



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

## ROGERS PLANNING COMMISSION AGENDA

|                            |                               |
|----------------------------|-------------------------------|
| <b>Date:</b>               | <b>July 20, 2021</b>          |
| <b>Location:</b>           | <b>301 W. Chestnut Street</b> |
| <b>Committee Sessions:</b> | <b>4:15 PM</b>                |
| <b>Regular Session:</b>    | <b>5:00 PM</b>                |

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### COMMITTEE SESSIONS – 4:15 PM *City Hall Community Room*

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#### **PLANS & POLICIES COMMITTEE**

#### **DEVELOPMENT REVIEW COMMITTEE**

1. SUB: Sky Valley Estates
2. LSDP: Casey's General Store
3. LSDP: Creekside Medical Offices

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### REGULAR SESSION – 5:00 PM *City Hall Council Chambers*

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#### **CALL TO ORDER**

#### **ROLL CALL**

#### **ACTION ON MINUTES**

1. July 6, 2021

#### **REPORTS FROM STAFF**

#### **REPORTS FROM BOARDS AND COMMITTEES**

1. Plans & Policies Committee
2. Development Review Committee

#### **CONSENT AGENDA**

## **OLD BUSINESS**

### **1. CUP: Caliber Collision**

A request for a Conditional Use Permit to allow the uses "Vehicle/Equipment Repair and Installation & Vehicle Storage" located on 2.94 ± acres on the East side of S. Bellview Rd. and S. Side of Ajax Ave. intersection in the C-2 (Highway Commercial; Overlay) zoning district.

- STAFF: *Amber Long*
- REPRESENTED BY: *Bill Watkins*

### **2. CUP: Strasters Mixed Use**

A request for a Conditional Use Permit to allow the use "Offices for Business, Professional, Administrative, and Technical Services" at 208 W. Sycamore St. in the NBT (Neighborhood Transition) zoning district.

- STAFF: *Ethan Hunter*
- REPRESENTED BY: *Rachael Koehler*

## **PUBLIC HEARINGS**

### **1. CUP: Marrs Developing, LLC.**

A request for a Conditional Use Permit to allow the use "Bed and Breakfast" at 1206 S. 11<sup>th</sup> St. in the N-R (Neighborhood Residential) zoning district.

- STAFF: *Amber Long*
- REPRESENTED BY: *Dave Marrs*

### **2. CUP: Willa Mini Storage**

A request for a Conditional Use Permit to allow the use "Warehousing and Storage, Limited" located on ± 13.5 acres North of Price-Alley Dr. on S. Rainbow Rd. in the A-1 (Agricultural) zoning district.

- STAFF: *Amber Long*
- REPRESENTED BY: *Patrick Foy*

### **3. CUP: Stoney Brook Storage**

A request for a Conditional Use Permit to allow the use "Warehousing and Storage, Limited" at 5823 W. Stoney Brook Rd. in the A-1 (Agricultural) zoning district.

- STAFF: *Amber Long*
- REPRESENTED BY: *John Duggar*

### **4. CUP: Modern Storage, LLC.**

A request for a Conditional Use Permit to allow the use "Warehousing and Storage, Limited" and "Live/Work Quarters" located on ± 8.98 acres between S. 26th St. and S. Dixieland Rd. in the C2-CU (Highway Commercial, Condominium Unit) zoning district.

- STAFF: *Amber Long*
- REPRESENTED BY: *Brian Dale*



## **NEW BUSINESS**

### **1. SUB: Sky Valley Estates**

A preliminary plat located on ± 6.82 acres of land at W Shores Ave. and S Mt. Hebron Rd. in the R-SF (Residential Single-Family) zoning district.

- *STAFF: Amber Long*
- *REPRESENTED BY: Taylor Lindley*

### **2. LSDP: Casey's General Store**

A Large-Scale Development located at 3757 W. New Hope Rd. in the C-2 (Highway Commercial; Overlay) zoning district.

- *STAFF: Ethan Hunter*
- *REPRESENTED BY: Doug Melton*

### **3. LSDP: Creekside Medical Offices**

A Large-Scale Development located at 3801 W. Financial Parkway in the RO-CU (Residential-Office; Condominium Unit) zoning district.

- *STAFF: Ethan Hunter*
- *REPRESENTED BY: Chris Bakunas*

## **ADJOURN**



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
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**MEETING DATE**  
**JULY 20, 2021**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**  
**CONDITIONAL USE PERMIT – CALIBER COLLISION**

STAFF: AMBER LONG, PLANNER II

**REQUEST DETAILS**

|                           |                                                                     |
|---------------------------|---------------------------------------------------------------------|
| BUSINESS/PROJECT NAME:    | Caliber Collision                                                   |
| ADDRESS/LOCATION:         | SE of S Bellview Rd. and W Ajax Ave.                                |
| PROPOSED USE:             | Vehicle/Equipment Repair and Installation; Vehicle Storage          |
| CURRENT USE:              | Undeveloped                                                         |
| CURRENT ZONING:           | C-2 (Highway Commercial; Overlay)                                   |
| APPLICANT/REPRESENTATIVE: | Heather Rimmer, Cross Development; Dirk Thibodaux, Morrison Shipley |
| PROPERTY OWNER:           | Eugene Kelley                                                       |
| NATURE OF REQUEST:        | Approval of Conditional Use Permit                                  |
| AUTHORITY:                | Sec. 14-723, Rogers Code of Ordinances                              |

**SUMMARY**

This request is to allow the uses “Vehicle/Equipment Repair and Installation” and “Vehicle Storage,” which are conditional in the C-2 zoning district, at the subject location. The property is zoned correctly per the Comprehensive Growth Map, as C-2 is an allowed zoning district in the Commerce Corridor Growth Designation. The surrounding area lacks a cohesive development context, making it difficult to assess current and future land use compatibility. Staff recommends careful consideration of potential long-term implications that could arise from establishing a development pattern of high-intensity vehicle-related uses in and around the Uptown Regional Center.

Community Development recommends **consideration** of this request.

*Note: This request was previously denied by Planning Commission on 4-20-21, and then appealed to City Council on 5-11-21. City Council referred the request back to Planning Commission upon being presented with information that was not initially submitted. The application was then tabled per the applicants’ request on 6-15-21 to allow the applicant to develop and submit landscape renderings. The current application includes renderings and the use “Vehicle Storage.”*

## STAFF REVIEW

### 1. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
- c) Can all other zoning requirements be met?
- d) Will ingress and egress for the proposed use create a traffic hazard?

### 2. GENERAL FINDINGS:

- a) The proposed uses are conditional in C-2. The property is zoned correctly per the CGM, as R-MF, U-NBT, R-O, C-2, C-4 are allowed zoning districts within the Commerce Corridor Growth Designation. This request includes “Vehicle Storage” because, while incidental to the primary Vehicle Repair use, the proposed operation involves a significant amount of temporarily stored vehicles. Unlike other vehicle-related uses, the definition of Vehicle Repair does not specifically state that accessory vehicle storage use.
- b) The subject location, zoned C-2 within the Overlay District and the Commerce Corridor, is 2.94 acres of a larger 12.9 acre parcel. The parcel is divided by W Ajax Ave. The subject location is directly across the street from the Uptown Regional Center. Surrounding uses in the Commerce Corridor and Regional Center consist primarily of multi-family residential, commercial offices, restaurants, retail, basic services, and storage. The subject location is separated from the nearby R-MF developments by I-49 and existing C-2 developments to the south and east, respectively. The remaining portion of the larger parcel abuts residential single-family lots and is a buffer between the proposed use at the subject location and the single-family residential uses. The submitted exhibits include a landscaping concept, a development rendering, and a landscape rendering. The development rendering shows an opaque wall that screens the north, east, and south sides of the proposed building and vehicle storage areas. The landscaping concept and landscape rendering include the opaque screening wall and a retaining wall bordered by trees and shrubs. If this request is approved, the applicant should be required to provide the proposed screening and landscape elements as rendered.
- c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations.
- d) The site has adequate street frontage. Access management standards will be reviewed during the Large-Scale Development process.

### 3. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:  
Commerce Corridor.
- b) Growth Designation Character:  
Interstate-adjacent areas intended for development that maximized land use efficiency through the vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes.
- c) Allowed Zoning Districts:  
R-MF, U-NBT, R-O, C-2, C-4.

### 4. ZONING:

- a) C-2 (Highway Commercial):  
The purpose and intent of the C-2 zoning district is “for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets,” (Sec. 14-709(a)).
- b) Use Definition:  
“Vehicle/Equipment Repair and Installation” is defined as “repairs of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts,” (Sec. 14-695(b)(3)(II)(1)).

“Vehicle Storage” is defined as “exclusive storage of operative or inoperative vehicles,” (Sec. 14-695(b)(3)(nn)(1)).

5. RECOMMENDATIONS:
  - a) **Consider** request.

#### **SUGGESTED MOTIONS**

1. IF APPROVING:  
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:  
Move to approve the request subject to [conditions, contingencies, staff recommendations].
3. IF DENYING:  
Move to deny the request.
4. IF TABLING:  
Move to table the request.

