan

Analysis:

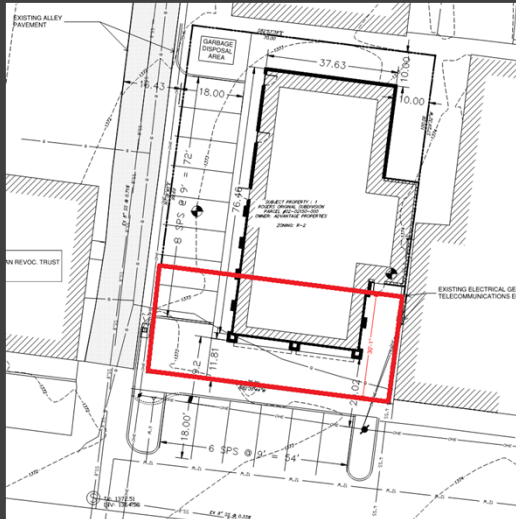
- The developer could lower the number of floors on the building however this would not be the type of development the city wants in this area.
- The city is trying to get funds to pay for the burying of the powerlines.



Variance

Chestnut Flats

PLANNING



Site Plan

Request 2

- To allow a reduction in the minimum building occupancy in the build to zone from 70% to 61%

Request:

- To allow a decrease in the minimum building occupancy in T5.2 zoning from 70% to 61%

Proposal:

- The applicant is proposing to have the minimum building occupancy 61% instead of 70%



Variance

PLANNING

Chestnut Flats

Request 2

Applicant Hardship

"Existing overhead power lines and the 15'-0" setback required from these overhead lines on the west side of this parcel (Alley side) the buildable width of this property is 52 total ft. wide facing the pedestrian Friendly Frontage. Overhead power lines serving the adjacent building and their required separation plus existing sanitary sewer on the East side prevent the building from occupying all of that width. The overall total occupiable area at the ROW is 41'-6". Per code 49' is required to meet the 70% requirement."

Applicant Spirit and Intent

"We are requesting that the requirement be reduced to 39' wide facing the pedestrian friendly frontage. The proposed building will still occupy 49' of width creating a small forecourt for the building between it and the adjacent building where overhead lines, meters, and sanitary sewer are currently in the way of construction. This area will be designed to be a connection and expansion of the forecourt between the building and the sidewalk. Our hope is that we will be able to move the adjacent property line to align with the wall of the neighboring structure and relocate all of the services serving that building that encroach on our lot. If all of that happens the proposed building will not be designed to utilize this variance but in the sites current condition this variance is required for the site to be developed."

Stated Hardship:

There are utility lines servicing the adjacent property that are prohibiting the building from being placed within 30 feet of the front property line on the east side.

Spirit and Intent:

The applicant hopes to move the utility lines and be able to occupy this area with a building however if they are unable to do this they will require a variance.



Variance

Chestnut Flats

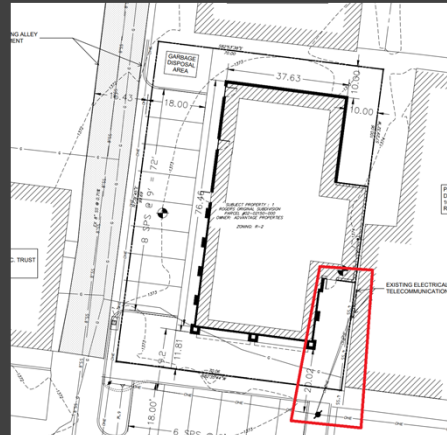
PLANNING

Staff Analysis of Request 2

Variance Request Factors

Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property?

The applicant stated in their purpose and intent that they intend on moving the utilities that prevent the building from occupying the east side of the property. They are taking precaution in requesting this variance incase the utilities cannot be moved.



Site Plan

Analysis:

- The applicant intends on moving the utility lines marked in red on the site plan. At the time this staff report was written, they have not contacted the adjacent property owner so they are wanting to get this variance out of precaution.



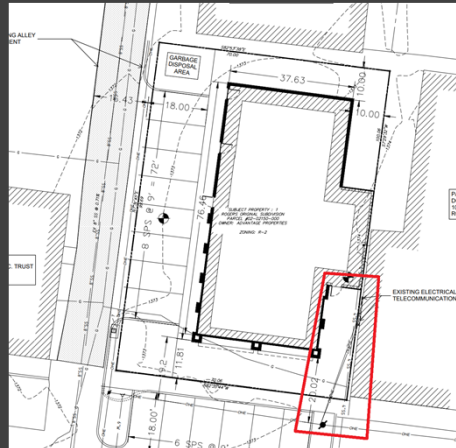
Variance

Chestnut Flats

PLANNING

Staff Analysis of Request 2

Variance Request Factors	
Is the hardship a result of any action taken by the property owner or on their behalf?	Yes. The developer should verify if the utilities can or cannot be moved before applying for this request. The developer can still get more building in the build to zone.
Is the variance or waiver requested the minimum amount necessary to carry out the project?	Yes, but only if the utilities cannot be moved.



Site Plan

Analysis:

- The applicant should contact the adjacent property owner and verify if the connections can be moved. If the adjacent property owner does not want to cooperate, then the city will be in support of this variance.



Variance

PLANNING

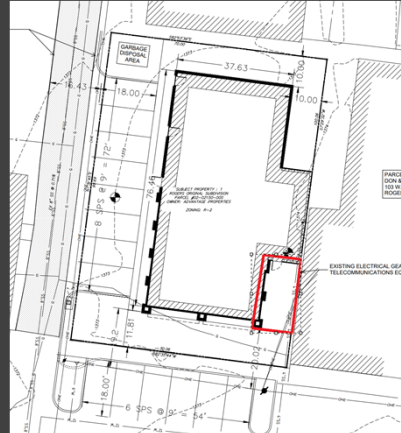
Chestnut Flats

Staff Analysis of Request 2

Variance Request Factors

Is there another reasonable method of avoiding the need for a variance or waiver?

Yes, the utilities on the building to the west could be moved to allow the area marked in red to be occupied by building.



Site Plan

Analysis:

- Staff finds that it is reasonable to request the applicant contact the adjacent property owner to move the utilities.

Final Point



Development Directly South of the subject project

Analysis:

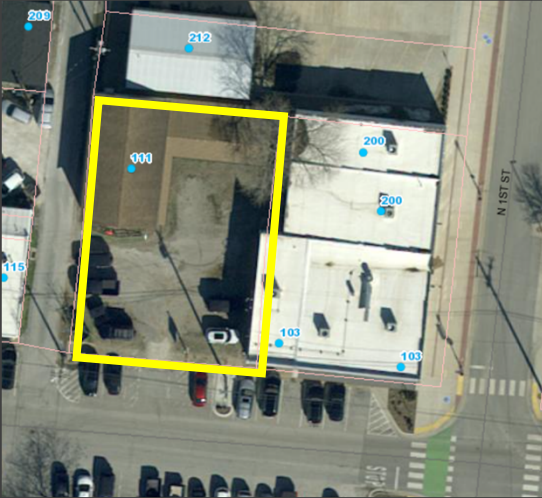
- The development directly south of this property has an approved three story residential building that is 42 feet tall. There are not overhead powerlines on Chestnut on this side of the street but there are overhead power lines in the alley.



Variance

Chestnut Flats

PLANNING



Aerial Map

Recommendation

- **Approve with Condition** the request to allow a decrease in the minimum floor ceiling height from 12 feet to 9 feet
 - On the condition the city cannot obtain funds to bury the overhead powerlines by the time the site development plan is approved.
- **Approve with Condition** the request to allow a decrease in the minimum building occupancy from 70% to 61%
 - On the condition the utilities on the neighboring building cannot be moved that prevent the building from occupying the first 30 feet of the property.

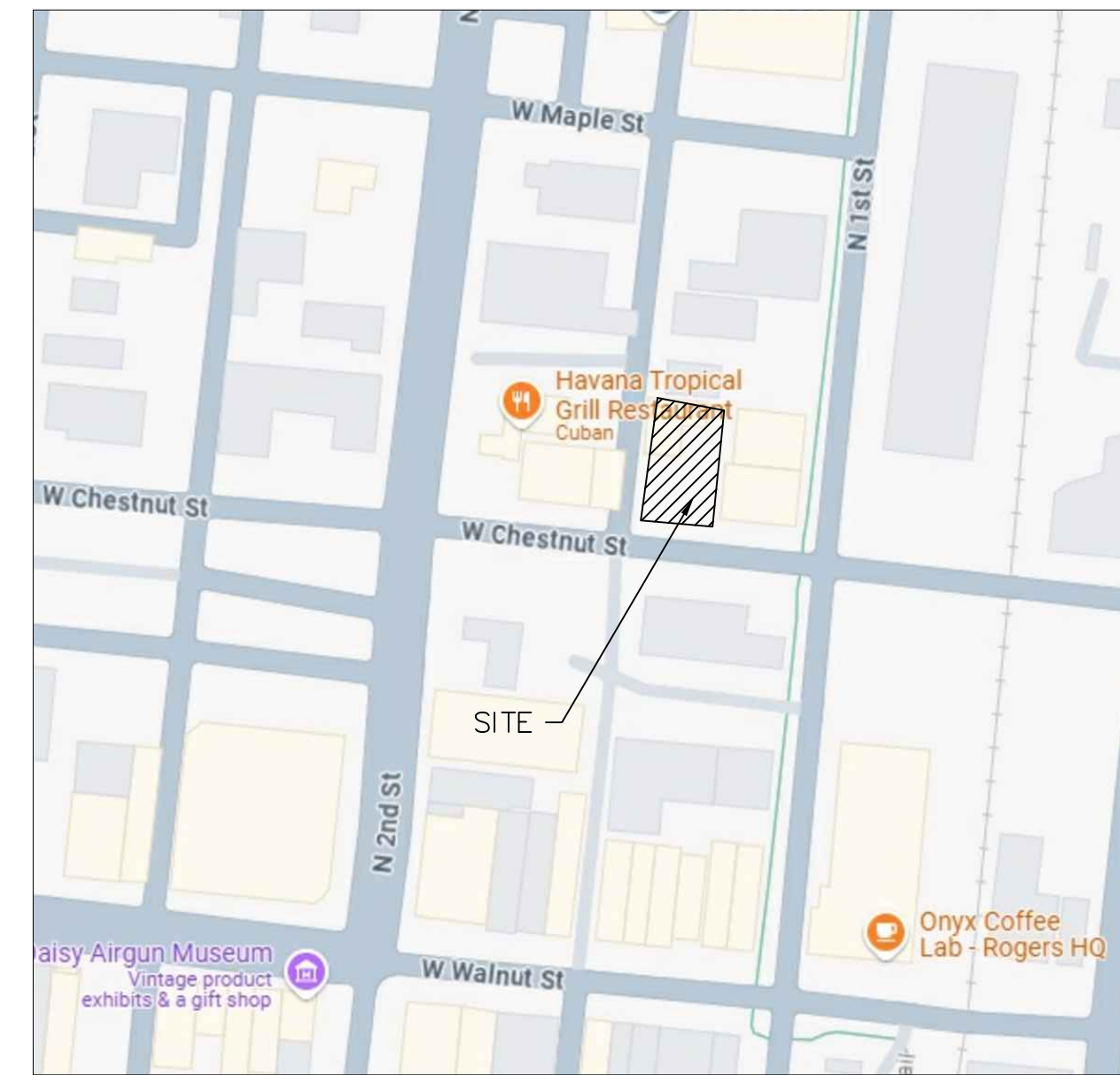
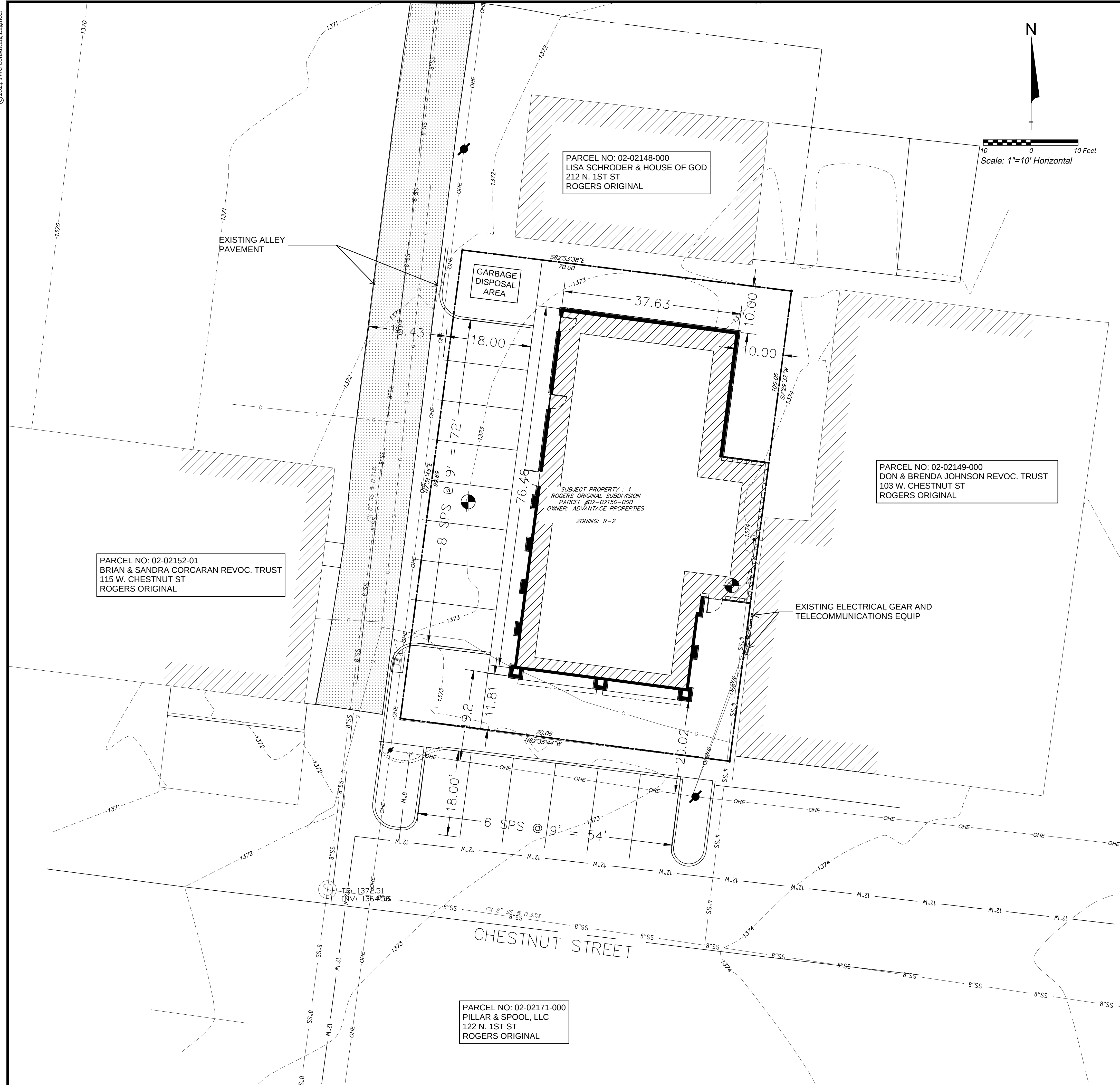
Public Input:

None provided

Recommendation:

APPROVE WITH CONDITION the request to allow a reduction in the first floor to ceiling height with the condition the city does not obtain funds to bury the overhead powerlines by the time the site development plan is approved.

APPROVE WITH CONDITION the request to allow a reduction in the minimum building occupancy percentage with the condition the adjacent property owner is unwilling to move their utility connections.



VICINITY MAP
N.T.S

LEGAL DESCRIPTION:
THE WEST HALF OF LOTS 9 AND 12, BLOCK 2,
ROGERS ORIGINAL, CITY OF ROGERS, BENTON
COUNTY, ARKANSAS

STREET ADDRESS: 111 WEST CHESTNUT STREET
ROGERS, ARKANSAS

TWC Consulting Engineer

2333 N. Gooseberry Ln.
Fayetteville, Arkansas 72704
Phone: 479.530.0913

CHESTNUT FLATS

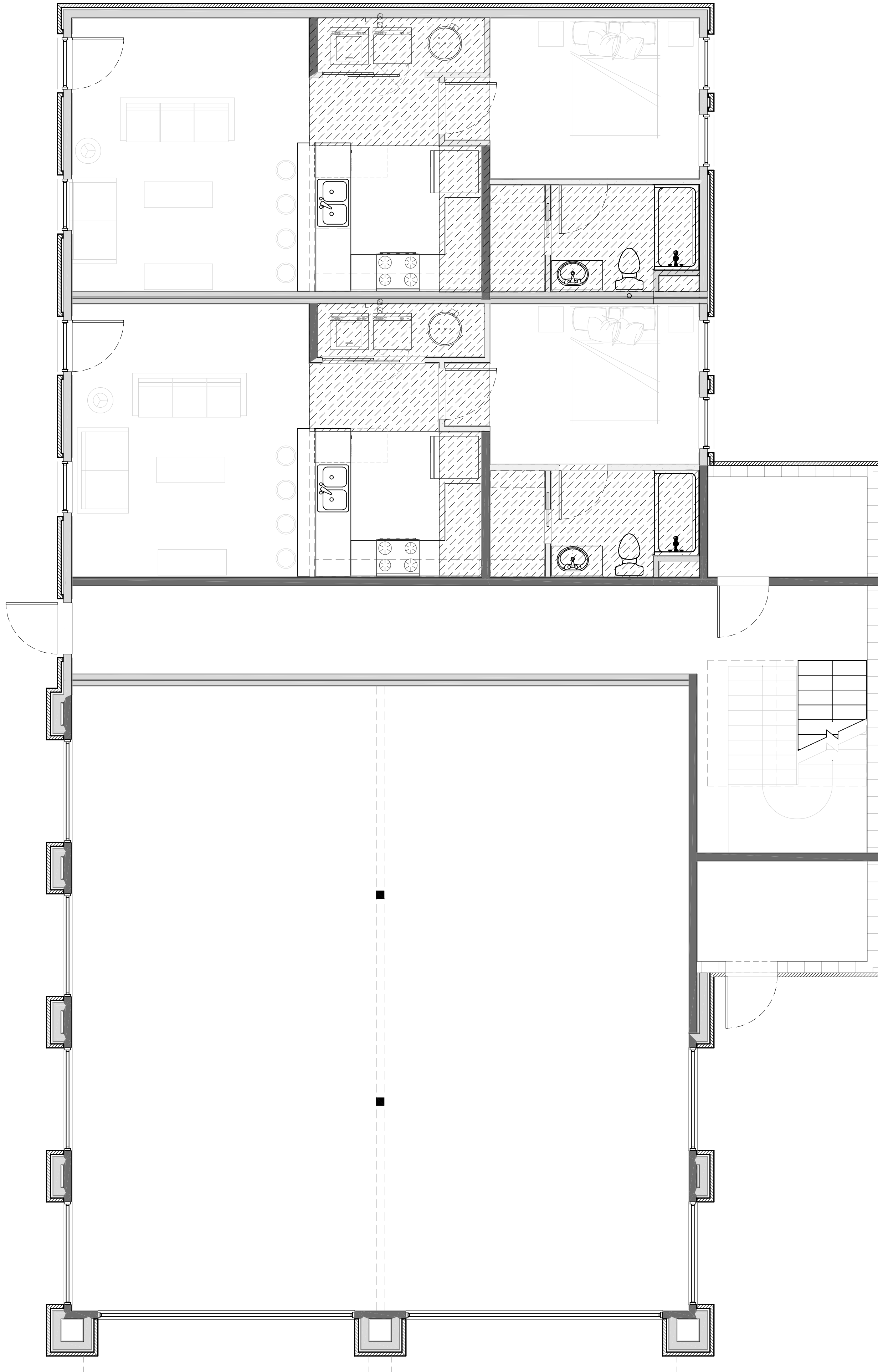
SITE PLAN

ARKANSAS

ROGERS



DATE	DRAWN
OCTOBER 2024	TWC
DESIGNED	CHECKED
TWC	TWC
SCALE	
1" = 10'	
TWC PROJECT NO.	
2024005	
SHEET	
ADD# C1 REV#	

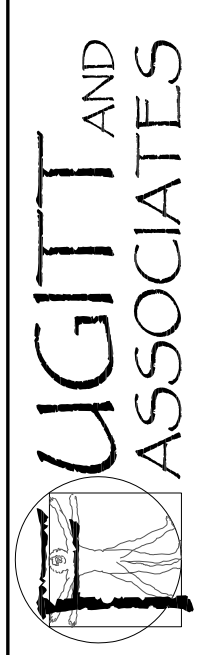


FLOOR PLAN at GROUND FLOOR
Scale : 1/4"=1'-0"

REV	DATE	DESCRIPTION
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98	6/1/24	ISSUED
99	6/1/24	ISSUED
100	6/1/24	ISSUED

Arch D (landscape)

PRELIMINARY
NOT FOR
CONSTRUCTION



1200 E. JOYCE BLVD
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

ARCHITECT

WILLIAM KIM FUGITT AIA
KEITH F. WHEELER AIA

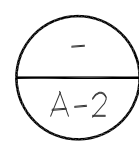
DESCRIPTION
PROJECT
CITY & STATE

SUBMITTAL Date : -- / -- / --

PRELIMINARY
NOT FOR
CONSTRUCTION

Description:	Description
Location:	City & State
Sheet Content:	
Sheet:	A-1
Document Date:	November 22, 2024



 FLOOR PLAN at SECOND FLOOR
Scale : 1/4"=1'-0"

REV	DATE	DESCRIPTION
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99	6/1/24	ISSUED
100	6/1/24	ISSUED

Arch D (landscape)

PRELIMINARY
NOT FOR
CONSTRUCTION



FUGITT AND ASSOCIATES ARCHITECT
WILLIAM KIM FUGITT AIA
KEITH F. WHEELER AIA

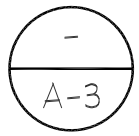
1200 E. JOYCE BLVD
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

DESCRIPTION
PROJECT
CITY & STATE

SUBMITTAL Date : -- / -- / ----

Description:	Description
Location:	City & State
Sheet Content:	
Sheet:	A-2
Document Date:	November 22, 2024

PRELIMINARY
NOT FOR
CONSTRUCTION



FLOOR PLAN at THIRD FLOOR
Scale : 1/4"=1'-0"

Last Edited By: KEITH
F:_PROJECTS_KEITH-WHEELER\AR_ROGERS_CHESTNUT FLATS\CHESTNUT FLATS_REWSED_4.DWG

PRELIMINARY
NOT FOR
CONSTRUCTION

Description:
Location:
City & State:
Sheet Content:
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Document Date:
November 22, 2024

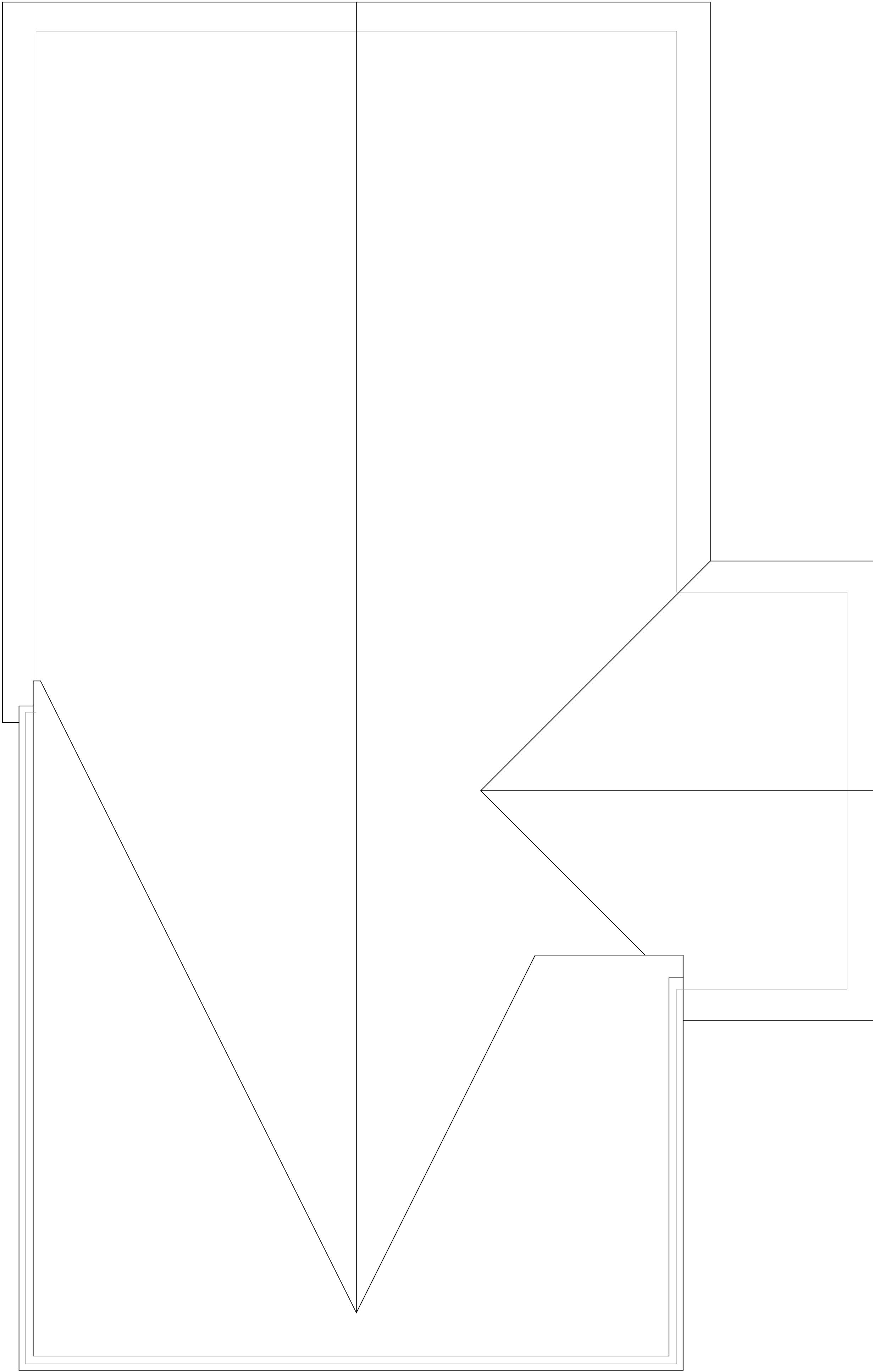
DESCRIPTION
PROJECT
CITY & STATE
SUBMITTAL Date : --- / --- / -----

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CONSTRUCTION

REV	DATE	DESCRIPTION
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Arch D (landscape)



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A-4

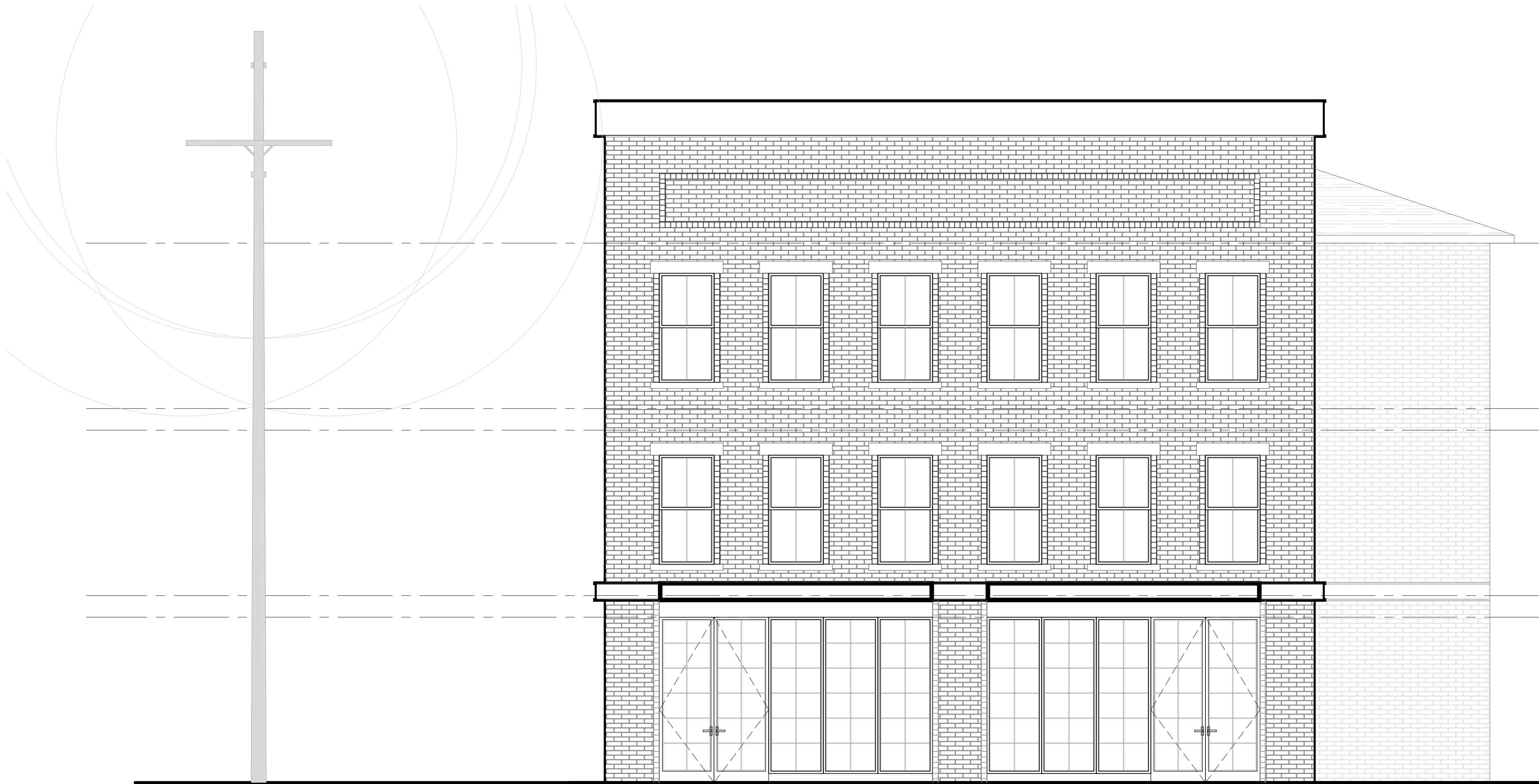
ROOF PLAN DIAGRAM

Scale : 1/4"=1'-0"

GENERAL FLASHING NOTE:
G.C. TO PROVIDE FLASHING REQUIRED TO MAKE BUILDING WATER TIGHT. USE APPROPRIATE MEANS, METHODS, AND MATERIALS TO FLASH AND COUNTER FLASH ANY AND ALL AREAS WHERE DISSIMILAR MATERIALS MEET OR EXTERIOR SURFACES CHANGE DIRECTION OR PLANE. FLASHING SHALL BE INSTALLED IN SUCH A MANNER SO AS TO PREVENT MOISTURE FROM ENTERING THE WALL AND ROOF OR TO REDIRECT IT TO THE EXTERIOR. FLASHING SHALL BE INSTALLED AT JOINTS IN COPINGS, PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, INTERSECTIONS WITH PARAPET WALLS, TERMINATIONS OF EXTERIOR WALL ASSEMBLIES, EXTERIOR WALL INTERSECTIONS WITH ROOFS, CHIMNEYS, PORCHES, DECKS, BALCONIES, SIMILAR PROJECTIONS, BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE BUILDING. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM. IF A FLASHING DETAIL IS NOT APPARENT IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST INFORMATION FROM THE ARCHITECT IN WRITTEN FORM (RFI) REGARDING THE PROCEDURE IN QUESTION. IF THE CONTRACTOR PROCEEDS WITH THE WORK WITHOUT RECEIVING A WRITTEN RESPONSE FROM THE ARCHITECT IT IS IMPLIED IN DOING SO THAT THE CONTRACTOR HAS TAKEN FULL RESPONSIBILITY FOR THE MEANS AND METHODS OF THE WORK, ITS FUNCTION AND AESTHETIC QUALITY. IF THE WORK SHOULD FAIL TO MEET THE OWNER'S APPROVAL IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPAIR/RECONSTRUCT TO THE OWNER'S SATISFACTION.

