



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

## PLANNING COMMISSION MEETING AGENDA

FEBRUARY 4, 2025

5:30 PM

ONLINE VIEWING:

BOARD OF ADJUSTMENT: [HTTPS://US02WEB.ZOOM.US/J/88357454288](https://us02web.zoom.us/j/88357454288)

PLANNING COMMISSION: N/A

**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 BOARD OF ADJUSTMENT:**

### **MINUTES:**

January 21, 2025

### **OLD BUSINESS :**

**a. 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. *(Tabled at 1/7/25 BOA meeting)*

*STAFF: Christina Moore*

*REPRESENTED BY: Keith Wheeler*

**b. 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. *(Tabled at 1/7/25 BOA meeting)*

*STAFF: Christina Moore*

*REPRESENTED BY: Caroline Fox*

### **NEW BUSINESS:**

### **ADJOURN:**



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## **CALL TO ORDER PLANNING COMMISSION:**

## **ROLL CALL:**

## **DECLARATION OF ABSTENTION:**

## **MINUTES:**

January 21, 2025

## **REPORTS :**

a. Training session for new Planning Commissioners immediately following the BOA meeting in the Community Room. All Planning Commissioners are encouraged to attend.

## **PUBLIC FORUM:**

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

**NO ITEMS.**

## **CONSENT AGENDA:**

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

## **REGULAR AGENDA - ITEMS REMOVED FROM CONSENT:**

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

## **REGULAR AGENDA - OLD BUSINESS:**

**NO ITEMS.**

## **REGULAR AGENDA - NEW BUSINESS:**

**NO ITEMS.**

## **COMMISSIONERS' FINAL COMMENTS:**



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**ADJOURN:**

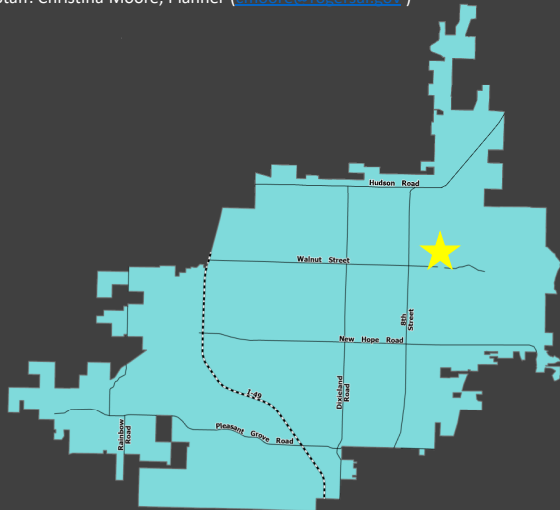


## Variance

### Chestnut Flats

**PLANNING**

Staff: Christina Moore, Planner ([cmoore@rogersar.gov](mailto: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 2<sup>nd</sup> 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:

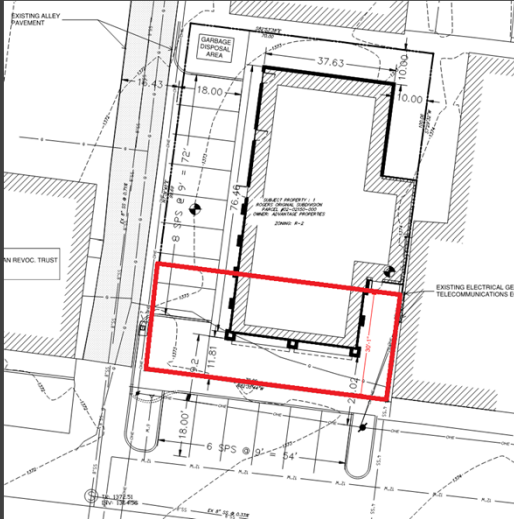
- The developer could lower the number of floors on the building however this would not be the type of development the city wants in this area.
- The city is trying to get funds to pay for the burying of the powerlines.



## 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

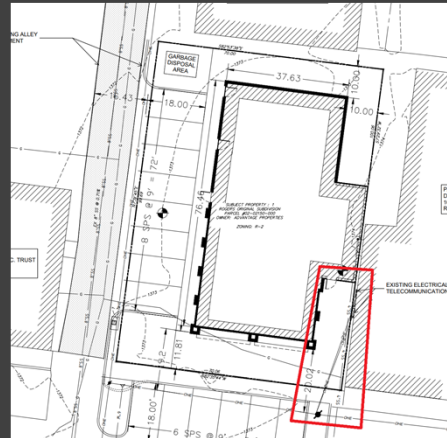
PLANNING

#### 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.



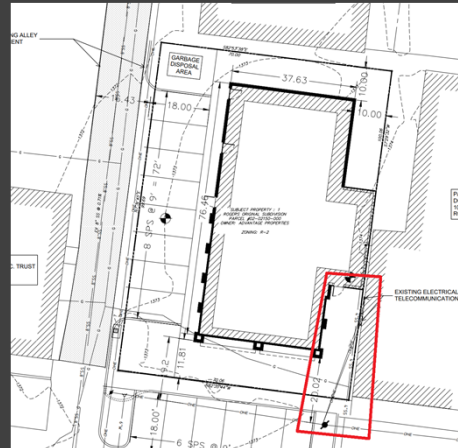
## Variance

**PLANNING**

### Chestnut Flats

#### 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**

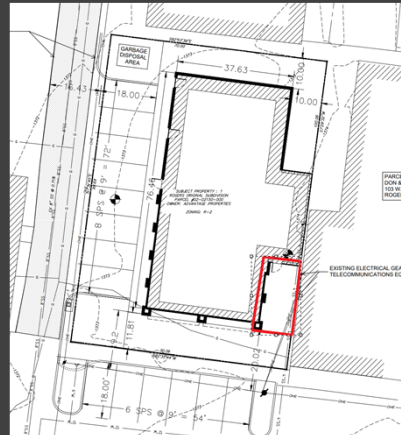
### Chestnut Flats

#### 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:**

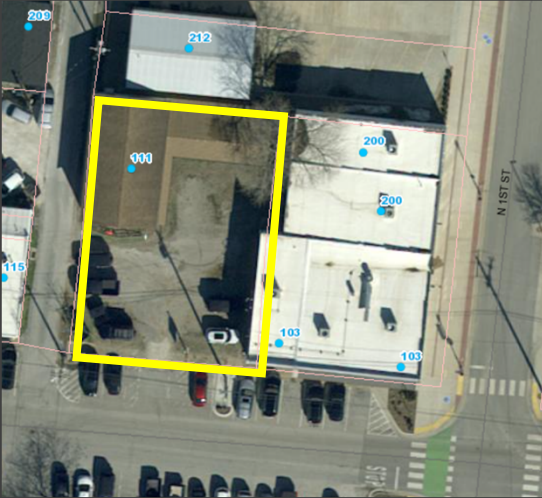
- The development directly south of this property has an approved three story residential building that is 42 feet tall. There are not overhead powerlines on Chestnut on this side of the street but there are overhead power lines in the alley.