#### **DIRECTOR'S COMMENTS**

1. Agree with recommendations.



JOHN C. MCCURDY, Director  
Community Development

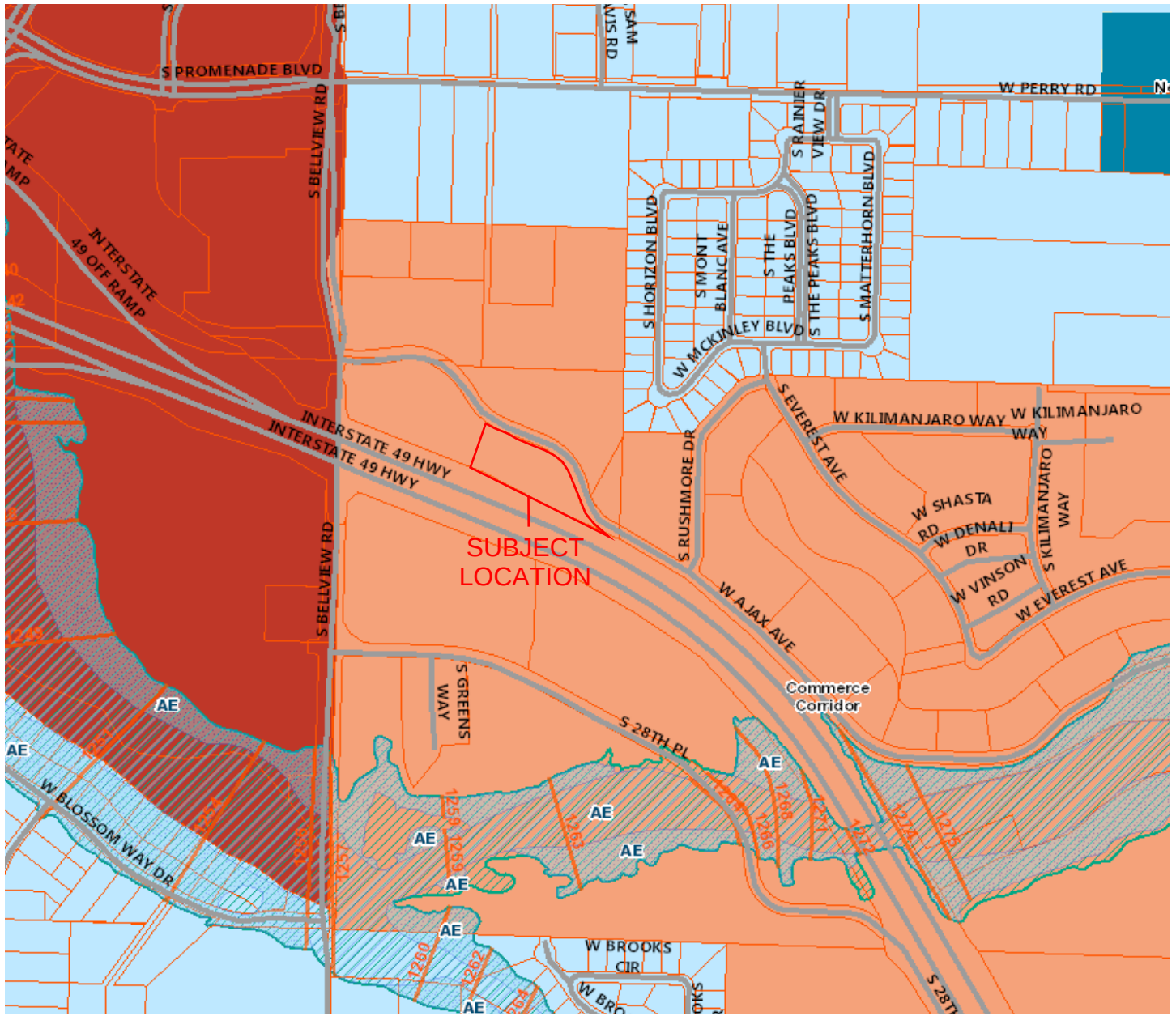
#### **TABS:**

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

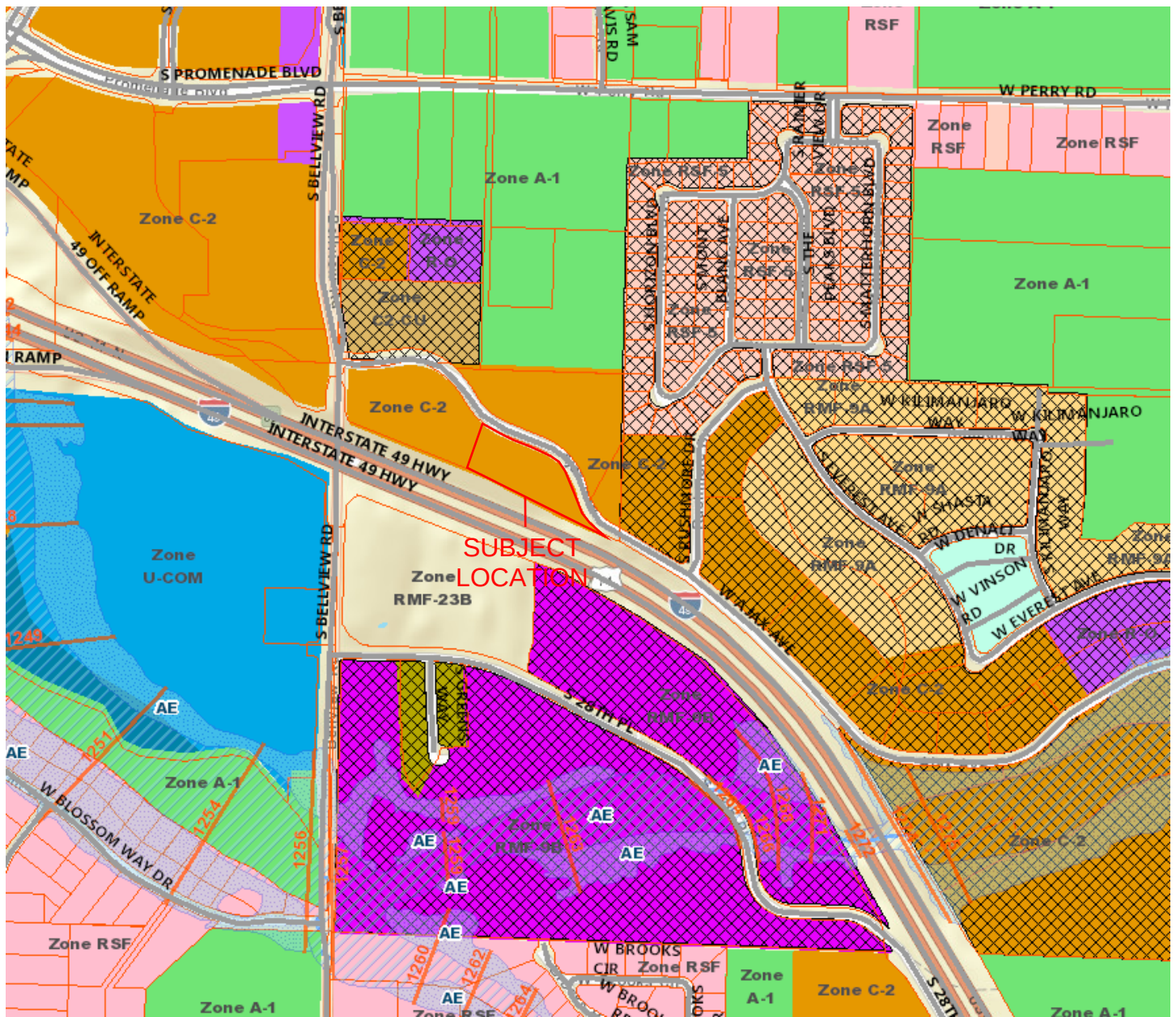
AERIAL VICINITY MAP



CGM VICINITY MAP



## ZONING VICINITY MAP





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: \_\_\_\_\_ (\$100)  
Zoning: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
CityView Application: \_\_\_\_\_  
Date: \_\_\_\_\_

**CONDITIONAL USE PERMIT**

APPLICANT: Heather Rimmer w Cross Development

ADDRESS: 4336 Marsh Ridge Road, Carrollton, TX 75010 SUITE #: \_\_\_\_\_

PHONE #: 903-701-3232 EMAIL: heather@crossdevelopment.net

PROPERTY OWNER: Eugene Kelley PHONE #: \_\_\_\_\_

PRESENT USE: Open Field ZONING: C-2

PROPOSED CONDITIONAL USE: Auto Body Repair and Paint Shop, Vehicle Storage, Vehicle/Equipment Repair and Installation

PARKING SPACES AVAILABLE: 80 HOURS OF OPERATION: Mon-Fri 8am-6pm

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

Applicant Signature \_\_\_\_\_ Date 5-13-21

**Is the property switching from a residential to non-residential use?**

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.  
☒ No

**Attachment Checklist:**

- ☒ Letter explaining request  
☒ Legal description of property  
☒ Applicant Certification  
☒ Site plan as needed  
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_ CERTIFIED MAIL DATE: \_\_\_\_\_

PLANNING COMMISSION ACTION: \_\_\_\_\_

COMMENTS, CONDITIONS, LIMITS: \_\_\_\_\_



**PROPERTY OWNER PERMISSION**

I, Eugene Kelley TRUSTEE, hereby permit the use of Auto Body Repair and Paint Shop  
(name) (use)  
on my property at parcel Number 02-02087-311, South Bellview Road Rogers, Arkansas.  
(address)

Dated this the 29th day of March, 2021.

Eugene Kelley Trustee  
Signed

Eugene Kelley Trustee  
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 29th day of March, 2021.

[Signature]  
Notary Signature

Glenn E Kelley  
Notary Name Printed



3/8/2028  
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 with return receipts requested at least 15 days prior to the upcoming public hearing.

Dated this 25<sup>th</sup> day of May, 2021

M. Dirk Thibodaux  
Signed

M. Dirk Thibodaux  
Name printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this 25<sup>th</sup> day of May, 2021.



Tammie Lunsford  
Notary Signature

Tammie Lunsford  
Notary Name Printed

7-19-2025  
Commission Expires

**Parcel Number: 02-02087-311**

**Legal Description:**

ALL OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. LYING NORTH OF U.S. HIGHWAY #71 (HWY 540) RIGHT OF WAY. SUBJECT TO ALL EASEMENTS OF RECORD. LESS AND EXCEPT: ONE ACRE TRACT COMMENCING AT A FOUND STONE ACCEPTED AS THE NORTHEAST CORNER OF THE SAID NW 1/4 OF THE NW 1/4; THENCE SOUTH 0°37'18" EAST 275.00 FEET TO THE POINT OF BEGINNING LOCATED ON THE EAST LINE OF THE SAID NW 1/4 OF THE NW 1/4; THENCE ALONG SAID EAST LINE SOUTH 0°37'18" EAST 477.76 FEET TO THE CENTERLINE OF A ROAD; THENCE ALONG SAID ROAD NORTH 60°56'02" WEST 17.09 FEET TO THE BEGINNING OF 300.00 FEET RADIUS CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD BEARING AND DISTANCE OF NORTH 42°06' 13" WEST 193.66 FEET; THENCE ALONG THE CENTERLINE OF SAID ROAD AN ARC LENGTH OF 197.19 FEET; THENCE ALONG SAID ROAD CENTERLINE NORTH 23°16'05" WEST 53.00 FEET; THENCE LEAVING SAID ROAD NORTH 30°05'21" EAST 320.21 FEET TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS, SUBJECT TO A 30 FOOT RIGHT-OF-WAY ALONG THE HEREIN DESCRIBED ROAD RIGHT-OF-WAY.

**WATKINS, BOYER,  
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WILLIAM P. WATKINS, III, P.A.  
RONALD L. BOYER, P.A.  
JENNIFER E. GRAY, P.A.\*  
ANDREW T. CURRY, P.A.  
JOHN E. JENNINGS (OF COUNSEL)  
\* ALSO LICENSED IN MISSOURI

WRITER'S DIRECT E-MAIL  
bwatkins@watkinslawoffice.com

DELYNN HALE, SECRETARY  
AMY BENSON, PARALEGAL  
WHITNEY DUCKER, OFFICE MANAGER  
LINDSEY DRAKE, LAW CLERK

May 16, 2021

Mr. Ethan Hunter  
City of Rogers, Community Development  
301 W. Chestnut  
Rogers, AR 72756

Delivered via CityView

**Re: CUP Application - Caliber Collision, South side of W. Ajax**

Dear Ethan:

I represent the Caliber Collision, a subsidiary of Cross Development (the "Applicant"). The Applicant seeks to develop a collision repair center on 2.9 acres located on W. Ajax identified as the east 2.9 acres of parcel number 02-02087-311. This matter has been remanded to Planning Commission by City Council. A site plan is attached.

Accompanying this letter is my client's application for a conditional use permit to allow this property to be used for Vehicle / Equipment Repair and Installation. The subject property is properly zoned as C-2 and this use is permitted conditionally in this zone. The zoning conforms to the comprehensive growth map. The proposed use would be an attractive structure with much the same appearance as a retail establishment such as a Family Dollar or similar store. The business would barely be visible from I-49 from either direction and barely visible, if at all, from Bellview. See the elevations, perspectives, and the photo that accompany this letter.

Materials handling in this business is regulated by EPA and ADEQ. Modern paints are water based and present very little hazard. Storage of vehicles awaiting work would be limited, brief, and screened. See the accompanying drawing showing the opaque fencing around the property. While storage of vehicles in any auto repairs setting occurs as a natural ancillary use, the Applicant asks that "Vehicle Storage" and the above primary request.

City of Rogers, Community Development  
May 16, 2021  
page 2

While vehicle storage would not be anticipated to be more than 2 to 6 cars awaiting repairs at any given time - little or no different from any other mechanic shop - planning staff has asked that we include "Vehicle Storage" as an additional use with this application. Please consider it so.