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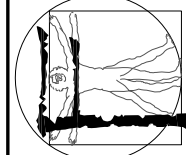


EXTERIOR ELEVATION at CHESTNUT
Scale : 1/4"=1'-0"

REV	DATE	DESCRIPTION	ISSUED	DRAWN
1	6/1/24	ARCH D (LANDSCAPE)		
2	6/1/24			
3	6/1/24			
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5	6/1/24			
6	6/1/24			

Arch D (landscape)

PRELIMINARY
NOT FOR
CONSTRUCTION



1200 E. JOYCE BLVD
FAYETTEVILLE AR 72703
479.521.6686
KIM.FUGITT@FUGITTARC.COM

ARCHITECT

WILLIAM KIM FUGITT AIA
KEITH F. WHEELER AIA



EXTERIOR ELEVATION at ALLEY
Scale : 1/4"=1'-0"

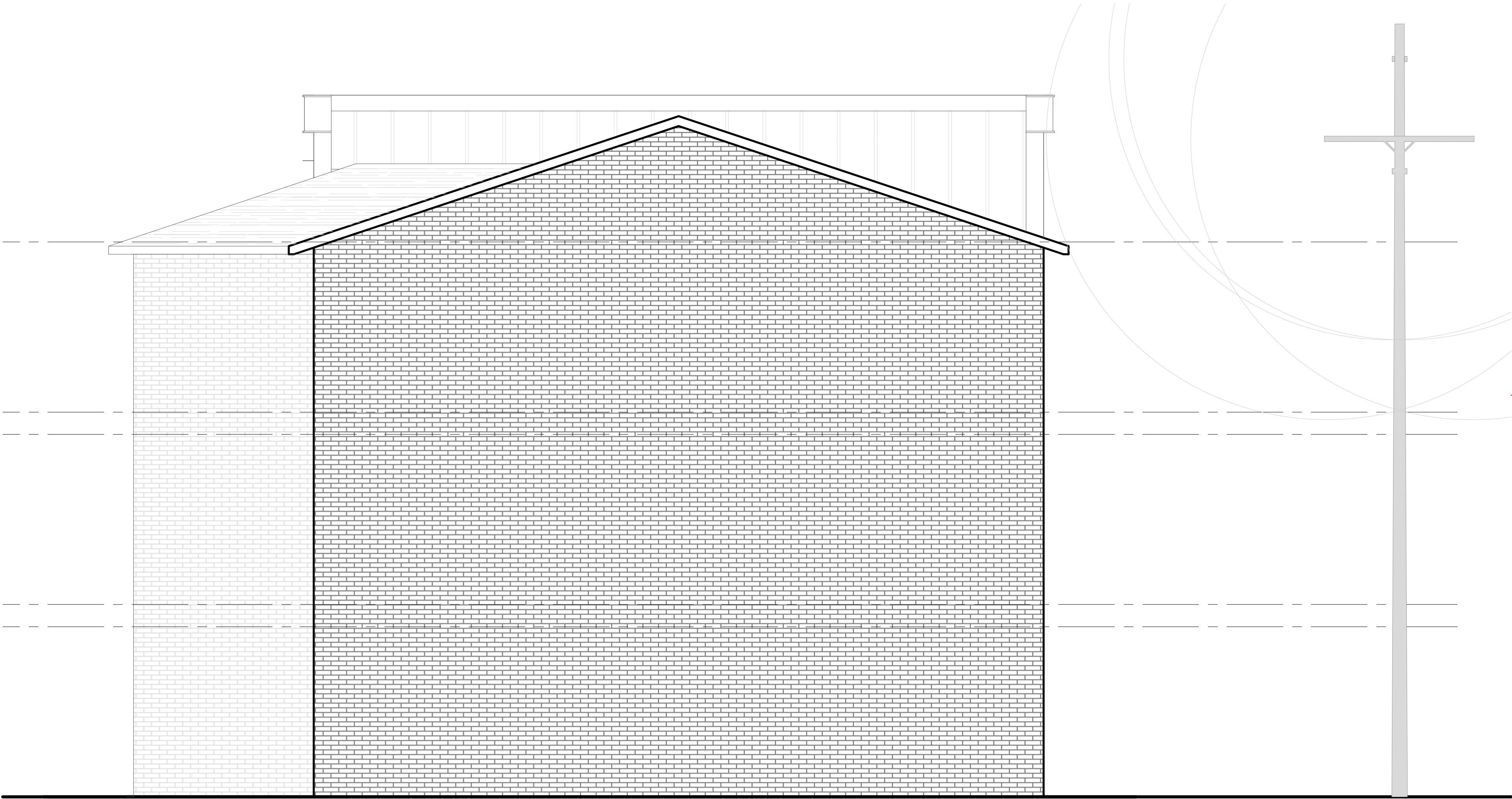
DESCRIPTION
PROJECT
CITY & STATE

SUBMITTAL Date : -- / -- / ----

PRELIMINARY
NOT FOR
CONSTRUCTION

Description:	
Location:	
City & State:	
Sheet:	A-5.1
Document Date:	November 22, 2024

GENERAL FLASHING NOTE:
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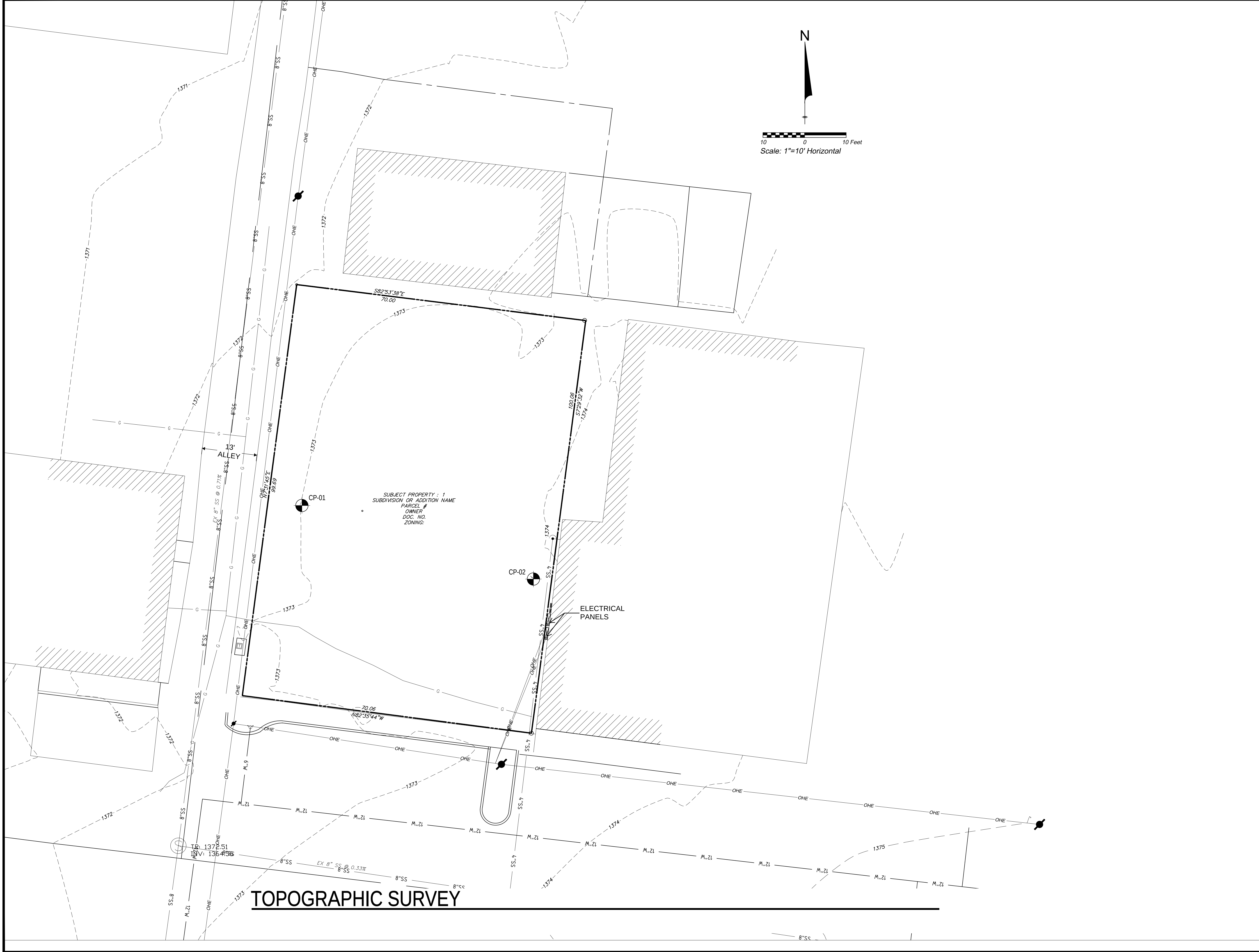


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A-5.2

 EXTERIOR ELEVATION at NORTH
Scale : 1/4"=1'-0"

REV	DATE	DESCRIPTION	DRAWN
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CHESTNUT FLATS		TWC Consulting Engineer	
SITE PLAN		2333 N. Gooseberry Ln. Fayetteville, Arkansas 72704 Phone: 479-530-0913	
ROGERS		ARKANSAS	
CALL BEFORE YOU DIG 1-800-487-8808 ARKANSAS ONE CALL SYSTEM		NO. DATE BY C/D DESCRIPTION	
DATE		DRAWN	
OCTOBER 2024		TWC	
DESIGNED		CHECKED	
TWC		TWC	
SCALE		1" = 10'	
TWC PROJECT NO.		2024005	
SHEET		ADD#	
C1		REV#	



UNDERSTANDING THE VARIANCE PROCESS

Sec. 14-724 of Rogers Code of Ordinances

Application steps:

1. Discuss variance with Planning staff to verify nature of request.
2. Complete application and provide the following supplements:
 - One-hundred dollar (\$100) filing fee made payable to the City of Rogers.
 - Unabbreviated legal description. Platted lot/block description is sufficient.
 - Reduction survey, site plan, sign proofs, pictures, or any other items necessary to explain request. Setback reduction requests must include the reduction distance in terms of linear feet.
3. Once application and required supplements are submitted and determined to meet all requirements, Planning staff will assign the variance request to a public hearing date based on the Public Hearing deadline and meeting schedule.

Public hearing details:

- Public hearings for variance requests are held during regularly scheduled Board of Adjustment meetings which take place on the first and third Tuesday of each month. The Board meets at 5:30 pm in the Council Chambers at City Hall.
- A legal notice of public hearing is advertised in the newspaper, and a public hearing notice sign is placed on the subject property 15 days prior to the Board of Adjustment meeting.
- The applicant or representative must be in attendance to represent the request and answer questions from the Board. If the applicant or representative fails to appear on the scheduled meeting date, the item can be postponed only once. If the applicant fails to appear on the second meeting date, the request will be automatically denied.
- The Board may approve a variance request with conditions or limits.

If your sign variance is approved:

- Sign variances require that a sign permit be obtained within six (6) months of approval.

If your setback reduction is approved:

- Setback reduction variances require provision of an official reduction survey that complies with the city's REDUCTION SURVEY STANDARDS.
- Planning staff will review and confirm that the reduction survey complies with survey standards and the approved variance. Survey revisions may be necessary.
- Once reviewed, surveys may be submitted for signatures on paper not exceeding 18" x 24". If a survey requires City and utility signatures, utility signatures must be gathered first.
- Surveys must be recorded with the Benton County Circuit Clerk, and a pdf must be filed with the Department of Community Development before considered final.



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

OFFICE USE ONLY

Permit Fee: _____ (\$100) Zoning: _____

App Number: _____

CityView Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: KEITH WHEELER

ADDRESS: 1200 E Joyce Blvd. Fayetteville Arkansas SUITE #: _____

GENERAL LOCATION OF PROPERTY: 111 W Chestnut

PHONE #: 479-521-6686 ext 3210 EMAIL: keith.wheeler@fugittarc.com

PROPERTY OWNER: Advantage Properties LLC PHONE #: 479-644-1373

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):
Section 4.5.4 Min. Building Occupancy, Section 4.5.A Minimum floor to ceiling height, Section 3.4.5 Building Location

Sec. 14-724(e)(1)(b) requires variance applicants to respond to these two questions for variance consideration:

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

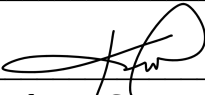
Existing Overhead line can not comply with aerial access for building height

The existing Overhead powerlines and utility easements can not comply with minimum building width

15 ft clearance from overhead line on Chestnut can not comply with building Location. ess

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

The building will be constructed to have the desired appearance, density, and presence that is in line with the desire of the code. The variances requested are mandatory in order to develop the site due to hardships that are beyond the control of the project ownership.


Applicant Signature

12/5/24

Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



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

REDUCTION SURVEY STANDARDS

Surveys must feature the following:

- Information required per Arkansas Standards of Practice No. 1.
- Graphic depiction (with bearings and distances) of the area to be reduced.
- Textual depiction of the linear distance to be reduced.
- If a reduction only involves specific encroachments, the reduction area must include the specific encroachments.

Required signatures:

<i>Setback and easement reduction:</i>	<i>Setback reduction only:</i>	<i>*Easement reduction only:</i>
Property owner (with notarization) Secretary, Board of Adjustment Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider	Property owner (with notarization) Secretary, Board of Adjustment Community Development Director	Property owner (with notarization) Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider

*Easement reductions do not require a variance, but shall be submitted for review by Community Development and RWU, and require approval from all appropriate utilities. Submittals for easement reductions follow the standards and details above.

Utility Contact Information:

Provider	Contact	Phone #	Email
Rogers Water Utilities	Stephen Ponder	(479) 621-1156	stephenponder@rwu.org
Carroll Electric	Derek Thurman	(479) 273-2421 *2690	dthurman@carrollecc.com
AEP SWEPCO	Chris Andreolli	(479) 986-1015/ (479) 721-8573	clandreolli@aep.com
Black Hills Energy	Adam D. Comer	(479) 320-5104 / (479) 877-0006	adam.comer@blackhillscorp.com
CATV (Cox)	Jason Combs	(479) 263-7057	jason.combs@cox.com
Phone (AT&T)	Anthony Williams	(479) 442-3173	aw9156@att.com



NOTICE OF PUBLIC HEARING
NOTICE OF PUBLIC HEARING
The following information is being provided to you for your information and to allow you to participate in the public hearing process.
Project Name: [illegible]
Project Location: [illegible]
Project Description: [illegible]
Public Hearing Date: [illegible]
Public Hearing Time: [illegible]
Public Hearing Location: [illegible]
For more information, please contact the [illegible] at [illegible] or visit the [illegible] website at [illegible].
COMMUNITY DEVELOPMENT
PLANNING DIVISION
[illegible]
[illegible]

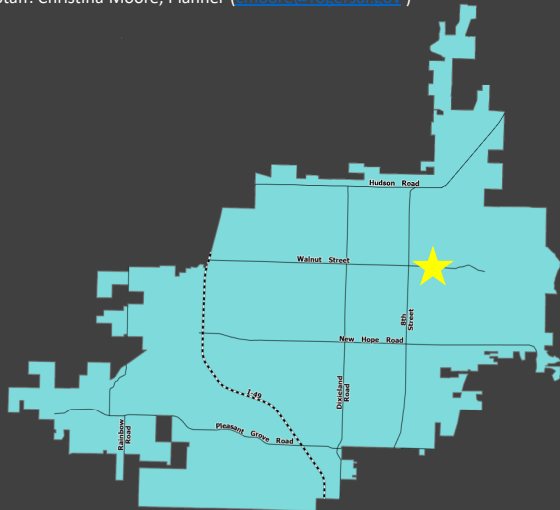


Variance

PLANNING

Arvest Bank Downtown

Staff: Christina Moore, Planner (cmoore@rogersar.gov)



Vicinity Map

Location

201 W Walnut Street

Nature of Request

- To allow an exemption from the 3 foot to 4 foot masonry screen wall requirement in T5 zoning

Zoning

T5.2 (City Medium-Intensity)

Proposed Use

Bank

Representative

Caroline Fox, DCI

Summary:

This site is located in Downtown Rogers at the corner of Walnut and N 2nd Street.



Board of Adjustment

PLANNING

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

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

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

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

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



Arvest Bank Downtown



Geolocation

Request:

- To allow an exemption from the 3 to 4 foot masonry screen wall requirement in T5 zoning.

Proposal:

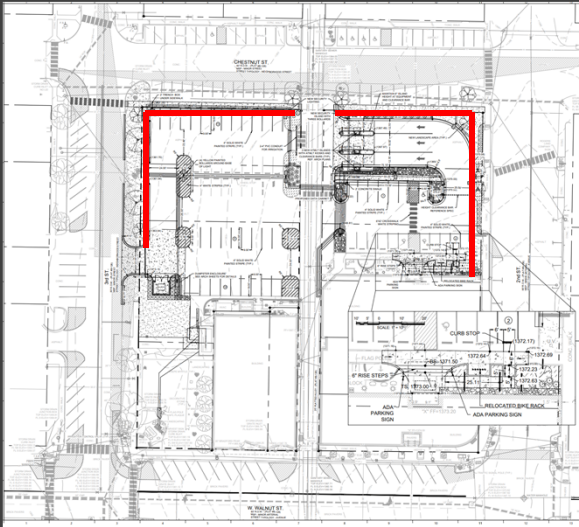
- The applicant is proposing to install landscape screening with evergreen shrubs that grow 2 to 3 feet tall and 4 feet wide.



Variance

PLANNING

Arvest Bank Downtown



Site Plan

Request

- To allow an exemption from the 3 foot to 4 foot masonry screen wall requirement in T5 zoning where a front parking lane, parking lot, or drive-through is present between a building and the street (shown in red)

Request:

- To allow an exemption from the 3 to 4 foot masonry screen wall requirement in T5 zoning.

Proposal:

- The applicant is proposing to install landscape screening with evergreen shrubs that grow 2 to 3 feet tall and 4 feet wide.



Variance

PLANNING

Arvest Bank Downtown

Applicant Hardship

"The current code requires a masonry wall and/or landscaping along the frontage of the property adjacent to the street. However, due to existing and proposed site conditions and use, as well as anticipated future street improvements, we are requesting a variance for the north and west sides of the property. **The addition of a masonry wall presents safety concerns for customers, as it would create blind spots and areas that individuals could hide and ambush customers.** Landscape hedging no taller than 4' is proposed as an alternative to the masonry wall in areas where site conditions allow. The property line adjacent to 3rd street, the northwest portion adjacent to Chestnut St, and portions of the east side adjacent to 2nd street are not proposed to have hedging due to the following conditions. Along the west side, installing screening or landscaping would be impacted by future improvements to N 3rd Street, likely requiring removal or relocation of any installations made at this time. The existing parking in the northwest corner remains unchanged and has no areas for planting. Hedging is proposed along the majority of 2nd street per code, but the remaining area is proposed to have trees."

Stated Hardship:

"The addition of a masonry wall presents safety concerns for customers, as it would create blind spots and areas that individuals could hide and ambush customers."

Spirit and Intent:

"The proposed hedging and trees replace the required masonry wall in applicable areas, improving visibility and reducing hiding spots for better security."



Variance

PLANNING

Arvest Bank Downtown

Applicant Spirit and Intent

"The requested variance supports the "spirit and intent" of the code by prioritizing safety and addressing site limitations. **The proposed hedging and trees replace the required masonry wall in applicable areas, improving visibility and reducing hiding spots for better security.** The variance also considers future street improvements that could impact landscaping, as well as the lack of space for planting in certain areas. Overall, the proposal meets the code's goals of enhancing the property's appearance and functionality while accommodating safety and future development needs."

Stated Hardship:

"The addition of a masonry wall presents safety concerns for customers, as it would create blind spots and areas that individuals could hide and ambush customers.

Spirit and Intent:

"The proposed hedging and trees replace the required masonry wall in applicable areas, improving visibility and reducing hiding spots for better security."



Arvest Bank Downtown

Approach the request with the spirit and intent of the UDC

- The T5.2 zone is designed to create vibrant, walkable downtown with buildings lining the streets to promote foot traffic and street-level engagement.
- Consistent urban form is key to maintaining the character of the Downtown City Center placetype, where buildings should define the public realm, not parking lots or drive-thrus. Allowing evergreen shrubs instead sets a dangerous precedent for future developments in other city centers.
- In the absence of a building, a masonry screen wall ensures the street remains active and visually cohesive, preserving the pedestrian-friendly environment.
- Active frontages are crucial to downtown's charm. Drive-thrus or parking lots disrupt the streetscape and harm the area's welcoming, pedestrian-friendly feel.

As we look at the T5.2 zoning intent, the primary goal is to create a pedestrian-friendly environment. The zoning is designed to encourage vibrant, walkable streets where buildings line the sidewalks, activating the space and fostering interaction with pedestrians.

A consistent streetscape is essential for maintaining the downtown's unique character. Buildings are meant to define the public realm, not parking lots or drive-thru areas, which can disrupt the flow of the urban environment.

One key requirement in this zone is the masonry screen wall. This is meant to maintain an active and cohesive street frontage, even when a building isn't present. The applicant proposes using evergreen shrubs instead of a masonry wall, but we're concerned that allowing this could set an unwanted precedent for future developments, weakening the integrity of the zoning standards.

Lastly, the historic charm and identity of our downtown relies on active frontages. Features like drive-thrus or parking lots, when placed too close to the street, disrupt the pedestrian experience and undermine the welcoming atmosphere we're trying to cultivate.



Variance

PLANNING

Arvest Bank Downtown

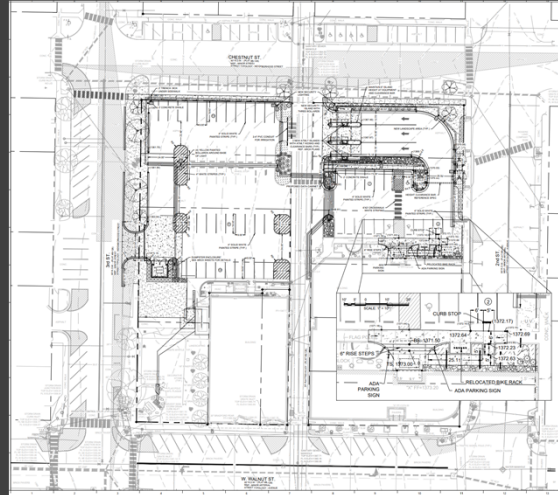
Staff Analysis of Request

Variance Request Factors

Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property?

No. The site is considered non-conforming and a modification is proposed.

Section 1.6.6. Nonconforming Sites:
“Nonconforming sites may remain as is however any modifications to onsite improvements, including but not limited to vehicular use areas, landscape, utilities, etc. must conform to the standards of this UDC and when any principal building on a nonconforming site is destroyed or demolished, and rebuilt the nonconforming aspects of the site must be brought into conformance with this UDC.”



Site Plan

Analysis:

When considering whether a variance or waiver would cause undue hardship to the property owner, it's important to note that the site is non-conforming. This means it doesn't fully meet current zoning standards, but modifications are still possible.

According to Section 1.6.6 of the UDC, nonconforming sites can remain as they are, but any modifications, including those to vehicular areas must conform to current standards.

In this case, the proposed modification doesn't meet the necessary standards, and there's no unique circumstance that would justify granting a variance. The site must adhere to these guidelines for any modifications moving forward.

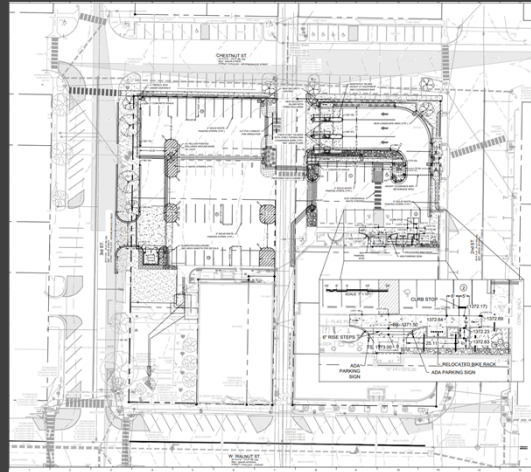
T5.2 (City Medium Intensity): “A medium-low intensity mixed-use district where medium to large-scale buildings line streets in corridor and city center placetypes..” Sec. 4.2(Table)



Arvest Bank Downtown

Staff Analysis of Request

Variance Request Factors	
Is the hardship a result of any action taken by the property owner or on their behalf?	Yes, the property owner proposed to install Stoke's Dwarf Yaupon Holly an evergreen shrub that grows 2-3ft tall and 4 feet wide instead of the required 3-4 ft masonry wall. "A masonry screen wall is required adjacent to the street within a property's frontage not occupied by a building in T5 and T6 or in any zone where a front parking lane, parking lot, or drive-through is present between a building and the street." Sec.5.6.6.2(A)
Is the variance or waiver requested the minimum amount necessary to carry out the project?	They are requesting to install landscape screening instead of the required masonry wall screening.



Site Plan

Analysis:

In evaluating whether the hardship is a result of any action taken by the property owner, it's important to note that yes, the hardship stems from the property owner's proposal. They've chosen to install Stoke's Dwarf Yaupon Holly, an evergreen shrub that only grows 2-3 feet tall and 4 feet wide, instead of the required 3-4 foot masonry screen wall.

As stated in Section 5.6.6.2(A), a masonry screen wall is required when a property's frontage is not occupied by a building, particularly in areas where there's a parking lot or drive-through between the building and the street.

The property owner is requesting a variance to install landscape screening in place of the masonry wall. However, this isn't the minimum necessary change. The wall is the required standard for creating a cohesive streetscape, and substituting it with shrubs doesn't meet that intent.



Variance

PLANNING

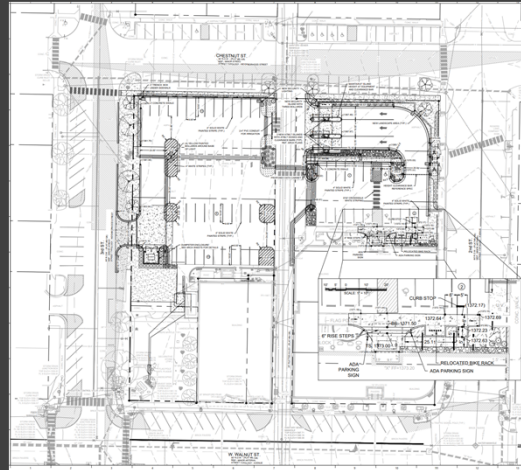
Arvest Bank Downtown

Staff Analysis of Request

Variance Request Factors

Is there another reasonable method of avoiding the need for a variance or waiver?

The UDC requires a 3-4ft masonry screen wall adjacent to the street within a property's frontage not occupied by a building in T5 zoning.



Site Plan

Analysis:

- In considering whether there's a reasonable alternative to avoid the need for a variance, we must look at the current UDC requirements. The UDC clearly mandates a 3-4 foot masonry screen wall adjacent to the street when a property's frontage isn't occupied by a building in T5 zoning.
- This standard exists to maintain a consistent streetscape and ensure the area remains pedestrian-friendly. The masonry wall is the intended solution, and there isn't a reasonable alternative that meets the same intent without deviating from the zoning requirements.



Variance

PLANNING

Arvest Bank Downtown

Staff Analysis of Request



First National Bank in Downtown Bentonville

Analysis:

- Arvest's claim that the variance is needed for customer safety isn't supported by nearby examples. For instance, First National Bank in Downtown Bentonville uses a masonry screen wall adjacent to its parking lot and drive-thru lane. Despite this, the bank operates without reported safety issues. This demonstrates that a masonry wall provides sufficient security while maintaining the pedestrian-friendly streetscape. Therefore, the argument that a variance is required for safety doesn't hold, as proven by other nearby businesses successfully installing a small wall.



Variance

PLANNING

Arvest Bank Downtown



Aerial Map

Recommendation

- Deny the request to allow an exemption from the 3-4 ft masonry screen wall requirement in T5 zoning per Sec. 5.6.6.2(A)

Public Input:

None provided

Recommendation:

DENY the request to allow an exemption from the 3-4 ft masonry screen wall requirement in T5 zoning per Sec. 5.6.6.2(A)



UNDERSTANDING THE VARIANCE PROCESS

Sec. 2.12 of Rogers Unified Development Code

Application steps:

1. Discuss variance with Planning staff to verify nature of request.
2. Complete application and provide the following supplements:
 - Five-hundred dollar (\$500) filing fee made payable to the City of Rogers.
 - Unabbreviated legal description. Platted lot/block description is sufficient.
 - Reduction survey, site plan, sign proofs, pictures, or any other items necessary to explain request. Setback reduction requests must include the reduction distance in terms of linear feet.
3. Once application and required supplements are submitted and determined to meet all requirements, Planning staff will assign the variance request to a public hearing date based on the Public Hearing deadline and meeting schedule.

Public hearing details:

- Public hearings for variance requests are held during regularly scheduled Board of Adjustment meetings which take place on the first and third Tuesday of each month. The Board meets at 5:30 pm in the Council Chambers at City Hall.
- A legal notice of public hearing is advertised in the newspaper, and a public hearing notice sign is placed on the subject property 15 days prior to the Board of Adjustment meeting.
- The applicant or representative must be in attendance to represent the request and answer questions from the Board. If the applicant or representative fails to appear on the scheduled meeting date, the item can be postponed only once. If the applicant fails to appear on the second meeting date, the request will be automatically denied.
- The Board may approve a variance request with conditions or limits.

If your setback reduction is approved:

- Setback reduction variances require provision of an official reduction survey that complies with the city's REDUCTION SURVEY STANDARDS.
- Planning staff will review and confirm that the reduction survey complies with survey standards and the approved variance. Survey revisions may be necessary.
- Once reviewed, surveys may be submitted for signatures on paper not exceeding 18" x 24". If a survey requires City and utility signatures, utility signatures must be gathered first.
- Surveys must be recorded with the Benton County Circuit Clerk, and a pdf must be filed with the Department of Community Development before considered final.



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

OFFICE USE ONLY

Permit Fee: _____ (\$500) Zoning: _____

App. Number _____

CityView Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: Development Consultants, Inc.

ADDRESS: 1 E Center Street | Fayetteville, AR 72701 SUITE #: Suite 290

GENERAL LOCATION OF PROPERTY: 201 W Walnut Street | Rogers AR

PHONE #: (479) 444-7880 EMAIL: carolinef@dcus.pro

PROPERTY OWNER: Arvest Bank PHONE #: (479) 612-4878

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal): landscaping
in suitable areas as an alternative to the masonry walls required by Rogers Development Code Section 5.6.6 Streetscreens
and Hedges offering a solution while meeting safety and functional standards.

Sec. 2.12.2 requires variance applicants to respond to these criteria for variance consideration:

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

The proposed masonry wall along the property frontage raises safety concerns for banks, as it creates blind spots where individuals could hide and ambush customers. As an alternative, evergreen hedging is suggested for areas of the site where planting can be accommodated and future street construction is not impacted.

Is the hardship a result of any action taken by the property owner or on their behalf?

No. The safety concern associated with a masonry wall on bank property is a hardship created by the use type of the business, but it is an existing use that was not created by the present project. The locations where hedging is not possible are due to future improvements to City corridors proposed by the City of Rogers and existing site conditions that are not included as part of this project.

Is the variance or waiver requested the minimum amount necessary to carry out the project?

Yes. While the code required masonry wall is a safety concern, an alternate evergreen hedging is proposed in all locations feasible.

Is there another reasonable method of avoiding the need for a variance or waiver?

No. Conversations with the owner and City of Rogers Planning Division have not resulted in any other options for avoiding the need for this variance.

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

Granting this variance will help reduce the impact of the site during future street construction and maintain safety for bank customers. In lieu of a masonry wall and/or landscaping along the north and west property lines, a row of evergreen shrubs, meeting the required height at maturity, is proposed along the north property line where feasible. Additionally, shade trees will be planted along N 3rd Street.



11/14/2024

Applicant Signature

Date

Attachment Checklist:

- ☐ Owner Signature on Letter or Application ☐ If needed, additional sheet for above required responses
- ☐ Survey, elevations, sign proofs and/or other documents as needed to illustrate request
- ☐ Director’s Minimum Submittal Requirements(required at time of application)

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



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

REDUCTION SURVEY STANDARDS

Surveys must feature the following:

- Information required per Arkansas Standards of Practice No. 1.
- Graphic depiction (with bearings and distances) of the area to be reduced.
- Textual depiction of the linear distance to be reduced.
- If a reduction only involves specific encroachments, the reduction area must include the specific encroachments.