## 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:

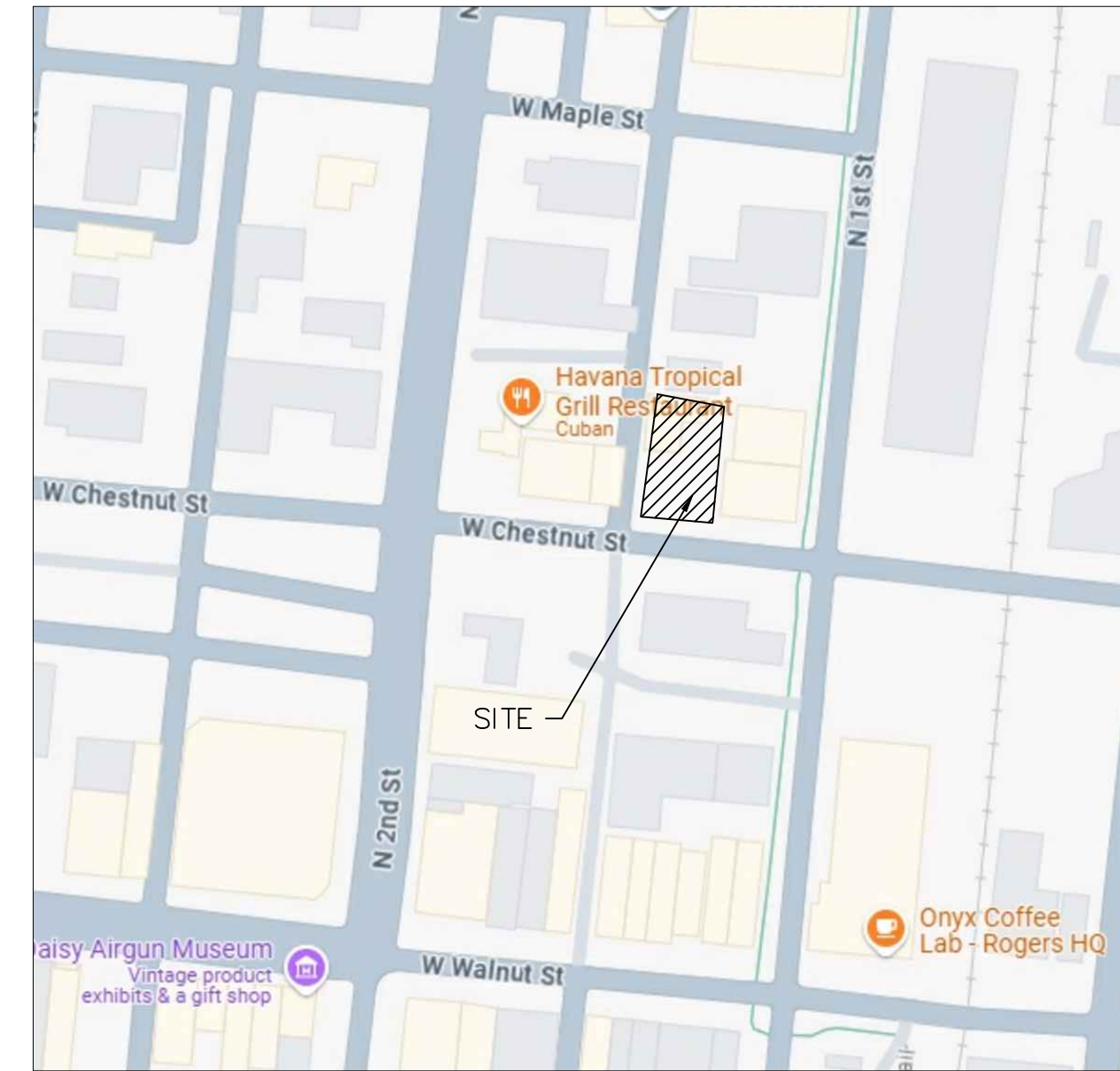
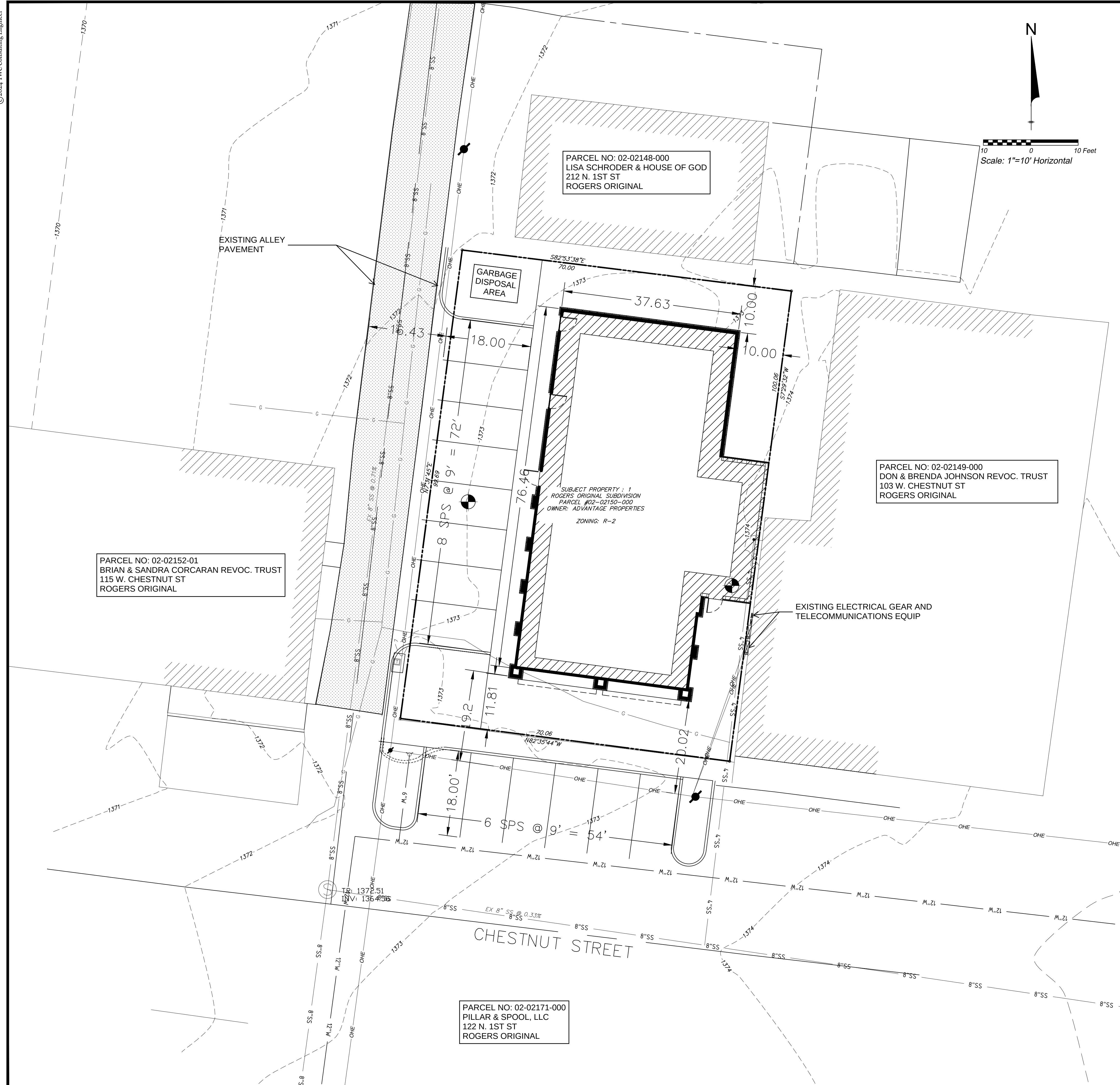
None provided

#### 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

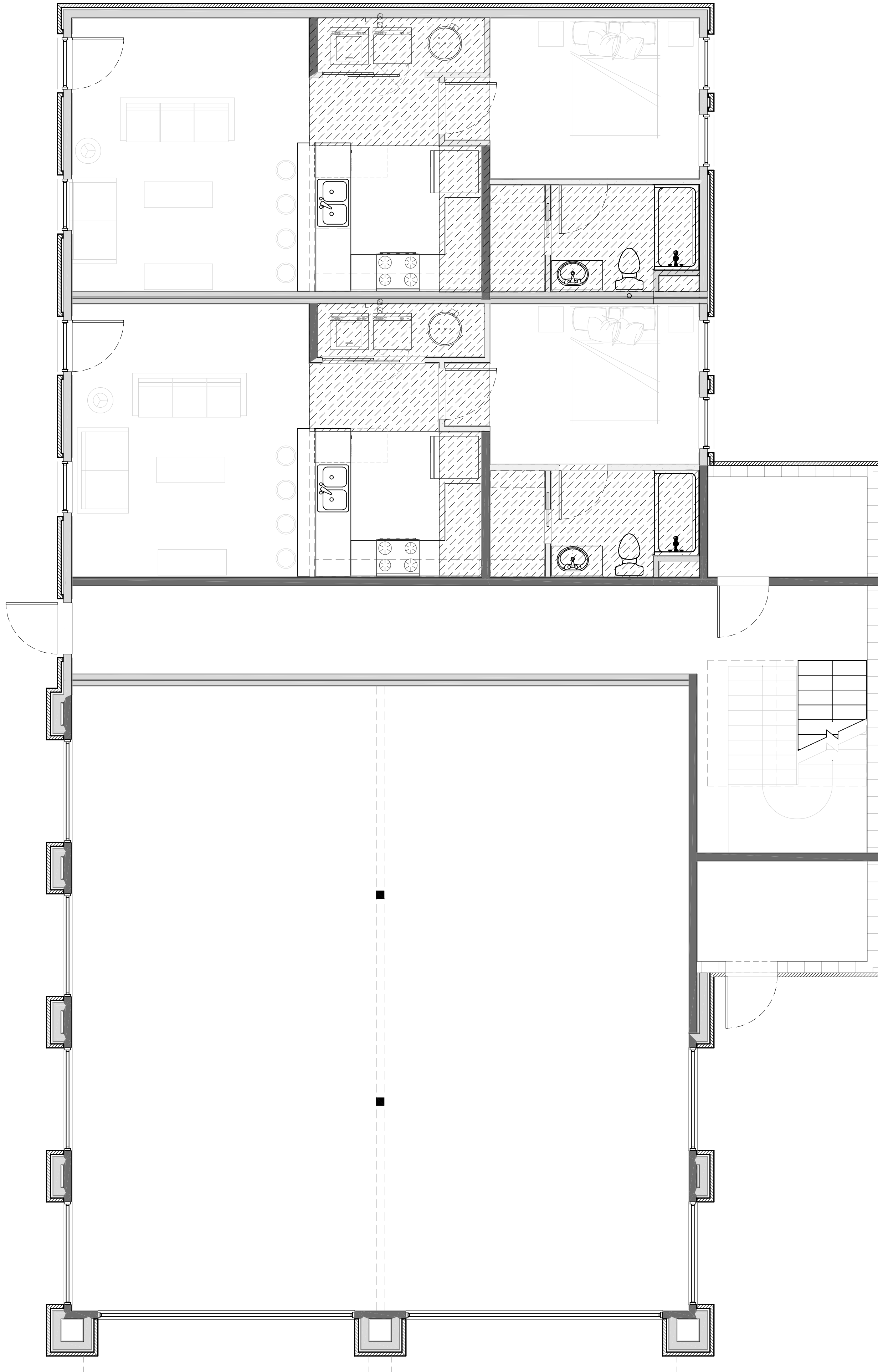
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ROGERS



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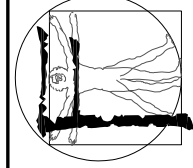
**FLOOR PLAN at GROUND FLOOR**  
Scale : 1/4"=1'-0"

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

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Arch D (landscape)

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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

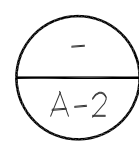
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 FLOOR PLAN at SECOND FLOOR  
Scale : 1/4"=1'-0"

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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

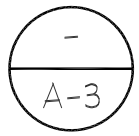
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| November 22, 2024 |

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FLOOR PLAN at THIRD FLOOR  
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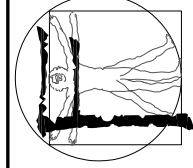
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Arch D (landscape)

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 : -- / -- / --

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| Description:   |                   |
| Location:      |                   |
| City & State:  |                   |
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| Sheet:         | A-3               |
| Document Date: | November 22, 2024 |



C.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 ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- a. FLASHING SHALL BE INSTALLED AT JOINTS IN COPINGS, PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES, PENETRATIONS, INTERSECTIONS WITH PARAPET WALLS, TERMINATIONS OF ROOF FLASHING, CORNICES, BALCONY RAILINGS, DOWNSPUTTERS, DOWNPOUTTERS, DOWNROADS, DOWNSTAIRS, BALCONIES, SIMILAR PROJECTIONS, BUILT-IN GUTTERS AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE BUILDING.
- b. 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 SHOWN, THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR A 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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR/RECONSTRUCT TO THE OWNER'S SATISFACTION

Arch D (landscape)