If you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

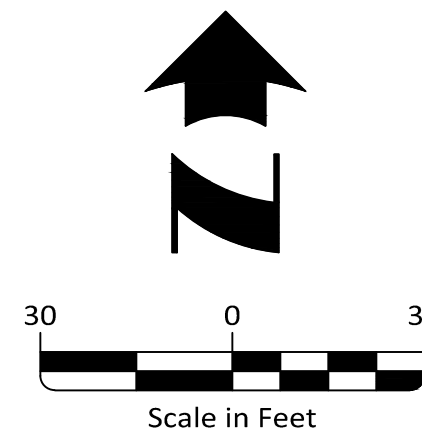
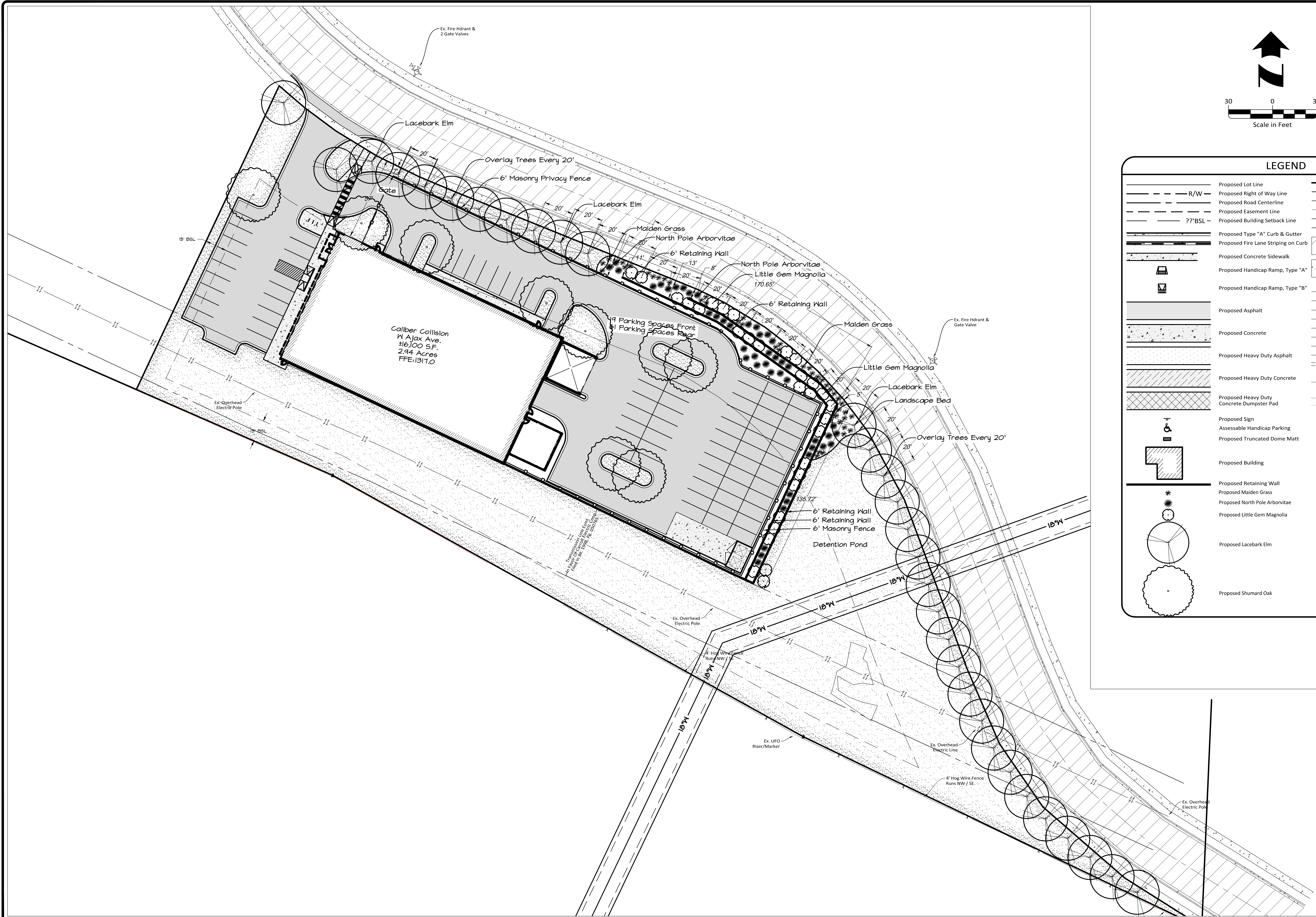
WATKINS, BOYER,  
GRAY & CURRY, PLLC

*/S/ Bill Watkins*  
Bill Watkins

WPW:dh  
Enclosures  
pc: client via email  
Mr. Dirk Thibodaux via email



Drawing Name: P:\CDD-03 Rogers Caliber Collision\DRAWINGS\CDD-03 Plan Sheets.dwg Last Modified: Jun 22, 2021 - 3:14pm Plotted on: Jun 23, 2021 - 2:44pm by: gshelton



| LEGEND |                                           |  |                               |
|--------|-------------------------------------------|--|-------------------------------|
|        | Proposed Lot Line                         |  | Ex. Boundary Line             |
|        | Proposed Right of Way Line                |  | Ex. Adjacent Boundary Line    |
|        | Proposed Road Centerline                  |  | Ex. Right of Way Line         |
|        | Proposed Easement Line                    |  | Ex. Road Centerline           |
|        | Proposed Building Setback Line            |  | Ex. Easement Line             |
|        | Proposed Type "A" Curb & Gutter           |  | Ex. Building Setback Line     |
|        | Proposed Fire Lane Striping on Curb       |  | Ex. Asphalt                   |
|        | Proposed Concrete Sidewalk                |  | Ex. Concrete                  |
|        | Proposed Handicap Ramp, Type "A"          |  | Ex. Water Line                |
|        | Proposed Handicap Ramp, Type "B"          |  | Ex. Sanitary Sewer Line       |
|        | Proposed Asphalt                          |  | Ex. Gas Line                  |
|        | Proposed Concrete                         |  | Ex. Telephone Line            |
|        | Proposed Heavy Duty Asphalt               |  | Ex. Overhead Telephone Line   |
|        | Proposed Heavy Duty Concrete              |  | Ex. Fiber Optic Line          |
|        | Proposed Heavy Duty Concrete Dumpster Pad |  | Ex. Underground Electric Line |
|        | Proposed Sign Assessable Handicap Parking |  | Ex. Overhead Electric Line    |
|        | Proposed Sign Truncated Dome Matt         |  | Ex. Storm Drain Pipe          |
|        | Proposed Building                         |  | Ex. Fence Line                |
|        | Proposed Retaining Wall                   |  | Ex. Contours                  |
|        | Proposed Malden Grass                     |  |                               |
|        | Proposed North Pole Arborvitae            |  |                               |
|        | Proposed Little Gem Magnolia              |  |                               |
|        | Proposed Lacebark Elm                     |  |                               |
|        | Proposed Shumard Oak                      |  |                               |

| Revision | By | Date |
|----------|----|------|
|          |    |      |
|          |    |      |
|          |    |      |
|          |    |      |
|          |    |      |

**MORRISON**

**SHIPLEY**

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

FOR REVIEW

|                   |            |
|-------------------|------------|
| Drawn By:         | CHH        |
| Approved By:      | MDT        |
| Date:             | 06.23.2021 |
| Project No.:      | CRD-03     |
| Vertical Scale:   | -          |
| Horizontal Scale: | 1" = 30'   |
| Plotting Scale:   | 1          |
| Drawing Name:     | Plan Set   |

**CALIBER COLLISION**

Ajax Avenue

Rogers, Benton County, Arkansas

CONCEPT SITE PLAN

Issued for Review - 06.23.2021

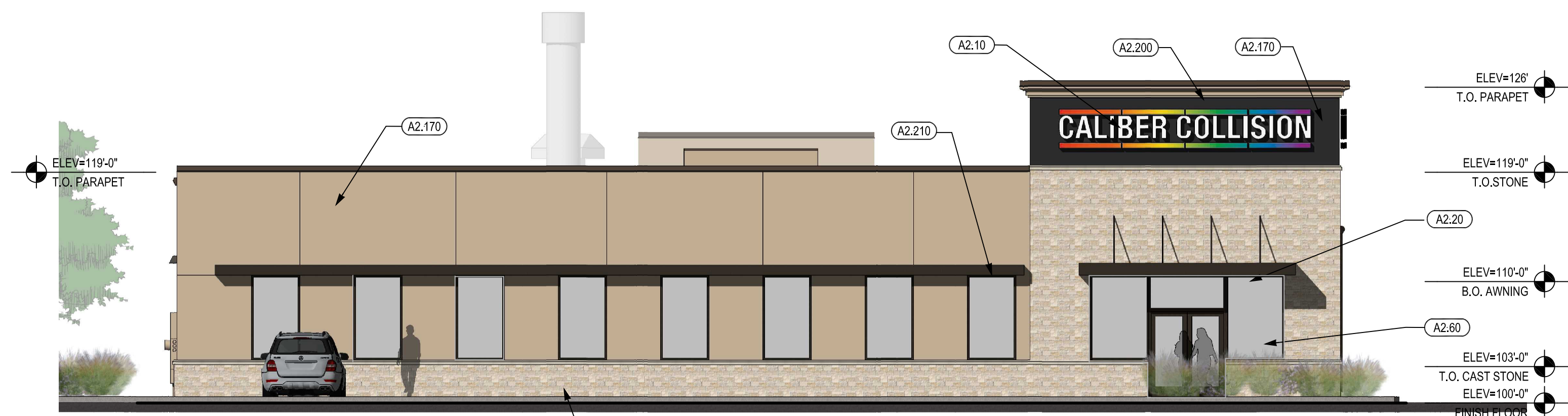
Sheet No.:

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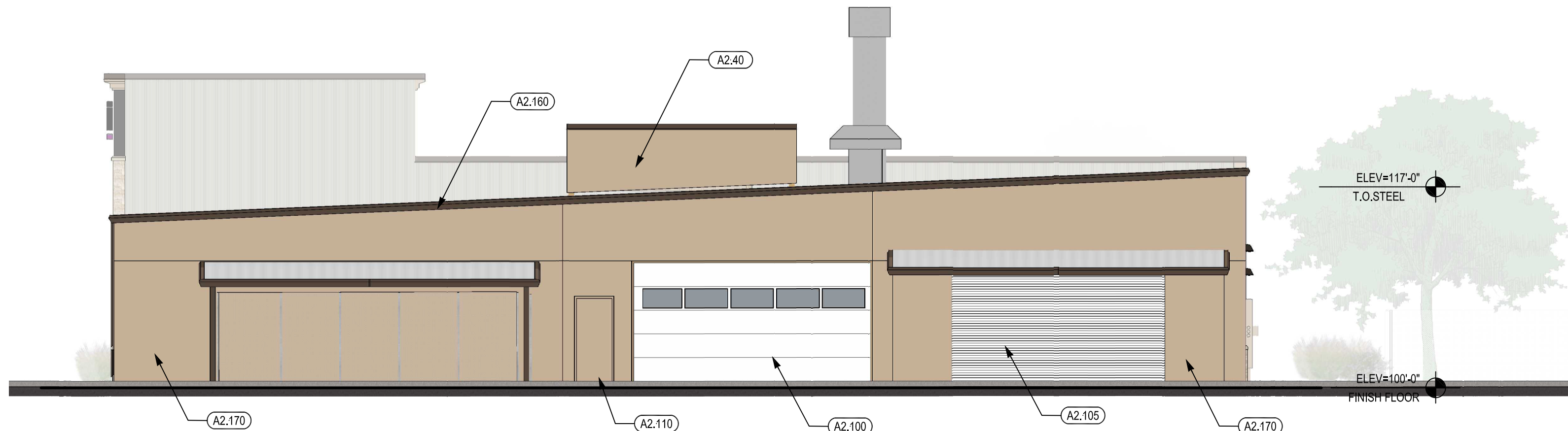
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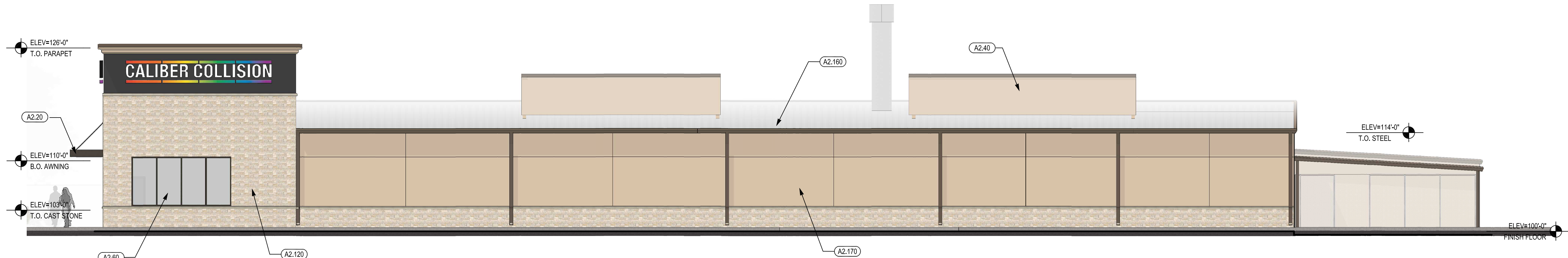