Required signatures:

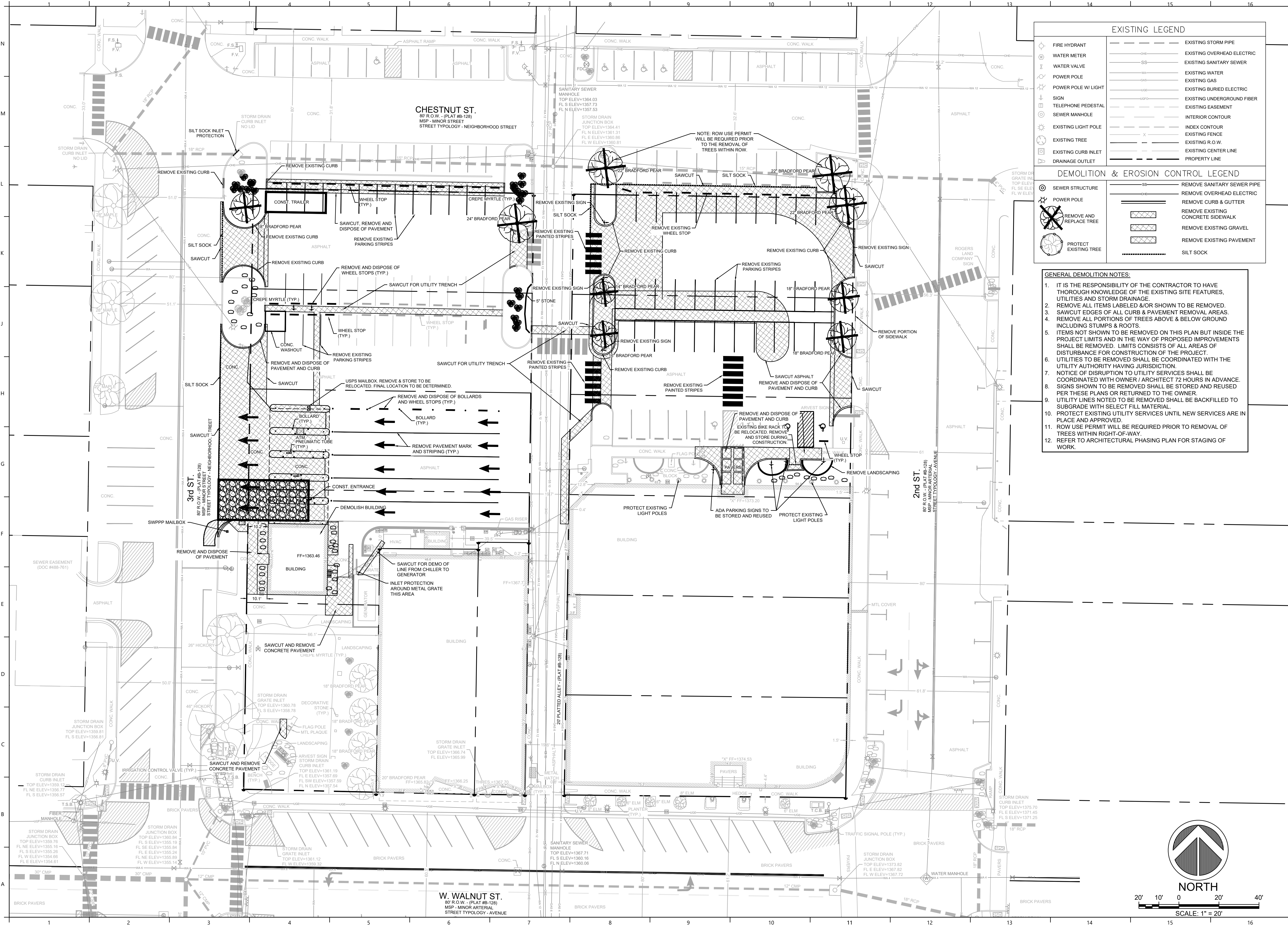
<i>Setback and easement reduction:</i>	<i>Setback reduction only:</i>	<i>*Easement reduction only:</i>
Property owner (with notarization) Secretary, Board of Adjustment Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider	Property owner (with notarization) Secretary, Board of Adjustment Community Development Director	Property owner (with notarization) Community Development Director RWU Electric provider Gas provider CATV provider Phone/Internet provider

*Easement reductions do not require a variance, but shall be submitted for review by Community Development and RWU, and require approval from all appropriate utilities. Submittals for easement reductions follow the standards and details above.

Utility Contact Information:

Provider	Contact	Phone #	Email
Rogers Water Utilities	Stephen Ponder	(479) 621-1156	stephenponder@rwu.org
Carroll Electric	Derek Thurman	(479) 273-2421 *2690	dthurman@carrollecc.com
AEP SWEPCO	Chris Andreolli	(479) 986-1015/ (479) 721-8573	clandreolli@aep.com
Black Hills Energy	Adam Comer	(479)320-5104/(479)877-0006	adam.comer@blackhillscorp.com
CATV (Cox)	Jason Combs	(479) 263-7057	jason.combs@cox.com
Phone (AT&T)	Justin Kumpe	(479) 435-2762	Jk449q@att.com

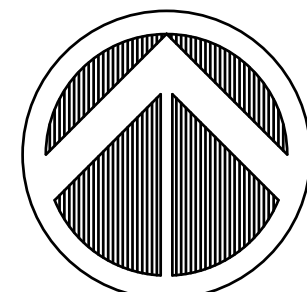
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EXISTING LEGEND		
	FIRE HYDRANT	EXISTING STORM PIPE
	WATER METER	EXISTING OVERHEAD ELECTRIC
	WATER VALVE	EXISTING SANITARY SEWER
	POWER POLE	EXISTING GAS
	POWER POLE W/ LIGHT	EXISTING WATER
	SIGN	EXISTING BURIED ELECTRIC
	TELEPHONE PEDESTAL	EXISTING UNDERGROUND FIBER
	SEWER MANHOLE	EXISTING EASEMENT
	EXISTING LIGHT POLE	INTERIOR CONTOUR
	EXISTING TREE	INDEX CONTOUR
	EXISTING CURB INLET	EXISTING FENCE
	DRAINAGE OUTLET	EXISTING R.O.W.
		EXISTING CENTER LINE
		PROPERTY LINE

DEMOLITION & EROSION CONTROL LEGEND		
	SEWER STRUCTURE	REMOVE SANITARY SEWER PIPE
	POWER POLE	REMOVE OVERHEAD ELECTRIC
	REMOVE AND REPLACE TREE	REMOVE CURB & GUTTER
	PROTECT EXISTING TREE	REMOVE EXISTING CONCRETE SIDEWALK
		REMOVE EXISTING GRAVEL
		REMOVE EXISTING PAVEMENT
		SILT SOCK

- GENERAL DEMOLITION NOTES:**
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE THOROUGH KNOWLEDGE OF THE EXISTING SITE FEATURES, UTILITIES AND STORM DRAINAGE.
 - REMOVE ALL ITEMS LABELED &/OR SHOWN TO BE REMOVED.
 - SAWCUT EDGES OF ALL CURB & PAVEMENT REMOVAL AREAS.
 - REMOVE ALL PORTIONS OF TREES ABOVE & BELOW GROUND INCLUDING STUMPS & ROOTS.
 - ITEMS NOT SHOWN TO BE REMOVED ON THIS PLAN BUT INSIDE THE PROJECT LIMITS AND IN THE WAY OF PROPOSED IMPROVEMENTS SHALL BE REMOVED. LIMITS CONSISTS OF ALL AREAS OF DISTURBANCE FOR CONSTRUCTION OF THE PROJECT.
 - UTILITIES TO BE REMOVED SHALL BE COORDINATED WITH THE UTILITY AUTHORITY HAVING JURISDICTION.
 - NOTICE OF DISRUPTION TO UTILITY SERVICES SHALL BE COORDINATED WITH OWNER / ARCHITECT 72 HOURS IN ADVANCE.
 - SIGNS SHOWN TO BE REMOVED SHALL BE STORED AND REUSED PER THESE PLANS OR RETURNED TO THE OWNER.
 - UTILITY LINES NOTED TO BE REMOVED SHALL BE BACKFILLED TO SUBGRADE WITH SELECT FILL MATERIAL.
 - PROTECT EXISTING UTILITY SERVICES UNTIL NEW SERVICES ARE IN PLACE AND APPROVED.
 - ROW USE PERMIT WILL BE REQUIRED PRIOR TO REMOVAL OF TREES WITHIN RIGHT-OF-WAY.
 - REFER TO ARCHITECTURAL PHASING PLAN FOR STAGING OF WORK.



20' 10' 0' 20' 40'
SCALE: 1" = 20'

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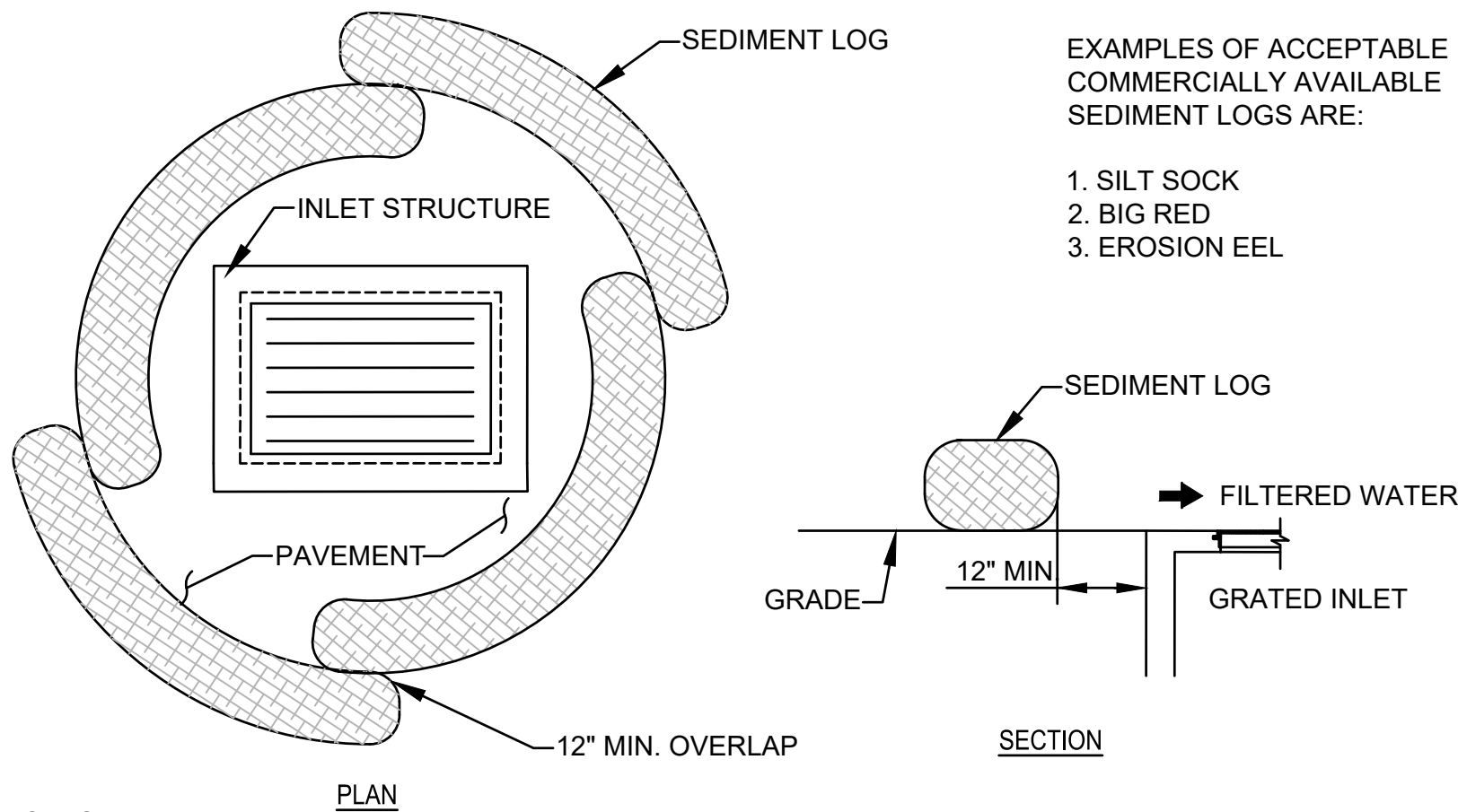
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ISSUE DATE
11/8/2024

PROJECT NO.
24-135
REVISION DATES

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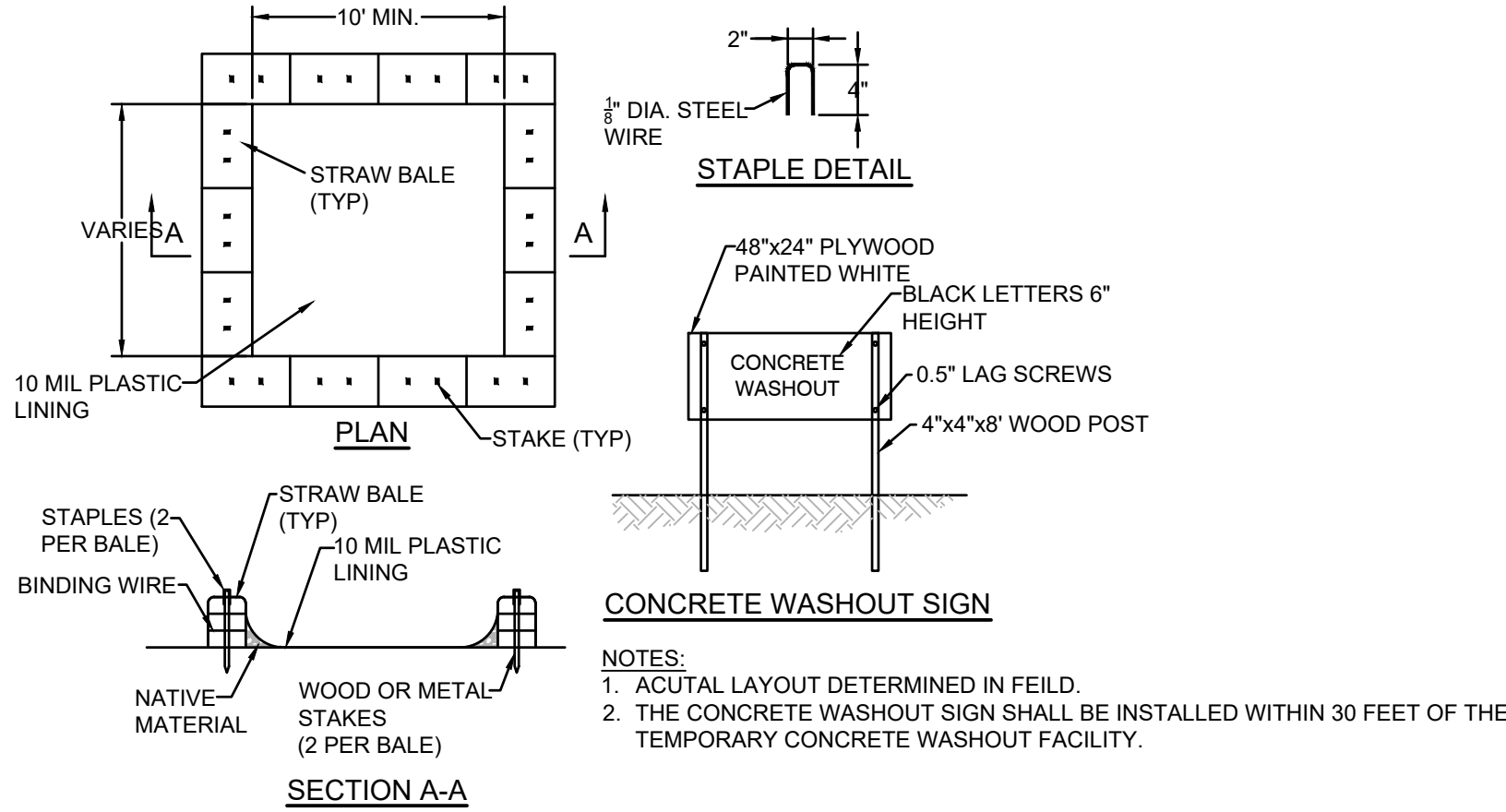
SEDIMENT LOGS SHALL HAVE A MIN. WEIGHT PER LINEAR FOOT OF 4.5 LBS AND SHALL EXCLUDE **STRAW** OR **SAND** MEDIA.



- NOTES:**
1. PLACE DEVICES AROUND PERIMETER OF GRATE/AREA INLET, WITH ENDS OF ADJACENT SEDIMENT LOGS OVERLAPPING 12" MIN.
 2. IF ROAD OR PARKING AREA IS OPEN TO PUBLIC, VERIFY SUITABILITY OF BMP WITH CITY OF ROGERS ENGINEERING DIVISION.
- MAINTENANCE NOTES:**
3. INLET PROTECTION DEVICES MUST BE INSPECTED FOR SEDIMENT ACCUMULATION WITHIN THE CATCH BASIN OR UPGRADIENT OF THE INLET.
 4. ANY SEDIMENT ACCUMULATED IN OR ADJACENT TO A STORM DRAIN INLET MUST BE REMOVED AS SOON AS PRACTICABLE BUT NOT LATER THAN 3 DAYS AFTER DISCOVERY.
 5. INLET PROTECTION DEVICES SHALL BE INSPECTED FOR UNINTENDED BYPASS OR IMPROPER FLOW-RATES THAT MAY CAUSE DOWNSTREAM FLOODING.
 6. CONTACT THE PUBLIC WORKS INSPECTOR AND/OR ENGINEER FOR ALTERNATE INLET PROTECTION IF THE DESIGNED PROTECTION MAY IMPACT DOWNSTREAM BMPS, ADJACENT SLOPES, ETC., DUE TO PONDING ISSUES. ENSURE THAT NO UNDERMINING OF INLET PROTECTION DEVICES HAS OCCURRED.
 7. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING OR DETERIORATION.

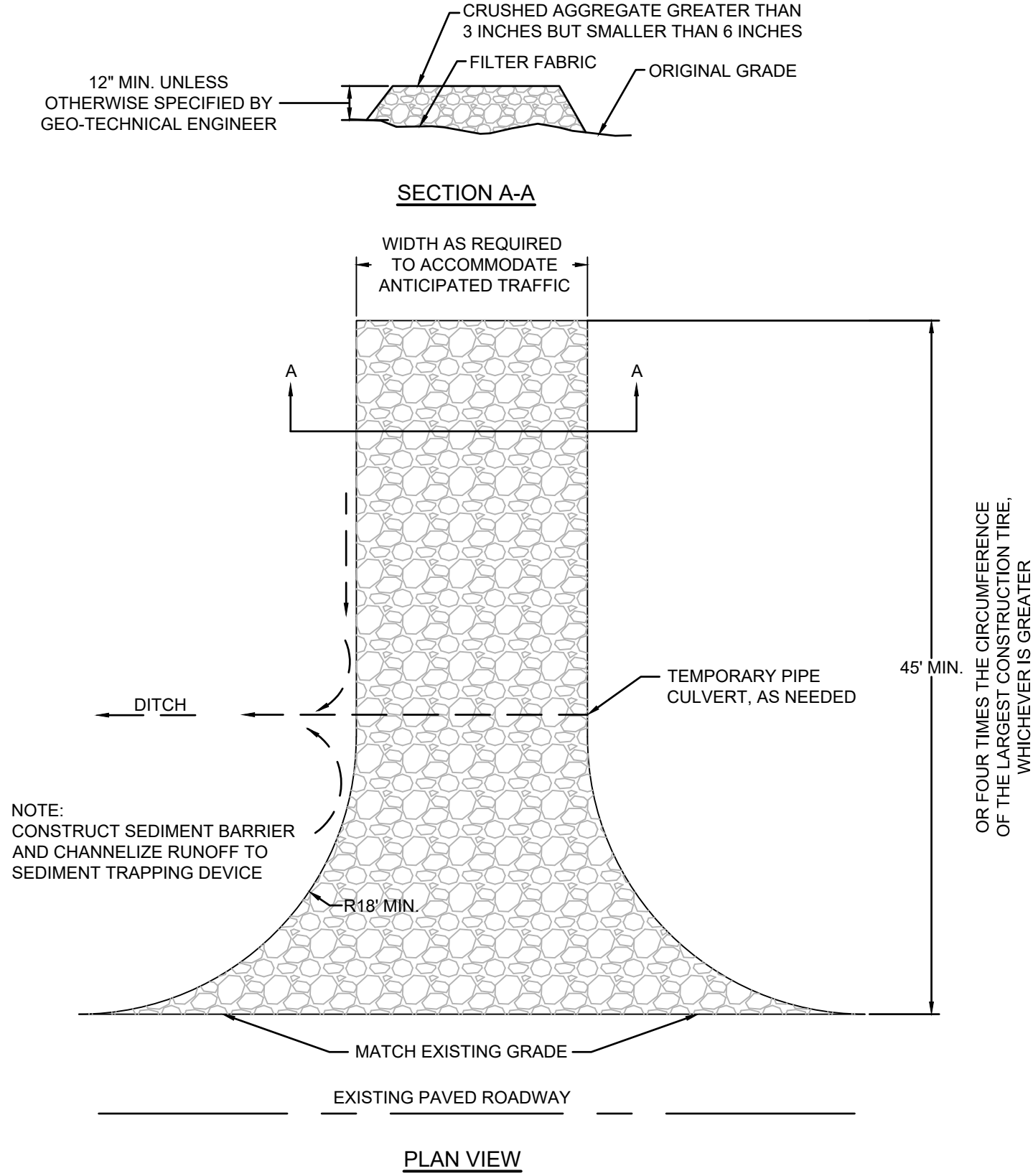
1 SEDIMENT LOG INLET PROTECTION

N.T.S.



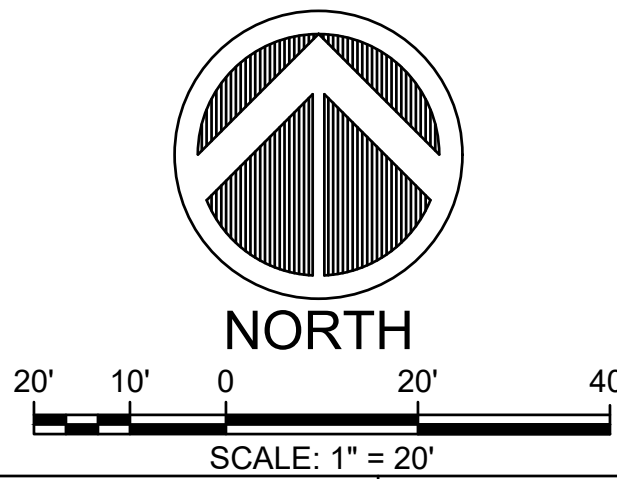
2 CONCRETE WASHOUT

N.T.S.



3 CONSTRUCTION ACCESS

N.T.S.



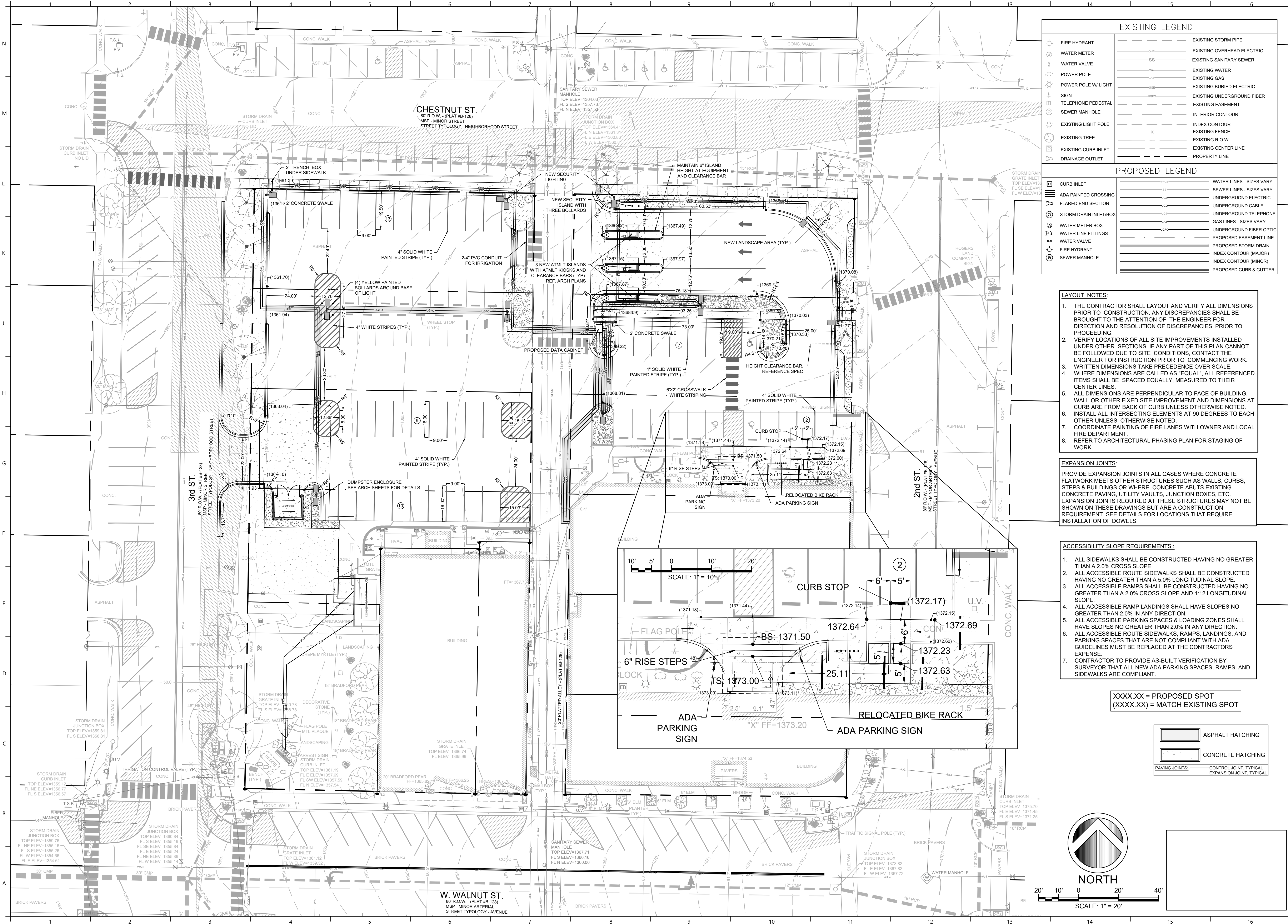
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EXISTING LEGEND	
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	POWER POLE
	POWER POLE W/ LIGHT
	SIGN
	TELEPHONE PEDESTAL
	SEWER MANHOLE
	EXISTING LIGHT POLE
	EXISTING TREE
	EXISTING CURB INLET
	DRAINAGE OUTLET
	EXISTING STORM PIPE
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING GAS
	EXISTING BURIED ELECTRIC
	EXISTING UNDERGROUND FIBER
	EXISTING EASEMENT
	INTERIOR CONTOUR
	INDEX CONTOUR
	EXISTING FENCE
	EXISTING R.O.W.
	EXISTING CENTER LINE
	PROPERTY LINE

PROPOSED LEGEND	
	CURB INLET
	ADA PAINTED CROSSING
	FLARED END SECTION
	STORM DRAIN INLET/BOX
	WATER METER BOX
	WATER LINE FITTINGS
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	WATER LINES - SIZES VARY
	SEWER LINES - SIZES VARY
	UNDERGROUND ELECTRIC
	UNDERGROUND CABLE
	UNDERGROUND TELEPHONE
	GAS LINES - SIZES VARY
	UNDERGROUND FIBER OPTIC
	PROPOSED EASEMENT LINE
	PROPOSED STORM DRAIN
	INDEX CONTOUR (MAJOR)
	INDEX CONTOUR (MINOR)
	PROPOSED CURB & GUTTER

- LAYOUT NOTES:**
- THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DIRECTION AND RESOLUTION OF DISCREPANCIES PRIOR TO PROCEEDING.
 - VERIFY LOCATIONS OF ALL SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PART OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTION PRIOR TO COMMENCING WORK.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE.
 - WHERE DIMENSIONS ARE CALLED AS "EQUAL", ALL REFERENCED ITEMS SHALL BE SPACED EQUALLY, MEASURED TO THEIR CENTER LINES.
 - ALL DIMENSIONS ARE PERPENDICULAR TO FACE OF BUILDING, WALL OR OTHER FIXED SITE IMPROVEMENT AND DIMENSIONS AT CURB ARE FROM BACK OF CURB UNLESS OTHERWISE NOTED.
 - INSTALL ALL INTERSECTING ELEMENTS AT 90 DEGREES TO EACH OTHER UNLESS OTHERWISE NOTED.
 - COORDINATE PAINTING OF FIRE LANES WITH OWNER AND LOCAL FIRE DEPARTMENT.
 - REFER TO ARCHITECTURAL PHASING PLAN FOR STAGING OF WORK.

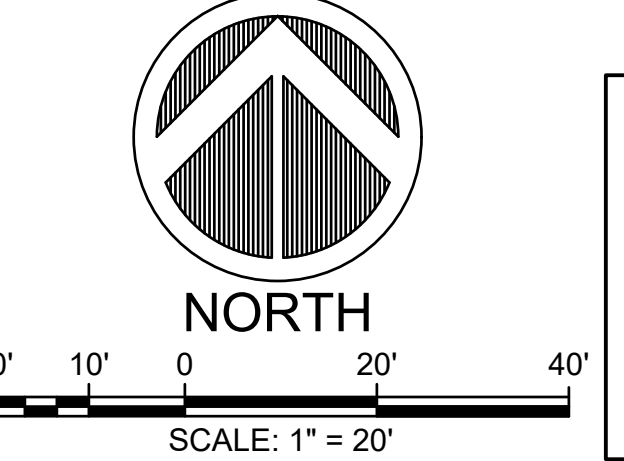
EXPANSION JOINTS:

PROVIDE EXPANSION JOINTS IN ALL CASES WHERE CONCRETE FLATWORK MEETS OTHER STRUCTURES SUCH AS WALLS, CURBS, STEPS & BUILDINGS OR WHERE CONCRETE ABUTS EXISTING CONCRETE PAVING, UTILITY VAULTS, JUNCTION BOXES, ETC. EXPANSION JOINTS REQUIRED AT THESE STRUCTURES MAY NOT BE SHOWN ON THESE DRAWINGS BUT ARE A CONSTRUCTION REQUIREMENT. SEE DETAILS FOR LOCATIONS THAT REQUIRE INSTALLATION OF DOWELS.

- ACCESSIBILITY SLOPE REQUIREMENTS:**
- ALL SIDEWALKS SHALL BE CONSTRUCTED HAVING NO GREATER THAN A 2.0% CROSS SLOPE.
 - ALL ACCESSIBLE ROUTE SIDEWALKS SHALL BE CONSTRUCTED HAVING NO GREATER THAN A 5.0% LONGITUDINAL SLOPE.
 - ALL ACCESSIBLE RAMPS SHALL BE CONSTRUCTED HAVING NO GREATER THAN A 2.0% CROSS SLOPE AND 1:12 LONGITUDINAL SLOPE.
 - ALL ACCESSIBLE RAMP LANDINGS SHALL HAVE SLOPES NO GREATER THAN 2.0% IN ANY DIRECTION.
 - ALL ACCESSIBLE PARKING SPACES & LOADING ZONES SHALL HAVE SLOPES NO GREATER THAN 2.0% IN ANY DIRECTION.
 - ALL ACCESSIBLE ROUTE SIDEWALKS, RAMPS, LANDINGS, AND PARKING SPACES THAT ARE NOT COMPLIANT WITH ADA GUIDELINES MUST BE REPLACED AT THE CONTRACTORS EXPENSE.
 - CONTRACTOR TO PROVIDE AS-BUILT VERIFICATION BY SURVEYOR THAT ALL NEW ADA PARKING SPACES, RAMPS, AND SIDEWALKS ARE COMPLIANT.