**FUGITT AND ASSOCIATES ARCHITECT**  
  
 1200 E. JOYCE BLVD.  
 FAYETTEVILLE AR 72703  
 479.521.6686  
 KIM: FUGITT@FUGITTAR.COM.

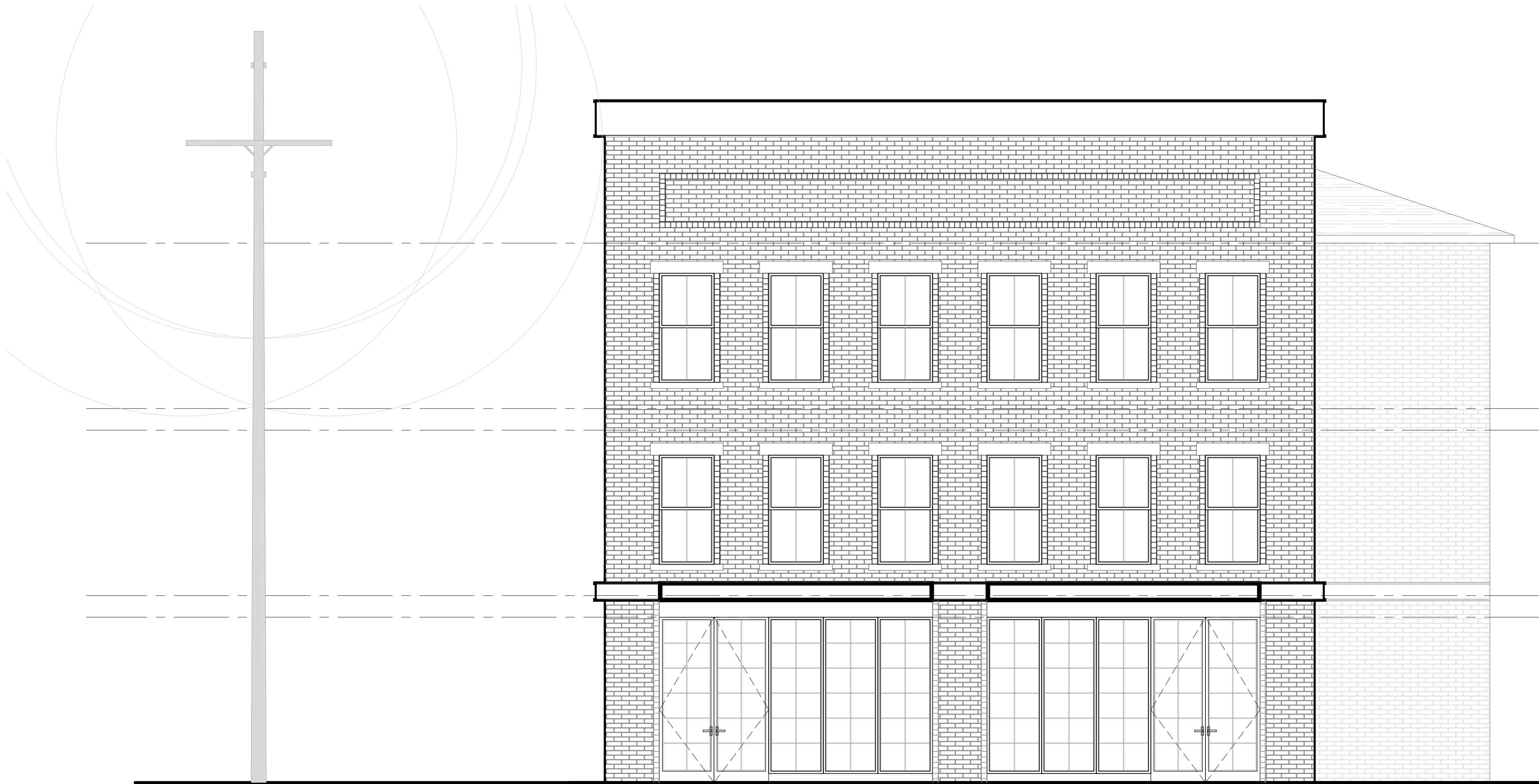
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| Document Date:  | November 22, 2024 $\triangle$ |

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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.

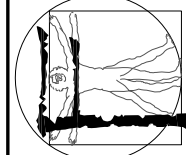


EXTERIOR ELEVATION at CHESTNUT  
Scale : 1/4"=1'-0"

| REV | DATE   | DESCRIPTION | DRAWN |
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| 1   | 6/1/24 | ISSUED      |       |
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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

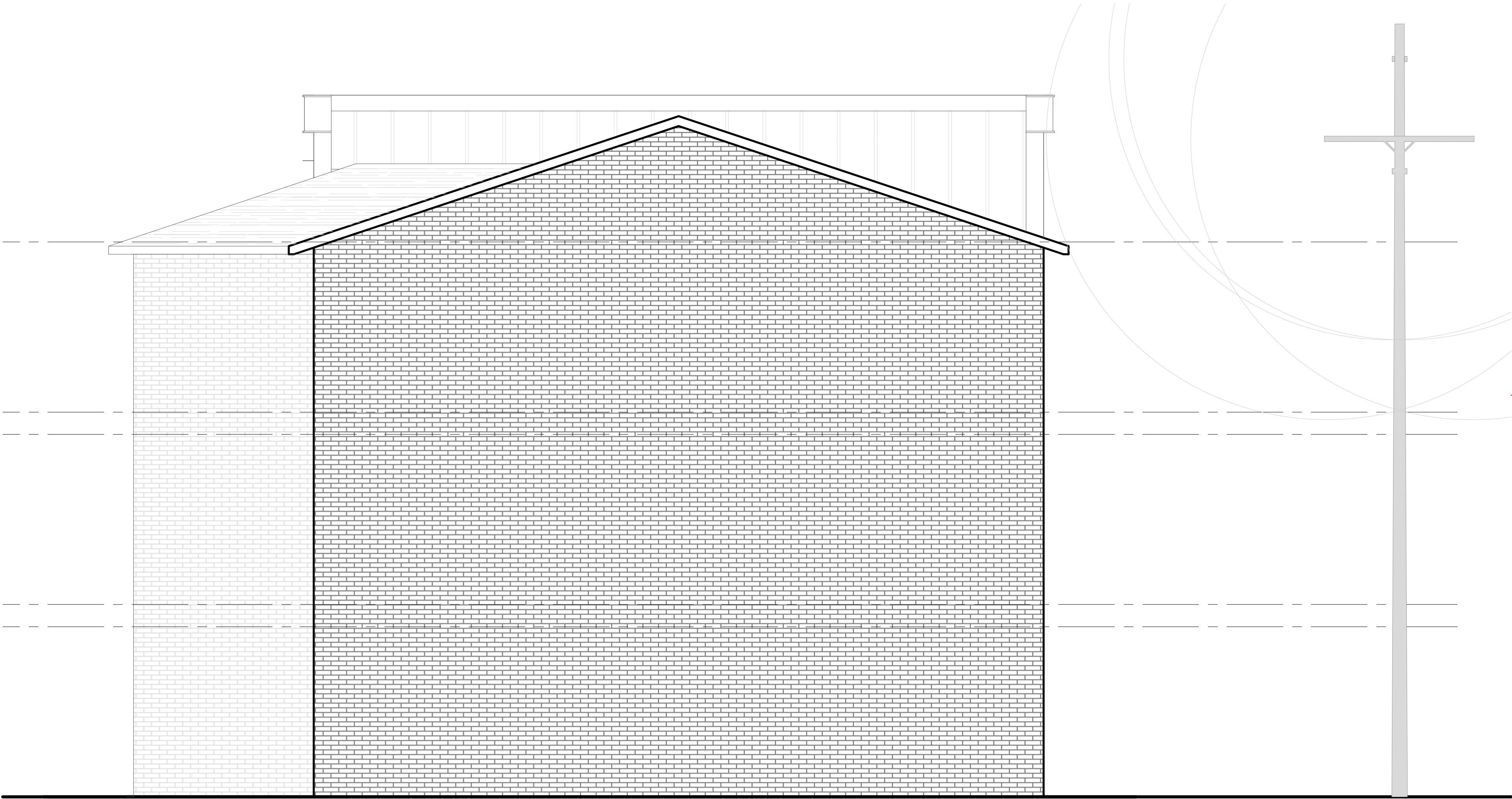
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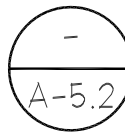
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CONSTRUCTION

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



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, IT'S 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.

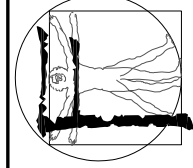


 EXTERIOR ELEVATION at NORTH  
Scale : 1/4"=1'-0"

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Arch D (landscape)

PRELIMINARY  
NOT FOR  
CONSTRUCTION



ASSOCIATES

ARCHITECT

WILLIAM KM FUGITT AIA

KEITH F. WHEELER AIA

1200 E. JOYCE BLVD

FAYETTEVILLE AR 72703

479.521.6686

Kim.FUGITT@FUGITTARC.COM

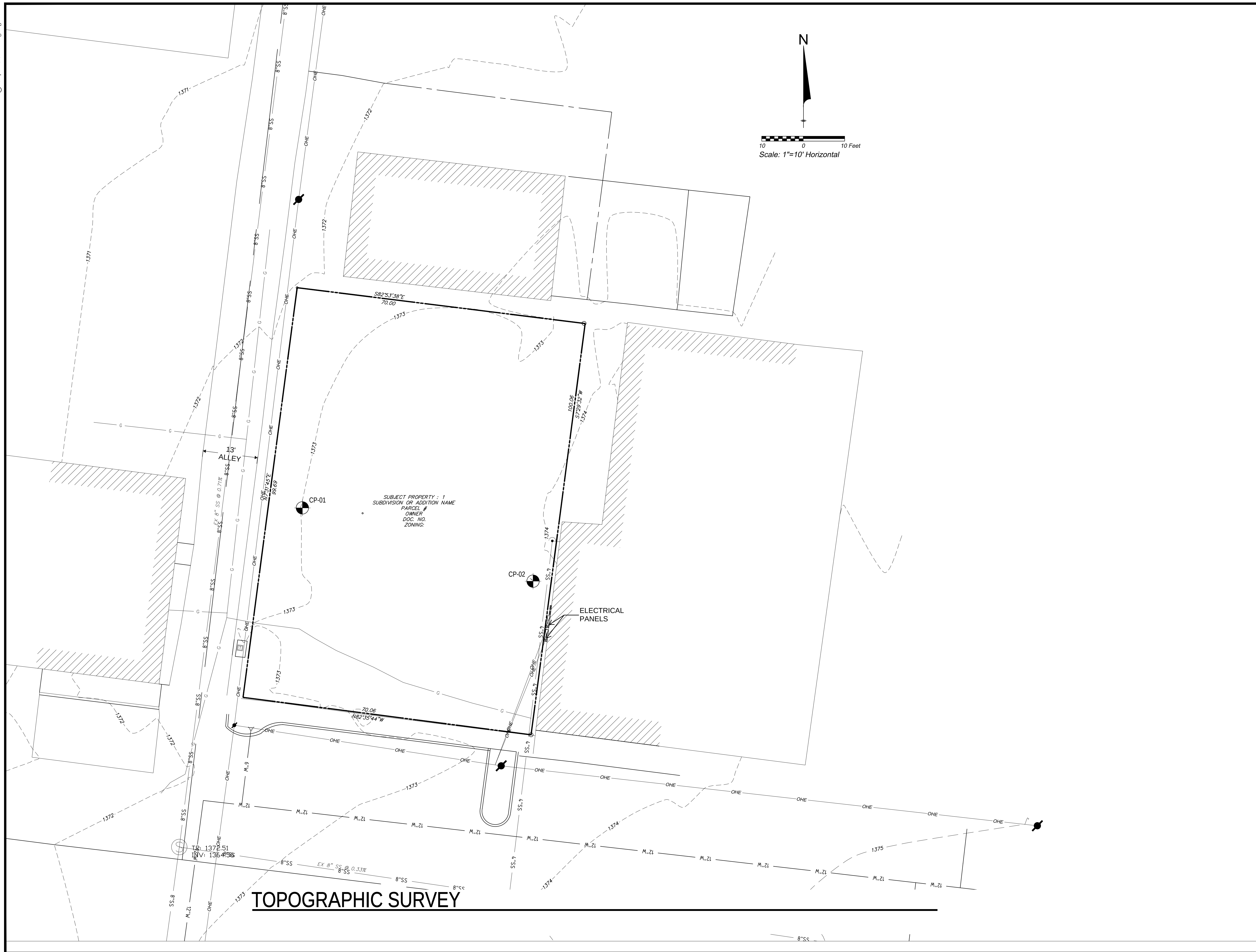


 EXTERIOR ELEVATION at EAST  
Scale : 1/4"=1'-0"