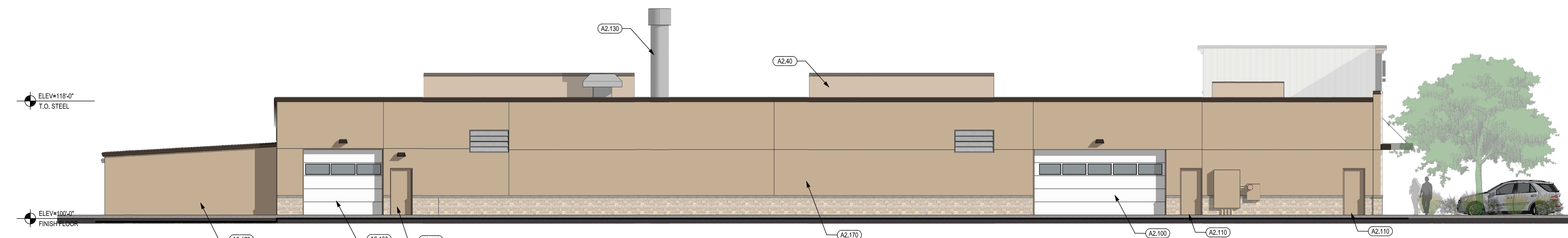
01 WEST ELEVATION (FRONT)  
1/8"=1'-0"



02 EAST ELEVATION  
1/8"=1'-0"



03 SOUTH ELEVATION  
1/8"=1'-0"



04 NORTH ELEVATION  
1/8"=1'-0"

- KEY NOTES**
- A2.10 SIGNAGE (BY OTHERS)-PROVIDE 3/4" PLYWD. BACKING (SEPARATE PERMIT)
  - A2.20 PRE-MANUFACTURED MTL. AWNING W/TIE RODS BY GC (CP-1)
  - A2.30 SYNTHETIC STONE SILL / CAP (CS1)
  - A2.40 PRE-FIN R PANEL SIDING AT RTU SCREENING (MTL3)
  - A2.50 PRE-FINISHED MTL. GUTTER AND DOWNSPOUTS (MTL2)
  - A2.60 STOREFRONT / GLAZING (AL2)
  - A2.70 PAINTED STEEL (PT5)
  - A2.80 PRE-FINISHED MTL. BUILDING SIDING (MTL3)-NOT USED
  - A2.90 PRE-FINISHED MTL. BUILDING EAVE RAKE (MTL2)
  - A2.100 FACTORY FINISHED SECTIONAL OH DOOR
  - A2.105 FACTORY FINISHED COILING OH DOOR
  - A2.110 HOLLOW MTL. DOOR AND FRAME (PT3)
  - A2.120 MANUFACTURED STONE VENEER (M1)
  - A2.130 EXHAUST AND AIR INTAKE, REF. PAINT BOOTH SHEETS
  - A2.140 WALL MOUNTED LIGHT FIXTURE, REF. MEP
  - A2.150 PRE-FINISHED MTL. COPING (MTL2)
  - A2.160 PRE-FINISH METAL BUILDING STANDING SEAM ROOFING (MTL1)
  - A2.170 3-STEP STUCCO INTEGRATED COLOR (ST1 OR ST2 PRE SCHED)
  - A2.180 CONTROL JOINT
  - A2.190 WALL LOUVER, (CLEAR ANODIZED FINISH) REF. MEP
  - A2.200 SYN STUCCO CORNICE (ST1)
  - A2.210 PRE-FAB CANTILEVERED EYEBROW CANOPY BY G.C. (CP1)
  - A2.220 PRE-FINISH METAL BUILDING 'R' PANEL ROOFING (MTL5)
  - A2.230 FENCE TBD
  - A2.240 PRE-FIN MTL SIDING AT WASH BAY SIDE WALLS (MTL3)
  - A2.250 PRE-FIN R PANEL SIDING AT PARAPET REAR (MTL4)
  - A2.260 NOT USED
  - A2.270 SIDE WALL RETURN: MATCH MATERIAL FINISHES ON ADJACENT SIDE



**SOUTH MATERIAL USAGE**

| MATERIAL          | AREA (SF) | % OF TOTAL WALL |
|-------------------|-----------|-----------------|
| STONE             | 545 SF    | 27.88%          |
| METAL PANEL       | 0 SF      | 0.00%           |
| STUCCO            | 1065 SF   | 54.48%          |
| GLASS             | 345 SF    | 17.65%          |
| PAINTED MTL. DOOR | 0 SF      | 0.00%           |
| TOTALS:           | 1955 SF   | 100%            |

**NORTH MATERIAL USAGE**

| MATERIAL          | AREA (SF) | % OF TOTAL WALL |
|-------------------|-----------|-----------------|
| STONE             | 0 SF      | 0.00%           |
| METAL PANEL       | 0 SF      | 0.00%           |
| STUCCO            | 1070 SF   | 73.04%          |
| GLASS             | 32 SF     | 2.18%           |
| PAINTED MTL. DOOR | 363 SF    | 24.78%          |
| TOTALS:           | 1465 SF   | 100%            |

**EAST MATERIAL USAGE**

| MATERIAL          | AREA (SF) | % OF TOTAL WALL |
|-------------------|-----------|-----------------|
| STONE             | 835 SF    | 32.36%          |
| METAL PANEL       | 0 SF      | 0.00%           |
| STUCCO            | 1645 SF   | 63.76%          |
| GLASS             | 100 SF    | 3.88%           |
| PAINTED MTL. DOOR | 0 SF      | 0.00%           |
| TOTALS:           | 2580 SF   | 100%            |

**WEST MATERIAL USAGE**

| MATERIAL          | AREA (SF) | % OF TOTAL WALL |
|-------------------|-----------|-----------------|
| STONE             | 460 SF    | 14.77%          |
| METAL PANEL       | 0 SF      | 0.00%           |
| STUCCO            | 2272 SF   | 72.94%          |
| GLASS             | 56 SF     | 1.80%           |
| PAINTED MTL. DOOR | 327 SF    | 10.50%          |
| TOTALS:           | 3115 SF   | 100%            |





LOOKING NW ON I-49



LOOKING NE ON I-49



LOOKING W ON AJAX AVE.



LOOKING SE ON AJAX AVE.