XXXX.XX = PROPOSED SPOT
(XXXX.XX) = MATCH EXISTING SPOT

	ASPHALT HATCHING
	CONCRETE HATCHING
	CONTROL JOINT TYPICAL
	EXPANSION JOINT TYPICAL



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CITY OF ROGERS
301 WEST CHESTNUT STREET
ROGERS, ARKANSAS 72756
(479) 621-1186

TYPICAL SIDEWALK DETAILS

NOT TO SCALE

SEPTEMBER 23, 2016

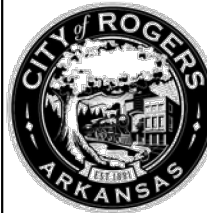


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(479) 621-1186

COMMERCIAL DRIVEWAY DETAIL

NOT TO SCALE

SEPTEMBER 23, 2016

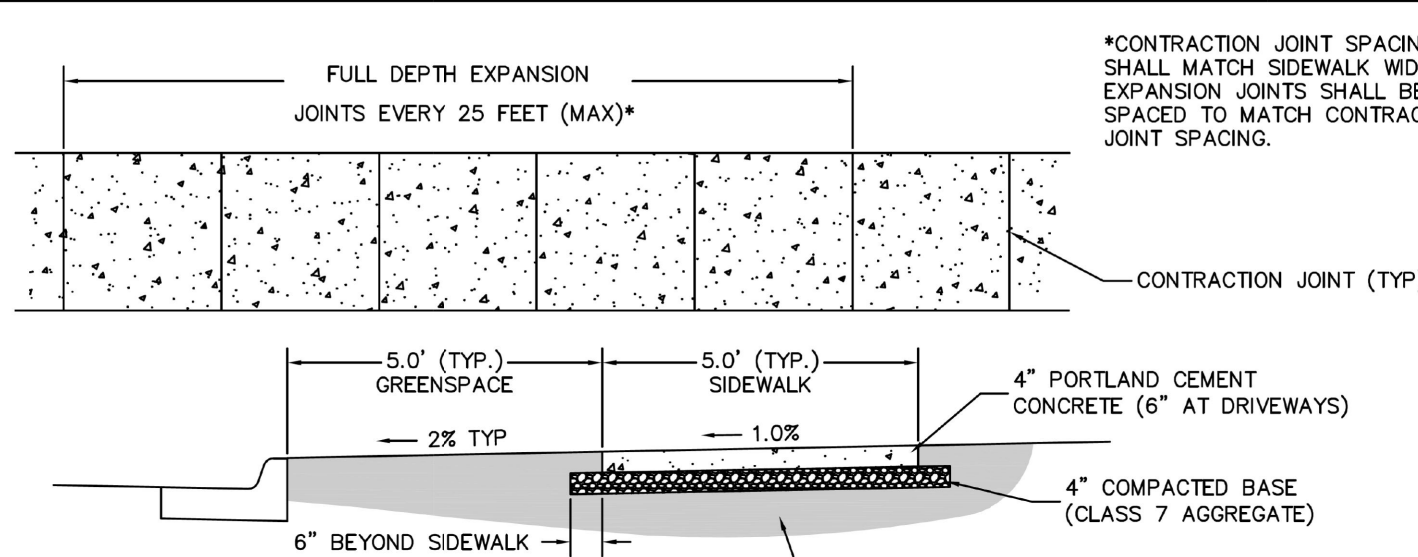


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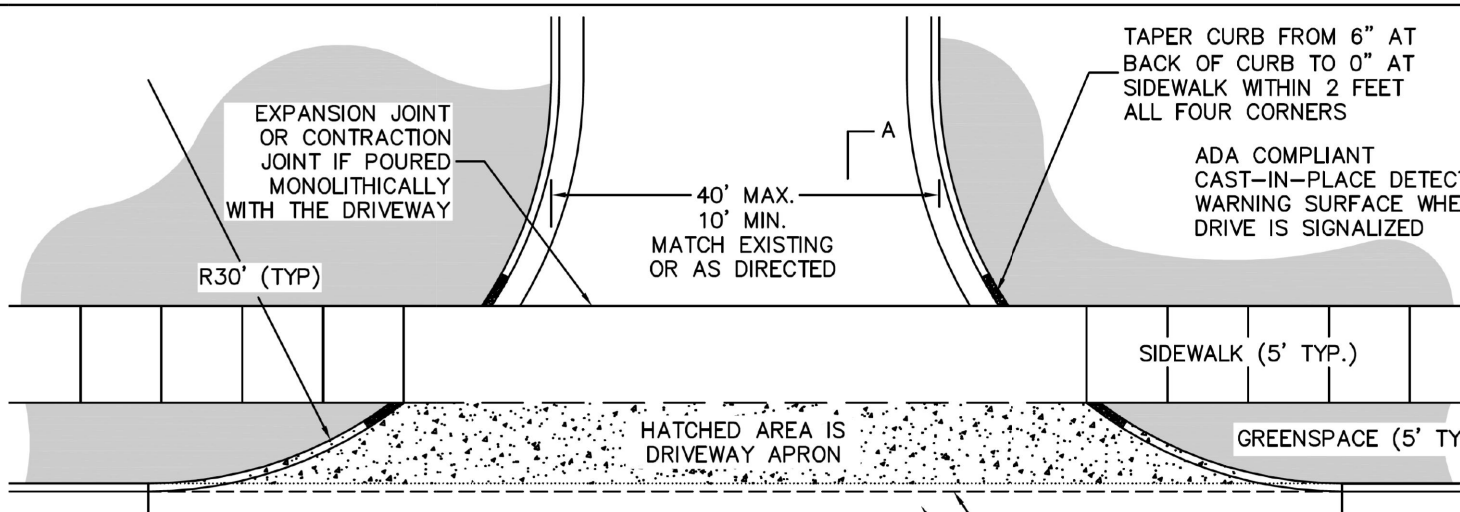
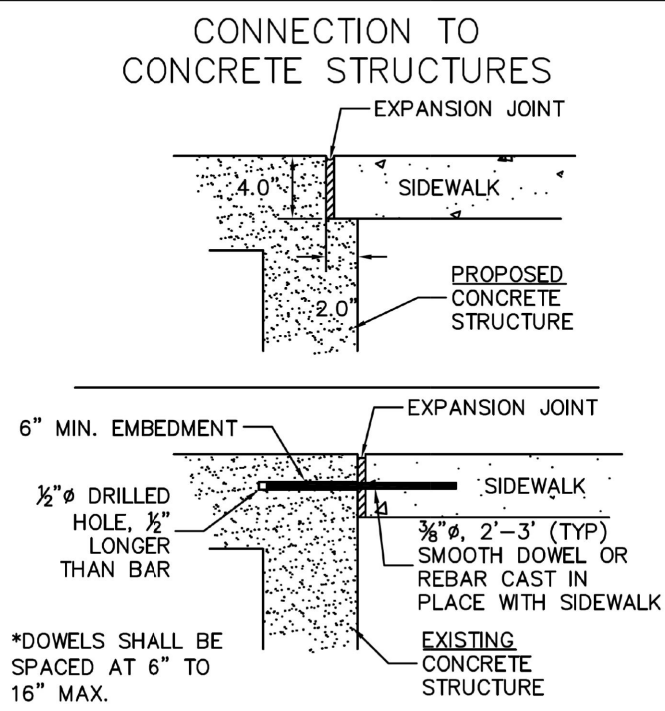
TYPICAL CROSSWALK DETAILS

NOT TO SCALE

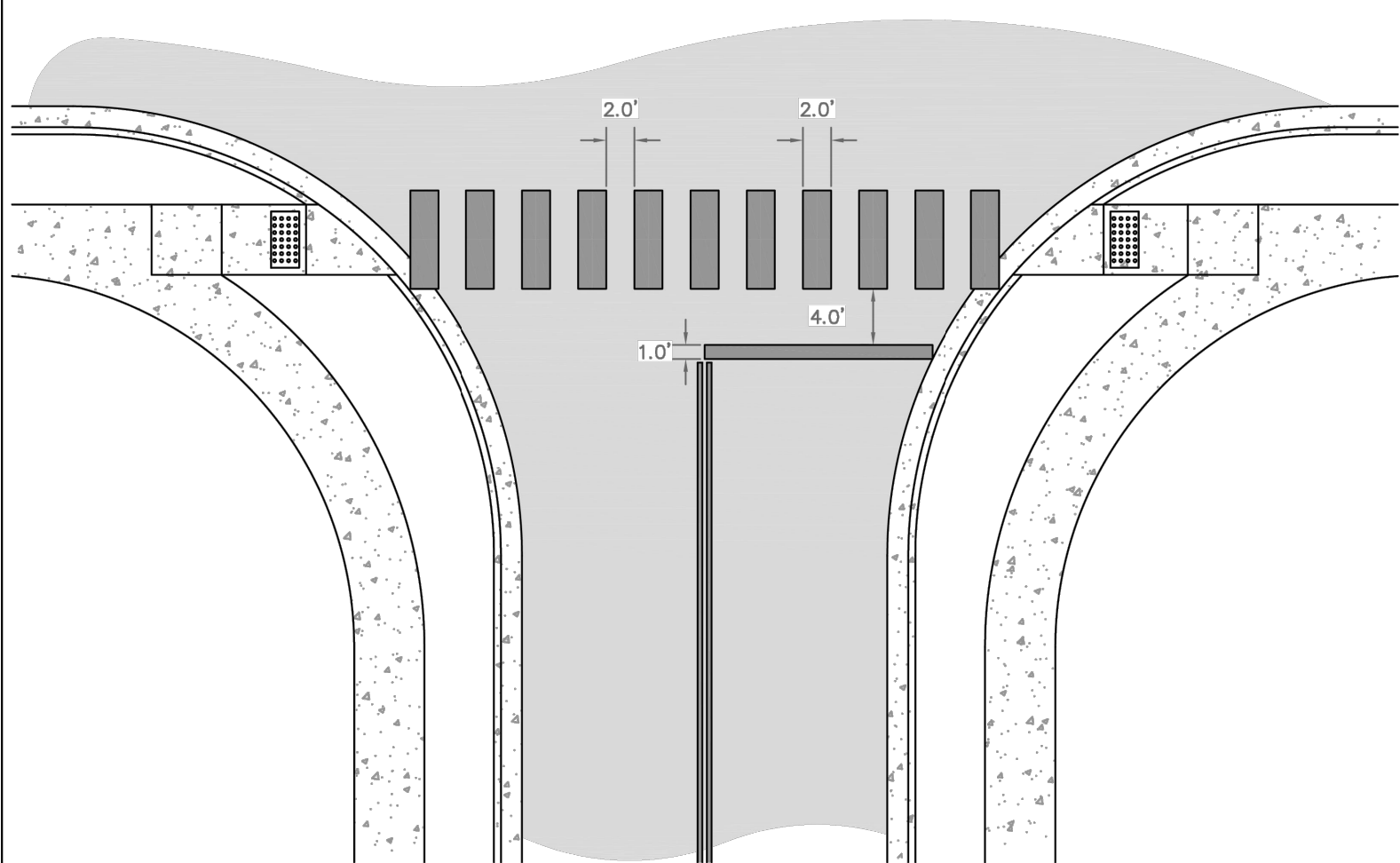
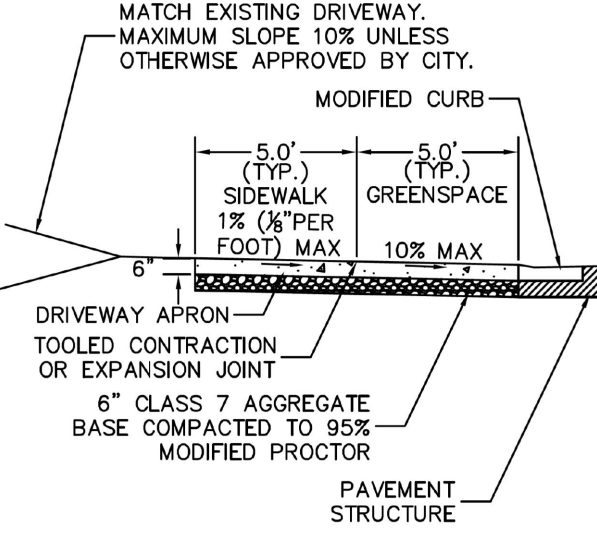
FEBRUARY 15, 2012



- ALL SIDEWALKS SHALL HAVE A TARGET 1.0% CROSS SLOPE. NO PORTION OF ANY SIDEWALK WILL BE ACCEPTED IF THE CROSS SLOPE EXCEEDS 2.0% OVER ANY 4 FT. WIDE SECTION.
- ALL SIDEWALKS SHALL RECEIVE A BROOM FINISH.
- ALL SIDEWALK EDGES SHALL HAVE A 1/2" RADIUS EDGE.
- ALL CONCRETE SHALL BE CLASS B (3500 PSI, 4-7% AIR ENTRAINED). CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
- EXPANSION JOINTS SHALL BE A MINIMUM OF 1/2" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND BE INSTALLED WITH A ZIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER.
- CONTRACTION JOINTS SHALL BE PLACED AT 5 FOOT INTERVALS.*
- WHEN PLACING SIDEWALK AGAINST AN EXISTING CONCRETE STRUCTURE WHERE IT IS DESIRABLE THAT THE SIDEWALK REMAIN FLUSH, THE SIDEWALK SHALL BE DOWELED INTO THE STRUCTURE.
- ALL SIDEWALK BASE SHALL BE PLACED ON FIRM, STABLE SUBGRADE.
- CITY SHALL INSPECT ALL SIDEWALKS IN PUBLIC RIGHT OF WAY PRIOR TO CONCRETE PLACEMENT. PROVIDE 24 HOURS NOTICE PRIOR TO PLACEMENT.
- CONTACT CITY FOR ACTUAL GREENSPACE AND SIDEWALK WIDTHS REQUIRED PRIOR TO BEGINNING OF CONSTRUCTION. SIDEWALK AND GREENSPACE WIDTH MAY BE VARIED TO MATCH EXISTING FEATURES IF APPROVED BY THE PLANNING STAFF.



- CURB RADII SHALL BE A MINIMUM 30' MEASURED TO BACK OF CURB FOR STREETS CLASSIFIED AS COLLECTOR OR BELOW, 40' FOR MINOR ARTERIALS AND 50' FOR MAJOR ARTERIALS.
- DRIVEWAY APRON SHALL BE 6" THICK CONCRETE (MIN.).
- ASPHALT SHALL BE SURFACE COURSE FOR ASPHALT DRIVEWAYS.
- IF THERE IS NO SIDEWALK, THE DRIVEWAY APRON SHALL BE 6' AS MEASURED PERPENDICULAR FROM BACK OF CURB OR EDGE OF PAVEMENT.
- EXPANSION JOINTS SHALL BE A MINIMUM OF 1/2" AND EXTEND THE FULL DEPTH OF THE CONCRETE. EXPANSION JOINT MATERIAL SHALL MEET AASHTO M213 FOR AN ASPHALTIC FIBER EXPANSION JOINT MATERIAL AND INSTALLED WITH A ZIP STRIP WHICH IS REMOVED AFTER THE CONCRETE HAS CURED AND SEALED WITH A MASTIC SEALER.
- CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
- ALL SIDEWALKS AND DRIVEWAYS TO RECEIVE A BROOM FINISH.
- CITY SHALL INSPECT ALL SIDEWALKS AND DRIVEWAYS IN PUBLIC RIGHT OF WAY PRIOR TO CONCRETE OR ASPHALT PLACEMENT. PROVIDE 24 HOURS NOTICE PRIOR TO PLACEMENT.
- ALL CONCRETE FOR CURBS, SIDEWALKS AND DRIVEWAYS SHALL BE CLASS B CONCRETE (3500 PSI, 4-7% AIR ENTRAINED). CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE FALLS BELOW 40° F NOR RESUMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35° F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE MATERIALS, HANDLING, PLACING, JOINTING, SAMPLING, FINISHING, AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
- DRIVEWAY APRON AND MODIFIED CURB SHALL BE PLACED MONOLITHICALLY.
- REFER TO APPROVED PLANS FOR ACTUAL SIDEWALK AND GREENSPACE WIDTHS OR CONTACT CITY.
- APRON SHALL BE GRADED SO THAT SIDEWALK CONTINUES WITHOUT GRADE BREAKS ALONG ROADWAY.
- DRIVEWAY SHALL BE HARD SURFACE FOR ANY SLOPES OVER 8%.



- WIDTH OF THE CROSSWALK STRIPING SHALL BE THE WIDTH OF THE SIDEWALK PLUS TWO (2) FEET. 1 FOOT EXTRA ON EACH SIDE OF RAMP.
- CROSSWALK STRIPING SHALL BE CENTERED ON THE ADA RAMP.
- CROSSWALKS SHALL BE PLACED AT ALL STREET INTERSECTIONS WHERE THERE ARE ADA RAMPS.
- ALL CROSSWALKS AND STOP BARS SHALL BE WHITE THERMOPLASTIC.
- CROSSWALKS ARE TO BE INSTALLED PERPENDICULAR TO THE STREET UNLESS APPROVED OTHERWISE BY THE CITY.
- CROSSWALK PANELS SHALL BE PLACED PARALLEL WITH THE ROAD CENTERLINE.
- ALL MARKINGS SHALL COMPLY WITH THE CURRENT EDITION OF THE MUTCD.

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ARVEST BANK - ROGERS
ROGERS, ARKANSAS

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ISSUE DATE
11/8/2024

PROJECT NO.
24-135

REVISION DATES

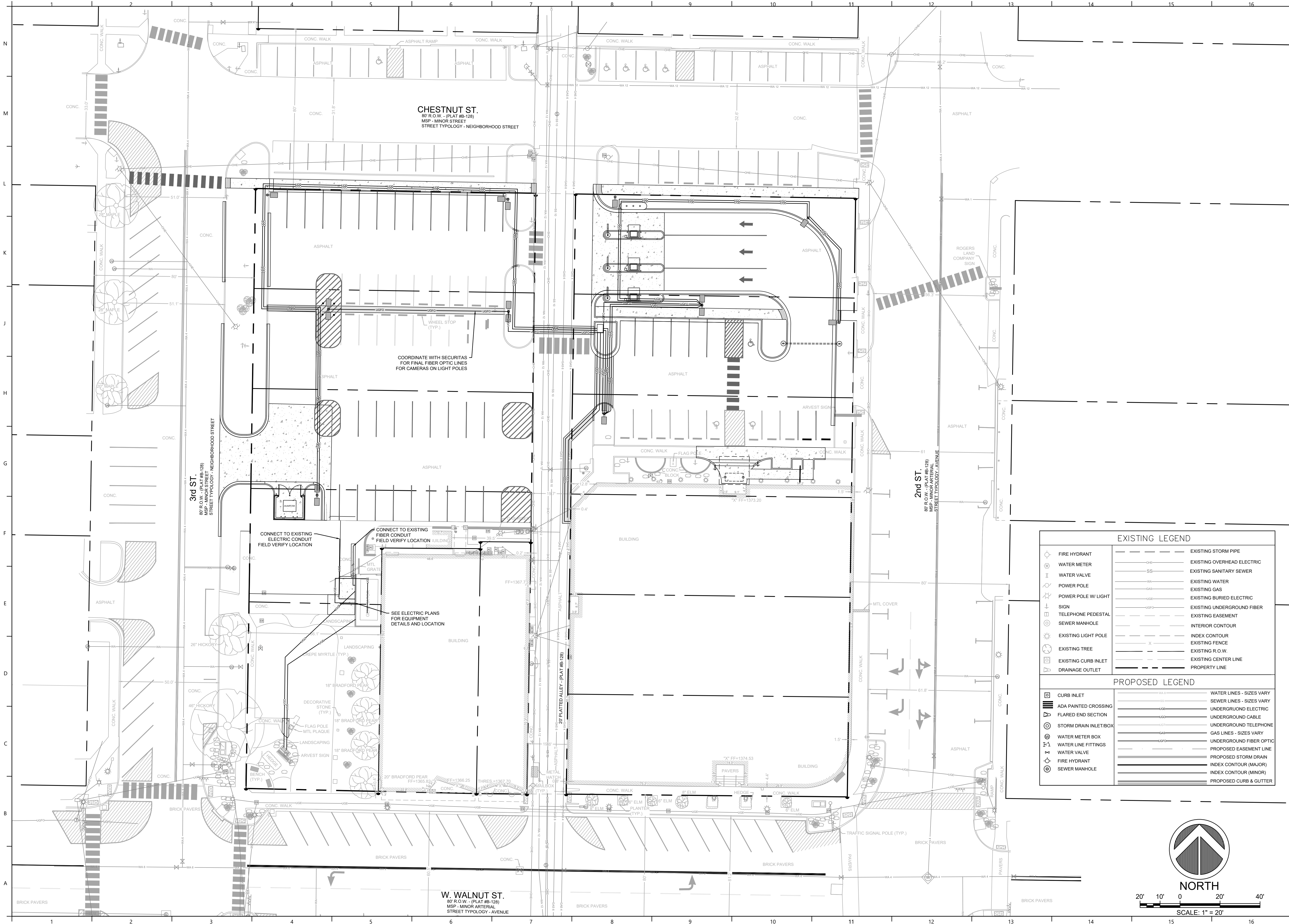
SITE PLAN DETAILS
PAGE 2 OF 2

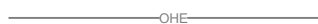
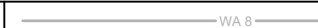
S H E E T

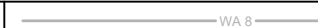
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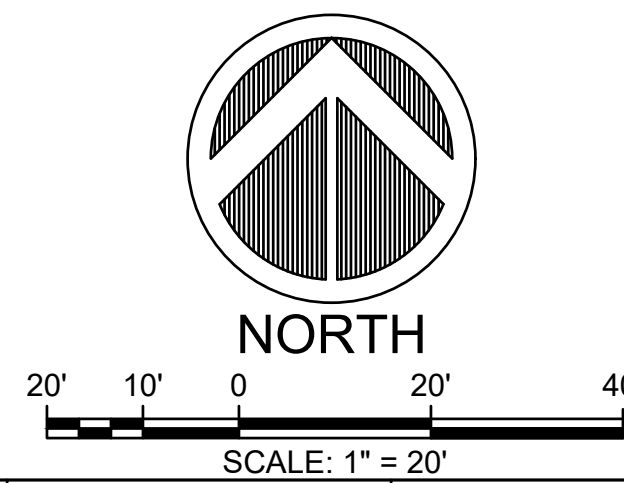
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EXISTING LEGEND			
	FIRE HYDRANT		EXISTING STORM PIPE
	WATER METER		EXISTING OVERHEAD ELECTRIC
	WATER VALVE		EXISTING SANITARY SEWER
	POWER POLE		EXISTING WATER
	POWER POLE W/ LIGHT		EXISTING GAS
	SIGN		EXISTING BURIED ELECTRIC
	TELEPHONE PEDESTAL		EXISTING UNDERGROUND FIBER
	SEWER MANHOLE		EXISTING EASEMENT
	EXISTING LIGHT POLE		INTERIOR CONTOUR
	EXISTING TREE		INDEX CONTOUR
	EXISTING CURB INLET		EXISTING FENCE
	DRAINAGE OUTLET		EXISTING R.O.W.
			EXISTING CENTER LINE
			PROPERTY LINE

PROPOSED LEGEND			
	CURB INLET		WATER LINES - SIZES VARY
	ADA PAINTED CROSSING		SEWER LINES - SIZES VARY
	FLARED END SECTION		UNDERGROUND ELECTRIC
	STORM DRAIN INLET/BOX		UNDERGROUND CABLE
	WATER METER BOX		UNDERGROUND TELEPHONE
	WATER LINE FITTINGS		GAS LINES - SIZES VARY
	WATER VALVE		UNDERGROUND FIBER OPTIC
	FIRE HYDRANT		PROPOSED EASEMENT LINE
	SEWER MANHOLE		PROPOSED STORM DRAIN
			INDEX CONTOUR (MAJOR)
			INDEX CONTOUR (MINOR)
			PROPOSED CURB & GUTTER



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ISSUE DATE
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PROJECT NO.
24-135

REVISION DATES

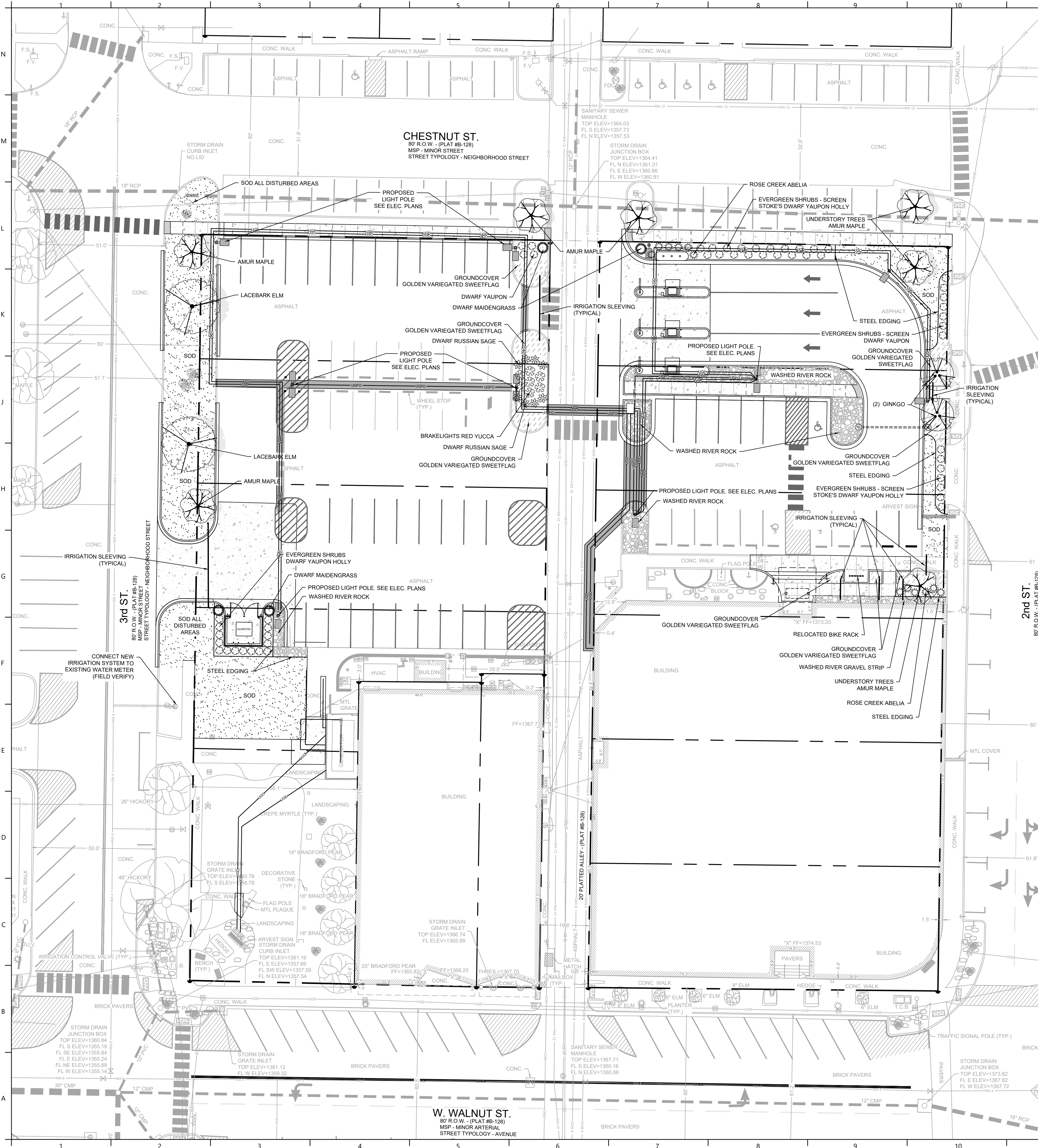
UTILITY PLAN

SHEET

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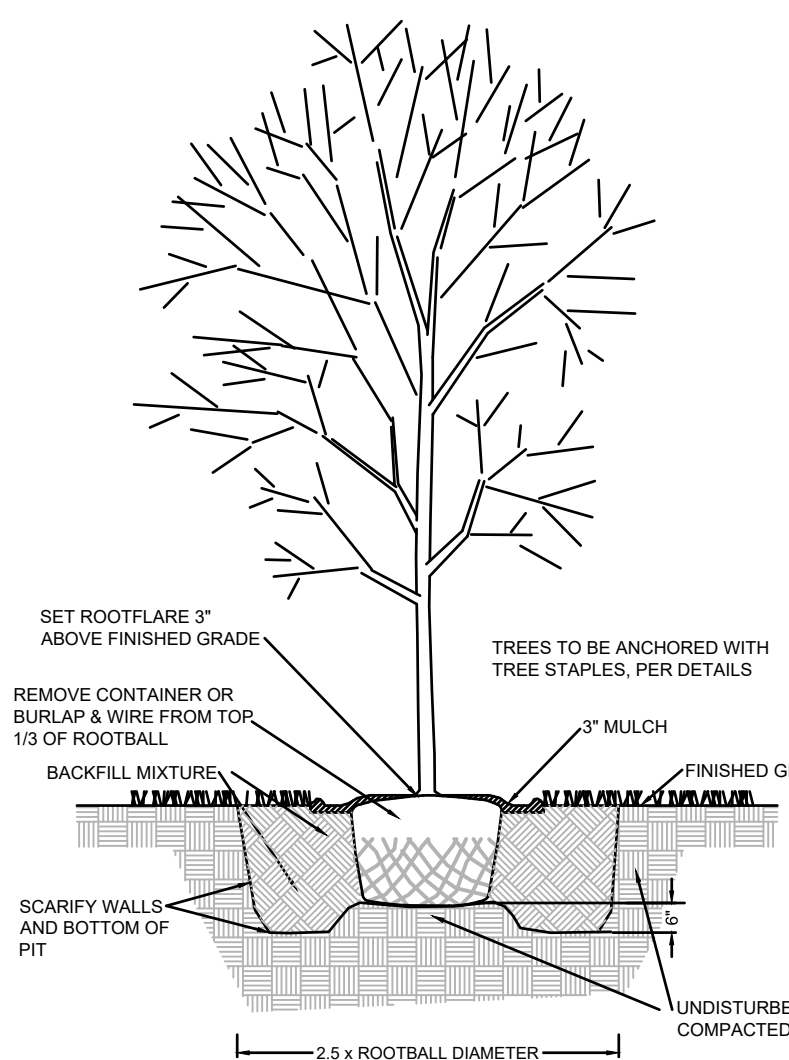
- GENERAL LANDSCAPE NOTES:**
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-482-8898 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. SEE UTILITY COORDINATION PLAN AND VERIFY PLANT EXCAVATIONS WITH UTILITY PLANS AND INSTALLED FIELD LOCATIONS OF NEW UTILITIES.
 - CONTRACTOR SHALL BEAR ALL RESPONSIBILITY AND COST OF REPAIR OR REPLACEMENT OF EXISTING UTILITIES, DAMAGE OR INTERRUPTED AS A RESULT OF THIS CONSTRUCTION PROJECT.
 - CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
 - SEE GRADING AND DRAINAGE PLAN FOR PROPOSED SLOPES, SWALES, BERMS, ETC. MAINTAIN PROPER FINISH GRADES IN ALL AREAS INDICATED. FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
 - LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO PROVIDE MINIMUM TOPSOIL DEPTHS AND CREATE A SMOOTH CONDITION PRIOR TO PLANTING IN ALL AREAS.
 - CONTRACTOR SHALL PROVIDE SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL PREPARATION, SOIL AMENDMENTS, AND BACK FILL MIX. SUBMIT SOILS ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS AND ON GRADE SOILS.
 - LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
 - ALL PLANT MATERIALS MUST BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS OF SIZE OR TYPE OF MATERIAL ARE NOT PERMITTED WITHOUT WRITTEN APPROVAL. PRIOR TO DELIVERY OR INSTALLATION.
 - IDENTIFICATION LABELS MUST BE ATTACHED TO ALL PLANT MATERIALS AND SHALL REMAIN INTACT UNTIL FINAL ACCEPTANCE OF THE WORK. REMOVE ALL TAGS AND LABELS FOLLOWING ACCEPTANCE. INSTALLATION AS SHOWN ON THESE DRAWINGS.
 - THE PLANT SYMBOLS OR INTENDED COVERAGE AREAS SHOWN SHALL SUPERSEDE NOTED QUANTITIES.
 - CONTRACTOR SHALL STAKE OUT ALL TREE LOCATIONS IN FIELD USING COLORED FLAGS FOR EACH DIFFERENT TREE SPECIES FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. L.A. RESERVES THE RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.
 - TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL SUSTAINED AT THE AVERAGE GRADE OF SLOPE.
 - SHRUB, GROUND COVER & SEASONAL COLOR BED LAYOUTS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED PRIOR TO FINAL ACCEPTANCE.
 - COORDINATE ALL INSTALLATION ACTIVITIES WITH IRRIGATION WORK AND IMMEDIATELY REPAIR DAMAGES TO FINISH GRADES, SOD, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.

SYMBOL	BOTANICAL / COMMON NAME	SIZE	QTY IN ROW	QTY OUT ROW	TOTAL QTY	REMARKS
TREES						
	ACER TATARICUM 'GINNALL' / AMUR MAPLE	2" CAL.	5	2	7	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW 43.0' FROM GROUND
	GINKGO BILOBA / GINKGO	2" CAL.		2	2	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW 43.0' FROM GROUND
	ULMUS PARVIFOLIA / LACEBARK ELM	2" CAL.	2		2	TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW 45.0' FROM GROUND
SHRUBS						
	ABELIA X 'ROSE CREEK' / ROSE CREEK ABELIA	3 GAL. MIN.			12	FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.
	HESPERALOE PARVIFLORA 'PERPA' / BRAKELIGHTS® RED YUCCA	3 GAL.			7	FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.
	ILEX VOMITORIA 'STOKES' DWARF' / STOKES' DWARF YAUPOON HOLLY	3 GAL. MIN.			52	FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.
	MISCANTHUS SINENSIS 'ADAGO' / DWARF MAIDEN GRASS	3 GAL. MIN.			4	FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.
	PEROVSKIA ATRIPLICIFOLIA 'BLUE JEAN BABY' / BLUE JEAN BABY RUSSIAN SAGE	3 GAL.			8	FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.
GROUND COVERS						
	ACORUS GRAMINEUS 'OGON' / GOLDEN VARIEGATED SWEETFLAG	18" 24" O.C.				SPACE PLANTS 324" O.C. IN GROUND COVER AREAS. FULL WELL BRANCHED PLANTS.
	CYNODON DACTYLON / BERMUDAGRASS	SOD				SOLID SOD ALL INDICATED AREAS WITH CLOSE KNOT JOINTS
	WASHED RIVER GRAVEL	1"-2" DIA.				BROWN, GRAY, AND TAN COLORS. INSTALL OVER WEED BARRIER FABRIC. 4" MINIMUM LAYER IN GRAVEL SURFACE AREAS.