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|                                                                                     | OCTOBER 2024    | TWC     |  |  |  |  |  |  |
|                                                                                     | DESIGNED        | CHECKED |  |  |  |  |  |  |
|                                                                                     | TWC             | TWC     |  |  |  |  |  |  |
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|                                                                                     | 1" = 10'        |         |  |  |  |  |  |  |
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## 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:

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

| <b>Provider</b>        | <b>Contact</b>   | <b>Phone #</b>                  | <b>Email</b>                  |
|------------------------|------------------|---------------------------------|-------------------------------|
| 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                |







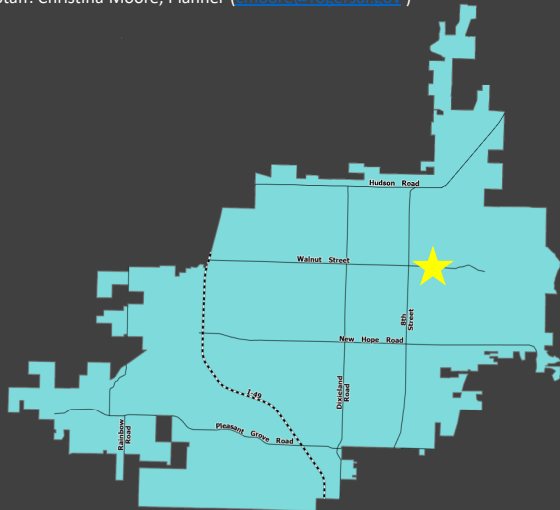


## Variance

**PLANNING**

### Arvest Bank Downtown

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



*Vicinity Map*

#### Location

201 W Walnut Street

#### Nature of Request

- To allow a length reduction in the required 3ft masonry wall on Chestnut

#### 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 2<sup>nd</sup> 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

Arvest Bank Downtown

PLANNING



Geolocation

Location of Arvest Bank in Downtown Rogers.



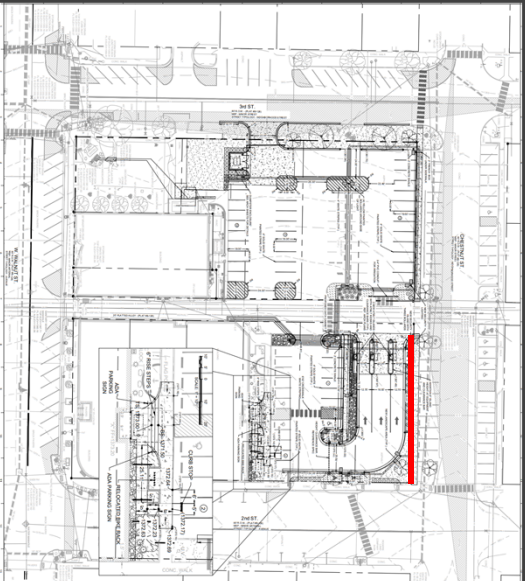
## Variance

### Arvest Bank Downtown

## PLANNING

#### Request

- To allow a reduction in the length of the wall from 131 feet to 88 feet due to the proposed ATM machines (required wall length shown in red)



Site Plan

#### Request:

- To allow a length reduction in the 3ft masonry wall requirement on Chestnut

#### Proposal:

- The applicant is proposing to install 88 feet of masonry wall on Chestnut instead of the required 131 feet.



## Variance

### Arvest Bank Downtown

**PLANNING**

#### ***Applicant's response from previous meeting***

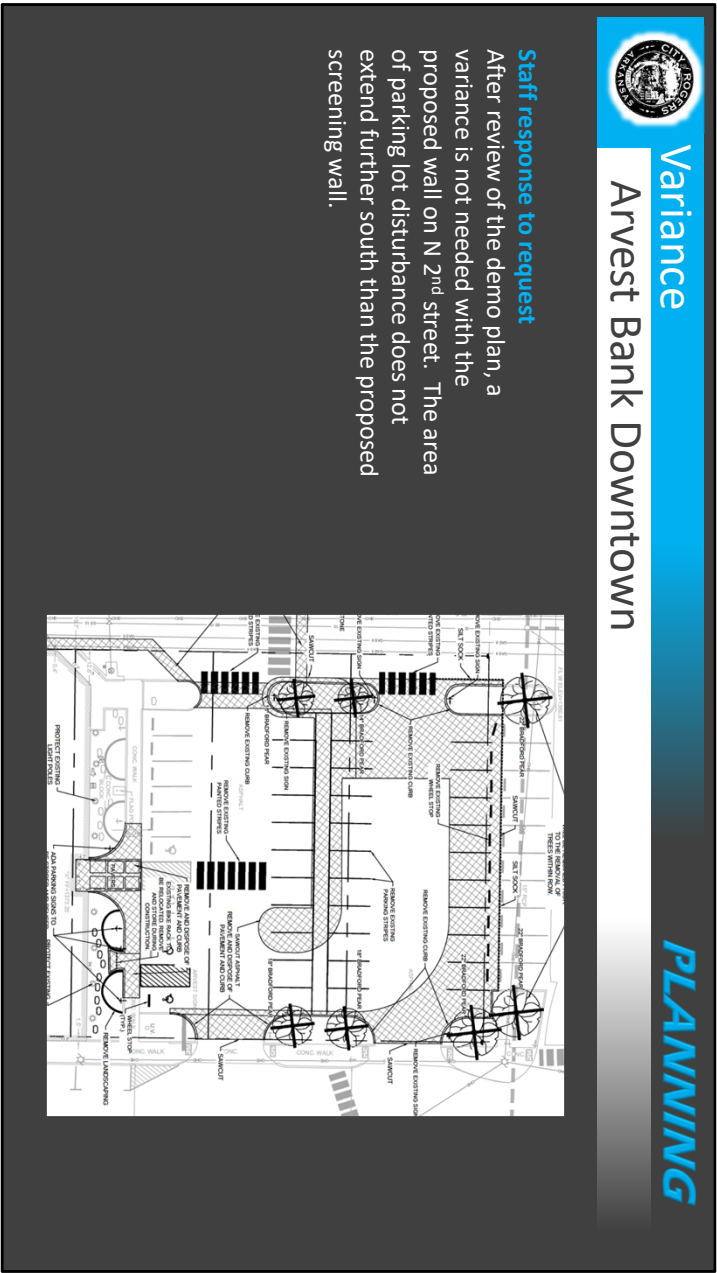
"Per discussion from the January 7, 2025 Board of Adjustment meeting, a variance to the masonry wall along 3<sup>rd</sup> Street is acceptable since there is no pedestrian path and no wall is required along Chestnut St. in the NW corner since that area is not included in this project. We are showing the required masonry wall to be to be constructed along Chestnut Street for the NE corner of the property. The wall begins east of the atm locations as mentioned during the prior BOA meeting and ends at the existing Arvest sign. This sign foundation at the Base is 5.6'x2.3' and to ensure no conflict of foundations we have shown the wall to terminate 5' from the edge of the sign base."

#### **Stated Hardship:**

After the BOA meeting on 1/7/2025, the plans now show a 3ft masonry wall on the NE corner of the site. The wall cut short of the required on Chestnut because of the ATM area and on the south end of 2<sup>nd</sup> street because of the existing sign.



After review of the demo plan, a variance is not needed with the proposed wall on N 2<sup>nd</sup> street. The area of parking lot disturbance does not extend further south than the proposed screening wall.



After reviewing their revised plans, a variance is only needed for the Chestnut Street wall.



## Variance Arvest Bank Downtown

PLANNING

### 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.



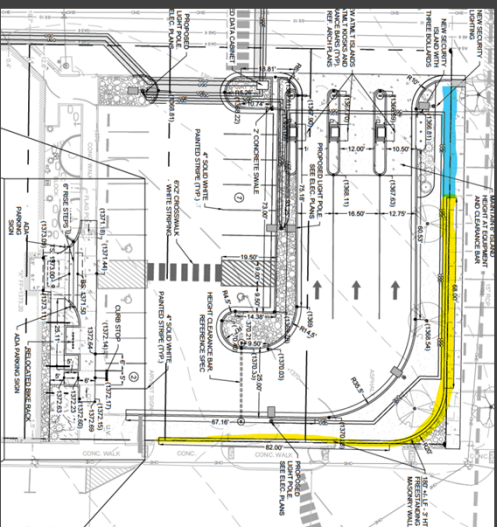
## Variance

### Arvest Bank Downtown

PLANNING

#### 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 applicant is proposing drive thru ATM's next to the street.<br><br>The blue line indicates 43 feet of frontage that does not have a masonry screen wall.<br><br>"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) |



Site Plan

#### Analysis:

When considering whether a variance or waiver would cause undue hardship to the property owner, the applicant is proposing to construct the ATM drive thru in this area. The code requires a screening wall adjacent to the street when parking or drive through areas are between the street and building.

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)



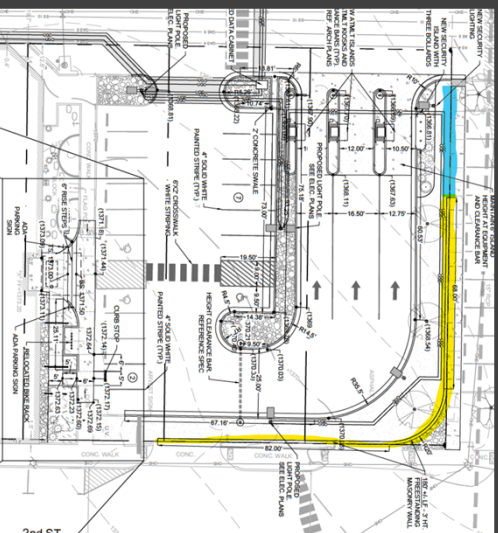
# Variance

## Arvest Bank Downtown

PLANNING

### Staff Analysis of Request

| Variance Request Factors                                                                   |                                                                                                                                                                                                                                                                       |
|--------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Is the hardship a result of any action taken by the property owner or on their behalf?     | "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 88 feet of wall instead of the required 131 feet of the screening wall.                                                                                                                                                                |



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 not propose a wall that is the full 131 feet.