# CALIBER COLLISION

ROGERS, AR | APRIL, 27, 2021





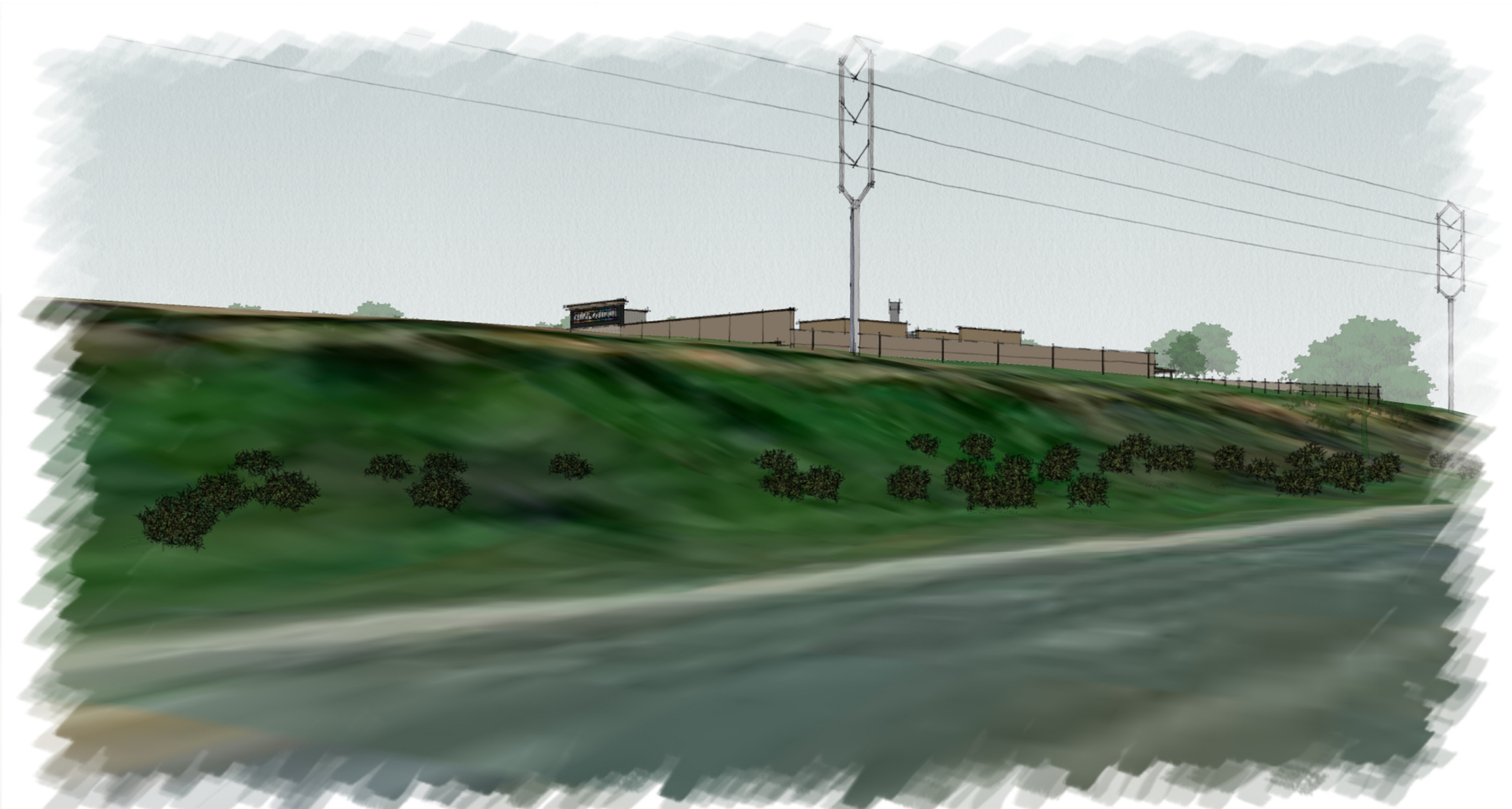
CALIBER COLLISION  
OKLAHOMA CITY, OKLAHOMA  
21 JAN. 2021

**NCA** | Partners  
ARCHITECTURE

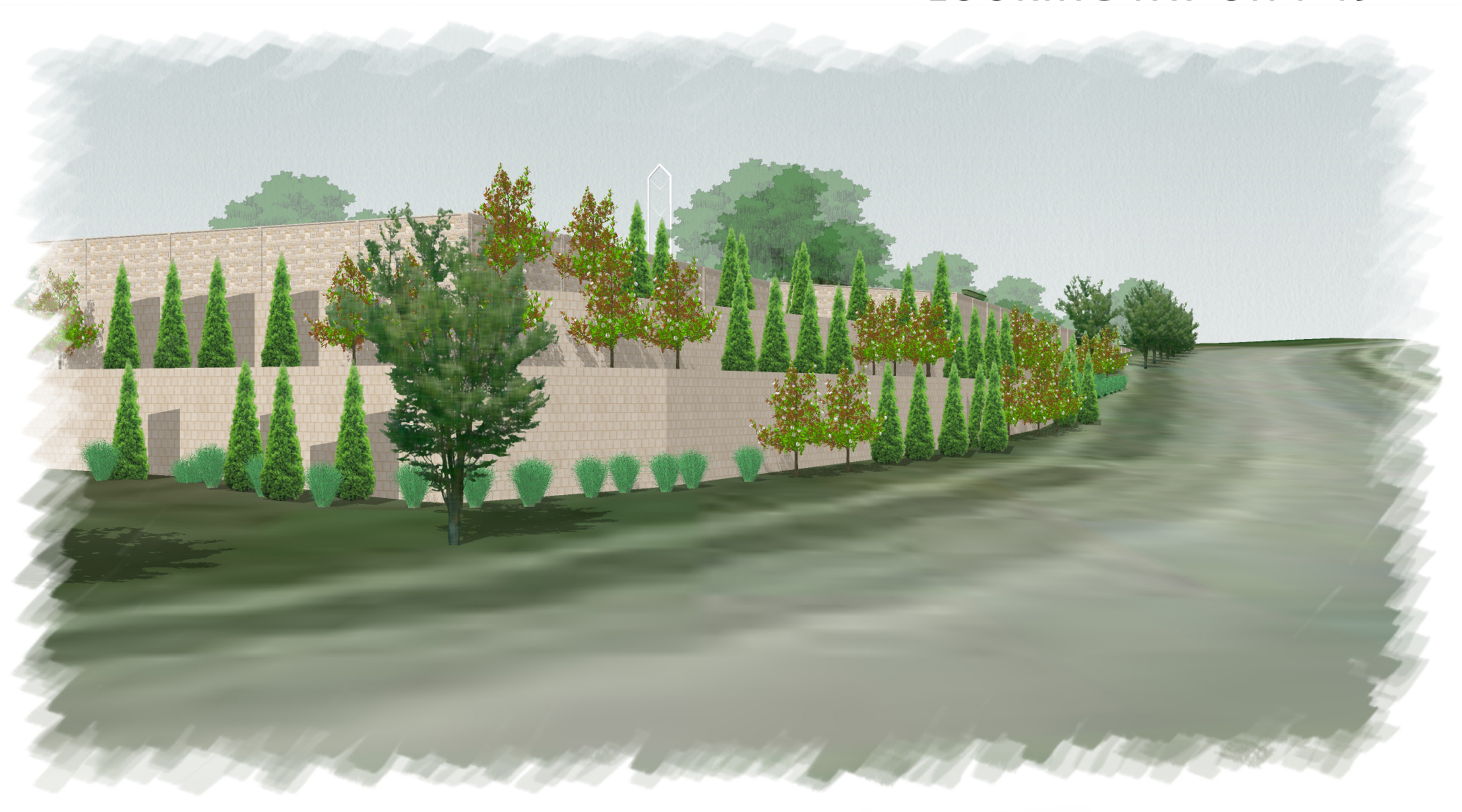




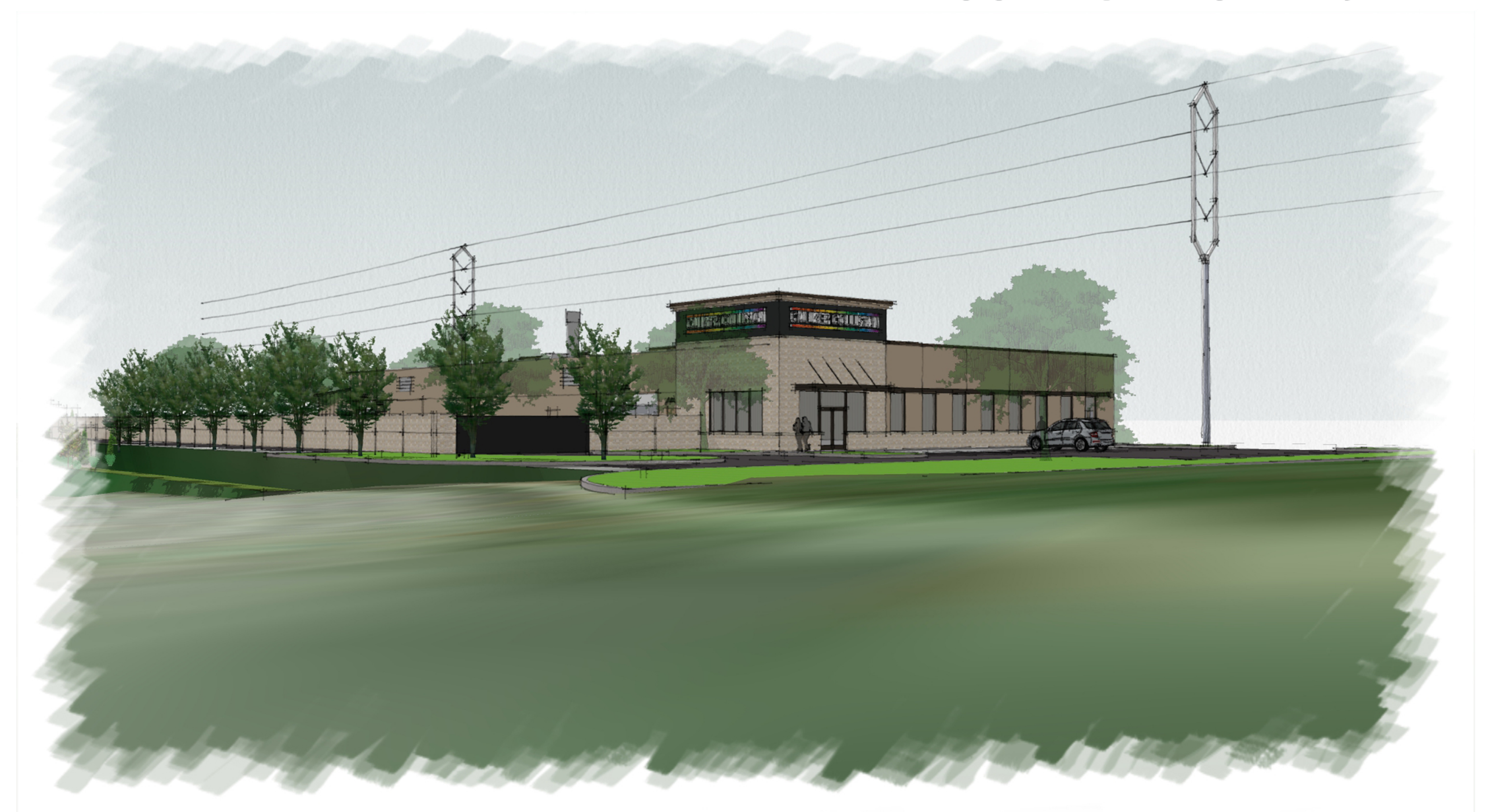
LOOKING NW ON I-49



LOOKING NE ON I-49



LOOKING W ON AJAX AVE.



LOOKING SE ON AJAX AVE.

# CALIBER COLLISION

ROGERS, AR | JUNE, 28, 2021





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

**MEETING DATE**  
**July 6, 2021**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**  
**CONDITIONAL USE PERMIT – STRASTERS MIXED USE DEVELOPMENT**

STAFF: ETHAN HUNTER, CITY PLANNER

**REQUEST DETAILS**

|                           |                                                                            |
|---------------------------|----------------------------------------------------------------------------|
| BUSINESS/PROJECT NAME:    | Strasters Mixed Use Development                                            |
| ADDRESS/LOCATION:         | 208 W. Sycamore Street                                                     |
| PROPOSED USE:             | Offices for Business, Professional, Administrative, and Technical Services |
| CURRENT USE:              | Undeveloped                                                                |
| CURRENT ZONING:           | NBT (Neighborhood Transition)                                              |
| APPLICANT/REPRESENTATIVE: | Steve Strasters / Crafton Tull                                             |
| PROPERTY OWNER:           | Steve and Becke Strasters                                                  |
| NATURE OF REQUEST:        | Approval of Conditional Use Permit                                         |
| AUTHORITY:                | Sec. 14-723, Rogers Code of Ordinances                                     |

**SUMMARY**

This request is to allow the use “Offices for Business, Professional, Administrative, and Technical Services” which is conditional in the NBT zoning district. The subject property is zoned correctly per the Comprehensive Growth Map, as the Downtown Regional Center Zoning Plan calls for NBT at this location. This use is proposed as part of a development featuring two buildings with mixed office space and residential units; the residential aspects of the development are allowed by-right. Staff finds this request to be consistent with the intent of the Downtown Rogers Development Code, and compatible with the surrounding development context.

Community Development recommends **approval** of this request.



## STAFF REVIEW

### 1. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
- c) Can all other zoning requirements be met?
- d) Will ingress and egress for the proposed use create a traffic hazard?

### 2. GENERAL FINDINGS:

- a) The proposed use is conditional in NBT. The property is zoned correctly per the CGM, as the Downtown Regional Center Zoning Plan calls for NBT at this location.
- b) The subject property is located at a transition point between existing residential neighborhood and the “Industrial Arts” designation along the railroad, making it well-suited for mixed use as proposed. It is one block from W. Oak Street, a collector street with bike/ped facilities, and directly adjacent to Parks/Street Department maintenance facilities across S. 2<sup>nd</sup> Street. The provided site plan demonstrates sensitivity to adjacent residences through building placement and layout, and provides parking for both offices and living units.
- c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations. Since this use is associated with a new development, all zoning standards will be reviewed for compliance during the Large-Scale Development process.
- d) Access management standards, along with all other development code requirements, will be reviewed for compliance during the Large-Scale Development process.

### 3. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:  
Regional Center.
- b) Growth Designation Character:  
Mixed use urban cores that function as regional activity hubs for commerce, arts and entertainment, living, recreation, and retail. Intensity supported by well-connected, high-capacity, pedestrian-oriented street network. Goals include high-quality design and efficient use of land.
- c) Allowed Zoning Districts:  
COR, COM, IA, NBT, U-COR, U-COM, U-ENT, U-NBT

### 4. ZONING:

- a) NBT (Neighborhood Transition):  
The purpose and of the NBT zoning district is “to support appropriate transition between existing residential neighborhoods and open space and the more active commercial and urban residential areas. The intent is to support the character of the neighborhoods around downtown,” (Sec. 14-715(1.1)(a)(iv)).
- b) Use Definition:  
“Offices for Business, Professional, Administrative, and Technical Services” is not explicitly defined in the Downtown Rogers Development Code.

### 5. RECOMMENDATIONS:

- a) **Approve** request.



#### **SUGGESTED MOTIONS**

1. *IF APPROVING:*  
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*  
Move to approve the request subject to [conditions, contingencies, staff recommendations].
3. *IF DENYING:*  
Move to deny the request.
4. *IF TABLING:*  
Move to table the request.