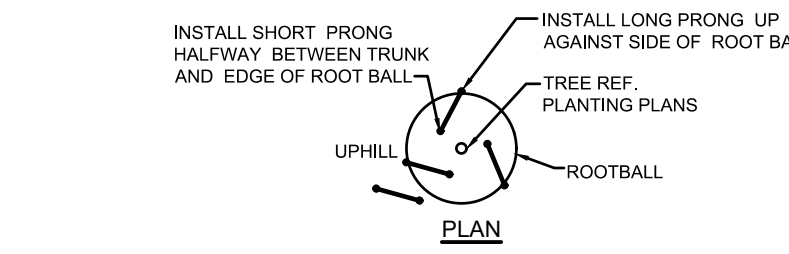
CITY OF ROGERS NOTE:
UNDERSTORY TREES SHALL BE MAINTAINED BY THE PROPERTY OWNER TO PREVENT SIGHTLINE ISSUES.

OTHER MATERIALS

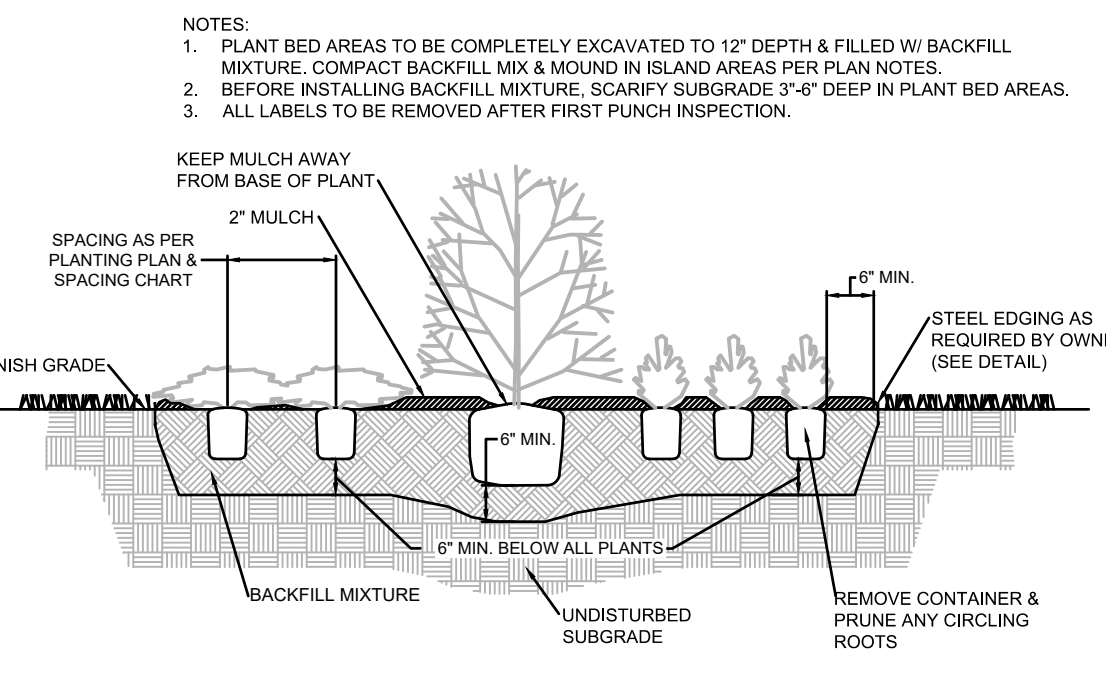
ITEM	REMARKS
STEEL EDGING (SE)	ENCLOSE ALL OPEN BED EDGES WITH EDGING MATERIAL. DO NOT INSTALL ALONG BACK OF CURBS OR SIDEWALKS. USE PRE-FABRICATED, COMMERCIAL GRADE, STEEL EDGING PRODUCT. 3/16"x4" SIZE STEEL BANDS WITH BLACK RUST RESISTANT PAINTED FINISH AND MFRS. STAKES & ACCESSORIES.
STONE	2" TO 4" DIAMETER SMOOTH RIVER STONES OVER WEED BARRIER FABRIC (4 OZ./SY COMMERCIAL GRADE). MINIMUM LAYER DEPTH 6 INCHES. ENCLOSE OPEN EDGES WITH STEEL EDGING.
MULCH	SHREDDED HARDWOOD BARK MULCH 3 INCH MINIMUM LAYER DEPTH IN ALL SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL BED AREAS. REMOVE ALL OTHER DEBRIS.



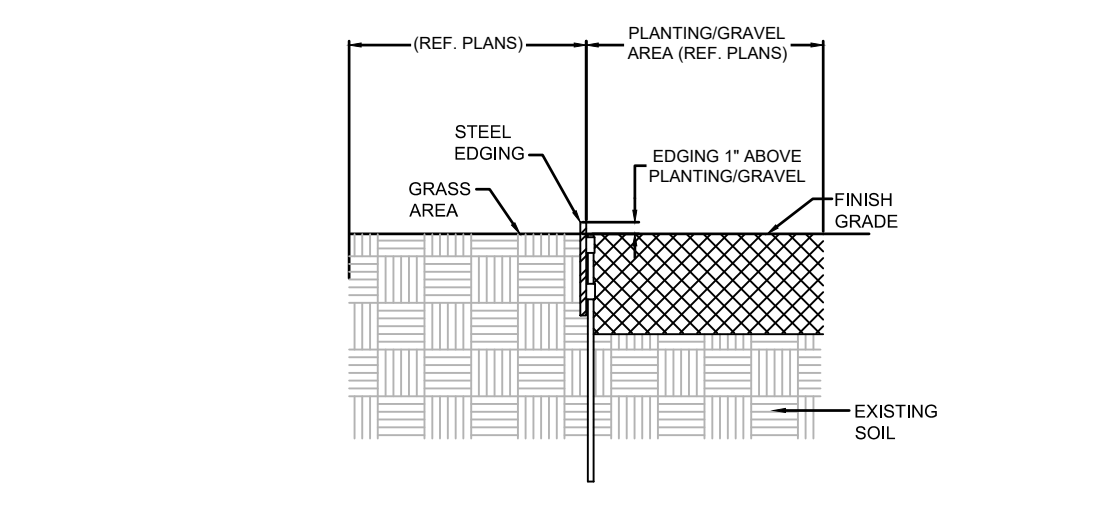
1 TREE PLANTING DETAIL
N.T.S.



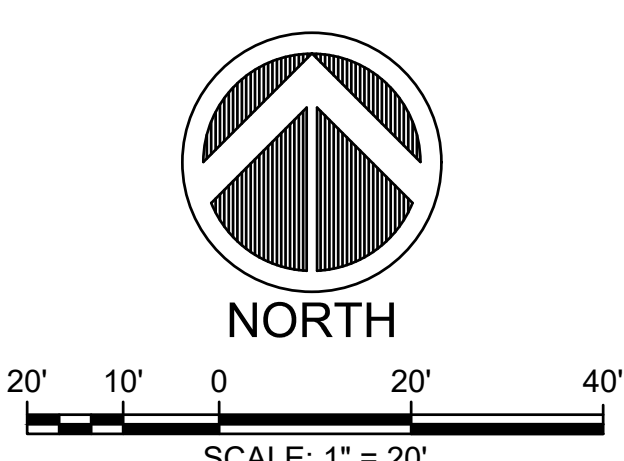
4 TREE STAPLE - THREE STAPLE DETAIL
N.T.S.



2 PLANTING BED DETAIL
N.T.S.



3 STEEL EDGING AT PLANTING/GRAVEL
N.T.S.



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ARVEST BANK - ROGERS
A NEW ATM+LT
ROGERS, ARKANSAS

DRAWN BY: COF
CHECK BY: ~
ISSUE DATE: 11/8/2024
PROJECT NO: 24-135
REVISION DATES:
LANDSCAPE PLAN
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COMMUNITY DEVELOPMENT DEPARTMENT
301 W. CHESTNUT
PHONE: (479) 621-1186
PLANNING@ROGERSAR.GOV

DIRECTOR'S MINIMUM SUBMITTAL REQUIREMENTS

Name of Engineering Firm: Development Consultants, Inc.
Phone: 479-444-7880 Email: carolinef@dcius.pro
Contact Name: Caroline Fox
Address: 1 East Center Street, Suite 290

Application Type: Variance

If you have not had a Pre-Submittal Meeting, do not submit your application. You will need to contact Community Development Staff, who will provide guidance on the process and ensure that you have everything you need to make a correct submittal.

Date of meeting with Staff(Required): 9/5/2024

	Preliminary Plat	Public Improvement Plan	Final Plat	Site Development Plan	Development Permit	Disturbance Permit	Appeals	Variances	Cert. of Appropriateness
Cover Sheet	X	X	X	X		X			
Survey	X	X	X		(1)			(2)	
Land Development Plan, Preliminary	X								
Land Development Plan, Final		X		X		X			
Grading, Preliminary	X								
Grading, Final		X		X		X			
Utility, Preliminary	X								
Utility, Final		X		X		X			
Drainage Plan		X							
Erosion Control Plan	X	X	X	X		X			
Site Plan				X					
Landscape Plan		X		X					
Photometric Plan				X					
Building Elevations				X					X
Renderings				X					X
Floor Plans				X					
Final Plat			X						
Water Plan and Profile		X							
Sewer Plan and Profile		X							
Storm Drain Plan and Profile		X							
Street Plan and Profile		X							
Paving and Striping Plan		X							
Street Signage Plan		X							
	(1) Where development permit is acting as the sign permit								
	(2) Where variance pertains to the placement, location, or setback of a structure								

The purpose of this list is to provide guidance to design professionals as to content that is commonly required to adequately review a given plan sheet against city requirements and policies so as to minimize the number of review cycles. You are encouraged to use professional judgment where including all required plan content on a given plan sheet would create difficulty reading the plan for reviewers.	Cover Sheet	Survey	Existing Conditions	Land Development Plan, Preliminary	Land Development Plan, Final	Grading, Preliminary	Grading, Final	Utility Plan, Preliminary	Utility Plan, Final	Drainage Plan	Erosion Control Plan	Site Plan	Landscape Plan	Photometric Plan	Building Elevations	Renderings	Floor Plans	Final Plat	Water Plan and Profile	Sewer Plan and Profile	Storm Drain Plan and Profile	Street Plan and Profile	Paving and Striping Plan	Street Signage Plan
1. Miscellaneous information, including:																								
a. Name, email, phone number and company of person preparing the plan.	(1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
b. The registration seal and signature of any licensed design professional of record responsible for the plan.		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
c. Date plan was originally prepared and revision dates	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
d. Graphic and written scale of one inch equals 10-60 or 100 feet. A scale of one inch equals 200 feet may be used for applications consisting of over 200 acres.		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
e. Legal description for the boundary of the property.	X	X		(5)								(5)						(5)						
f. North arrow.		X	X	X	X	X	X	X	X	X	X	X	X	X	(6)	(6)	(6)	X	X	X	X	X	X	X
g. Legend of symbols, shades, hatches, and lines.	X	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)
h. Project name and application type	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
i. Owner's signature block and Community Development Director's signature block.	X																							
j. Flood certification statement with correct FIRM effective date (June 5, 2012)	X																							
2. Drawn information, including:																								
a. <u>Property Lines</u> . Existing, identifying point of beginning and distances and bearings of property lines, consistent with the legal description.		X	X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X
b. <u>Natural features</u> including floodplain, floodway, wetlands, individual trees exceeding 4 inches in diameter at breast height, contiguous areas of tree canopy exceeding 10,000 square feet, slopes exceeding 20%, existing and proposed grades, and Cave Springs Karst Areas; and identifying individual trees to be preserved vs. removed, canopy coverage to be preserved vs. removed (including area in square feet), mitigation method (on-site mitigation vs. payment of fee-in-lieu); indicate the location and dimensions (if applicable) of proposed erosion control best management practices (BMPs) including construction entrances, silt fence, concrete washout, etc.		X	X	X	(8)	X	(8)	X	(8)	X	X	(8)	(8)					X						
c. <u>Streets</u> . Existing and proposed streets including their classifications and typologies, right-of-way or tracts they are proposed to be located within, whether intended to be public or private; shared use paths, alleys, and mid-block pedestrian corridors			X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X
d. <u>Blocks</u> . The perimeter of existing and proposed blocks, in feet, as measured along the property line			X	X	X	X	X	X	X	X	X	X	X											

e. <u>Other Features in ROW</u> . All vertical and horizontal obstructions in the right-of-way or in tracts intended to contain streets, including existing streets, curbs, medians, inlets, travel lanes, fire lanes, on-street parking, bicycle facilities, streetlights, street signs, street signals, crosswalks, sidewalks, sidepaths, shared use paths and trails and identifying whether proposed, proposed to be retained, demolished or modified. Where proposed all features required by Articles 3 and 7 shall be depicted.					X		X		X			X	X		X		(9)		X	X	X	X	X	X
f. <u>Driveways, Intersections, Curb Cuts</u> including their width and off-set dimensions and identifying whether proposed to be retained, demolished or modified			X		X		X		X			X	X		X				X	X	X	X	X	X
g. <u>Conditions on abutting properties</u> including ownership, parcel numbers, zoning boundaries, drainage infrastructure, driveways, sidewalks and shared-use paths, rights-of-way or tracts intended to contain streets including their width from centerline and in total, buildings, their use and height in stories, with approximate dimension from the shared property line.		X	X	X		X		X		X	X	X	X											
h. <u>Lots</u> including their area in square feet (or in acres where larger than one acre), numeric lot identification, and their dimensions					X		X		X			X	X	X				X						
i. <u>Tracts</u> including their area in square feet (or in acres where larger than one acre), alphabetic tract identification, their dimensions, and their purpose. Where courtyards or terraces or other shared use spaces are proposed or required, tracts dedicated to such use shall be shown. Where stormwater detention is required or proposed, tracts dedicated to such shall be shown. Where programmed open space is required, tracts dedicated to such purposes shall be shown.				(3)	X	(3)	X	(3)	X			X	X	X				X						
j. <u>Easements</u> including their dimensions and purposes identifying whether they are existing, proposed, proposed to be modified or vacated.		X	X	(10)	X	(10)	X	(10)	X			X	X	X				X						
k. <u>Utility infrastructure</u> including sizing, material, depth, height, width, etc. with dimensions from other utilities and identifying whether within right-of-way or tract intended for a street or located within an easement on private property					X		X		X										X	X	X	X	X	
l. <u>Buildings and Structures</u> . Location of existing and proposed buildings and structures, with finished floor elevations, dimensions from right-of-way or tracts proposed to contain streets and from adjacent property lines, dimensions of building width and length, number of floors; and building coverage, gross floor area per floor, and total building area, all in square feet. Buildings containing residential units shall identify the number of dwelling units per floor by building type, the total number of units by building type, and the total number of units.		(4)	(4)	(4)	X	(4)	X	(4)	X	X	(4)	X	X	X			(11)							
m. <u>Uses</u> . Identification of anticipated or existing uses within each building, specifically identifying intended use of the building's ground level and whether the building will be designed for nonresidential use or residential use, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas.	X		X									X					X							

n. <u>Vehicular Use Areas</u> . Location of proposed, existing, or existing and proposed to be demolished or modified vehicular use areas with written setback dimensions from existing/proposed street rights-of-way or tracts intended to contain streets and from and adjacent property lines; identifying fire access lanes; and including typical dimensions of drives, drive-aisles, parking spaces, drive-thru lanes, and the surface material (concrete, asphalt, etc.)		X	X				X		X	X	X	X	X	X										
o. <u>Pedestrian Use Areas</u> including sidewalks, shared-use paths, pedestrian ways, paths, lighting, surface material, and dimensions whether existing, existing and proposed to be modified, or proposed		X	X	X		X	X		X	X	X	X	X	X			X					X	X	
p. <u>Phasing</u> . Location and identification of boundaries and phase numbers of the development if proposed to be platted or developed in phases, and showing all public improvements by phase.				X		X		X		X	X													
q. <u>Other Site Features</u> . Location and identification of any proposed and any existing site features to be retained, including detention areas, stairs, retaining walls, and other pertinent site features. Retaining walls should include materials and top and bottom of wall heights.		X	X	X		X	X	X	X	X	X	X	X	X										
r. <u>Building Elevations</u> in color and including exterior building materials, location and dimension of storefront glazing and the degree to which such glazing is transparent or opaque, showing overall facade fenestration and articulation, doors, windows, etc.															X	X	X							
s. <u>Floor Plans</u> of building ground floor identifying location of walls, stairwells, elevator banks relative to tenant spaces, exterior doorways, lobbies and storefront systems, and identifying the tenant space depth and floor to ceiling height.															X	X	X							
t. <u>Programmed open space</u> in conformance with the preliminary plat including the block or tract it is located within, its area in square feet, the type of programmed open space, and details regarding the amenities proposed within the open space where required including but not limited to play structures, trails, athletic fields, gardens, amenity centers, any buildings, gathering spaces, pools, splash pads, dog parks, landscaping, etc.				X	X	X	X	X	X	X	X	X	X	X				X						
phase and in total. The plan shall identify buildings, phases of development, and other graphic information by numbers or letters to allow easy reference to the following information:																								
a. Existing and proposed zoning	X																							
b. Total land area in square feet and acres	X	X																						
c. Land area in square feet and acres for existing and proposed rights-of-way	X	X																						
d. Programmed open spaces by type and area in square feet and acre	X			X		X		X		X	X	X												
e. Net land area in square feet and acres	X	X	X	X		X	X	X	X	X	X	X												
f. Height above grade of buildings and structures by story and by feet	X		X									X	X		X	X	X							
g. Gross floor area of each floor and total gross floor area per building	X		X									X	X				X							
h. Building coverage in square feet	X		X							X		X	X											
i. Number of onsite parking spaces proposed and whether the uses are expected to rely on on-street parking	X		X		X							X	X				X							

j. Applications constituting an amendment to a previously-approved plan or plat shall include a written description of the changes and call attention visually to the drawn areas being amended	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
4. Any other information deemed necessary by the Director for a determination as to the suitability of the plan for the site	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	(1)	If multiple firms/individuals prepared sheets within the larger plan set you must identify all on cover sheet.																								
	S	Required - see Specifications																								
	(2)	Required only when requesting relief from street typology specifications of Table 3.4.5.1.B.																								
	(3)	Required for programmed open spaces and stormwater detention areas only.																								
	(4)	Existing and proposed to remain only																								
	(5)	Required only where survey is not required or provided.																								
	(6)	Street building fronts upon shall be identified as well as direction each facade faces.																								
	(7)	Required where not provided or deviating from what is provided on cover sheet or where cover sheet is not required.																								
	(8)	Only those proposed to be retained or required to be obtained according to an approved preliminary plat.																								
	(9)	When located within 30 ft of right-of-way																								
(10)	Required only when requesting relief from utility standards.																									
(11)	Finished floor elevations only																									

APPLICANT'S ACKNOWLEDGMENT
Of the Director's Minimum Submittal Requirements

Note to Applicant: You must complete and upload this document to CityWorks with your application.

In order to expedite review of your application, beginning 07/30/2024 staff will no longer perform a detailed quality control review. As the applicant it is your responsibility to review the Director's Minimum Submittal Requirements (hereinafter referred to as "requirements") and ensure your submittal fully complies. This document serves as your acknowledgment of these requirements and confirmation that your submittal complies with the requirements or modified requirements (where applicable). You should complete Section 1 below only if you have had a pre-application meeting with city staff and staff waived specific requirements. If no waivers were granted you should leave this section blank. Section 2 should be completed in all cases.

Section 1. I acknowledge the Director's Minimum Submittal Requirements and to the best of my knowledge I have submitted plans which comply with all submittal requirements except the following (insert any requirements waived by staff below, if none were waived leave blank):

As authorized by _____ (insert city staff person that granted waiver) on
_____ (insert date).

Section 2. I understand that to expedite review of my submittal staff will not independently verify that I have met these minimum submittal requirements and will instead proceed directly to a formal review. I understand that, if during formal review, it is found that I have filed the incorrect application, or it is found that my submittal does not include the required plan sheets or plan contents which were not waived by staff, that my project may be subject to delay.

Date: 11/14/2024

Applicant's Printed Name: Caroline Fox

Applicant's Signature: Caroline Fox

November 14, 2024



City of Rogers
Dept. of Community Development
Planning Division
301 W. Chestnut
Rogers, AR 72756

RE: Authorized Agents
Arvest Bank – 201 W Walnut St.

In the matter of the project at Arvest Bank, 201 W Walnut St., Rogers, Arkansas; Caroline Fox of Development Consultants Incorporated is designated as our representative. She is authorized to act on our behalf for the submission of the applications and processing them for our property.

If you have any questions or need additional information, please contact Ms. Fox at 479-444-7880.

Thank you,



Jeffrey Paul Mead / Arvest Bank

VP Property manager

Engineering • Planning • Land Surveying • Landscape
Architecture

2200 North Rodney Parham, Suite 220 • Little Rock, Arkansas 72212 • Tel 501-221-7880 • Fax 501-221-7882
1 East Center Street, Suite 290 • Fayetteville, Arkansas 72701 • Tel 479-444-7880

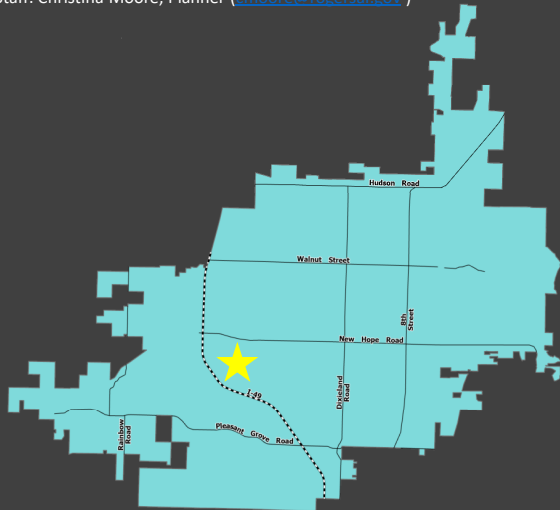


Variance

PLANNING

Marque Townhomes

Staff: Christina Moore, Planner (cmoore@rogersar.gov)



Vicinity Map

Location

201 W Walnut Street

Nature of Request

- To allow an increase of the maximum exterior yard from 10ft to 18.5ft

Zoning

T5.2 (City Medium-Intensity)

Proposed Use

Townhome

Representative

Ali Karr

Summary:

This site is located in south west Rogers to the east of Promenade Mall.



Board of Adjustment

PLANNING

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

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

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

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

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



Variance

PLANNING

Marque Townhomes



Geolocation

Request:

- To allow an increase in the maximum exterior yard.

Proposal:

- The applicant is proposing that the exterior yard setback be increased from 10 feet to 18.5 feet for both building 1 and building 2.

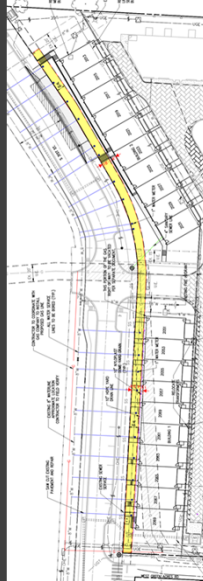


Variance

PLANNING

Marque Townhomes

Site Plan



Request

- To allow an increase of the maximum exterior yard from 10ft to 18.5 feet for building 1 and building 2.

Request:

- To allow an increase in the maximum exterior yard.

Proposal:

- The applicant is proposing that the exterior yard setback be increased from 10 feet to 18.5 feet for both building 1 and building 2.



Variance

PLANNING

Marque Townhomes

Applicant Hardship

"The Marque Townhomes development includes two buildings and serves as a fill in of two open spaces, totaling 1.1 acres, from the Pinnacle Auto Townhomes development (PL202201168), currently under construction. We are requesting an increase of the maximum 10 ft exterior yard setback to 18.5'. There are existing utility easements for sanitary sewer, water, and gas that encroach 10' on to the property. Furthermore, there is significant grade change from the street to the auto club drives, particularly with Building 2. This required the addition of a retaining wall and steps down to the street from the units for Building 2. The extra buffer from the 10' U.E. to the building allows the footings/zone of influence of the retaining wall to remain out of the utility easement and allows room for stairs to make up the grade difference to the shared walkway. Additionally, the green space in front of the northern units of Building 1 sits slightly lower than the roadway. The building FFE cannot be raised without increasing back driveway slopes for these units beyond 12%. Therefore, yard drains were needed to ensure positive drainage away from the building in the front. The extra buffer from the 10' U.E. allows room to place these private storm structures outside the utility easement and run a line to connect them to existing storm sewer."

Stated Hardship:

The stated hardship for the property is the existing utility easement and grade change from the street to the club drives.

Spirit and Intent:

The stated spirit and intent is that the buildings are built as close to the existing utility easements as possible.



Variance

PLANNING

Marque Townhomes

Applicant Spirit and Intent

"This development is still in line with the spirit and intent of the code since the building is placed as close as possible to the ROW while accounting for the hardships mentioned above. The maximum possible unit depth was achieved for this site with the grade constraints."

Stated Hardship:

The stated hardship for the property is the existing utility easement and grade change from the street to the club drives.

Spirit and Intent:

The stated spirit and intent is that the buildings are built as close to the existing utility easements as possible.



Variance

PLANNING

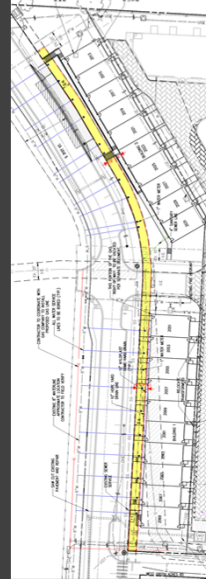
Marque Townhomes

Staff Analysis of Request

Variance Request Factors

Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property?

Yes. There is an existing utility easement in the exterior yard that prevents development in the build to area.



Site Plan

Analysis:

- Regarding whether the variance or waiver would cause undue hardship to the property owner, the answer is yes. The property has an existing utility easement in the exterior yard, which restricts development within the designated build-to area. This unique circumstance limits the property owner's ability to fully comply with zoning requirements, potentially justifying the need for a variance to allow for practical use of the property.

T5.2 (City Medium-Intensity): "A medium-low intensity mixed-use district where medium to large-scale buildings line streets in corridor and city center placetypes." Sec. 4.2(Table)



Variance

PLANNING

Marque Townhomes

Staff Analysis of Request

Variance Request Factors	
Is the hardship a result of any action taken by the property owner or on their behalf?	No. The utility easements were present on the property before development was proposed.
Is the variance or waiver requested the minimum amount necessary to carry out the project?	Yes. The buildings are placed as close to the utility easements as possible. The utility easements extend past the current built to zone.



Site Plan

Analysis:

- The hardship is not a result of any action taken by the property owner. The utility easements were already in place before the development was proposed, limiting the ability to fully comply with the build-to zone.
- As for the variance request, it is the minimum necessary to carry out the project. The buildings are already placed as close as possible to the utility easements, and the easements themselves extend beyond the current build-to zone, making the variance essential to make the most efficient use of the property



Variance

PLANNING

Marque Townhomes

Staff Analysis of Request

Variance Request Factors

Is there another reasonable method of avoiding the need for a variance or waiver?

No. If the developer were to vacate the utility easement, all of the existing utilities would need to be relocated to move the building closer to the property line.



Site Plan

Analysis:

- There is no reasonable alternative to avoid the variance. If the developer were to vacate the utility easement, it would require the relocation of all existing utilities in order to move the building closer to the property line. This would be a costly and disruptive process, making the variance the most practical solution to proceed with the development.



Variance

PLANNING

Marque Townhomes



Aerial Map

Recommendation

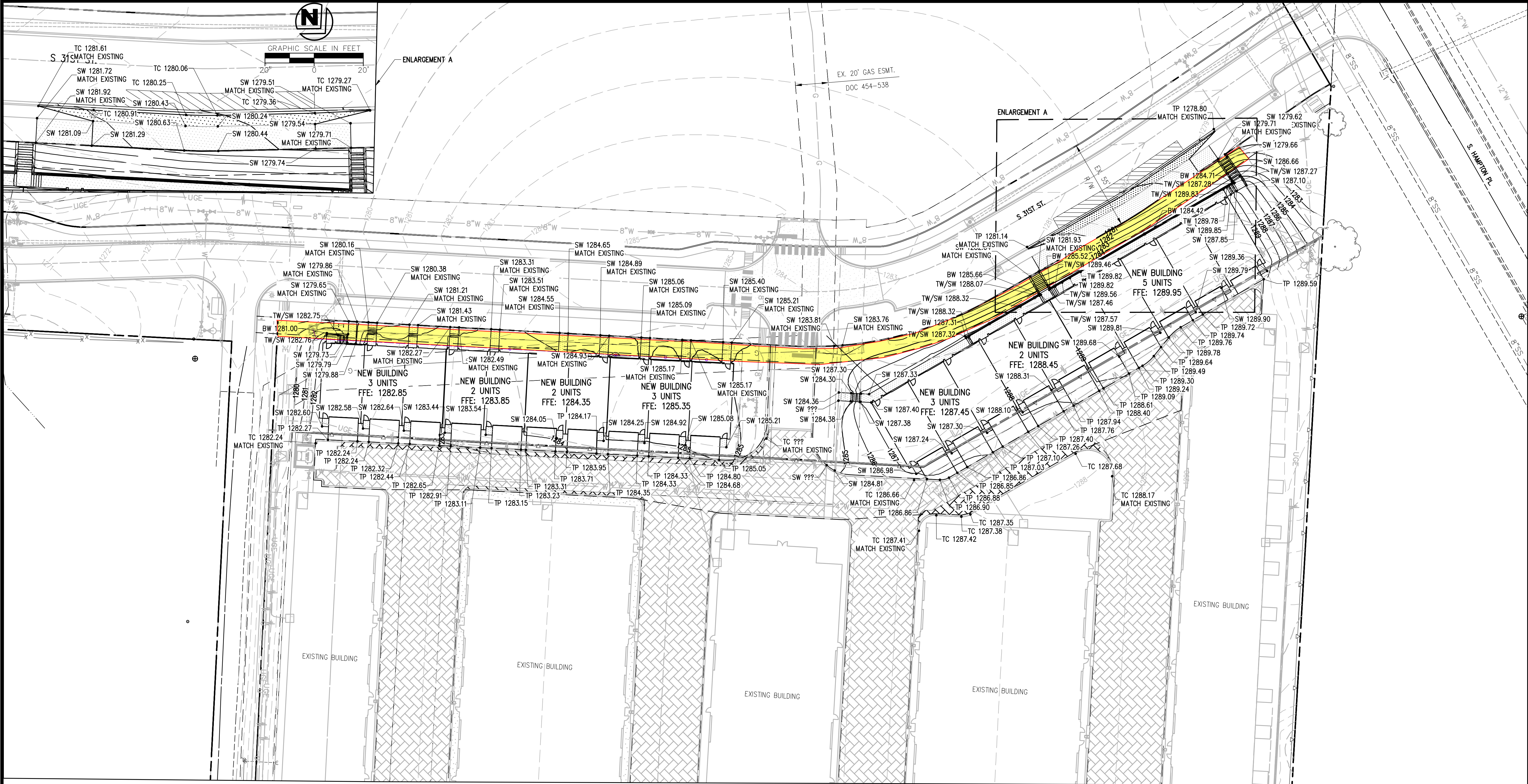
- **Approve** the request to increase the maximum exterior yard from 10ft to 18.5 ft in accordance with the site plan.

Public Input:

None provided

Recommendation:

APPROVE the request to allow an increase in the maximum exterior yard from 10ft to 18.5 feet in accordance with the site plan.