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 88feet of masonry wall. However, this isn't the minimum necessary change. The wall is the required to be 131 feet based on their area of disturbance, and installing a shorter wall doesn't meet that intent.







## Variance

### Arvest Bank Downtown

## PLANNING

#### 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

### Arvest Bank Downtown

## PLANNING



*Aerial Map*

#### Recommendation

- Deny the request to allow a reduction in the length of the 3ft masonry screen wall requirement in T5 zoning from 131 feet to 88 feet per Sec. 5.6.6.2(A)

#### Public Input:

None provided

#### Recommendation:

**DENY** the request to allow a reduction in the masonry screen wall requirement from 131 feet to 88 feet.

22 January 2025

**City of Rogers**

Community Development  
301 W Chestnut  
Rogers, AR 72756  
(479) 621-1186

**Project Number:** VAR24-0726 (SDP24-0669)  
**DCI Job Number:** 24-135  
**Project Name:** Arvest Bank - Downtown  
**Owner:** Arvest Bank

**Project Narrative:**

Arvest Bank in downtown Rogers is upgrading the drive-thru atm equipment and taking this opportunity to make improvements to their parking area. The existing drive-thru and building are to be demolished and the new drive-thru installed on the NE corner of the lot. Additionally, the bank entrance is being improved with a canopy, parking lot lighting and landscaping are being added to the parking lot.

**Variance Request:**

On behalf of the owner, DCI is requesting variances to the following sections of the Unified Development Code.

1. Variance to UDC Section 5.6.6.2(A). *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.*

Per discussion from the January 7, 2025 Board of Adjustment meeting, a variance to the masonry wall along 3<sup>rd</sup> Street is acceptable since there is no pedestrian path and no wall is required along Chestnut St. in the NW corner since that area is not included in this project. We are showing the required masonry wall to be constructed along Chestnut and 2<sup>nd</sup> St. for the NE corner of the property. The wall begins east of the atm locations as mentioned during the prior BOA meeting and ends at the existing Arvest sign. This sign foundation at the base is 5.6'x2.3' and to ensure no conflict of foundations we have shown the wall to terminate 5' from the edge of the sign base.

Thank you for your consideration and we look forward to working with the City moving forward.

Sincerely,



Caroline Fox, P.E.  
[carolinef@dcius.pro](mailto:carolinef@dcius.pro)  
479.444.7880



STREET ADDRESS: 201 W. WALNUT ST.  
DEVELOPERS: JEFF MEAD, VP PROPERTY MANAGER  
& OWNERS ARVEST BANK ARCHITECTURAL MANAGEMENT OFFICE  
201 NE A STREET, BENTONVILLE, AR 72712  
PO BOX 1229, BENTONVILLE, AR 72712  
PHONE: (479) 271-1294 EMAIL: JMEAD@ARVEST.COM

PROPOSED USES: COMMERCIAL AND OFFICE  
TOTAL SITE/LAND AREA: ±1.93 ACRES (84,071 SF)

PARKING PROVIDED: 66 SPACES TOTAL  
SURFACE PARKING 66 SPACES (3 ACCESSIBLE)

[illegible]

1. AN APPROVED EASEMENT PLAN IS REQUIRED FOR CERTIFICATE OF OCCUPANCY.
2. ALL CIVIL PLANS USED ON SITE MUST INCLUDE A CURRENT STAMP BY THE REGISTERED PROFESSIONAL ENGINEER.
3. AN ARIZONA CONTRACTOR'S LICENSE IS REQUIRED TO PERFORM ALL WORK OVER \$20,000 IN VALUE.
4. ALL EROSION CONTROL EQUIPMENT MUST BE INSTALLED PRIOR TO THE BEGINNING OF CONSTRUCTION AND DEVELOPERS TO PROVIDE THREE YEAR WARRANTY ON LANDSCAPE REQUIREMENTS FROM TIME OF COMPLETION.
5. A SEPARATE SIGN PERMIT IS REQUIRED FOR ALL SIGNAGE. APPROVAL OF L.P.O.s DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR THE PROJECT PARTICIPANTS.
6. PERMITS FOR SITE RETAINING WALLS MUST BE SUBMITTED & APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION.
7. IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY THE CITY ENGINEER AND THE CITY ENGINEER'S OFFICE. THE CITY ENGINEER'S OFFICE DOES NOT TAKE PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.
8. ANY VIOLATION OF ANY PLAN APPROVED BY THE CITY ENGINEER OR VIOLATION OF ANY GRADING OR CONSTRUCTION PERMITS ARE NOT GRANTED AND WORK AUTHORIZED BY SUCH PERMITS HAS NOT COMMENCED WITHIN THE SPECIFIED DATE OF COMPLETION.
9. STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TO EXISTING GRADE, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEHIND DRIVE CHANNELS IS PROHIBITED.
10. CHANNELS, DETENTION POND, RETENTION POND, SEDIMENT BASIN, ETC. REQUIRE SIGN TO BE PLACED ON THE SURFACE. EROSION CONTROL MEASURES MUST BE MAINTAINED THROUGHOUT THE PROJECT UNTIL THE BEGINNING OF THE PROJECT WHERE FEASIBLE.
11. ALL CONSTRUCTION MUST BE COMPLETED WITHIN THE 12 MONTH PERIOD OF THE SIGN. SIGNAGE WITH FUTURE ROAD EXTENSION SIGN CENTERED AT THE END OF THE RIGHT-OF-WAY PER THE CITY OF ROGER BEE.
12. WHERE PUBLIC SIDEWALKS, TRAILS, OR SIDEWALKS END, "SIDEWALK ENDS" SIGN PER THE CITY OF ROGER BEE.
13. PUBLIC STREETS SHALL HAVE 20' OF DRIVEWAY SURFACE FOR TWO-WAY TRAFFIC. THIS DOES NOT INCLUDE DRIVEWAYS AND DRIVEWAYS WITH DRIVEWAYS.

OWNER'S LANDSCAPE WARRANTY

OWNER/DEVELOPER AGREES TO PROVIDE A 3-YEAR WARRANTY TO THE CITY OF ROGERS FOR MAINTENANCE & REPLACEMENT OF LANDSCAPE MATERIALS AS A REQUIREMENT FOR CERTIFICATE OF OCCUPANCY.

BASED ON SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE  
SUBJECT PROPERTY IS IN FLOOD ZONE X, WHICH IS AN AREA  
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN,  
ACCORDING TO FLOOD INSURANCE RATE MAP, BENTON COUNTY,  
ARKANSAS, MAP NUMBER 05007C0280K, MAP REVISED JUNE 05, 2012.

**UTILITY CONTACTS:**  
ELECTRIC: HSA ENGINEERING  
CONTACT: ROBERT SNYDER  
PHONE: (479) 271-1294  
EMAIL: JMEAD@ARVEST.COM

**UTILITY CONTACTS:**  
ELECTRIC: HSA ENGINEERING  
CONTACT: ROBERT SNYDER  
PHONE: (479) 271-1294  
EMAIL: JMEAD@ARVEST.COM

TELEPHONE - AT&T:  
CONTACT: ANTHONY WILLIAMS  
PHONE: (479) 442-3173  
EMAIL: AW9156@ATT.COM

GAS: BLACK HILLS ENERGY  
CONTACT: BRANDON STUBBS  
PHONE: (479) 333-7020  
EMAIL: BRANDON.STUBBS@BLACKHILLSCORP.COM

WATER: ROGERS WATER UTILITIES:  
CONTACT: STEPHEN PONDER  
PHONE: (479) 621-1156  
EMAIL: STEPHENPONDER@RWU.ORG

SEWER: ROGERS WATER UTILITIES  
CONTACT: STEPHEN PONDER  
PHONE: (479) 621-1156  
EMAIL: STEPHENPONDER@RWU.ORG

CABLE TV: COX COMMUNICATIONS  
CONTACT: JASON COMBS  
PHONE: (479) 231-7057  
EMAIL: JASON.COMBS@COX.COM

WALNUT STREET - MINOR ARTERIAL, AVENUE  
2ND STREET - MINOR ARTERIAL, AVENUE  
3RD STREET - MINOR STREET, NEIGHBORHOOD STREET  
CHESTNUT STREET - MINOR STREET, NEIGHBORHOOD STREET

PROPERTY DESCRIPTION: (FILE NO. 23-2078)

LOTS 1, 2, 3, 4, 5, 6, 8, 9 AND 12, ALL IN BLOCK 4 OF THE ORIGINAL TOWN OF ROGERS,  
BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK B, PAGE 128.

AND  
LOTS 13, 14, 15, AND 16, ALL IN BLOCK 4 OF THE ORIGINAL TOWN OF ROGERS, BENTON  
COUNTY, ARKANSAS, AS SHOWN ON PLAT BOOK 2013, PAGES 514 AND 515.