#### **DIRECTOR'S COMMENTS**

1. Agree with recommendations.



JOHN C. MCCURDY, Director  
Community Development

#### **TABS:**

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

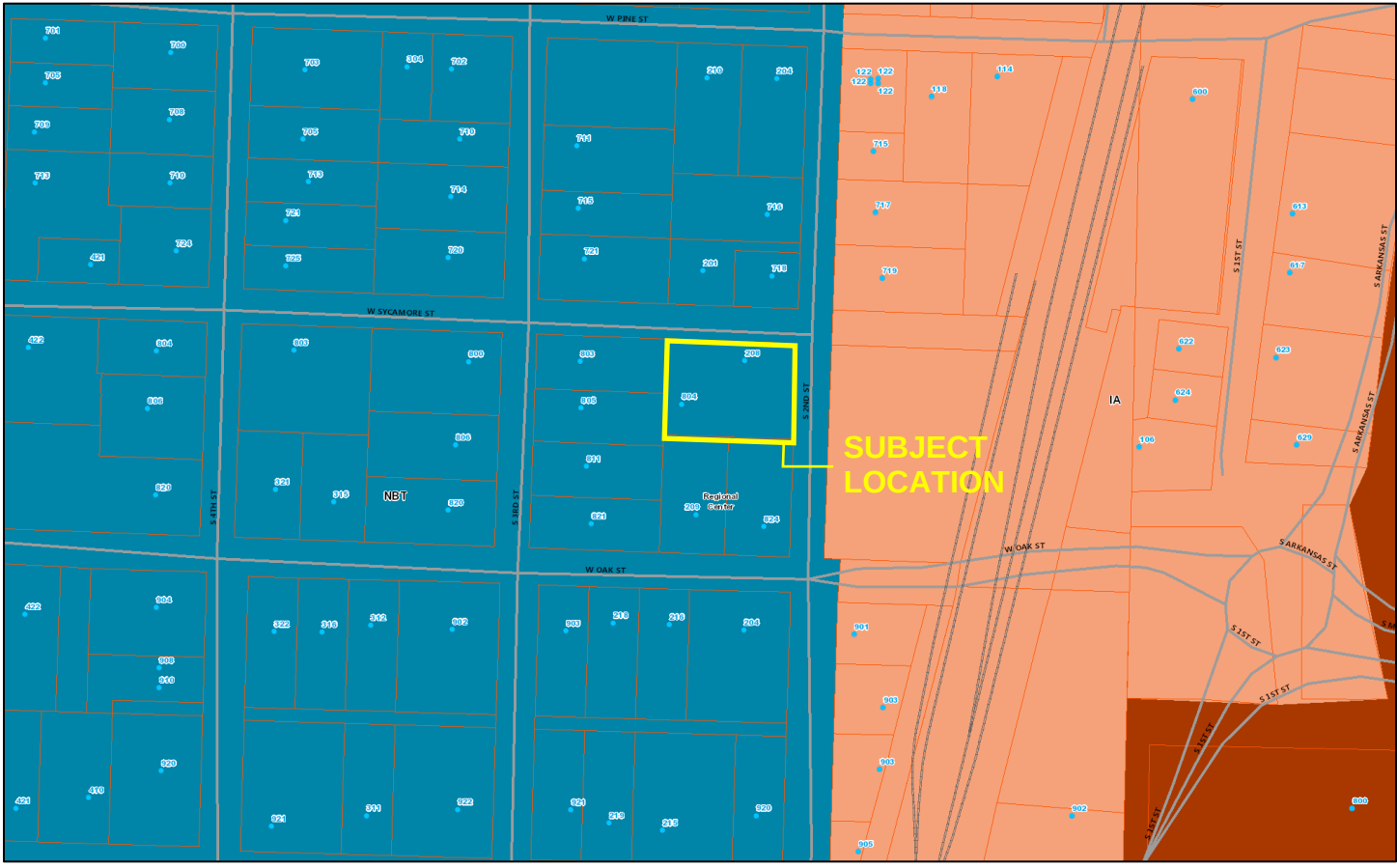


TAB 1  
AERIAL VICINITY MAP





CGM VICINITY MAP (DOWNTOWN REGIONAL CENTER ZONING PLAN)











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: \_\_\_\_\_ (\$100)  
Zoning: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
CityView Application: \_\_\_\_\_  
Date: \_\_\_\_\_

**CONDITIONAL USE PERMIT**

APPLICANT: Crafton Tull & Associates

ADDRESS: 901 N. 47th St., Rogers, AR 72756 SUITE #: 400

PHONE #: 479-636-4838 EMAIL: barry.williams@craftontull.com

PROPERTY OWNER: Steve and Becke Strasters PHONE #: 479-409-7139

PRESENT USE: Vacant Lot ZONING: NBT

PROPOSED CONDITIONAL USE: Offices / residential mixed use

PARKING SPACES AVAILABLE: 12 stalls HOURS OF OPERATION: 6AM-8PM

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: \_\_\_\_\_ MOST CHILDREN AT ONE TIME: \_\_\_\_\_



05-24-2021

Applicant Signature

Date

**Is the property switching from a residential to non-residential use?**

- ☒ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.  
☐ No

**Attachment Checklist:**

- ☒ Letter explaining request  
☒ Legal description of property  
☒ Applicant Certification  
☒ Site plan as needed  
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_ CERTIFIED MAIL DATE: \_\_\_\_\_

PLANNING COMMISSION ACTION: \_\_\_\_\_

COMMENTS, CONDITIONS, LIMITS: \_\_\_\_\_



**PROPERTY OWNER PERMISSION**

I, Steve Strasters, hereby permit the use of offices / residential mixed use  
(name) (use)  
on my property at \_\_\_\_\_ Rogers, Arkansas.  
(address)

Dated this the 16 day of June, 2021.

Signed \_\_\_\_\_

STEVEN STRASTERS  
Name Printed

STATE OF ARKANSAS

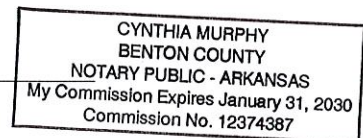
COUNTY OF Benton

Subscribed and sworn before me this the 16 day of June, 2021.

Cynthia Murphy  
Notary Signature

Cynthia Murphy  
Notary Name Printed

1/31/2030  
Commission Expires







June 10, 2021

Ethan Hunter, City Planner  
Planning Commission  
City of Rogers  
301 W. Chestnut St.  
Rogers, AR 72756

RE: Conditional Use Permit  
Crafton Tull Job No. 20109500  
PL202100511

Crafton Tull & Associates is hereby requesting a conditional use permit for a new development located on 208 W. Sycamore St., Rogers, AR 72756. The development will consist of two buildings with mixed office space and living units.

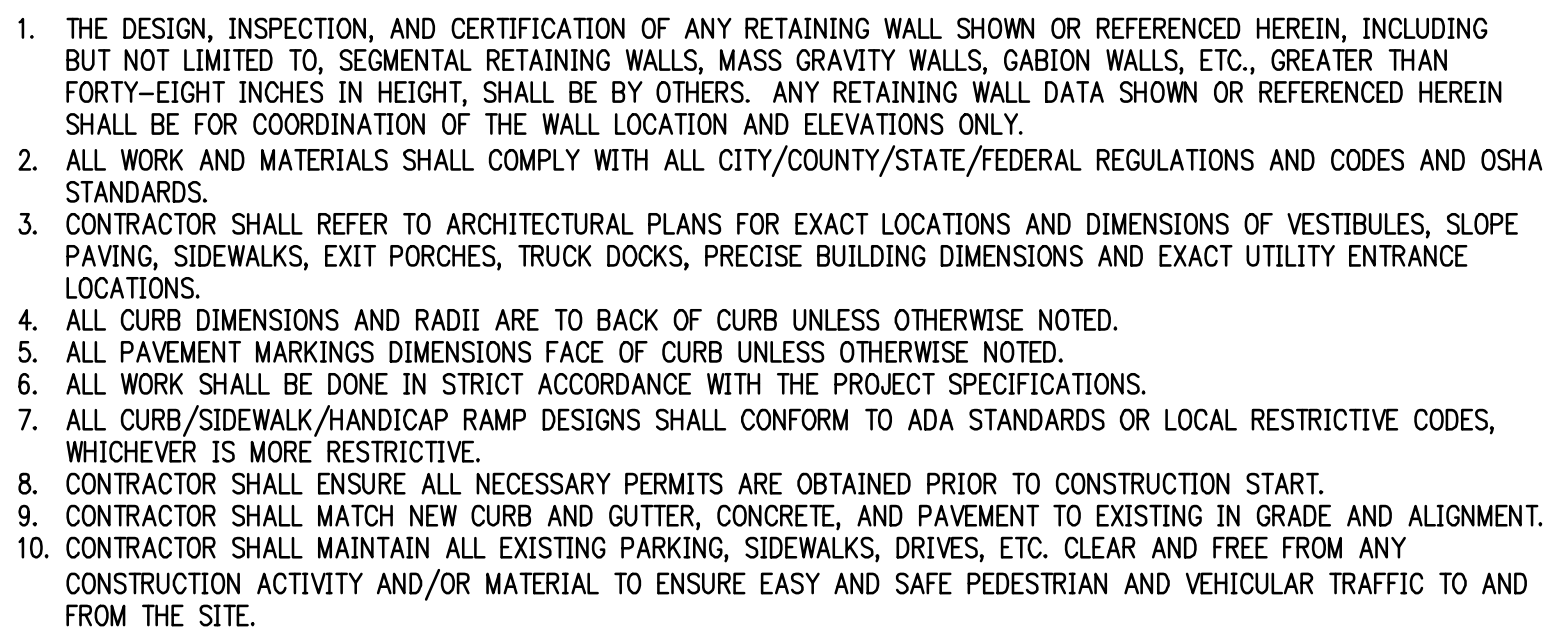
The offices should be open for business from 6 a.m. – 8 p.m, from Monday through Friday. Limited additional traffic should be generated by the opening of these offices. Included in this development are 12 parking spaces built with permeable pavers. Signage will be permitted separately and will follow the ordinances that govern. Additional noise and light from this business will be limited.

Further information is included in the attached permit application. Please contact us with any questions you have.

Thank you,  
Crafton Tull & Associates

Rachael Koehler, E. I.