GRADING AND DRAINAGE NOTES

1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN SHALL BE FOR COORDINATION OF THE WALL LOCATION AND ELEVATIONS ONLY.
2. THE OWNER/CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING AND PROVIDING SEPARATE AND INDEPENDENT RETAINING WALL DESIGNS, INSPECTIONS, AND CERTIFICATIONS BY A REGISTERED PROFESSIONAL ENGINEER OTHER THAN CRAFTON TULL. THIS SHALL ALSO APPLY TO ANY ASSOCIATED AND NECESSARY PUBLIC SAFETY DEVICES INCLUDING, BUT NOT LIMITED TO, PEDESTRIAN SAFETY RAILS.
3. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF EXISTING UTILITIES ON SITE OR IN RIGHT-OF-WAY. ALL UTILITIES MUST BE LOCATED PRIOR TO GRADING START.
4. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
5. ALL CUT OR FILL SLOPES SHALL BE A MAX 3:1 SLOPE OR FLATTER UNLESS OTHERWISE NOTED.
6. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
7. ALL STORM SEWER PIPE CONNECTIONS TO STRUCTURES SHALL BE GROUTED TO ENSURE CONNECTION AT STRUCTURE IS WATERTIGHT. ALL STORM SEWER STRUCTURES SHALL HAVE A SMOOTH UNIFORM POURED MORTAR INVERT FROM INVERT IN TO INVERT OUT.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY WHEN IN PAVED AND TRAFFIC AREAS.
9. ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH THE PAVEMENT AND SHALL HAVE TRAFFIC BEARING RINGS AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 1" ABOVE FINISH GRADE. LIDS SHALL BE LABELED PER JURISDICTIONAL SPECIFICATIONS.
10. SITE GRADING SHALL NOT PROCEED UNTIL APPROPRIATE EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED. THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NPDES PERMIT AND THE SWPPP FOR STORMWATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
11. ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 4 INCHES OF TOPSOIL TO FINAL GRADE. REFER TO THE LANDSCAPE PLAN.
12. TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON PLANS, CONTACT ENGINEER IMMEDIATELY.
13. THE CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS FOR ALL NATURAL AND PAVED AREAS THROUGHOUT ALL PHASES OF CONSTRUCTION.
14. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
15. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH ARCHITECTURAL BUILDING PLANS AND SPECIFICATIONS.
16. EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SILT AND DEBRIS.
17. CONTRACTOR SHALL ADJUST AND/OR CUT EXISTING PAVEMENT AS NECESSARY TO ENSURE A SMOOTH FIT AND CONTINUOUS GRADE.
18. CONTRACTOR SHALL MAINTAIN ALL EXISTING PARKING, SIDEWALKS, DRIVES, ETC. CLEAR AND FREE FROM ANY CONSTRUCTION ACTIVITY AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.
19. IF WET AREAS ARE ENCOUNTERED ON-SITE THE CONTRACTOR SHALL COORDINATE WITH THE GEOTECHNICAL ENGINEER FOR THE DESIGN AND PLACEMENT OF A FRENCH DRAIN SYSTEM.

20. CRAFTON, TULL & ASSOCIATES, INC. (CTA) HAS NOT NECESSARILY ESTABLISHED MINIMUM FINISH FLOOR ELEVATIONS FOR EACH INDIVIDUAL BUILDING OR LOT IN THIS SUBDIVISION. WHEN A MINIMUM BUILDING FLOOR ELEVATION IS NOT ESTABLISHED AND NOTED, THE ULTIMATE RESPONSIBILITY FOR THE PROPER GRADING OF EACH INDIVIDUAL LOT OR PARCEL SHALL REST WITH THE LOT'S OWNER. TYPICALLY, THE MINIMUM FINISH FIRST FLOOR ELEVATIONS SHOULD BE AT LEAST TWELVE INCHES (12") ABOVE THE FINISHED TOP OF STREET CURB ELEVATION ASSOCIATED WITH EACH INDIVIDUAL LOT OR PARCEL OR AS REQUIRED BY LOCAL AND STATE CODES.

SYMBOLS

- BENCHMARK
- FOUND IRON PIPE/REBAR
- PRIMARY CONTROL/SET MONUMENT
- FOUND MONUMENT/ROW
- LIGHT POLE
- TREE

LINEWORK

- EASEMENT
- CURB
- RIGHT OF WAY
- ROAD CENTERLINE
- INTERMEDIATE CONTOUR
- INDEX CONTOUR

LEGEND (EXISTING SYMBOLS)

LEGEND (CONSTRUCT)

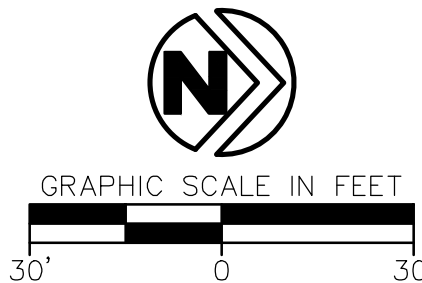
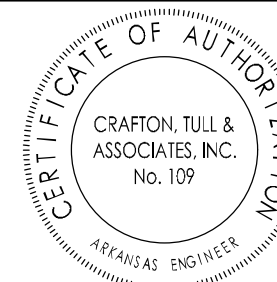
LINEWORK

- CURB
- INTERMEDIATE CONTOUR
- INDEX CONTOUR

GRADING PLAN SPOT ELEVATIONS

- BW BOTTOM WALL
- FG FINISHED GRADE
- FL FLOW LINE
- G GUTTER
- SW SIDEWALK
- TC TOP CURB
- TP TOP PAVEMENT
- TW TOP WALL
- EXISTING GRADE

CERTIFICATE OF AUTHORIZATION:



MARQUE TOWNHOMES ROGERS, ARKANSAS

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	10-16-2024
2	SECOND SUBMITTAL	11-08-2024

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

PROJECT NO: 22109500

ISSUE DATE: 11/08/2024

CONTACT: A. KARR

DATE: 11/08/2024

PRELIMINARY PLANS

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GRADING PLAN

C-104



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

OFFICE USE ONLY

Permit Fee: _____ (\$500) Zoning: _____
App. Number _____
CityView Application: _____
Date: _____

VARIANCE APPLICATION

APPLICANT: Crafton Tull on Behalf of Nick Dozier
ADDRESS: 3335 S. Market St. Rogers, AR 72758 SUITE #: _____
GENERAL LOCATION OF PROPERTY: SE of the intersection of S Hampton Pl and S 31st Street, Parcel 02-01694-036, 035, 040
PHONE #: 479-878-2457 EMAIL: kendele.boyce@craftontull.com
PROPERTY OWNER: Pinnacle Collection Suites, LLC PHONE #: _____
REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal):
Article 4, Section 4.5 Zone Standards - Table 4.5A Selected Zone Standards - T5.2 Max.
Exterior Yard Setback; Request increase to 18.5' from 10'

Sec. 2.12.2 requires variance applicants to respond to these two questions for variance consideration:

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

Please see attached letter.

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

Please see attached letter.

Applicant Signature

Date

11/13/2024

Attachment Checklist:

- ☒ Owner Signature on Letter or Application ☒ If needed, additional sheet for above required responses
- ☒ Survey, elevations, sign proofs and/or other documents as needed to illustrate request
- ☒ Director's Minimum Submittal Requirements(required at time of application)

PLANNING STAFF PROVIDES:

BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING



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

Re: Variance Request – Marque Townhomes
CityView Project # SDP 24-0668
CTA Job No. 22109500

I am writing this letter to request the following variance in regards to the new development, Marque Townhomes:

1. A variance from the maximum 10 ft exterior yard setback for T5.2 zones (Section 4.5.A Selected Zone Standards)

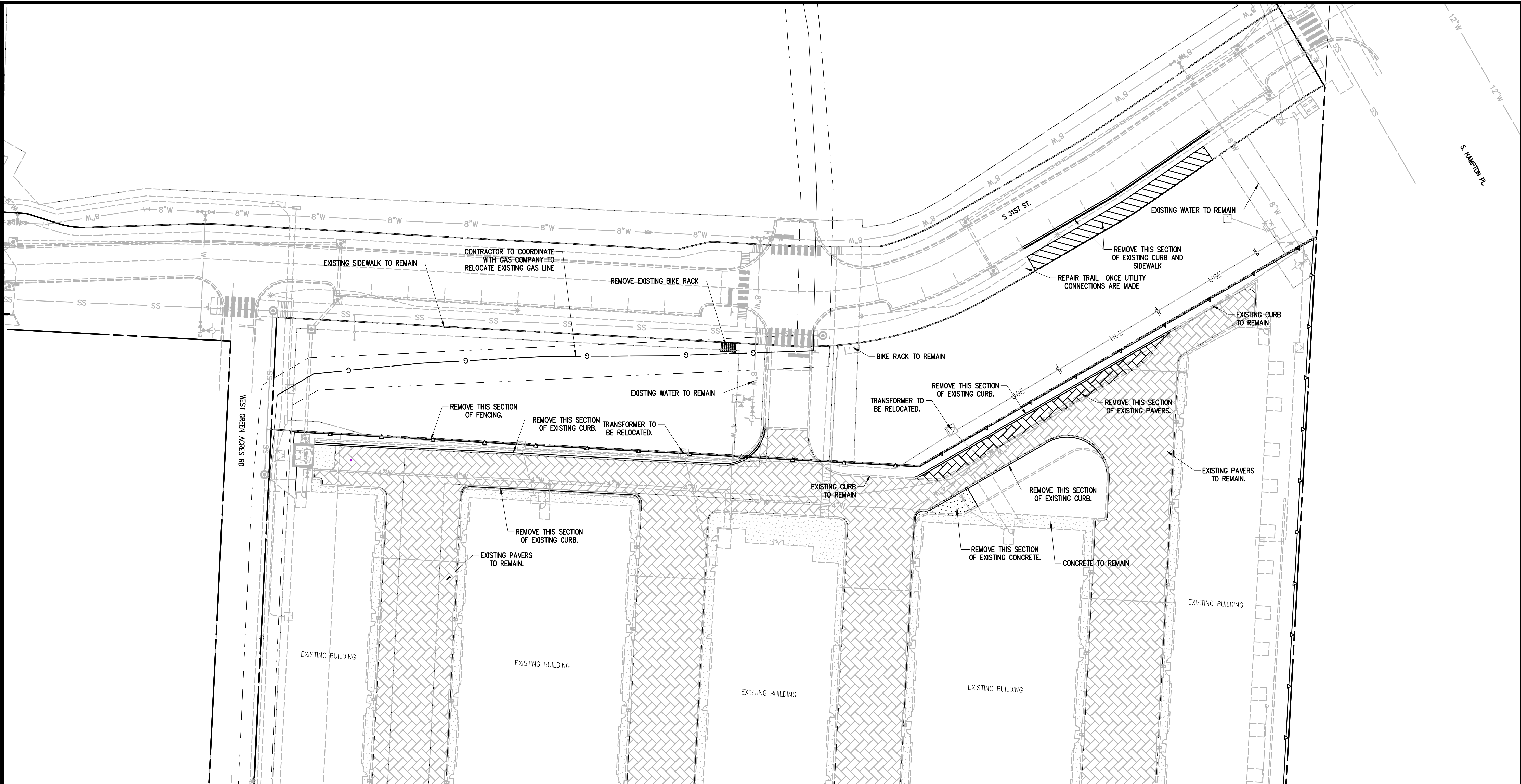
The Marque Townhomes development includes two buildings and serves as a fill in of two open spaces, totaling 1.1 acres, from the Pinnacle Auto Townhomes development (PL202201168), currently under construction. We are requesting an increase of the maximum 10 ft exterior yard setback to 18.5'. There are existing utility easements for sanitary sewer, water, and gas that encroach 10' on to the property. Furthermore, there is significant grade change from the street to the auto club drives, particularly with Building 2. This required the addition of a retaining wall and steps down to the street from the units for Building 2. The extra buffer from the 10' U.E. to the building allows the footings/zone of influence of the retaining wall to remain out of the utility easement and allows room for stairs to make up the grade difference to the shared walkway. Additionally, the green space in front of the northern units of Building 1 sits slightly lower than the roadway. The building FFE cannot be raised without increasing back driveway slopes for these units beyond 12%. Therefore, yard drains were needed to ensure positive drainage away from the building in the front. The extra buffer from the 10' U.E. allows room to place these private storm structures outside the utility easement and run a line to connect them to existing storm sewer. This development is still in line with the spirit and intent of the code since the building is placed as close as possible to the ROW while accounting for the hardships mentioned above. The maximum possible unit depth was achieved for this site with the grade constraints.

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

Sincerely,
Crafton Tull and Associates

Kendele J. Boyce

Kendele Boyce, E.I.



DEMOLITION NOTES

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

AND/OR MATERIAL TO ENSURE EASY AND SAFE PEDESTRIAN AND VEHICULAR TRAFFIC TO AND FROM THE SITE.

15. THE CONTRACTOR SHALL COORDINATE WATERMAIN WORK WITH THE FIRE DEPARTMENT AND THE CITY/COUNTY UTILITY DEPARTMENT TO PLAN WATERMAIN IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE TO THE SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATERMAIN SHUT-OFFS WITH THE CITY/COUNTY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATERMAIN SHUT-OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

16. DAMAGE TO ALL EXISTING CONDITIONS TO REMAIN WILL BE REPLACED AT CONTRACTOR'S EXPENSE. REPAIRS SHALL RESTORE DAMAGED ITEMS TO EQUAL OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFYING CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION START.

17. ALL TRENCHES AND/OR EXCAVATED AREAS SHALL BE FILLED/TESTED IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT.

18. IF SEPTIC TANKS ARE FOUND PRESENT WITHIN THE LIMITS OF DISTURBANCE THEY SHALL BE DISPOSED OF IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL LAWS.

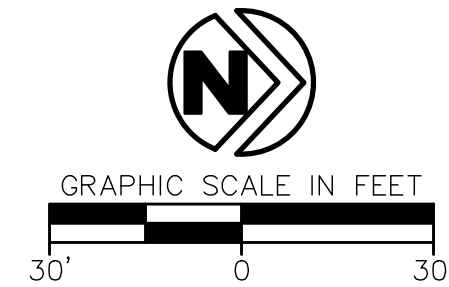
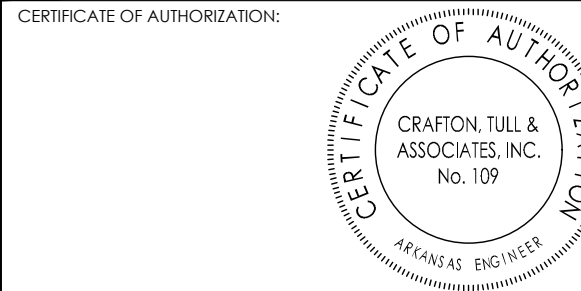
19. IF THE CONTRACTOR FINDS ANY UNDERGROUND TANKS ON SITE THEY SHALL CONTACT THE ENGINEER IMMEDIATELY.

20. ALL WELLS SHALL BE CAPPED AND CLOSED IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL LAW.

LEGEND

- SYMBOLS TO REMAIN**
- BENCHMARK
 - FOUND IRON PIPE/REBAR
 - PRIMARY CONTROL/SET MONUMENT
 - FOUND MONUMENT/ROW
 - LIGHT POLE
 - TREE
 - ELECTRIC BOX/PEDESTAL
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - SIGN
 - WATER FAUCET
 - WATER METER
 - WATER VALVE
 - STORM SEWER MANHOLE
 - STORM SEWER PIPE
 - DROP/CURB INLET
 - PERMEABLE PAVERS
- SYMBOLS TO REMOVE**
- PERMEABLE PAVERS
 - EXISTING SIDEWALK
- LINEWORK TO REMAIN**
- EASEMENT
 - CURB
 - RIGHT OF WAY
 - ROAD CENTERLINE
 - SANITARY SEWER LINE (SPECIFY SIZE & TYPE)
 - WATER LINE (SPECIFY SIZE & TYPE)
 - UNDERGROUND ELECTRIC

- SYMBOLS TO REMOVE**
- PERMEABLE PAVERS
 - EXISTING SIDEWALK
- LINEWORK TO REMOVE**
- CURB
 - WOOD FENCE



MARQUE TOWNHOMES
ROGERS, ARKANSAS

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	10-16-2024
2	SECOND SUBMITTAL	11-08-2024

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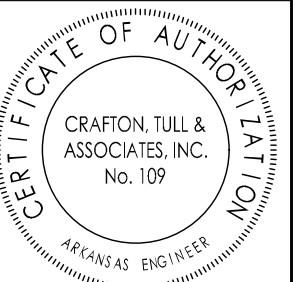
PROJECT NO: 22109500
ISSUE DATE: 11/08/2024
CONTACT: A. KARR
DATE: 11/08/2024
PRELIMINARY PLANS
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DEMO PLAN

C-003



OF 4



GRAPHIC SCALE IN FEET

A horizontal line with tick marks at 0, 10, 20, and 30 feet. The line is divided into four equal segments of 10 feet each. The segments are labeled 0, 10, 20, and 30.

MARQUE TOWNHOMES
ROGERS, ARKANSAS

Key Plan

[illegible]

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PROJECT NO: 22109500
ISSUE DATE: 11/08/2024
CONTACT: A. KARR
QC by: _____
QC Date: _____

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DOCUMENT

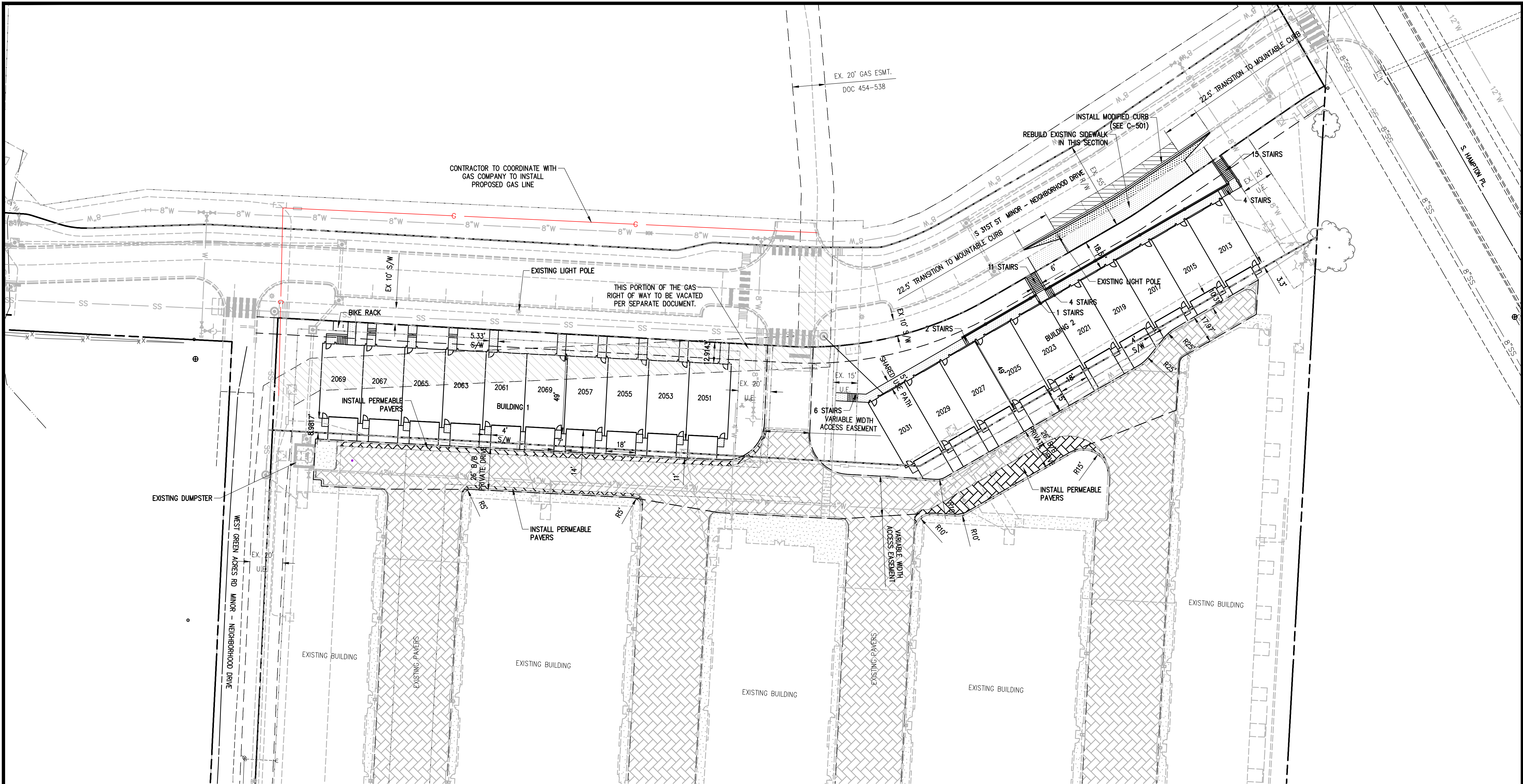
REVIEW SET
NOT FOR CONSTRUCTION

REVIEW SET
NOT FOR CONSTRUCTION

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SITE PLAN

C-102

 SITE NOTES

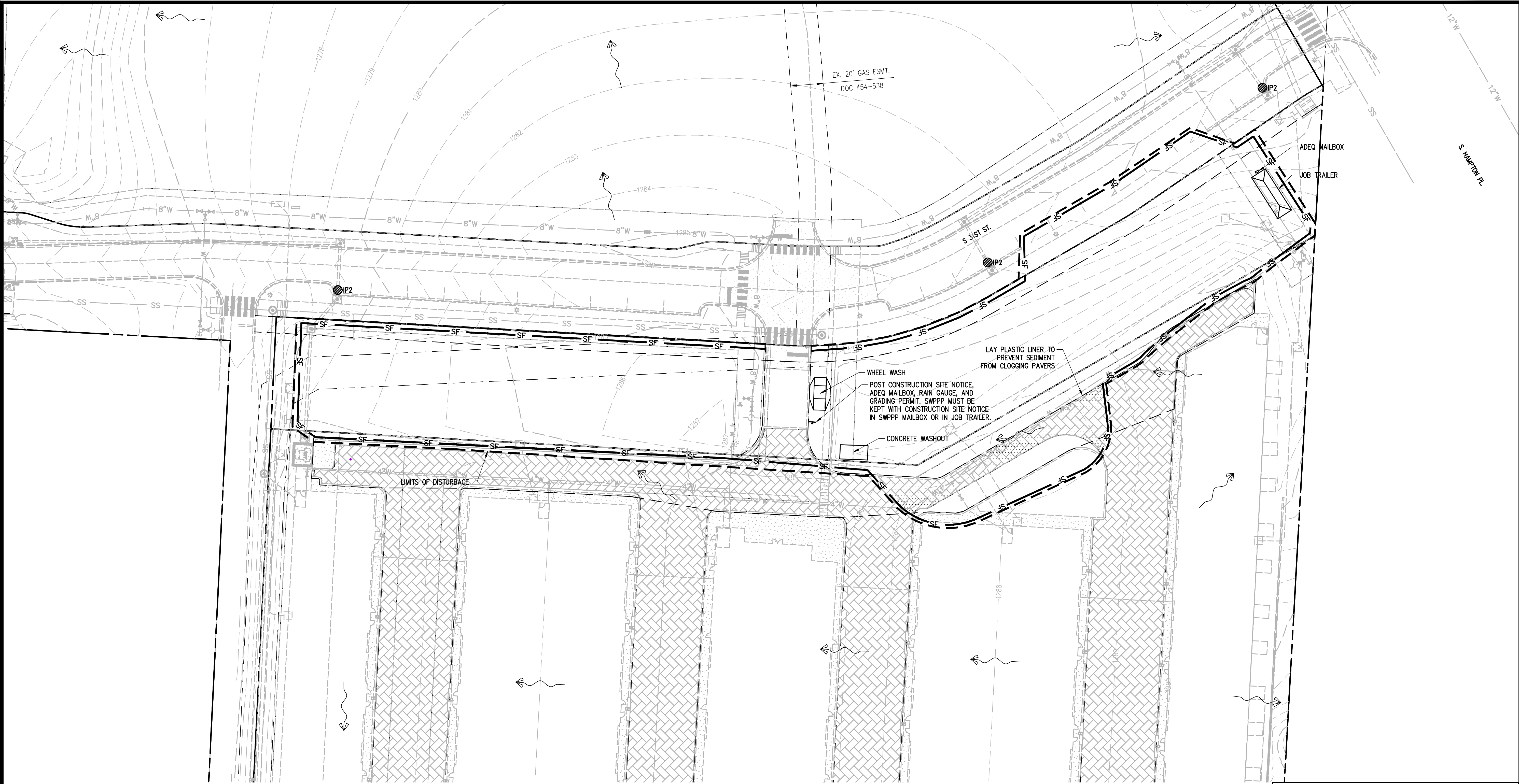
1. THE DESIGN, INSPECTION, AND CERTIFICATION OF ANY RETAINING WALL SHOWN OR REFERENCED HEREIN, INCLUDING BUT NOT LIMITED TO, SEGMENTAL RETAINING WALLS, MASS GRAVITY WALLS, GABION WALLS, ETC., GREATER THAN FORTY-EIGHT INCHES IN HEIGHT, SHALL BE BY OTHERS. ANY RETAINING WALL DATA SHOWN OR REFERENCED HEREIN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

 LEGEND (EXISTING SYMBOLS)

<u>SYMBOLS</u>	<u>LINEWORK</u>
 BENCHMARK	_____ EASEMENT
 FOUND IRON PIPE/REBAR	=====
 PRIMARY CONTROL/SET MONUMENT	----- CURB
 FOUND MONUMENT/ROW	_____ RIGHT OF WAY
 LP	_____ ROAD CENTERLINE
 TREE	
 PERMEABLE PAVERS	

LEGEND (CONSTRUCT)

<u>SYMBOLS</u>		<u>LINEWORK</u>
	SET IRON PIN	_____
	LIGHT POLE	EASEMENT =====
	POWER POLE	=====
	PERMEABLE PAVERS	CURB =====
	HEAVY DUTY CONCRETE	BUILDING SET BACK =====
		RIGHT OF WAY =====
		PROPERTY LINE =====
		ROAD CENTERLINE -----



EROSION CONTROL LEGEND		
	PS	PERMANENT SEEDING
	TPS	TEMPORARY PARKING AND STORAGE
		BOUNDARY LINE
		RIGHT OF WAY LINE
		LIMITS OF DISTURBANCE
		GRADE BREAK
		CONTOUR ELEVATIONS
		STORM DRAIN
		DIRECTION OF OVERLAND FLOW W/ GRADE
		LIMITS OF DRAINAGE SUB-BASIN
	CD	ROCK CHECK DAM
	CE	STABILIZED CONSTRUCTION EXIT (ENTRANCE)
	DD	CHANNELED DIVERSIONS
	DS	DEWATERING SYSTEM / STRUCTURE
	SF	SILT FENCE
	ST	SEDIMENT BASIN WITH STONE OUTLET
	IP1	BLOCK AND AGGREGATE INLET SEDIMENT DEVICE
	IP2	CURB INLET FILTER SOCK

	IP3	GRATED INLET GRAVEL SEDIMENT FILTER
	IP4	SILT FENCE INLET PROTECTION
	OP1	RIP RAP SLOPE PROTECTION (SEE SIZE THIS SHEET)
	ECL	PERMANENT EROSION CONTROL LINING
	SB	TEMPORARY SEDIMENT BASIN
	FFT	FIBER FLOCCULENT TUBE
		PLASTIC LINER

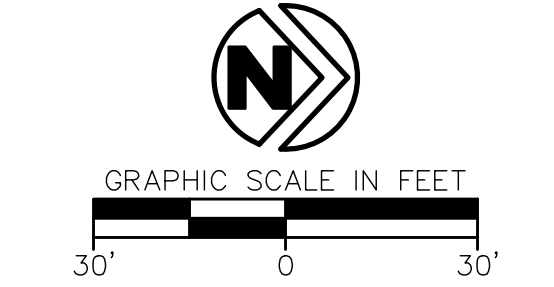
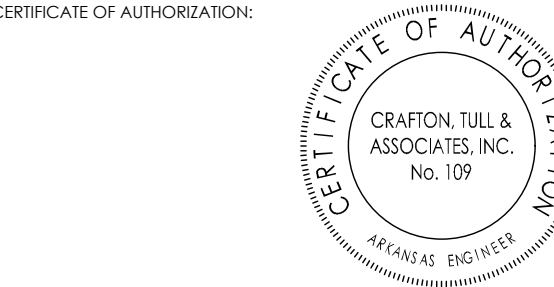
NOTE: SEE SITE PLAN FOR EXISTING LEGEND SYMBOLS

SITE STABILIZATION AND CERTIFICATION

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

NOTES

- PORTABLE TOILETS SHOULD BE 25 FT FROM DRAINAGE



MARQUE TOWNHOMES

ROGERS, ARKANSAS

Key Plan

No.	Description	Date
1	FIRST SUBMITTAL	10-16-2024
2	SECOND SUBMITTAL	11-08-2024

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PROJECT NO: 22109500 ISSUE DATE: 11/08/2024 CONTACT: A. KARR DTC: [blank] DTC Date: [blank]	THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT
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EROSION CONTROL PH 1

C-106



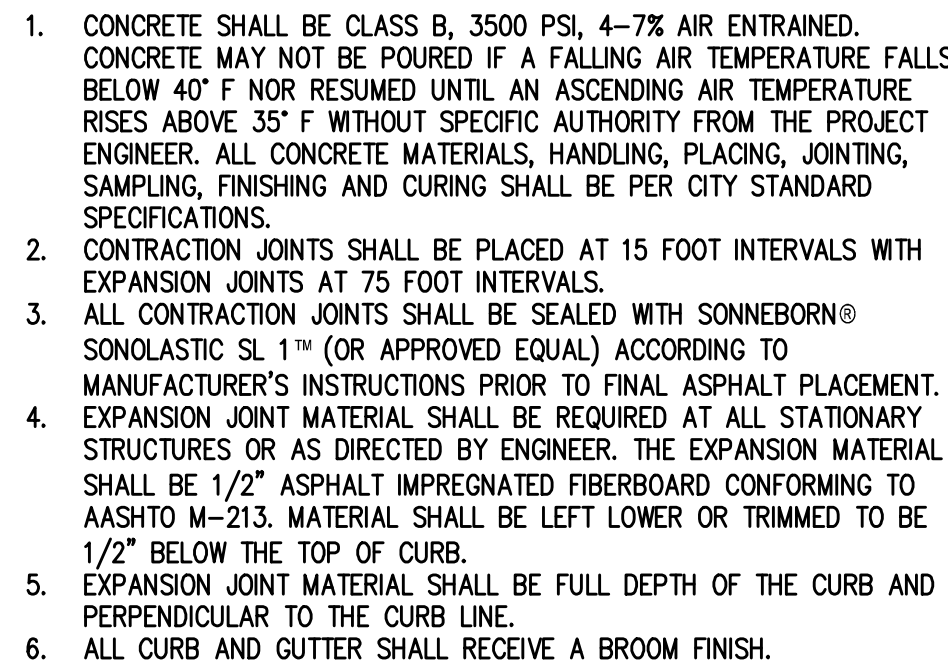
Key Plan

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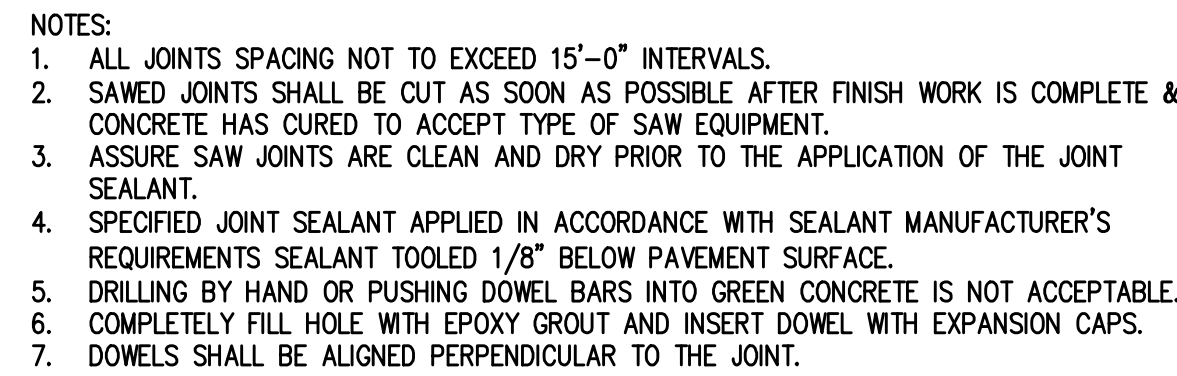
EROSION CONTROL PH 2

Page 170 of 20

DRAWING: G:\22109500_PINNAUTON\INFRASTRUCTURE\CIVIL\DWG\PHASE 2\EROSION CONTROL PLAN.DWG
LAYOUT: EROSION CONTROL PH 2, LAST SAVED: 11/7/2024 1:41:18 PM
LAST PLOTTED BY: FAITH INBODY, 11/8/2024 10:48:56 AM