1 EAST CENTER STREET, SUITE 290  
FAYETTEVILLE, ARKANSAS 72701  
479-444-7880

**ARCHITECT**  
**HIGHT JACKSON ASSOCIATES**  
5201 W. VILLAGE PARKWAY, SUITE 300  
ROGERS, ARKANSAS 72758  
479-464-4965

7405 ELLIS ST.  
FORT SMITH, ARKANSAS 72758  
479-4532-8922

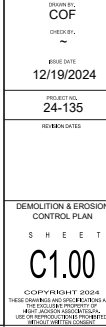
COVER  
C0.00 - GENERAL NOTES  
C1.00 - DEMOLITION & EROSION CONTROL PLAN  
C2.00 - SITE, GRADING, & DRAINAGE PLAN  
C3.00 - NOT USED  
C4.00 - UTILITY PLAN  
C5.00 - NOT USED  
L1.00 - LANDSCAPE PLAN  
ES1.1 - ELECTRICAL SITE PLAN  
ES1.2 - ELECTRICAL DETAILS  
ES2 - ELECTRICAL SITE PHOTOMETRIC PLAN  
ES1.4 - ELECTRICAL SPECIFICATIONS  
A1.10 - ARCHITECTURAL SITE PLAN  
A1.11 - EQUIPMENT ISLAND DETAIL  
A1.12 - ENTRY CANOPY

|                  |                   |
|------------------|-------------------|
| SDP SUBMITTAL #1 | OCTOBER 17, 2024  |
| SDP SUBMITTAL #2 | NOVEMBER 25, 2024 |
| SDP SUBMITTAL #3 | DECEMBER 19, 2024 |
| SDP SUBMITTAL #4 | JANUARY 22, 2025  |

| EXISTING LEGEND                     |                                   |
|-------------------------------------|-----------------------------------|
|                                     | FIRE HYDRANT                      |
|                                     | WATER METER                       |
|                                     | WATER VALVE                       |
|                                     | POWER POLE                        |
|                                     | POWER POLE W/ LIGHT               |
|                                     | HIGH TELEPHONE PEDESTAL           |
|                                     | SEWER MANHOLE                     |
|                                     | EXISTING LIGHT POLE               |
|                                     | EXISTING TREE                     |
|                                     | EXISTING CURBS INLET              |
|                                     | DRAINAGE OUTLET                   |
|                                     | PROPERTY LINE                     |
| EXISTING STORM PIPE                 |                                   |
| EXISTING OVERHEAD ELECTRIC          |                                   |
| EXISTING SANITARY SEWER             |                                   |
| EXISTING WATER                      |                                   |
| EXISTING GAS                        |                                   |
| EXISTING BURNED ELECTRIC            |                                   |
| EXISTING UNDERGROUND FIBER          |                                   |
| EXISTING GASEMENT                   |                                   |
| INTERIOR CONTOUR                    |                                   |
| EXIST. CONTOUR                      |                                   |
| EXISTING FENCE                      |                                   |
| EXISTING R.O.W                      |                                   |
| EXISTING CENTERLINE                 |                                   |
| PROPERTY LINE                       |                                   |
| DEMOLITION & EROSION CONTROL LEGEND |                                   |
|                                     | SEWER STRUCTURE                   |
|                                     | POWER POLE                        |
|                                     | REMOVE AND REPLACE TREE           |
|                                     | PROTECT EXISTING TREE             |
|                                     | REMOVE SANITARY SEWER PIPE        |
|                                     | REMOVE OVERHEAD ELECTRIC          |
|                                     | REMOVE CURB & GUTTER              |
|                                     | REMOVE EXISTING CONCRETE SIDEWALK |
|                                     | REMOVE EXISTING GRAVEL            |
|                                     | REMOVE EXISTING PAVEMENT          |
|                                     | SILT SOCK                         |
| PROPOSED LEGEND                     |                                   |
|                                     | CURB INLET                        |
|                                     | ADA PAINTED CROSSING              |
|                                     | FLARED END FABRIC                 |
|                                     | STORM DRAIN INLET BOX             |
|                                     | WATER METER BOX                   |
|                                     | WATER LINE FITTINGS               |
|                                     | WATER VALVE                       |
|                                     | FIRE HYDRANT                      |
|                                     | SEWER MANHOLE                     |
|                                     | WATER LINE - SIZES VARY           |
|                                     | SEWER LINE - SIZES VARY           |
|                                     | UNDERGROUND ELECTRIC              |
|                                     | UNDERGROUND CABLE                 |
|                                     | UNDERGROUND TELEPHONE             |
|                                     | GAS LINES - SIZES VARY            |
|                                     | UNDERGROUND FIBER OPTIC           |
|                                     | PROPOSED SAGEMOUNT LINE           |
|                                     | PROPOSED STORM DRAIN              |
|                                     | PROPOSED INTERIOR (MAJOR)         |
|                                     | PROPOSED INTERIOR (MINOR)         |
|                                     | PROPOSED CURB & GUTTER            |

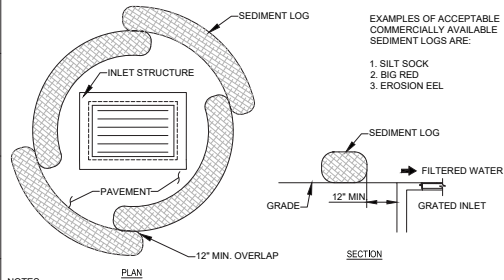
|                                                            |                                                                                                                                                                                                                                                                                                          |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| XXXX.XX = PROPOSED SPOT<br>(XXXX.XX) = MATCH EXISTING SPOT |  ASPHALT HATCHING<br> CONCRETE HATCHING<br><div> <div>PAVING JOINTS:</div> <div>CONTROL JOINT, TYPICAL TRANSVERSE</div> </div> |
|------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|





C:\Users\Audrey\OneDrive\Documents\2024\133 Arvest Bank Download Rogers\Project\Drawings\C1.0\_Demo.dwg (R:10/20/24 2:35 PM)

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



EXAMPLES OF ACCEPTABLE  
COMMERCIALLY AVAILABLE  
SEDIMENT LOGS ARE:

1. SILT SOCK
2. BIG RED
3. EROSION EEL

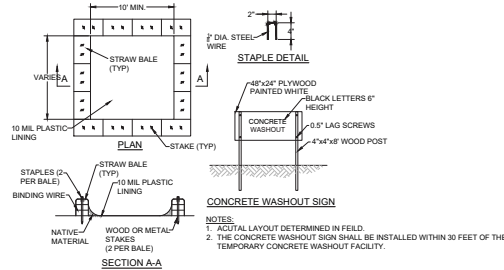
**NOTES:**

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.

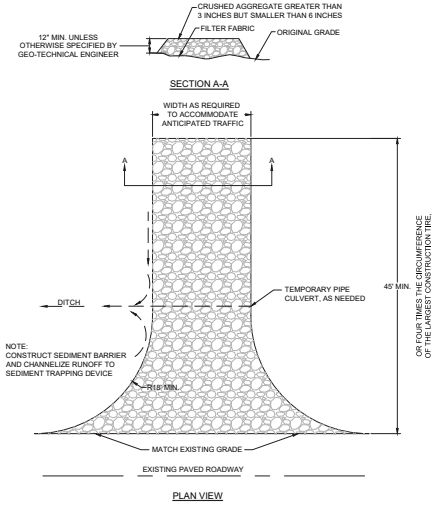
**MAINTENANCE NOTES:**

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.



PRELIMINARY  
PRICING SET

Hight Jackson  
ASSOCIATES  
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72751 | (479) 464-4665 | www.hjarch.com

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

DRAWN BY:  
COF  
CHECKED BY:  
+  
DATE:  
12/19/2024

PROJECT NO:  
24-135

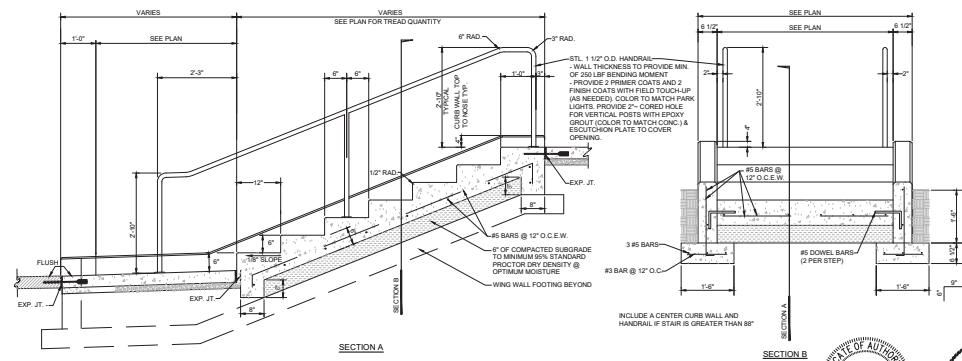
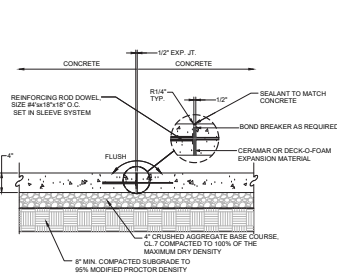
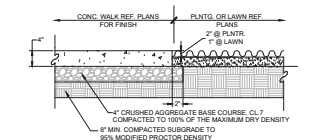
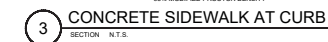
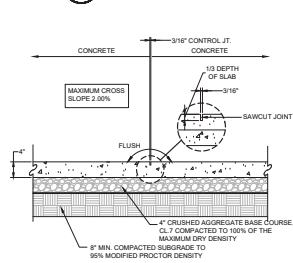
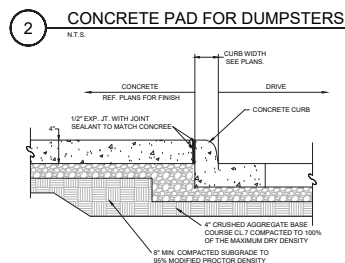
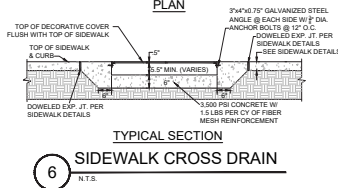
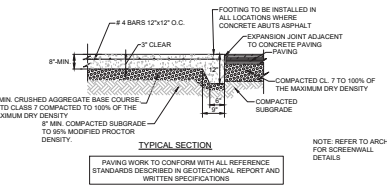
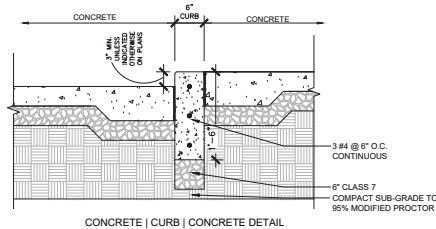
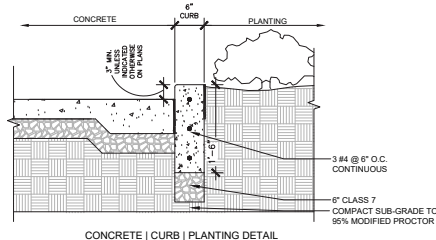
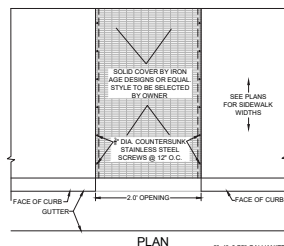
DEMOLITION & EROSION  
CONTROL DETAILS  
SHEET  
C1.01

COPYRIGHT 2024  
THIS DRAWING AND ALL RIGHTS THEREIN ARE  
THE PROPERTY OF HIGHT JACKSON ASSOCIATES  
USE OF THIS DRAWING FOR ANY OTHER PROJECT  
WITHOUT THE WRITTEN CONSENT OF HIGHT JACKSON ASSOCIATES IS PROHIBITED.