BUILD-TO ZONES: GENERAL FRONTAGE 0' MIN. - 30' MAX.  
 FINISHED FLOOR ELEV.: SEE GRADING PLAN  
 SITE AREA: 0.44 AC. (±19352.78 SQ.FT.)  
 DEVELOPED AREA: 0.38 AC. (±16493.3 SQ.FT.)  
 BUILDING SIZE: WEST BUILDING FOOTPRINT ±1,202 SQ. FT.  
 WEST BUILDING COMBINED ±1790 SQ. FT.  
 EAST BUILDING FOOTPRINT ±2,280 SQ. FT.  
 EAST BUILDING COMBINED ±4,560 SQ. FT.  
 BUILDING USAGE: MIXED USE  
 BUILDING CONSTRUCTION TYPE: IIB UNPROTECTED  
 FINISHED FLOOR ELEVATION: SEE GRADING PLAN  
 ZONING: NBT  
 BUILDING HEIGHT: 30'  
 ADDRESS: 200 W. SYCAMORE ST. & 800 S 2ND ST  
 ROGERS, AR 72756  
 SQUARE FOOTAGE BY USE: ASSEMBLY = 510 SQ. FT. BUSINESS = 2,319 SQ. FT.  
 STORAGE = 85 SQ. FT. RESIDENTIAL = 2,947 SQ. FT.  
 COMMERCIAL KITCHEN = 335 SQ. FT. BALCONY/DECKS = 874 SQ. FT.  
 NUMBER OF DWELLING UNITS: 7 UNITS  
 NUMBER OF ROOMS PER UNIT: 1 ROOM / UNIT  
 DENSITY: 7 DU/0.44 ACRES = 16 DWELLING UNITS PER ACRE  
 TOTAL OPEN SPACE PROVIDED: 3,562.5 SQ. FT. (±0.08 ACRES)  
 3562.5 SQ. FT./19352.78 SQ. FT.=18.4% PROVIDED  
 PUBLIC OPEN SPACE REQUIRED: 0 SQ. FT. REQUIRED (SITE LESS THAN 2 ACRES PER ROGERS CODE SEC. 14-715(7.3))  
 PUBLIC OPEN SPACE PROVIDED: 2,929 SQ. FT.  
 PRIVATE COMMON OPEN SPACE REQUIRED: 8-20 DWELLING UNITS/ACRE=MIN. OF 160 SQ. FT. PER DWELLING UNIT  
 7 DWELLING UNITS/0.44 ACRES= 16 UNITS PER ACRE  
 7 DWELLING UNITS X 160 SQ. FT.=1,120 SQ. FT. REQUIRED  
 PRIVATE COMMON OPEN SPACE PROVIDED: 1,408 SQ. FT.  
 BUILDING COVERAGE: ±3,482/19,352.78 = 18.0% PROVIDED  
 IMPERVIOUS AREA: 12,930.8 SQ. FT. (0.30 ACRES)  
 12,930.8/19,352.78 = 66.8% PROVIDED  
 GREENSPACE RATIO: 6,421.98 SQ. FT. GREENSPACE  
 6,421.98/19,352.78 = 33.2% PROVIDED  
 PARKING REQUIREMENTS: NON-RESIDENTIAL USES: 1 SPACE  
 PER 300 SQ. FT. OF BUILDING AREA  
 3249 SQ. FT./300= 11 PARKING STALLS  
 RESIDENTIAL USES: 1.5 SPACES PER DWELLING UNIT  
 7 DWELLING UNITS X 1.5 SPACES= 11 STALLS  
 BICYCLE PARKING: 20% OF ALL  
 TOTAL REQUIRED VEHICLE PARKING: 22 STALLS  
 TOTAL REQUIRED BICYCLE PARKING: 5 STALLS  
 PROVIDED PARKING:  
 STANDARD STALL: 11 PARKING STALLS  
 ADA STALLS: 1 ADA STALL  
 TOTAL STALLS: 12 PARKING STALLS  
 PROVIDED BIKE RACKS: 2 BIKE RACKS (2 BIKES EACH RACK) 4 BIKE STALLS TOTAL  
 BUILDING FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 61'±  
 2ND STREET 57'±  
 PROPERTY FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 150'±  
 2ND STREET 110'±  
 REQUIRED FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 30%  
 2ND STREET 30%  
 PROVIDED FRONTAGE (GENERAL FRONTAGE): SYCAMORE STREET 61'±/150'± = 40±%  
 2ND STREET 57'±/110'± = 52±%





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

**MEETING DATE  
JULY 20, 2021**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT  
CONDITIONAL USE PERMIT – MARRS BED AND BREAKFAST**

STAFF: AMBER LONG, PLANNER II

**REQUEST DETAILS**

|                           |                                            |
|---------------------------|--------------------------------------------|
| BUSINESS/PROJECT NAME:    | Marrs Bed and Breakfast                    |
| ADDRESS/PARCEL:           | 1206 S 11 <sup>th</sup> St. / 02-04846-000 |
| PROPOSED USE:             | Bed and Breakfast Inns                     |
| CURRENT USE:              | Residential Single-Family                  |
| CURRENT ZONING:           | N-R (Neighborhood Residential)             |
| APPLICANT/REPRESENTATIVE: | David Marrs, Marrs Development, LLC        |
| PROPERTY OWNER:           | Marrs Development, LLC                     |
| NATURE OF REQUEST:        | Approval of Conditional Use Permit         |
| AUTHORITY:                | Sec. 14-723, Rogers Code of Ordinances     |

**SUMMARY**

This request is to allow the use “Bed and Breakfast Inns” which is conditional in the N-R zoning district. The subject property is zoned correctly per the Comprehensive Growth Map, as N-R is an allowed zoning district in the Neighborhood Growth Designation. The proposed use is compatible with adjacent property and appropriate at this Neighborhood location.

Community Development recommends **approval** of this request.



## STAFF REVIEW

### 1. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
- c) Can all other zoning requirements be met?
- d) Will ingress and egress for the proposed use create a traffic hazard?

### 2. GENERAL FINDINGS:

- a) The proposed use is conditional in N-R. The property is zoned correctly per the CGM, as N-R is an allowed zoning district within the Neighborhood Growth Designation.
- b) The subject location is zoned N-R with a single-family residential use in the Neighborhood Growth Designation. The property is surrounded by N-R zoning with residential and religious assembly uses in the Neighborhood Growth Designation and is less than a quarter-mile from multifamily residential and day care uses in the Neighborhood and Neighborhood Center Growth Designations, respectively. Both the Access Corridor and Downtown Regional Center Growth Designations are less than a half-mile east of the subject location, hosting the following uses: residential, retail, lodging, religious assembly, and auto-related services. The proposed use, "Bed and Breakfast Inn," aligns with the character of the Neighborhood Growth Designation and would not set a precedent contrary to the Comprehensive Growth Map. Approval of this request would enable the restoration of a blighted property in the middle of an existing neighborhood.
- c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations. Any future development is subject to all applicable requirements of City code.
- d) All ingress and egress requirements have been met.

### 3. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:  
Neighborhood.
- b) Growth Designation Character:  
Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving location for low-density residential while limiting its proliferation in areas proposed for higher-intensity development (CGM Page 1).
- c) Allowed Zoning Districts:  
R-SF, N-R, R-DP, R-MF.

### 4. ZONING:

- a) N-R (Neighborhood Residential):  
The purpose and intent of the N-R zoning district is "to encourage the continuation and revitalization of low- to medium-density housing throughout the City. Goals of the N-R district can be: Make more efficient use of existing infrastructure such as streets, and water and sewer lines, provide affordable housing opportunities within the City, minimize traffic congestion by reducing commuting distances, and relieve some of the pressure from suburban sprawl by promoting new development in more established areas," (Sec. 14-702(a)).
- b) Use Definition:  
"Day Care, General" is defined as "establishments that offer lodging on a less than weekly basis in a converted single-family or multi-family dwelling...Eating and drinking service for lodgers may be included, if the eating and drinking service is attendant to the primary purpose of lodging," (Sec. 14-695(b)(3)(pp)).

### 5. RECOMMENDATIONS:

- a) **Approve** request.



**SUGGESTED MOTIONS**

1. IF APPROVING:  
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:  
Move to approve the request subject to [conditions, contingencies, staff recommendations].
3. IF DENYING:  
Move to deny the request.
4. IF TABLING:  
Move to table the request.

**DIRECTOR'S COMMENTS**

1. Agree with recommendations.



JOHN C. McCURDY, Director  
Community Development

**TABS:**

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements



**TAB 1**

**AERIAL VICINITY MAP**





CGM VICINITY MAP





The map displays a street grid in the City of Tulsa, Oklahoma. The subject property is highlighted with a red outline and labeled "SUBJECT LOCATION" in red text. It is situated between S 12th St and S 11th St, and between W Ash St and W Wash St. The surrounding area is divided into lots, many of which are labeled "Zone NR". The streets shown include S 12th Pl, S 12th St, S 11th St, S 10th St, S 9th St, W Mulberry St, W Holly St, W Ash St, W Wash St, and W Countrywood Cir. The map also shows a portion of S 13th St on the left and S 8th St on the right.





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: \$100.00 (\$100)  
Zoning: N-R  
Permit Number: 21-15  
CityView Application: PL202100716  
Date: 6/23/2021

CONDITIONAL USE PERMIT

APPLICANT: DAVID & JENNY MARRS  
ADDRESS: 1206 S. 11TH ST. ROGERS SUITE #:  
PHONE #: 479-659-2938 EMAIL: dave.marrs@hotmail.com  
PROPERTY OWNER: MARRS DEVELOPING LLC. PHONE #: 479-659-2938  
PRESENT USE: RESIDENTIAL ZONING: NR  
PROPOSED CONDITIONAL USE: BED & BREAKFAST 3 ROOM  
PARKING SPACES AVAILABLE: YES HOURS OF OPERATION: M-SUNDAY 7-2  
IF APPLYING TO OPEN A DAYCARE: N/A  
NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: N/A

Applicant Signature

6-23-21

Date

Is the property switching from a residential to non-residential use?

- ☒ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.  
☐ No

Attachment Checklist:

- ☐ Letter explaining request
- ☐ Legal description of property
- ☐ Applicant Certification
- ☐ Site plan as needed
- ☐ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: PUBLIC HEARING DATE: CERTIFIED MAIL DATE:  
PLANNING COMMISSION ACTION:  
COMMENTS, CONDITIONS, LIMITS:



**PROPERTY OWNER PERMISSION**

I, DAVID J. MARAS, hereby permit the use of BED + BREAKFAST  
(name) (use)  
on my property at 1206 S. 11TH ST Rogers, Arkansas.  
(address)

Dated this the 23 day of JUNE, 2021.

  
Signed

DAVID J. MARAS  
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 24 day of JUNE, 2021.

  
Notary Signature

CHRISTINA J. MOORE  
NOTARY PUBLIC - STATE OF ARKANSAS  
BENTON COUNTY  
My Commission Expires 01/11/2028  
Commission# 12703193

Christina Moore  
Notary Name Printed

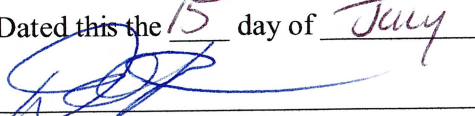
1/11/28  
Commission Expires



**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 15 day of July, 2021.

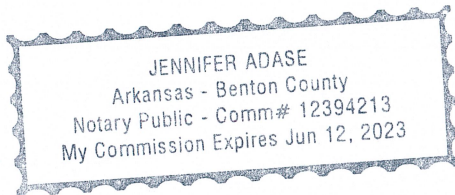
  
Signed

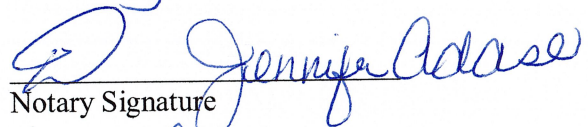
DAVID MACERI  
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 15 day of July, 2021.



  
Notary Signature

Jennifer Adase  
Notary Name Printed

6.12.23  
Commission Expires



6/23/2021

David Marrs

Marrs Developing LLC

12626 Huber Road, Bentonville, AR 72713

Rogers Planning Division

301 W. Chestnut, Rogers, AR

To whom it may concern

Jenny and I are planning to operate a 3 room bed and breakfast at 1206 S. 11<sup>th</sup> St in Rogers

Operating hours will be from Monday-Sunday 7am-2pm. Guests will be staying the night

No additional traffic will be generated

No additional parking will be required. Guests are limited to one car per guest, there is currently enough concrete parking for 6 vehicles

We plan on placing a placard on the house listing its age along with signage identifying it as the bed and breakfast. As of this time, we are unsure of the bed and breakfast name

No flammable or hazardous materials will be present

No additional noise will result from this business

The business is fenced from adjacent properties, but is in the middle of a residential area

The intent of this bed and breakfast is to start a destination in Rogers for individuals wanting a true bed and breakfast experience. The restoration of this property will be documented on Discovery Network and broadcast worldwide. Jenny and I want to highlight the amazing destination Rogers, Arkansas has become and we believe this Bed and Breakfast will do just that.

We are also working in close partnership with Saving Grace of Rogers to provide job training at the bed and breakfast for the young women of their program.