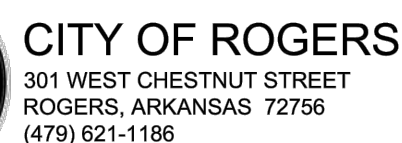
NTS 04/26/2023



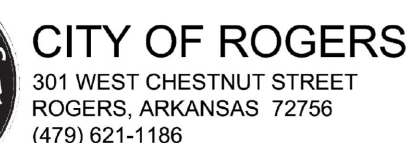
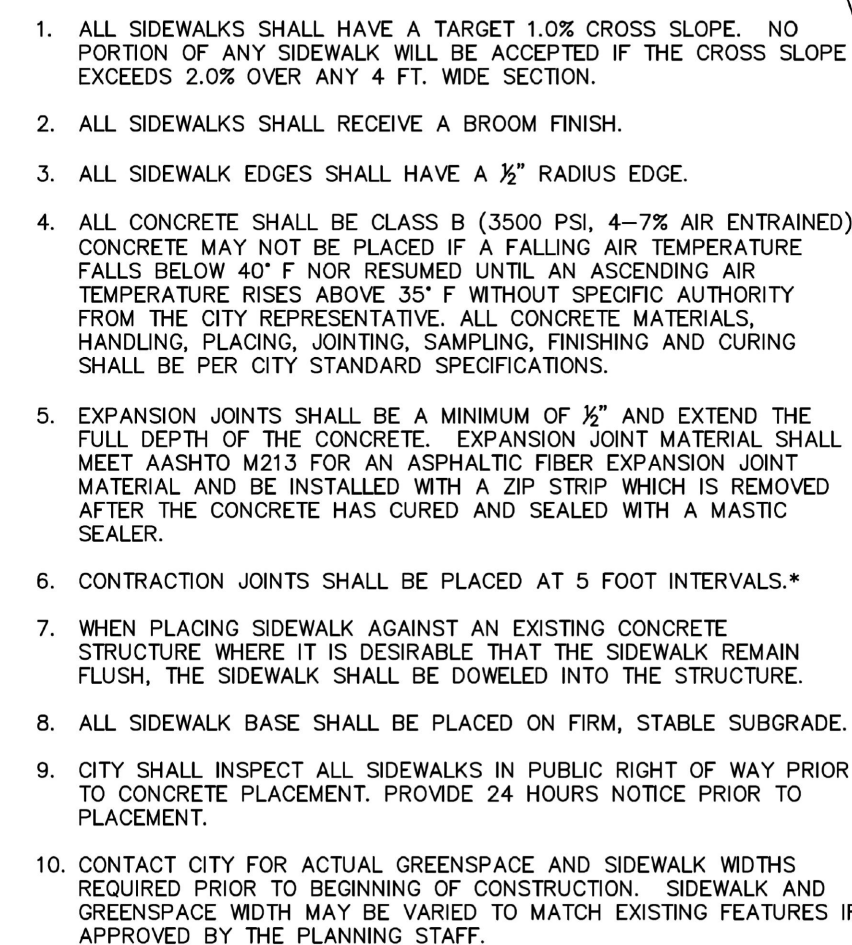
NTS AUG. 25, 202



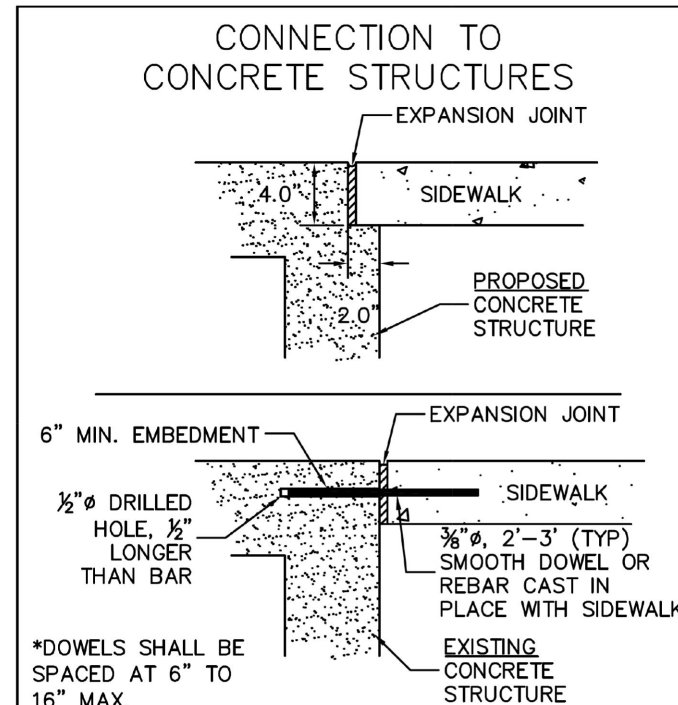
1. CONCRETE SHALL BE CLASS B, 3500 PSI, 4-7% AIR ENTRAINED. CONCRETE MAY NOT BE PLACED IF A FALLING AIR TEMPERATURE IS FORECAST FOR THE NEXT 24 HOURS. NO WORK SHALL BE PERFORMED UNTIL AN ASCENDING AIR TEMPERATURE RISES ABOVE 35°F WITHOUT SPECIFIC AUTHORITY FROM THE CITY REPRESENTATIVE. ALL CONCRETE SHALL BE PLACED, FINISHED, CURED, CURING, SAMPLING, FINISHING AND CURING SHALL BE PER CITY STANDARD SPECIFICATIONS.
2. CONTRACTION JOINTS SHALL BE PLACED AT 15 FOOT INTERVALS WITH EXPANSION JOINTS AT 75 FOOT INTERVALS.
3. ALL CONTRACTION JOINTS SHALL BE SEALED WITH SONNEBERG® SONASTIC SL 1" (OR APPROVED ALTERNATE) ACCORDING TO MANUFACTURER'S INSTRUCTIONS PRIOR TO FINAL ASPHALT PLACEMENT.
4. EXPANSION JOINT MATERIAL SHALL BE REQUIRED AT ALL STATIONARY STRUCTURES OR AS DIRECTED BY ENGINEER. THE EXPANSION MATERIAL SHALL BE 3" ASPHALT IMPREGATED FIBERGLASS MAT CONFORMING TO AASHTO M-27. MATERIAL SHALL BE LEFT LOOSE OR TRIMMED TO BE 1/2" BELOW THE TOP OF CURB.
5. EXPANSION JOINT MATERIAL SHALL BE FULL DEPTH OF THE CURB AND PERPENDICULAR TO THE CURB LINE.
6. ALL CURB AND GUTTER SHALL RECEIVE A BROOM FINISH.
7. CONTRACTOR SHALL PROVIDE THE CITY 24 HOURS NOTICE WHEN FORMS OR STRUTTING ARE READY PRIOR TO CONCRETE PLACEMENT.
8. FOR CONCRETE STREETS, IF THE CURB AND GUTTER IS CAST AGAINST AN EXISTING CURB, THE CURB AND GUTTER SHALL BE PROVIDED A MINIMUM OF 50% ON-CENTER.



NOT TO SCALE



NOT TO SCALE SEPTEMBER 23, 2016



MARQUE TOWNHOMES
ROGERS, ARKANSAS

PROJECT NO:	22109500
ISSUE DATE:	11/08/2024
CONTACT:	A. KARR
QC by:	
QC Date:	

**PRELIMINARY
PLANS**

SITE DETAILS

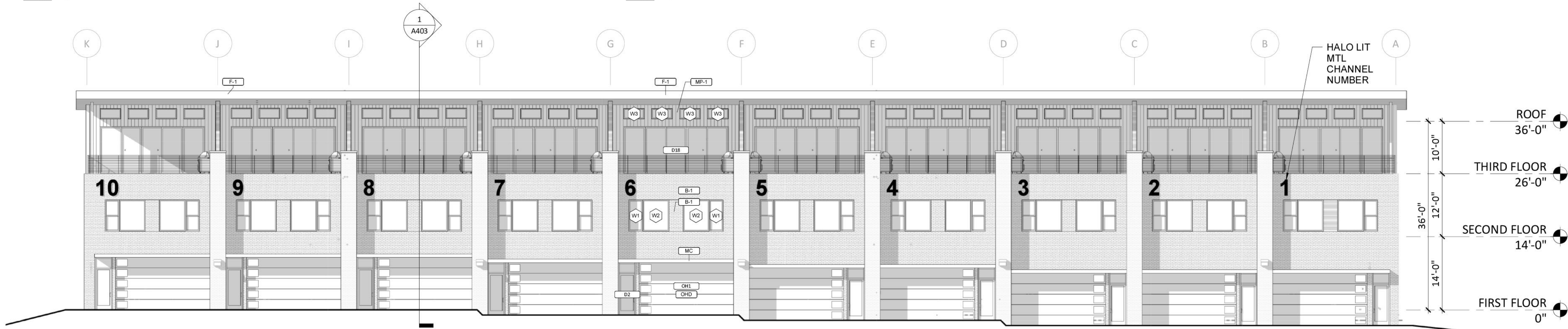
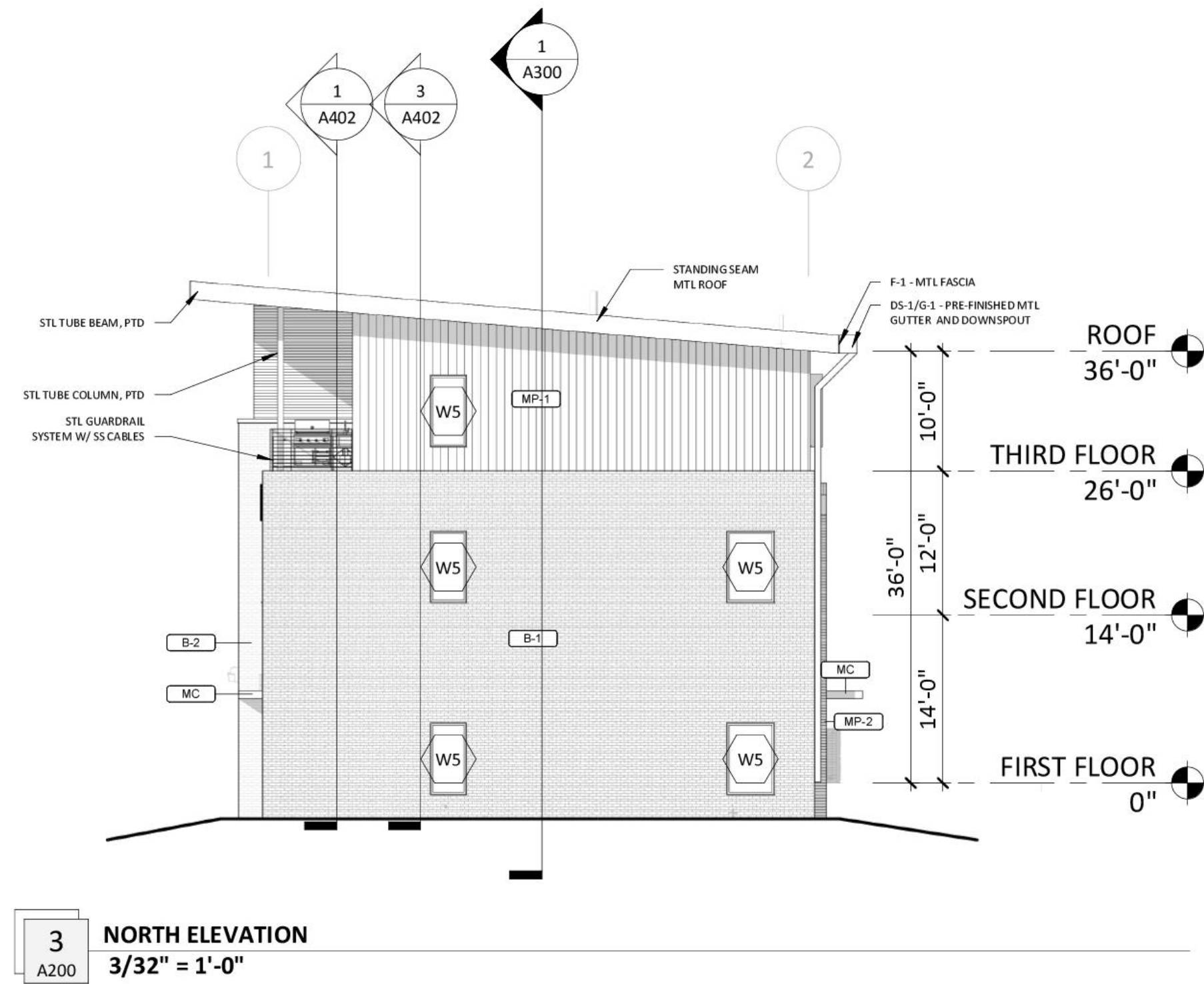
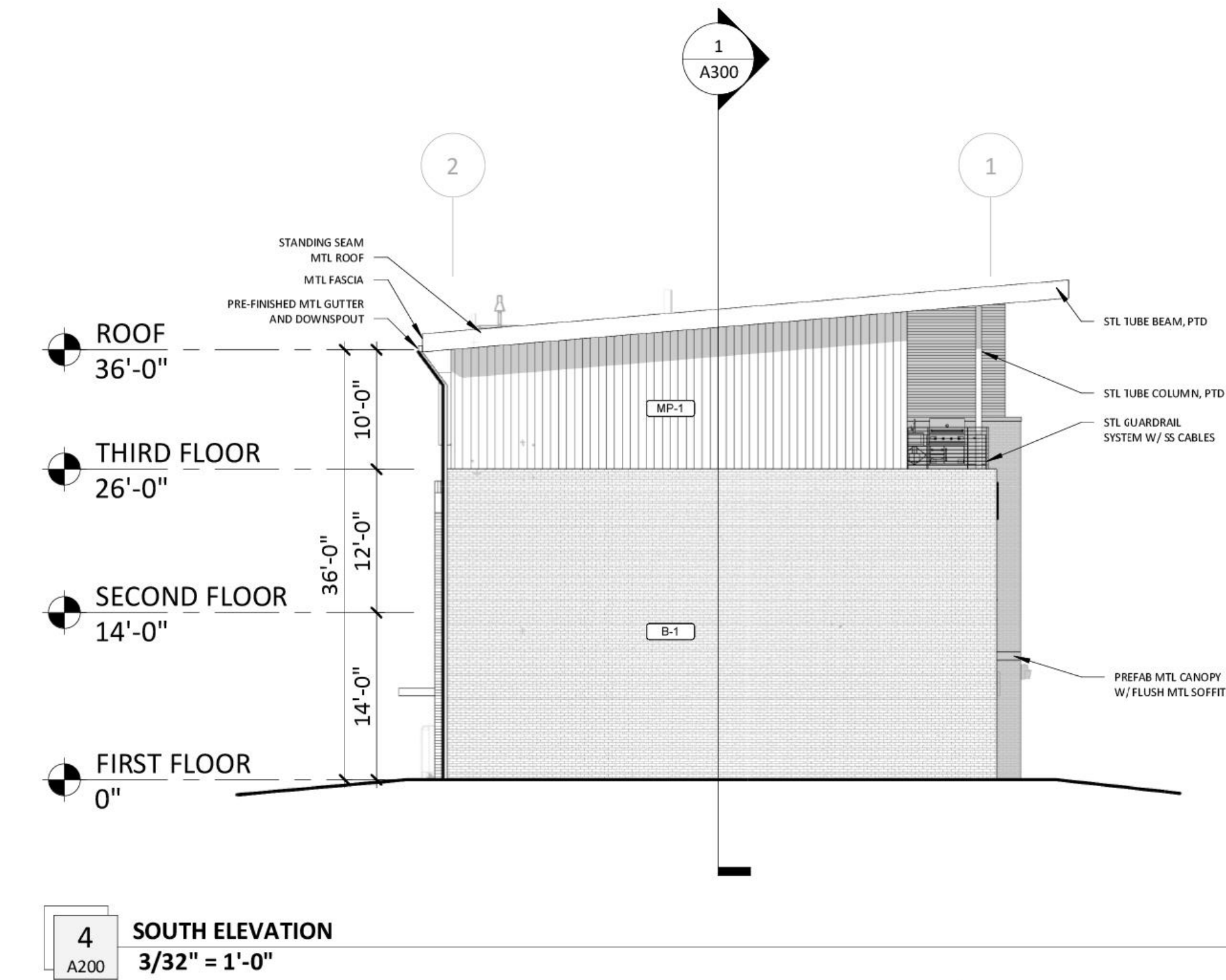
C-501



- NTS



Page 174 of 20



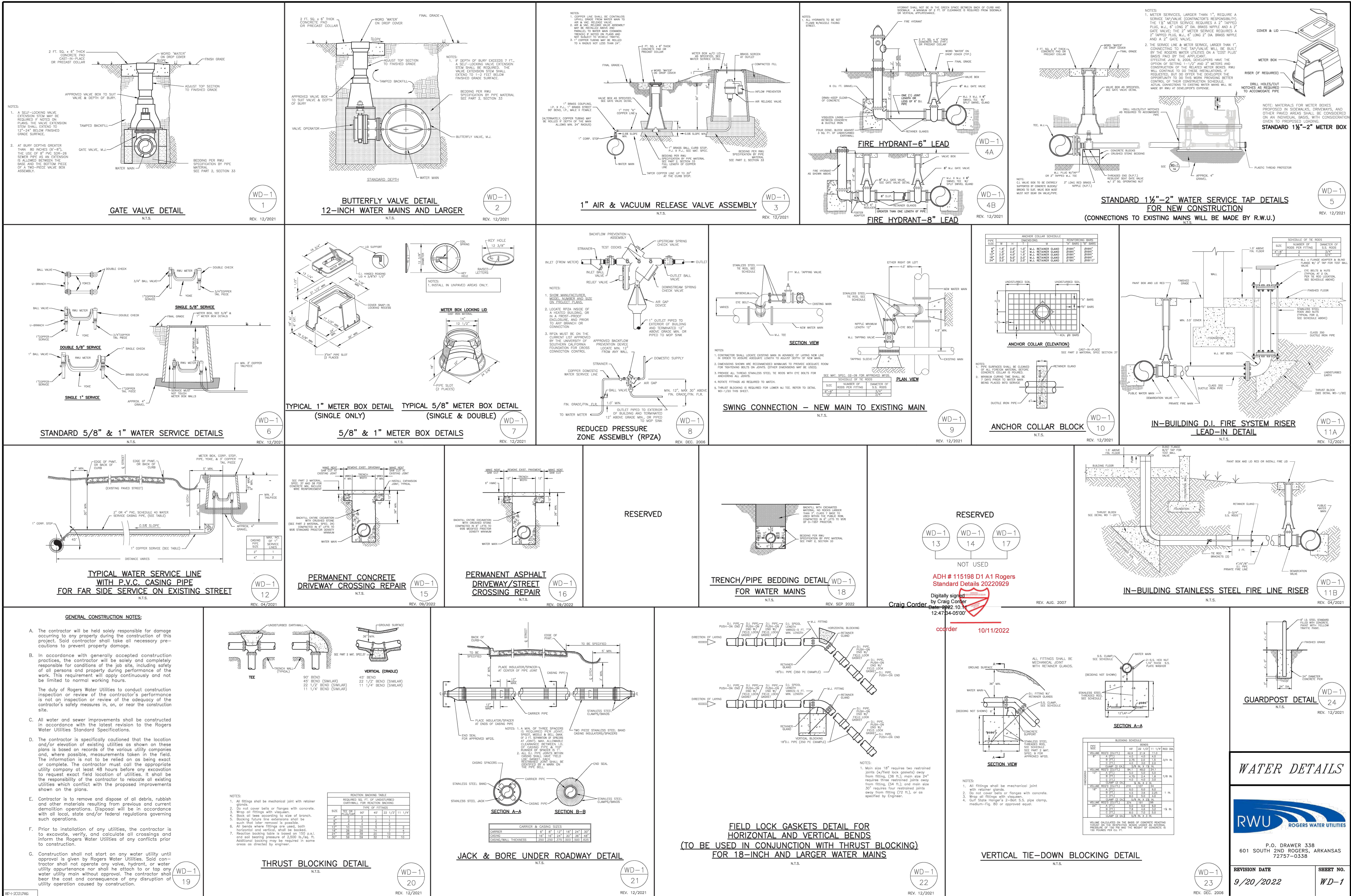
MATERIAL LEGEND

- B-1 BRICK COLOR 1 - WHITE
- B-2 BRICK COLOR 2 - EBONY
- MP-1 MTL PANEL 1 - VERTICAL
- MP-2 MTL PANEL 2 - HORIZONTAL
- MP-3 MTL PANEL 3 - HORIZONTAL
- PT-1 PAINT COLOR 1
- SF STOREFRONT - CNTR GLAZED, ANODIZED BLACK FRAME
- MC PREFABRICATED MTL CANOPY W/ FLUSH MTL SOFFIT
- SP-1 PAC CLAD 12" FLUSH SOFFIT PANEL W/ WOOD TEXTURE
- R-1 PTD STL GUARDRAIL W/ CABLE RAIL
- C-1 PREFINISHED MTL COPING
- G-1 PREFINISHED MTL GUTTER
- DS-1 PREFINISHED MTL DOWNSPOUT
- F-1 PREFINISHED MTL FASCIA
- OHD INSULATED, DOUBLE WALLED STL OH DOOR

GLAZING:

SOUTH ELEVATION		EAST ELEVATION	
1ST FLOOR	0SF - 0%	1ST FLOOR	334SF - 8.5%
2ND FLOOR	0SF - 0%	2ND FLOOR	1080SF - 36%
3RD FLOOR	0SF - 0%	3RD FLOOR	2120SF - 64%

NORTH ELEVATION		WEST ELEVATION	
1ST FLOOR	42SF - 6%	1ST FLOOR	1530SF - 39%
2ND FLOOR	42SF - 6%	2ND FLOOR	953SF - 32%
3RD FLOOR	18SF - 4%	3RD FLOOR	540SF - 22%



PART OF THE SW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 22;
THENCE S86°47'46"E 340.15 FEET;
THENCE N03°00'06"E 661.18 FEET;
THENCE S87°12'09"E 329.60 FEET;
THENCE N03°00'21"E 27.50 FEET;
THENCE N87°12'09"W 276.70 FEET TO THE POINT OF BEGINNING;
THENCE N87°12'09"W 68.94 FEET;
THENCE N03°11'42"E 314.33 FEET;
THENCE 127.01 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 219.00 FEET AND A LONG CHORD OF N13°25'08"W 125.24 FEET;
THENCE N30°01'59"W 94.31 FEET;
THENCE 13.96 FEET ALONG A CURVE TO THE LEFT WITH A RADIUS OF 184.00 FEET AND A LONG CHORD OF N32°12'24"W 13.96 FEET;
THENCE N34°22'48"W 120.55 FEET;
THENCE 8.80 FEET ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 116.00 FEET AND A LONG CHORD OF N32°12'24"W 8.80 FEET;
THENCE N30°01'59"W 6.66 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF SOUTH HAMPTON PLACE AS DESCRIBED IN DEED RECORD 2009-11350;
THENCE ALONG SAID RIGHT-OF-WAY N59°57'14"E 1.40 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 22;
THENCE ALONG SAID NORTH LINE S86°48'18"E 91.36 FEET;
THENCE LEAVING SAID NORTH LINE S30°01'48"E 281.49 FEET;
THENCE S03°11'42"W 397.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1.10 ACRES, MORE OR LESS AND SUBJECT TO ANY AND ALL EASEMENTS OF RECORD OR FACT.



COMMUNITY DEVELOPMENT DEPARTMENT
301 W. CHESTNUT
PHONE: (479) 621-1186
PLANNING@ROGERSAR.GOV

DIRECTOR'S MINIMUM SUBMITTAL REQUIREMENTS

Name of Engineering Firm: Crafton Tull
Phone: 479-878-2457 Email: kendele.boyce@craftontull.com
Contact Name: Kendele Boyce
Address: 901 N 47th Street, Rogers AR 72756, Suite 400
Application Type: Variance

If you have not had a Pre-Submittal Meeting, do not submit your application. You will need to contact Community Development Staff, who will provide guidance on the process and ensure that you have everything you need to make a correct submittal.

Date of meeting with Staff(Required): _____

	Preliminary Plat	Public Improvement Plan	Final Plat	Site Development Plan	Development Permit	Disturbance Permit	Appeals	Variances	Cert. of Appropriateness
Cover Sheet	X	X	X	X		X			
Survey	X	X	X		(1)			(2)	
Land Development Plan, Preliminary	X								
Land Development Plan, Final		X		X		X			
Grading, Preliminary	X								
Grading, Final		X		X		X			
Utility, Preliminary	X								
Utility, Final		X		X		X			
Drainage Plan		X							
Erosion Control Plan	X	X	X	X		X			
Site Plan				X					
Landscape Plan		X		X					
Photometric Plan				X					
Building Elevations				X					X
Renderings				X					X
Floor Plans				X					
Final Plat			X						
Water Plan and Profile		X							
Sewer Plan and Profile		X							
Storm Drain Plan and Profile		X							
Street Plan and Profile		X							
Paving and Striping Plan		X							
Street Signage Plan		X							
	(1) Where development permit is acting as the sign permit								
	(2) Where variance pertains to the placement, location, or setback of a structure								

The purpose of this list is to provide guidance to design professionals as to content that is commonly required to adequately review a given plan sheet against city requirements and policies so as to minimize the number of review cycles. You are encouraged to use professional judgment where including all required plan content on a given plan sheet would create difficulty reading the plan for reviewers.	Cover Sheet	Survey	Existing Conditions	Land Development Plan, Preliminary	Land Development Plan, Final	Grading, Preliminary	Grading, Final	Utility Plan, Preliminary	Utility Plan, Final	Drainage Plan	Erosion Control Plan	Site Plan	Landscape Plan	Photometric Plan	Building Elevations	Renderings	Floor Plans	Final Plat	Water Plan and Profile	Sewer Plan and Profile	Storm Drain Plan and Profile	Street Plan and Profile	Paving and Striping Plan	Street Signage Plan
1. Miscellaneous information, including:																								
a. Name, email, phone number and company of person preparing the plan.	(1)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
b. The registration seal and signature of any licensed design professional of record responsible for the plan.		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
c. Date plan was originally prepared and revision dates	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
d. Graphic and written scale of one inch equals 10-60 or 100 feet. A scale of one inch equals 200 feet may be used for applications consisting of over 200 acres.		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
e. Legal description for the boundary of the property.	X	X		(5)								(5)						(5)						
f. North arrow.		X	X	X	X	X	X	X	X	X	X	X	X	X	(6)	(6)	(6)	X	X	X	X	X	X	X
g. Legend of symbols, shades, hatches, and lines.	X	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)	(7)
h. Project name and application type	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
i. Owner's signature block and Community Development Director's signature block.	X																							
j. Flood certification statement with correct FIRM effective date (June 5, 2012)	X																							
2. Drawn information, including:																								
a. <u>Property Lines</u> . Existing, identifying point of beginning and distances and bearings of property lines, consistent with the legal description.		X	X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X
b. <u>Natural features</u> including floodplain, floodway, wetlands, individual trees exceeding 4 inches in diameter at breast height, contiguous areas of tree canopy exceeding 10,000 square feet, slopes exceeding 20%, existing and proposed grades, and Cave Springs Karst Areas; and identifying individual trees to be preserved vs. removed, canopy coverage to be preserved vs. removed (including area in square feet), mitigation method (on-site mitigation vs. payment of fee-in-lieu); indicate the location and dimensions (if applicable) of proposed erosion control best management practices (BMPs) including construction entrances, silt fence, concrete washout, etc.		X	X	X	(8)	X	(8)	X	(8)	X	X	(8)	(8)					X						
c. <u>Streets</u> . Existing and proposed streets including their classifications and typologies, right-of-way or tracts they are proposed to be located within, whether intended to be public or private; shared use paths, alleys, and mid-block pedestrian corridors			X	X	X	X	X	X	X	X	X	X	X	X				X	X	X	X	X	X	X
d. <u>Blocks</u> . The perimeter of existing and proposed blocks, in feet, as measured along the property line			X	X	X	X	X	X	X	X	X	X	X											

e. <u>Other Features in ROW</u> . All vertical and horizontal obstructions in the right-of-way or in tracts intended to contain streets, including existing streets, curbs, medians, inlets, travel lanes, fire lanes, on-street parking, bicycle facilities, streetlights, street signs, street signals, crosswalks, sidewalks, sidepaths, shared use paths and trails and identifying whether proposed, proposed to be retained, demolished or modified. Where proposed all features required by Articles 3 and 7 shall be depicted.					X		X		X			X	X		X		(9)		X	X	X	X	X	X
f. <u>Driveways, Intersections, Curb Cuts</u> including their width and off-set dimensions and identifying whether proposed to be retained, demolished or modified			X		X		X		X			X	X		X				X	X	X	X	X	X
g. <u>Conditions on abutting properties</u> including ownership, parcel numbers, zoning boundaries, drainage infrastructure, driveways, sidewalks and shared-use paths, rights-of-way or tracts intended to contain streets including their width from centerline and in total, buildings, their use and height in stories, with approximate dimension from the shared property line.		X	X	X		X		X		X	X	X	X	X										
h. <u>Lots</u> including their area in square feet (or in acres where larger than one acre), numeric lot identification, and their dimensions					X		X		X			X	X	X				X						
i. <u>Tracts</u> including their area in square feet (or in acres where larger than one acre), alphabetic tract identification, their dimensions, and their purpose. Where courtyards or terraces or other shared use spaces are proposed or required, tracts dedicated to such use shall be shown. Where stormwater detention is required or proposed, tracts dedicated to such shall be shown. Where programmed open space is required, tracts dedicated to such purposes shall be shown.				(3)	X	(3)	X	(3)	X			X	X	X				X						
j. <u>Easements</u> including their dimensions and purposes identifying whether they are existing, proposed, proposed to be modified or vacated.		X	X	(10)	X	(10)	X	(10)	X			X	X	X				X						
k. <u>Utility infrastructure</u> including sizing, material, depth, height, width, etc. with dimensions from other utilities and identifying whether within right-of-way or tract intended for a street or located within an easement on private property					X		X		X										X	X	X	X	X	X
l. <u>Buildings and Structures</u> . Location of existing and proposed buildings and structures, with finished floor elevations, dimensions from right-of-way or tracts proposed to contain streets and from adjacent property lines, dimensions of building width and length, number of floors; and building coverage, gross floor area per floor, and total building area, all in square feet. Buildings containing residential units shall identify the number of dwelling units per floor by building type, the total number of units by building type, and the total number of units.		(4)	(4)	(4)	X	(4)	X	(4)	X	X	(4)	X	X	X				(11)						
m. <u>Uses</u> . Identification of anticipated or existing uses within each building, specifically identifying intended use of the building's ground level and whether the building will be designed for nonresidential use or residential use, building entrances and exits, docks or other service entrances, outdoor storage and sales areas, and other paved areas.	X		X									X					X							

n. <u>Vehicular Use Areas</u> . Location of proposed, existing, or existing and proposed to be demolished or modified vehicular use areas with written setback dimensions from existing/proposed street rights-of-way or tracts intended to contain streets and from and adjacent property lines; identifying fire access lanes; and including typical dimensions of drives, drive-aisles, parking spaces, drive-thru lanes, and the surface material (concrete, asphalt, etc.)		X	X				X		X	X	X	X	X	X										
o. <u>Pedestrian Use Areas</u> including sidewalks, shared-use paths, pedestrian ways, paths, lighting, surface material, and dimensions whether existing, existing and proposed to be modified, or proposed		X	X	X		X	X		X	X	X	X	X	X			X					X	X	
p. <u>Phasing</u> . Location and identification of boundaries and phase numbers of the development if proposed to be platted or developed in phases, and showing all public improvements by phase.				X		X		X		X	X													
q. <u>Other Site Features</u> . Location and identification of any proposed and any existing site features to be retained, including detention areas, stairs, retaining walls, and other pertinent site features. Retaining walls should include materials and top and bottom of wall heights.		X	X	X		X	X	X	X	X	X	X	X	X										
r. <u>Building Elevations</u> in color and including exterior building materials, location and dimension of storefront glazing and the degree to which such glazing is transparent or opaque, showing overall facade fenestration and articulation, doors, windows, etc.															X	X	X							
s. <u>Floor Plans</u> of building ground floor identifying location of walls, stairwells, elevator banks relative to tenant spaces, exterior doorways, lobbies and storefront systems, and identifying the tenant space depth and floor to ceiling height.															X	X	X							
t. <u>Programmed open space</u> in conformance with the preliminary plat including the block or tract it is located within, its area in square feet, the type of programmed open space, and details regarding the amenities proposed within the open space where required including but not limited to play structures, trails, athletic fields, gardens, amenity centers, any buildings, gathering spaces, pools, splash pads, dog parks, landscaping, etc.				X	X	X	X	X	X	X	X	X	X	X				X						
phase and in total. The plan shall identify buildings, phases of development, and other graphic information by numbers or letters to allow easy reference to the following information:																								
a. Existing and proposed zoning	X																							
b. Total land area in square feet and acres	X	X																						
c. Land area in square feet and acres for existing and proposed rights-of-way	X	X																						
d. Programmed open spaces by type and area in square feet and acre	X			X		X		X		X	X	X												
e. Net land area in square feet and acres	X	X	X	X		X	X	X	X	X	X	X												
f. Height above grade of buildings and structures by story and by feet	X		X									X	X		X	X	X							
g. Gross floor area of each floor and total gross floor area per building	X		X									X	X				X							
h. Building coverage in square feet	X		X							X		X	X											
i. Number of onsite parking spaces proposed and whether the uses are expected to rely on on-street parking	X		X		X							X	X				X							

j. Applications constituting an amendment to a previously-approved plan or plat shall include a written description of the changes and call attention visually to the drawn areas being amended	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
4. Any other information deemed necessary by the Director for a determination as to the suitability of the plan for the site	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
	(1)	If multiple firms/individuals prepared sheets within the larger plan set you must identify all on cover sheet.																								
	S	Required - see Specifications																								
	(2)	Required only when requesting relief from street typology specifications of Table 3.4.5.1.B.																								
	(3)	Required for programmed open spaces and stormwater detention areas only.																								
	(4)	Existing and proposed to remain only																								
	(5)	Required only where survey is not required or provided.																								
	(6)	Street building fronts upon shall be identified as well as direction each facade faces.																								
	(7)	Required where not provided or deviating from what is provided on cover sheet or where cover sheet is not required.																								
	(8)	Only those proposed to be retained or required to be obtained according to an approved preliminary plat.																								
	(9)	When located within 30 ft of right-of-way																								
(10)	Required only when requesting relief from utility standards.																									
(11)	Finished floor elevations only																									

APPLICANT'S ACKNOWLEDGMENT
Of the Director's Minimum Submittal Requirements

Note to Applicant: You must complete and upload this document to CityWorks with your application.