**PRELIMINARY**  
PRICING SET

**Hight Jackson**  
ASSOCIATES  
5201 W. Village Parkway, Suite 300 | Rome, Arkansas 72778 | (479) 464-6863 | [www.hjarch.com](http://www.hjarch.com)

A NEW ATM+LT  
ARVEST BANK - ROGERS

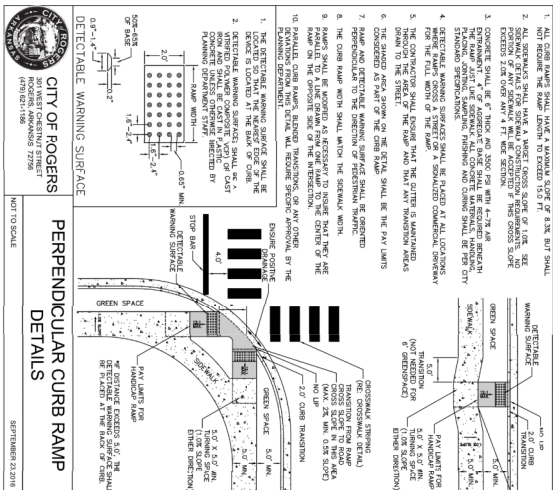
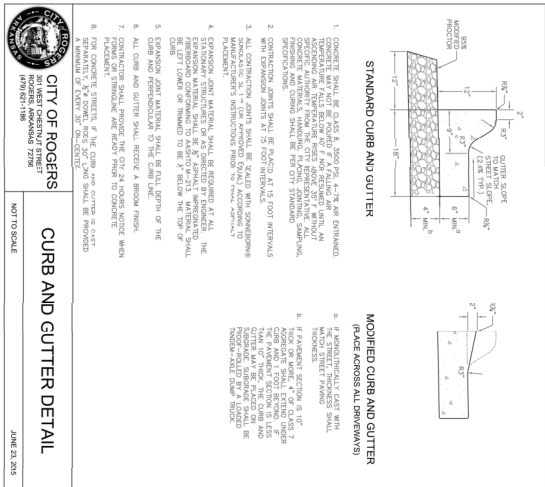
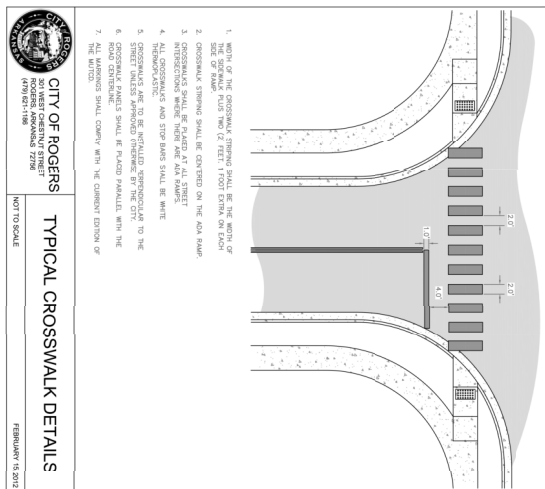
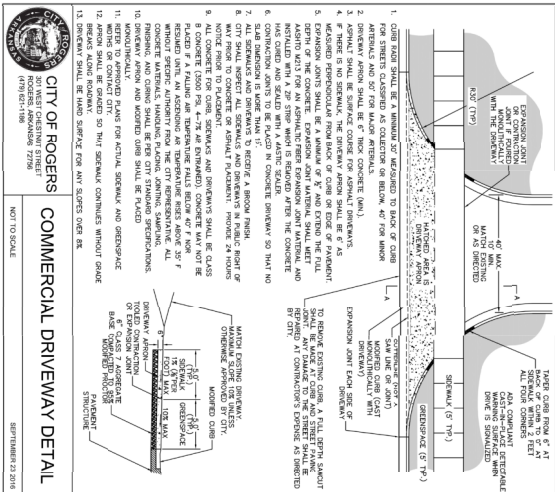
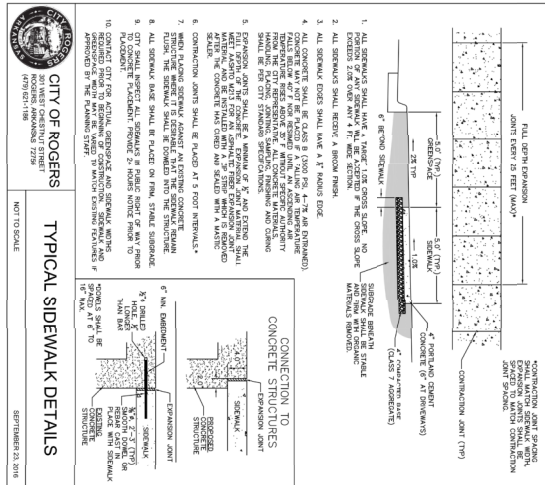
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PROJECT NO.  
24-135

SITE PLAN DETAILS  
PAGE 1 OF 2  
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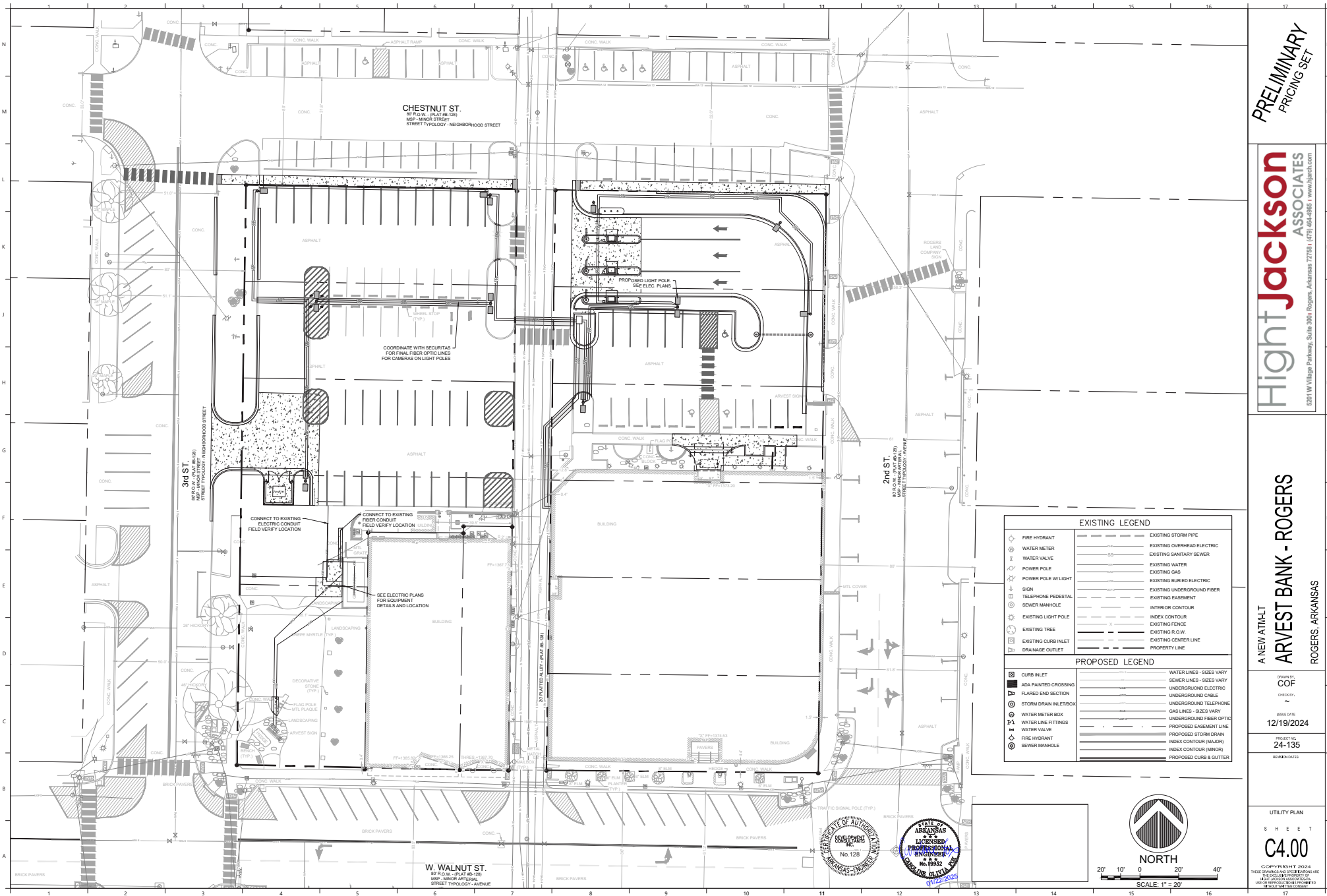
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CHECKED BY: S.H.E.I.  
APPROVED BY: S.H.E.I.

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

**Hight Jackson**  
ASSOCIATES  
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

PRELIMINARY  
PRICING SET  
Page 49 of 53

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**Hight Jackson**  
ASSOCIATES  
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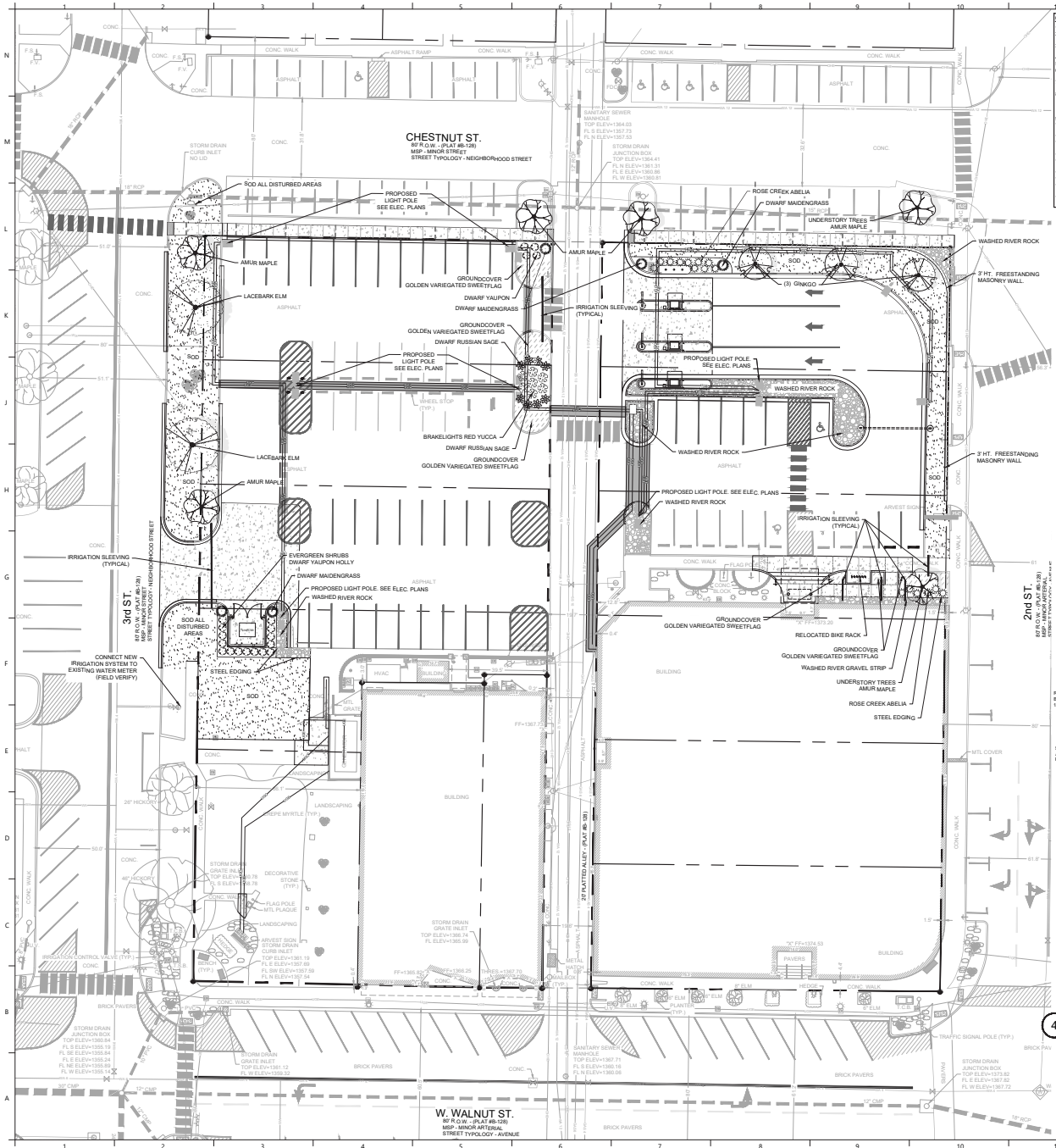
A NEW ATM-LT  
**ARVEST BANK - ROGERS**  
ROGERS, ARKANSAS

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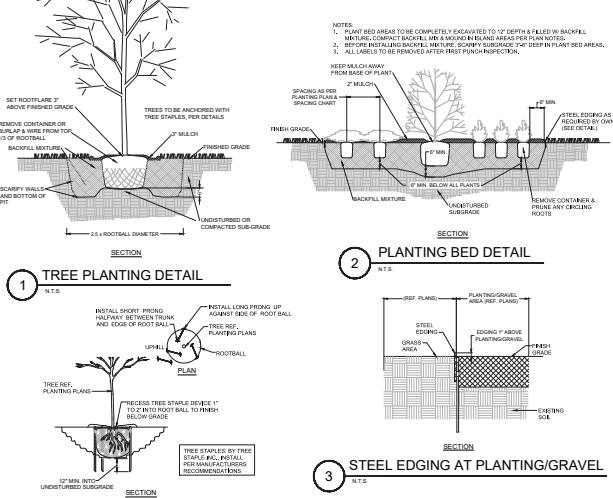


- GENERAL LANDSCAPE NOTES:**
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO INITIATING WORK ON THE SITE.
  - CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN ACCORDANCE WITH THE ARKANSAS UNDERGROUND FACILITIES DAMAGE PREVENTION ACT. THIS LAW REQUIRES THAT THE CONTRACTOR MAKE A TELEPHONE CALL TO THE ARKANSAS ONE-CALL SYSTEM AT 1-800-465-4686 AT LEAST TWO WORKING DAYS PRIOR TO EXCAVATING TO ENSURE THAT ANY EXISTING UTILITIES CAN BE LOCATED.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION 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 THIS CONSTRUCTION PROJECT.
  - CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE OWNER OF ANY DAMAGED OR INTERRUPTED UTILITIES IMMEDIATELY.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROPOSED SLOPES, SHOULDS, BERMS, ETC. MAINTAIN PROPER FRESH GRASSES IN ALL AREAS AS INDICATED. FINAL GRASSING 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 CONTINUOUS SURFACE TO PLANTING IN ALL AREAS.
  - CONTRACTOR SHALL PROVIDE SOL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOL AREA AND FROM EACH IMPORT SOL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT. SAMPLES SHALL BE TESTED AND ANALYZED FOR ACIDITY, SALINITY, AND TOXICITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSIS SHALL INCLUDE REVIEW AND COORDINATION WITH SPECIFICATIONS, RECOMMENDATIONS FOR TOPSOIL, PREPARATION, SOL AMENDMENTS, AND FILL MIX. SUBMIT SOLS ANALYSIS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOLS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOLS 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.
  - REPORT ANY DISCREPANCIES FOUND IN THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONFLICTION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
  - THE PLANT SCHEDULE ON THESE DRAWINGS ARE SHOWN WITH SUPPLEMENTARY NOTES 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. I.E. RESERVES THE RIGHT TO ADJUST TREE LOCATIONS TO BEST LOCATIONS IN FIELD.
  - TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL SUSTAINED AT THE AVERAGE GRADE OF SLOPE.
  - SHRUBS, GROUNDCOVER & SEASONAL COLOR BEDS/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 FRESH GRASSES, SOIL, AND PLANT MATERIALS UNTIL FINAL ACCEPTANCE OF THE WORK.

**PLANT SCHEDULE**

| SYMBOL                                                                 | BOTANICAL / COMMON NAME | SIZE | QTY IN ROW | QTY ROW TOTAL | REMARKS                                                                                                        |
|------------------------------------------------------------------------|-------------------------|------|------------|---------------|----------------------------------------------------------------------------------------------------------------|
| TREES                                                                  |                         |      |            |               |                                                                                                                |
| ACER TATARICUS GRABIA VONCER / AMUR MAPLE                              | 2" CAL                  | 5    | 1          | 5             | TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW 4' FT FROM GROUND. |
| GINKGO BILBOA / GINKGO                                                 | 2" CAL                  | 3    | 3          | 9             | TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW 4' FT FROM GROUND. |
| CLADUS PARVIFLORA / LACEDBARK ELM                                      | 2" CAL                  | 3    | 3          | 9             | TREES WITH POSITIVE UPRIGHT FORM AND SYMMETRICAL, WELL BRANCHED CANOPIES. NO BRANCHES BELOW 4' FT FROM GROUND. |
| SHRUBS                                                                 |                         |      |            |               |                                                                                                                |
| ABUTILA X ROSE CREEK / ROSE CREEK ABUTILA                              | 3 GAL. MIN.             |      | 12         |               | FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.                                                                     |
| HEPERALOE PARVIFLORA PERRY / BRIMLEYLIGHTER RED YUCCA                  | 3 GAL. MIN.             |      | 7          |               | FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.                                                                     |
| LEIA VOMITORIA STONE'S DRAPE / STONE'S DRAPE YALPION RUSSIAN SAGE      | 3 GAL. MIN.             |      | 19         |               | FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.                                                                     |
| BRICANTHUS GRENADENSIS / HANGOUT / DWARF BURGUNDY                      | 3 GAL. MIN.             |      | 5          |               | FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.                                                                     |
| PEROVSKIA ATROPURPUREA / BLUE JEAN BABY / FELLE JEAN BABY RUSSIAN SAGE | 3 GAL. MIN.             |      | 5          |               | FULL WELL BRANCHED WITH SYMMETRICAL SHAPE.                                                                     |
| GROUNDCOVERS                                                           |                         |      |            |               |                                                                                                                |
| DIANTHUS GRAMINEUS / GOLDEN VARIEGATED SWEETFLAG                       | 18" SP. D.C.            |      |            |               | WIDE PLANTS 18" D.C. TO GROUND COVER. FILL WITH WELL BRANCHED PLANTS.                                          |
| DIANTHUS DACTYLUM / BERMUDAGRASS                                       | 500                     |      |            |               | FOLD SOIL ALL INDICATED AREAS WITH SLOPE 10% DOWN.                                                             |
| WASHED RIVER GRAVEL                                                    | 1" D. DIA.              |      |            |               | REMOVED DIRT AND FINE PARTICLES. INSTALL OVER FRESH BARBER FABRIC. 4" MINIMUM LAYER IN GRAVEL SURFACE.         |

- CITY OF ROGERS NOTE:**  
UNDERSTORY TREES SHALL BE MAINTAINED BY THE PROPERTY OWNER TO PREVENT SIGHTLINE ISSUES.
- OTHER MATERIALS**
- | ITEM               | REMARKS                                                                                                                                                                                                                                                         |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| STEEL EDGING (SEE) | 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"X12" SIZE STEEL BANDS WITH BLACK RUST RESISTANT PAINTED FINISH AND NIPPS, STAPLES & ACCESSORIES. |
| STONE              | 2" TO 4" DIAMETER SMOOTH-RIVER STONES OVER WEED BARRIER FABRIC (4" D.C. 2" DIAMETER GRADE). MINIMUM LAYER DEPTH: 10" MIN. ENCLOSURE OPEN EDGES WITH 3" MIN. MINIMUM LAYER DEPTH: 10" MIN.                                                                       |
| MALCH              | SPEED-DRY HARDWOOD-BARK MALCH 3" MINIMUM LAYER DEPTH WITH ALL SHRUB, GROUND COVER, PERENNIAL, AND ANNUAL BED AREAS. REMOVE ALL OTHER DEBRIS.                                                                                                                    |



**SEAL OF THE CITY OF ROGERS, ARKANSAS**  
No. 128  
01/21/2025

**SEAL OF THE STATE OF ARKANSAS**  
01/21/2025

**SCALE: 1" = 20'**

**20' 10' 0' 10' 20'**

PRELIMINARY PRICING SET

**Hight Jackson ASSOCIATES**  
5201 W Village Parkway, Suite 300, Rogers, Arkansas 72758 | (479) 464-4865 | www.hjarch.com

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

DESIGN BY  
COF  
CHECK BY  
DATE  
12/19/2024

PROJECT NO.  
24-135  
NO. OF SHEETS  
10

LANDSCAPE PLAN  
SHEET  
**L1.00**  
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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





**NOTICE OF PUBLIC HEARING**

**NOTICE OF PUBLIC HEARING**  
**VARIANCE**

A request to offer for the Conditional  
Zoning Ordinance, Article 10, Section 10.01  
to be amended to allow for the use of  
the property for the purpose of the  
variance.

**APPLICANT:** MATT CLARK  
**PROPERTY ADDRESS:** 1001 N. 1st St.  
**PROPERTY ZONING:** R-1  
**DATE OF HEARING:** January 7, 2024 at 1:00 PM  
**HEARING LOCATION:** Rogers City Council Chambers  
201 W. Chestnut St.  
Rogers, Oklahoma 74401

**COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
(479) 621-1186  
Planning@rogersar.gov**