In order to expedite review of your application, beginning 07/30/2024 staff will no longer perform a detailed quality control review. As the applicant it is your responsibility to review the Director's Minimum Submittal Requirements (hereinafter referred to as "requirements") and ensure your submittal fully complies. This document serves as your acknowledgment of these requirements and confirmation that your submittal complies with the requirements or modified requirements (where applicable). You should complete Section 1 below only if you have had a pre-application meeting with city staff and staff waived specific requirements. If no waivers were granted you should leave this section blank. Section 2 should be completed in all cases.

Section 1. I acknowledge the Director's Minimum Submittal Requirements and to the best of my knowledge I have submitted plans which comply with all submittal requirements except the following (insert any requirements waived by staff below, if none were waived leave blank):

As authorized by _____ (insert city staff person that granted waiver) on
_____ (insert date).

Section 2. I understand that to expedite review of my submittal staff will not independently verify that I have met these minimum submittal requirements and will instead proceed directly to a formal review. I understand that, if during formal review, it is found that I have filed the incorrect application, or it is found that my submittal does not include the required plan sheets or plan contents which were not waived by staff, that my project may be subject to delay.

Date: 11/6/2024

Applicant's Printed Name: Kendele Boyce

Applicant's Signature: Kendele J Boyce

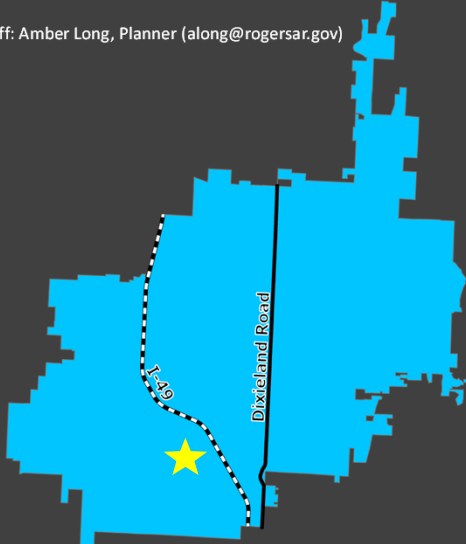


Variance

PLANNING

Teufel Medical Office

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



Vicinity Map

Location

3462 W Pleasant Grove Road

Nature of Request

To allow parking in the exterior yard.

Zoning

T4.2

Proposed Use

Office/Personal or Professional Services

Representative

Mandy Bunch, Wallace Design Collective

Summary:

This request is for a variance from UDC Section 4.4.8.1, to allow parking in the exterior yard due to the existing easements and utility infrastructure that limit building placement and parking arrangement on the site. This variance is tied to SDP 24-0654 Teufel Medical Office.

This site is located west of I-49, at the southwest corner of W. Pleasant Grove Road and S. 36th Street. It is less than a mile east of Bellview Elementary School.



Section 2.12 Variances

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

- A. Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- B. Is the hardship a result of any action taken by the property owner or on their behalf; and
- C. Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- D. Is there another reasonable method of avoiding the need for a variance or waiver; and
- E. Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.

Section 2.12 Variances:

2.12.1 Purpose & Intent

The Board of Adjustment is authorized to grant a variance or waive from any provision of this UDC where strict enforcement of the provision would cause undue hardship due to circumstances unique to the individual property under consideration, and grant such variances or waivers only when it is demonstrated that such action will be in keeping with the spirit and intent of the provisions of the UDC.

2.12.2 Review Criteria

The Board of Adjustment shall consider the following in determining whether or not to grant a variance or waiver:

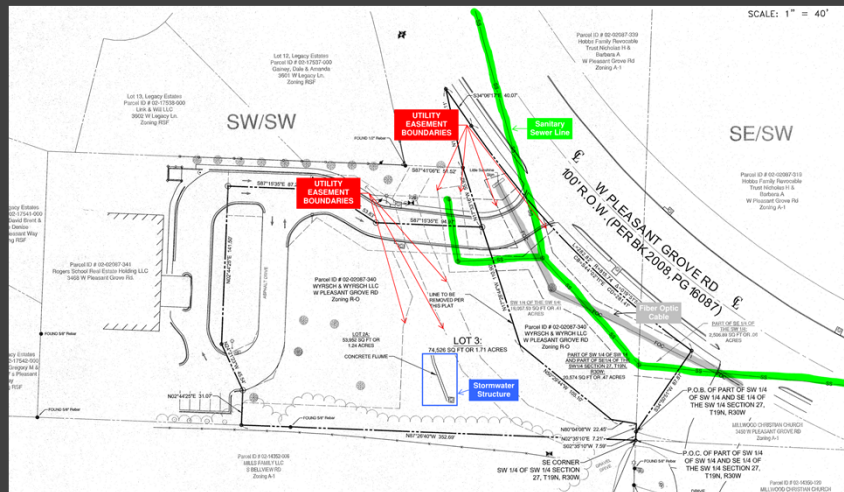
- Would the variance or waiver cause undue hardship to the property owner due to circumstances unique to the property; and
- Is the hardship a result of any action taken by the property owner or on their behalf; and
- Is the variance or waiver requested the minimum amount necessary to carry out the project; and
- Is there another reasonable method of avoiding the need for a variance or waiver; and
- Any other factor the Board feels is important to consider in keeping with the purpose and intent of this UDC.



Variance

Teufel Medical Office

PLANNING



Approved Lot Combo Plat (2018)

Site Conditions

- 2018 Lot Combination (L201803931) shows utility and drainage easements/infrastructure on Lot 3.
- There's an existing daycare on the adjacent property to the west.

Site Conditions:

The subject property was created through a lot combination in 2018 (L201803931). The plat shows a sanitary sewer line, fiber optic cable, and a concrete flume in utility and drainage easements.



Variance

Teufel Medical Office

PLANNING



Topographic Survey (2024)

Site Conditions

- 2024 topographical survey shows utility and drainage easements with:
 - Overhead electric
 - Sanitary sewer
 - Underground gas
 - Storm drain line

Site Conditions:

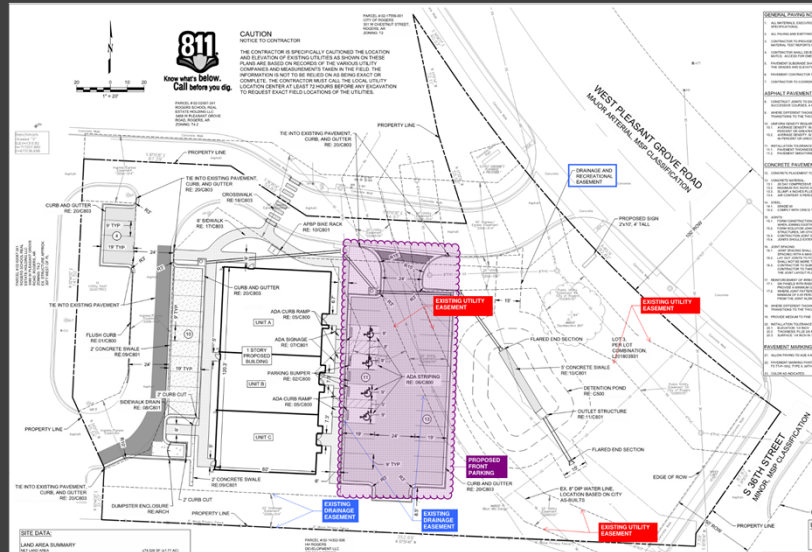
A 2024 topographical survey from the Teufel Medical Office Site Development Plan (SDP) shows the existing utility and drainage infrastructure on the property.



Variance

Teufel Medical Office

PLANNING



SDP24-0654 Proposed Site Plan

Request

- "Parking in exterior yards is prohibited in Districts T3, T4, T5, and T6 unless expressly stated otherwise below," (4.4.8.1).
- As part of a proposed Site Development Plan for Teufel Medical Office, the applicant requests a variance from [4.4.8.1. Parking Generally](#) to allow parking between the building and W Pleasant Grove Road.

Request:

The applicant requests the following variance from UDC Section 4.4.8.1, due to the following site conditions: "Due to existing utility easement layout on the site and the existing drainage easement that runs across the site, the building has been carefully proposed in a position to allow visibility from West Pleasant Grove Road while allowing sufficient parking for the use of the development. The intent of code is being met while allowing for this site to be developed. We formally petition Community Development to waive the above listed city code requirements allowing for the intent to be met given the site's existing easement layout and utility constraints."



Variance

PLANNING

Teufel Medical Office

Staff Analysis of Request

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

Applicant's
Response

"The existing utility easement and the existing drainage easement that run across the site limit the available area for building placement."

Staff's Response

- Existing utility and drainage easements encumber the east side of the property, preventing the construction of any building element in the easements per section 5.4.1.1(A)(VII).
- These restrictions prevent the construction of the proposed building closer to W Pleasant Grove Road and limit the applicant's ability to locate parking outside of the exterior yard.



Variance

PLANNING

Teufel Medical Office

Staff Analysis of Request

Is the hardship a result of any action taken by the property owner or on their behalf?	
Applicant's Response	"No, the utility easements and drainage easement across the site area existing."
Staff's Response	• No.



Variance

PLANNING

Teufel Medical Office

Staff Analysis of Request

Is the variance or waiver requested the minimum amount necessary to carry out the project?

Applicant's
Response

"Yes. The building position has been carefully proposed to allow visibility from West Pleasant Grove Road while allowing sufficient parking for the use of the development."

Staff's Response

- Yes.
- The front parking area is proposed over the existing utility easements.



Variance

PLANNING

Teufel Medical Office

Staff Analysis of Request

Is there another reasonable method of avoiding the need for a variance or waiver?	
Applicant's Response	"No."
Staff's Response	• Staff asked the applicant to consider rotating the building to face the 50' ingress/egress easement to the north in order to move the parking out of the exterior yard. • In response, the applicant stated that the existing easements and utility infrastructure impact the building placement, warranting the variance.



Variance

PLANNING

Teufel Medical Office

Staff Analysis of Request

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

Applicant's Response

“Between the building and West Pleasant Grove Road, there are tree and shrub plantings and a detention pond to soften the view of the parking within the exterior yard while still allowing the building be visible from the street. The parking count within the exterior yard has been kept to the minimum needed for the anticipated building use.”

Staff's Response

- The proposed development is compatible with neighboring properties and is otherwise consistent with zoning and site development requirements (4.1.(III)).
- The proposed infill development helps to reduce the long-term maintenance burden on the city by making use of existing utilities and streets (4.1.(C)(V)).
- The existing 6' wood fence screens the proposed parking area from view for the adjacent property to the south (5.6.6.1.(A)).
- The development plan shows a landscaping streetscreen on the streetside (east) of the parking lane in the exterior yard (5.6.6.2.(C)).



Variance

PLANNING

Teufel Medical Office



Aerial Map

Recommendation

- **APPROVE** the request to allow parking in the exterior yard at this location.

Public Input:

No public input received.

Recommendation:

APPROVE the request to allow parking in the exterior yard at this location.



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

OFFICE USE ONLY

Permit Fee: _____ (\$500) Zoning: _____

App. Number _____

CityView Application: _____

Date: _____

VARIANCE APPLICATION

APPLICANT: Fallon Henry, PLA

ADDRESS: 5100 W JB Hunt DR SUITE #: 250

GENERAL LOCATION OF PROPERTY: Parcels: 02-02087-340, 02-02087-35, 02-02087-354

LOT 3 ON LOT COMBINATION SURVEY ON DOCUMENT NUMBER L201803931.

PHONE #: 479-326-5310

EMAIL: fallon.henry@wallace.design

PROPERTY OWNER: Teufel

PHONE #: 479-841-5541

REQUEST to ALLOW(Cite Variation[s] from Applicable Section[s] of Code and Proposal): _____

City Code 4.4.8.1 Parking Generally

Parking in exterior yards is prohibited in Districts T3, T4, T5, and T6 unless
expressly stated otherwise below.

Sec. 2.12.2 requires variance applicants to respond to these criteria for variance consideration:

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

The existing utility easement and the existing drainage easement that run across the site limit the
available area for building placement.

Is the hardship a result of any action taken by the property owner or on their behalf?

No, the utility easements and drainage easement across the site are existing.

Is the variance or waiver requested the minimum amount necessary to carry out the project?

Yes. The building position has been carefully proposed to allow visibility from West Pleasant Grove
Road while allowing sufficient parking for the use of the development.

Is there another reasonable method of avoiding the need for a variance or waiver?

No.

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

Between the building and West Pleasant Grove Road, there are tree and shrub plantings and a
detention pond to soften the view of the parking within the exterior yard while still allowing the building be
visible from the street. The parking count within the exterior yard has been kept to the minimum needed
for the anticipated building use.

Letme Tumbel

Applicant Signature

11.26.24

Date

Attachment Checklist:

- ☒ Owner Signature on Letter or Application ☐ If needed, additional sheet for above required responses
- ☒ Survey, elevations, sign proofs and/or other documents as needed to illustrate request
- ☒ Director's Minimum Submittal Requirements(required at time of application)

PLANNING STAFF PROVIDES:

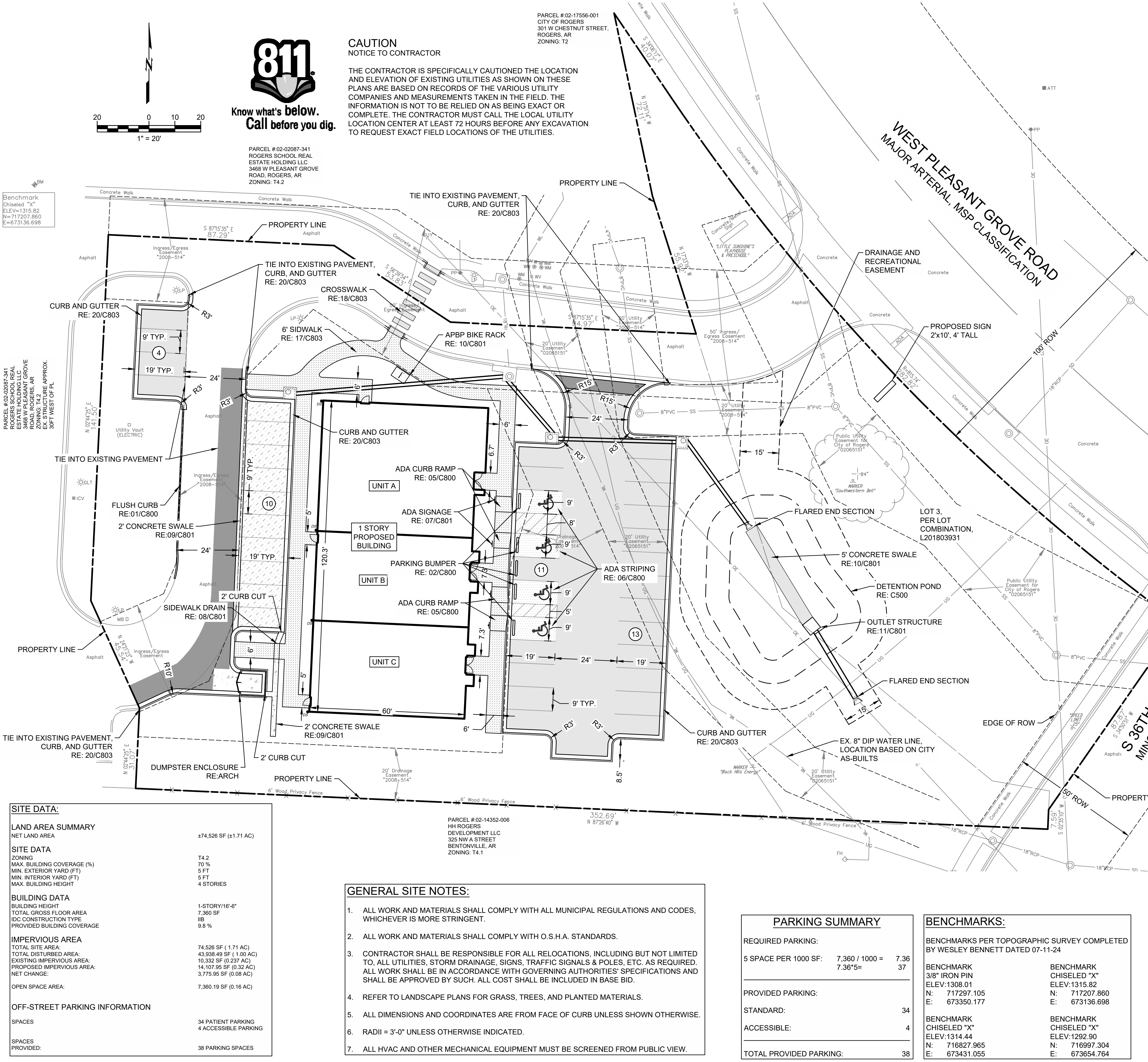
BOARD OF ADJUSTMENT DECISION: _____

SECRETARY, BOARD OF ADJUSTMENT

DATE of PUBLIC HEARING

T. Gibbs
Exp: 11/29/2027





- GENERAL PAVING NOTES:**
- ALL MATERIALS, EXECUTION, AND TESTING TO CONFORM TO AHJ REQUIREMENTS (I.E. LOCAL OR STATE DOT STANDARDS AND SPECIFICATIONS).
 - ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.
 - CONTRACTOR TO PROVIDE PRODUCT DATA SUBMITTALS INCLUDING, BUT NOT LIMITED TO, DESIGN MIXES, MATERIAL CERTIFICATES, AND MATERIAL TEST REPORTS FOR MATERIALS AND PRODUCTS ASSOCIATED WITH PAVING AND PAVEMENT MARKING OPERATIONS.
 - CONTRACTOR SHALL DEVELOP AND IMPLEMENT PROPER TRAFFIC CONTROL IN CONFORMANCE WITH THE LATEST REVISION OF THE MUTCD. ACCESS FOR EMERGENCY VEHICLES AND LOCAL TRAFFIC SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 - PAVEMENT SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND TO THE GRADES AND ELEVATIONS REQUIRED BY THE CONSTRUCTION DOCUMENTS.
 - PAVEMENT CONTRACTOR TO INSPECT PAVEMENT SUBGRADE AND CORRECT ANY DEFICIENCIES PRIOR TO PAVING OPERATIONS.
 - CONTRACTOR TO COORDINATE CONSTRUCTION TESTING UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS.
- ASPHALT PAVEMENT:**
- CONSTRUCT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVEMENT SECTIONS. OFFSET LONGITUDINAL JOINTS, IN SUCCESSIVE COURSES, A MINIMUM OF 6 INCHES AND TRANSVERSE JOINTS A MINIMUM OF 24 INCHES.
 - WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION, WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
 - UNIFORM DENSITY REQUIREMENTS:
 - 10.1. AVERAGE DENSITY: 98 PERCENT OF REFERENCE LABORATORY DENSITY ACCORDING TO ASTM D 6927 BUT NOT LESS THAN 94 PERCENT OR GREATER THAN 100 PERCENT, OR
 - 10.2. AVERAGE DENSITY: 92 PERCENT OF REFERENCE MAXIMUM THEORETICAL DENSITY ACCORDING TO ASTM D 2041 BUT NOT LESS THAN 90 PERCENT OR GREATER THAN 96 PERCENT.
 - INSTALLATION TOLERANCES:
 - 11.1. PAVEMENT THICKNESS: BASE COURSE PLUS OR MINUS 1/2 INCH; SURFACE PLUS 1/4 INCH.
 - 11.2. PAVEMENT SMOOTHNESS: BASE COURSE 1/4 INCH IN 10 FEET; SURFACE COURSE 1/8 INCH IN 10 FEET.
- CONCRETE PAVEMENT:**
- CONCRETE PLACEMENT TO CONFORM TO ACI 301 / 306 / 330 REQUIREMENTS.
 - CONCRETE MATERIAL:
 - 13.1. 28 DAY COMPRESSIVE STRENGTH: 4000 PSI MINIMUM
 - 13.2. MAXIMUM W/C RATIO AT POINT OF PLACEMENT: 0.45
 - 13.3. SLUMP: 4 INCHES PLUS OR MINUS 1 INCH
 - 13.4. AIR CONTENT: 6 PERCENT PLUS OR MINUS 1-1/2 PERCENT
 - STEEL:
 - 14.1. GRADE 60
 - 14.2. COMPLY WITH CRSI'S "MANUAL OF STANDARD PRACTICE" FOR FABRICATION, PLACEMENT, AND SUPPORT.
 - JOINTS:
 - 15.1. FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. WHEN JOINING EXISTING PAVING, PLACE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
 - 15.2. FORM ISOLATION JOINTS OF PRE-FORMED JOINT-FILLER STRIPS ABUTTING LIGHT STANDARD FOUNDATIONS, MANHOLES, INLETS, STRUCTURES, OR OTHER FIXED OBJECTS. EXTEND JOINT FILLERS THE FULL WIDTH AND DEPTH OF PAVEMENT.
 - 15.3. CONTRACTION JOINT DEPTH TO BE 1/4 OF THE TOTAL CONCRETE THICKNESS.
 - 15.4. JOINTS SHOULD EXTEND THROUGH ADJACENT CURB AND GUTTER.
 - JOINT SPACING:
 - 16.1. JOINT SPACING SHALL NOT EXCEED 24 TO 30 TIMES THE PAVEMENT THICKNESS (E.G. 0.5" THICK CONCRETE x 30 = 15' MAXIMUM JOINT SPACING) WITH A MAXIMUM SPACING OF 15 FEET.
 - 16.2. LAY OUT JOINTS TO FORM SQUARE PANELS. WHEN THIS IS NOT PRACTICAL, RECTANGULAR PANELS CAN BE USED, BUT THE LENGTH SHALL NOT BE MORE THAN 25% LONGER THAN THE WIDTH (E.G. A 15' LONG PANEL CANNOT BE WIDER THAN 12').
 - 16.3. CONTRACTOR TO SUBMIT A JOINT LAYOUT PLAN FOR REVIEW AND APPROVAL PRIOR TO COMMENCING PAVING OPERATIONS. CONTRACTOR TO TAKE INTO ACCOUNT REVIEW TIME AND CHANGES PER ANY COMMENTS WHEN SCHEDULING THE SUBMISSION OF THE JOINT LAYOUT PLAN.
 - REINFORCEMENT OF IRREGULARLY SHAPED PANELS OR MISMATCHED JOINTS:
 - 17.1. ON PANELS WITH RADII ON PANELS THAT TAPER TO A SHARP ANGLE, AND/OR WHEN THE LENGTH TO WIDTH RATIO EXCEEDS 1.25, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN BOTH DIRECTIONS ACROSS THE ENTIRE PANEL.
 - 17.2. WHERE JOINT PATTERNS OF ADJUTING PAVEMENTS DO NOT MATCH AND ARE NOT SEPARATED BY AN EXPANSION JOINT, PROVIDE A MINIMUM OF 0.05 PERCENT STEEL IN THE PAVEMENT OPPOSITE OF THE MISMATCHED JOINT FOR A DISTANCE OF THREE FEET BACK FROM THE JOINT ALONG THE FULL WIDTH OF THE PANEL.
 - WHERE DIFFERENT THICKNESS PAVEMENTS ABUT, PROVIDE A THICKENED EDGE ON THE THINNER PAVEMENT SECTION WHICH TRANSITIONS TO THE THICKER PAVEMENT DEPTH ACROSS FOUR FEET.
 - PROVIDE MEDIUM TO FINE TEXTURED BROOM FINISH UNLESS OTHERWISE INDICATED ON THE PLANS.
 - INSTALLATION TOLERANCES:
 - 20.1. ELEVATION: 1/4 INCH
 - 20.2. THICKNESS: PLUS 3/8 INCH, MINUS 1/4 INCH
 - 20.3. SURFACE: 1/4 INCH IN 10 FEET
- PAVEMENT MARKINGS:**
- ALLOW PAVING TO AGE A MINIMUM OF 30 DAYS BEFORE STARTING PAVEMENT MARKING OPERATIONS.
 - PAVEMENT MARKING PAINT SHALL BE ACRYLIC, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1552, TYPE II, WITH A DRYING TIME OF LESS THAN THREE MINUTES.
 - COLOR AS INDICATED.

UNIT SQUARE FOOTAGE:

A: 3,126 SF (MEDICAL CENTER)
B: 2,094 SF (TBD)
C: 2,140 SF (TBD)

LEGEND

	HEAVY DUTY ASPHALT PAVEMENT RE: 01/C800
	STANDARD DUTY ASPHALT PAVEMENT RE: 01/C800
	PERMEABLE PAVEMENT RE: 01/C800
	REINFORCED DUMPSTER PAD RE: 01/C800
	STANDARD DUTY CONCRETE RE: C01/C800
	CONCRETE SIDEWALK RE: 16/C803

SITE DATA:	
LAND AREA SUMMARY	
NET LAND AREA	±74,526 SF (±1.71 AC)
SITE DATA	
ZONING	T4.2
MAX. BUILDING COVERAGE (%)	70 %
MIN. EXTERIOR YARD (FT)	5 FT
MIN. INTERIOR YARD (FT)	5 FT
MAX. BUILDING HEIGHT	4 STORIES
BUILDING DATA	
BUILDING HEIGHT	1-STORY/16'-6"
TOTAL GROSS FLOOR AREA	7,360 SF
ICD CONSTRUCTION TYPE	IE
PROVIDED BUILDING COVERAGE	9.8 %
IMPERVIOUS AREA	
TOTAL SITE AREA:	74,526 SF (1.71 AC)
TOTAL DISTURBED AREA:	43,938.49 SF (1.00 AC)
EXISTING IMPERVIOUS AREA:	10,332 SF (0.237 AC)
PROPOSED IMPERVIOUS AREA:	14,107.95 SF (0.32 AC)
NET CHANGE:	3,775.95 SF (0.08 AC)
OPEN SPACE AREA:	7,360.19 SF (0.16 AC)
OFF-STREET PARKING INFORMATION	
SPACES	34 PATIENT PARKING 4 ACCESSIBLE PARKING
SPACES PROVIDED:	38 PARKING SPACES

- GENERAL SITE NOTES:**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - REFER TO LANDSCAPE PLANS FOR GRASS, TREES, AND PLANTED MATERIALS.
 - ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
 - RADII = 3'-0" UNLESS OTHERWISE INDICATED.
 - ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

PARKING SUMMARY	
REQUIRED PARKING:	
5 SPACE PER 1000 SF:	7,360 / 1000 = 7.36 7.36*5= 37
PROVIDED PARKING:	
STANDARD:	34
ACCESSIBLE:	4
TOTAL PROVIDED PARKING:	38

BENCHMARKS:	
BENCHMARKS PER TOPOGRAPHIC SURVEY COMPLETED BY WESLEY BENNETT DATED 07-11-24	
BENCHMARK 3/8" IRON PIN ELEV: 1308.01 N: 717297.105 E: 673350.177	BENCHMARK CHISELED "X" ELEV: 1315.82 N: 717207.860 E: 673136.698
BENCHMARK CHISELED "X" ELEV: 1314.44 N: 716827.965 E: 673431.055	BENCHMARK CHISELED "X" ELEV: 1292.90 N: 716997.304 E: 673654.764



wallace design collective

wallace design collective, pc
structural-civil-landscape-survey
5100 Jo hunt drive, suite 250
rogers, arkansas 72758
479.364.0194
arkansas: #93
exp: 12-31-25

PRELIMINARY
FOR REVIEW ONLY

TEUFEL MEDICAL OFFICE

3462 W PLEASANT GROVE ROAD
ROGERS, ARKANSAS

SITE IS IN THE CAVE SPRINGS DIRECT RECHARGE
AREA AND IN ZONE 4 LOW VULNERABILITY

DATE	10.31.24
DESCRIPTION	1ST CITY COMMENTS
REV	1
DATE 10.03.2024	
PROJECT NO. 2435013	
SHEET NAME	
SITE PLAN	
SHEET NO.	
C400	

November 11, 2024

City of Rogers
Community Development
301 W Chestnut St
Rogers, AR 72756

RE: Teufel Medical Office SDP24-0654
Wallace Job No. 20108200

Dear City of Rogers Community Development:

This is a formal request for a variance of the following city code:

1. City Code 4.4.8.1 Parking Generally
Parking in exterior yards is prohibited in Districts T3, T4, T5, and T6 unless expressly stated otherwise below.

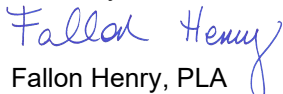
Due to existing utility easement layout on the site and the existing drainage easement that runs across the site, the building has been carefully proposed in a position to allow visibility from West Pleasant Grove Road while allowing sufficient parking for the use of the development. The intent of code is being met while allowing for this site to be developed.

We formally petition Community Development to waive the above listed city code requirements allowing for the intent to be met given the site's existing easement layout and utility constraints.

Large Scale Development (LSD) plans have been submitted to the Community Development Department and shall be considered inclusive of this request including any revisions made throughout the review process.

We appreciate your consideration in this matter. Should you have any questions, or require any additional information, please contact us at your convenience.

Sincerely,



Fallon Henry, PLA
Landscape Architect



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

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the **Rogers Board of Adjustment** on **January 7, 2025 at 5:30 p.m.** at Rogers City Hall under the provisions of the City of Rogers Code of Ordinances, regarding an application by **Teufel Medical Office** for variances to differ from the **Unified Development Code** at 3462 W Pleasant Grove Road. in the T4.2 (Neighborhood High-Intensity) zoning district more particularly described as follows:

PARCEL NUMBER:

02-02087-340; 02-02087-335; 02-02087-354

LOCATION:

3462 W Pleasant Grove Road

Derek Burnett, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: **Sunday December 22, 2024**

BILL THE CITY OF ROGERS





Variance

PLANNING

Freddy's Frozen Custard

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



Vicinity Map

Location

1.64 acres near the SE corner of W Pleasant Grove Road and S Dixieland Road

Nature of Request

To allow for a reduction of the required finished floor elevation per Section 22-106(4)(c) for a new non-residential structure adjacent to a primary channel

Zoning

HC

Proposed Use

Eating and Drinking

Representative

Landon Brack

Summary:

This site is located in south central Rogers near the southeast corner of W Pleasant Grove Road and S Dixieland Road.

Nature of Request:

To allow for a reduction of the required finished floor elevation per Section 22-106(4)(c) for a new non-residential structure adjacent to a primary channel.



Variance

PLANNING

Freddy's Frozen Custard



Aerial Map

- Withdrawn by applicant

Public Input:

No public input received.

Withdrawn by applicant

Birdsong, Zachery

To: Landon Brack
Subject: RE: LSD24-0400

From: Landon Brack <lbrack@plazastreetpartners.com>
Sent: Thursday, January 2, 2025 2:04 PM
To: Birdsong, Zachery <zbirdsong@rogersar.gov>
Subject: RE: LSD24-0400

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

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

Happy New Year Zachery!

I am reaching out regarding an item for this project that is on the next planning commission meeting. We had a meeting this morning with the engineering department and they mentioned that we have an item going to hearing next Tuesday.

Based on where we are with the project, we are not prepared to be heard next week. Can you please pull our item from the agenda?

Thank you!



Landon Brack | Project Coordinator

PLAZA STREET PARTNERS

3400 College Blvd, Suite 200, Leawood, KS 66211

c (816) 514-0126 | www.plazastreetpartners.com