Thank you for considering our application

Sincerely

David Marrs

Marrs Developing LLC





**EXHIBIT "A"**

**Lots 5 and 6, Block 14, Revised Hillcrest Addition, Rogers, Benton County, Arkansas, as shown on Plat Record "D" at Page 24.**





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

**MEETING DATE**  
**JULY 20, 2021**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**  
**CONDITIONAL USE PERMIT – WILLA MINI STORAGE**

STAFF: AMBER LONG, PLANNER II

**REQUEST DETAILS**

|                           |                                                          |
|---------------------------|----------------------------------------------------------|
| BUSINESS/PROJECT NAME:    | Willa Mini Storage                                       |
| ADDRESS/PARCEL:           | North of Price-Alley Dr. on S Rainbow Rd. / 02-00861-110 |
| PROPOSED USE:             | Warehousing and Storage, Limited                         |
| CURRENT USE:              | Undeveloped                                              |
| CURRENT ZONING:           | A-1 (Agricultural)                                       |
| APPLICANT/REPRESENTATIVE: | Josan Gurmeet; Patrick Foy, Morrison-Shipley Engineers   |
| PROPERTY OWNER:           | Willa Jean Lawson Revocable Trust                        |
| NATURE OF REQUEST:        | Approval of Conditional Use Permit                       |
| AUTHORITY:                | Sec. 14-723, Rogers Code of Ordinances                   |

**SUMMARY**

This request is to allow the use “Warehousing and Storage, Limited” which is conditional in the A-1 zoning district. The subject property is zoned incorrectly per the Comprehensive Growth Map, as A-1 is not an allowed zoning district in the Neighborhood Growth Designation, nor is the proposed use permitted in any of the Neighborhood zoning districts. Staff finds this request to be inconsistent with the CGM, potentially impactful to surrounding floodplain, and prohibitive for development compliance (i.e. connectivity ordinance).

Community Development recommends **denial** of this request.

## STAFF REVIEW

### 1. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
- c) Can all other zoning requirements be met?
- d) Will ingress and egress for the proposed use create a traffic hazard?

### 2. GENERAL FINDINGS:

- a) The proposed use is conditional in A-1. The property is zoned incorrectly per the CGM, as A-1 is not an allowed zoning district within the Neighborhood Growth Designation. "Warehouse and Storage, Limited" is not permitted in any of the zoning districts allowed in the Neighborhood.
- b) The subject property, which is currently undeveloped, is zoned A-1 in the Neighborhood Growth Designation. The property is just south of a Neighborhood Center Growth Designation, most of which is zoned incorrectly per the CGM. Surrounding uses within the Neighborhood are residential and agricultural. Surrounding uses within the Neighborhood Center include multifamily, recreational sports, and storage. The proposed use, "Warehouse and Storage, Limited," is not permitted in any of the allowed zoning districts within the Neighborhood Growth Designation and would set a precedent contrary to the Comprehensive Growth Map.
  - i) If approved, the applicant will be required to have a Floodplain Development Permit prior to any development. Storage of equipment and materials, including, but not limited to, storage of automobiles and recreational vehicles, will be prohibited within the Special Flood Hazard Area. A portion of this property is a Riverine habitat (R4SBC) identified on the National Wetlands Inventory which requires additional considerations and/or approvals from the Corps of Engineers prior to any disturbance.
- c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations. Any future development is subject to all applicable requirements of City code.
- d) A gated facility at this location would not allow connectivity, and would not be recommended by the Engineering Division. However, this is an item that would be addressed at the LSDP phase of this project. The Engineering Division will require a public street connection to the east, west, and south through this project location during TAC review. The approval of this CUP does not reflect a recommendation of approval of the attached concept plan.

### 3. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:  
Neighborhood.
- b) Growth Designation Character:  
Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development (CGM page 1).
- c) Allowed Zoning Districts:  
R-SF, N-R, R-DP, R-MF.

### 4. ZONING:

- a) A-1 (Agricultural):  
The purpose and intent of the A-1 zoning district is "for agricultural uses, related uses, and low-density residential uses," (Sec. 14-697(a)).
- b) Use Definition:  
"Warehousing and Storage, Limited" is defined as "businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units. 2. Warehousing and Storage, Limited includes facilities with a maximum of five thousand (5,000) square feet of gross floor area," (Sec. 14-695(b)(3)(tt.)).

### 5. RECOMMENDATIONS:

- a) **Deny** request.



**SUGGESTED MOTIONS**

1. IF APPROVING:  
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:  
Move to approve the request subject to [conditions, contingencies, staff recommendations].
3. IF DENYING:  
Move to deny the request.
4. IF TABLING:  
Move to table the request.

**DIRECTOR'S COMMENTS**

1. Agree with recommendations.



JOHN C. McCURDY, Director  
Community Development

**TABS:**

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

TAB 1

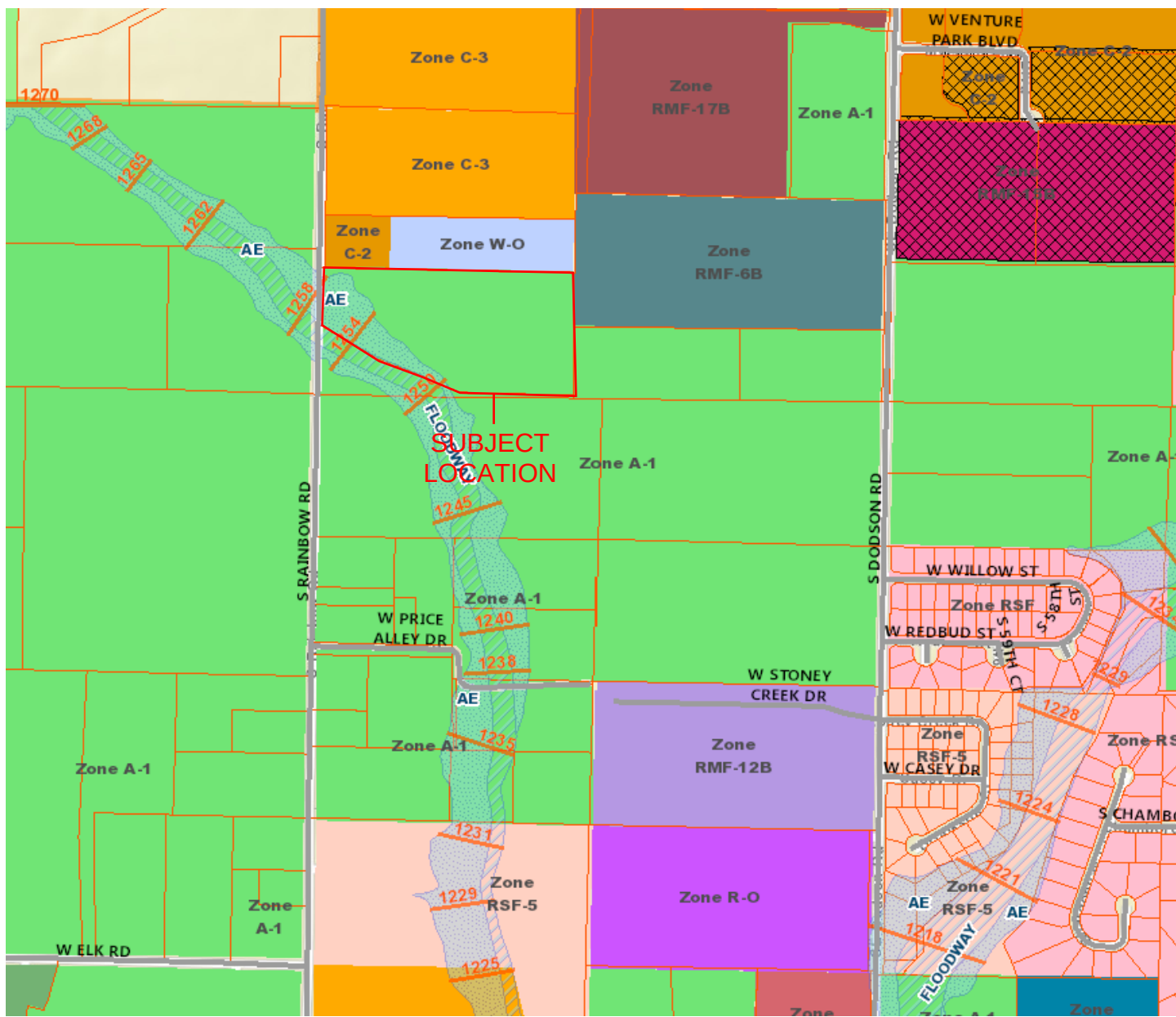
AERIAL VICINITY MAP





The map displays the subject location, a parcel outlined in red, located in the City of St. Louis, Missouri. The subject location is situated south of SE Plaza Ave and east of S Rainbow Rd. The map shows surrounding streets including SW Regional Airport Blvd, SE Walton Blvd, SE Fountain Blvd, SE Dodson Rd, W Venture Park Blvd, W Willow St, W Redbud St, W Stoney Creek Dr, and W Price Alley Dr. A large blue area is labeled 'Neighborhood Center', and a light blue area is labeled 'Neighborhood'. A green hatched area represents a water body or wetland.

## ZONING VICINITY MAP







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: \_\_\_\_\_ (\$100)  
Zoning: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
CityView Application: \_\_\_\_\_  
Date: \_\_\_\_\_

**CONDITIONAL USE PERMIT**

APPLICANT: Gurmeet Josan; via Morrison-Shipley Engineers (Patrick Foy)

ADDRESS: 2407 SE Cottonwood Street, Bentonville, AR 72712 SUITE #: 1

PHONE #: 479-273-2209 EMAIL: pfoy@morrisonshipley.com

PROPERTY OWNER: Willa Jean Lawson Revocable Trust PHONE #: \_\_\_\_\_

PRESENT USE: Agricultural ZONING: A-1

PROPOSED CONDITIONAL USE: Warehouse and Storage, Limited

PARKING SPACES AVAILABLE: Will meet code HOURS OF OPERATION: Anticipated 8am-6pm

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: NA MOST CHILDREN AT ONE TIME: NA

6/25/2021

Applicant Signature

Date

**Is the property switching from a residential to non-residential use?**

- ☒ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.  
☐ No

**Attachment Checklist:**

- ☒ Letter explaining request  
☒ Legal description of property  
☐ Applicant Certification - Will provide once notifications are sent  
☒ Site plan as needed  
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_ CERTIFIED MAIL DATE: \_\_\_\_\_

PLANNING COMMISSION ACTION: \_\_\_\_\_

COMMENTS, CONDITIONS, LIMITS: \_\_\_\_\_

**PROPERTY OWNER PERMISSION**

I, Willa Lawson, hereby permit the use of Warehouse and Storage, Limited  
(name) (use)  
on my property at Parcel #: 02-00861-110 Rogers, Arkansas.  
(address)

Dated this the 25 day of June, 2021.

Willa Lawson  
Signed

Willa Lawson  
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 25 day of June, 2021.

Tammie Lunsford  
Notary Signature

Tammie Lunsford  
Notary Name Printed

7-19-2025  
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 **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 6 day of July, 20 21.

  
Signed

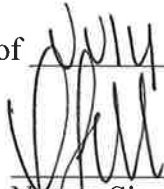
Patrick Foy - Morrison-Shipley  
Name Printed

STATE OF ARKANSAS

COUNTY OF Benton

Subscribed and sworn before me this the 6 day of July, 20 21.



  
Notary Signature

Tiffany Lowe  
Notary Name Printed

08/29/2023  
Commission Expires



June 25, 2021

Planning Commission  
City of Rogers  
301 W Chestnut Street  
Rogers, AR 72756

**RE:     *Parcel 02-00861-110***  
***Conditional Use Permit Request***  
***Proposed Mini-Storage Use***

Dear Planning Commission,

Morrison-Shipley Engineers, on behalf of Willa Jean Lawson Revocable Trust and Gurmeet Josan, is respectfully requesting the City of Rogers' approval for a conditional use permit of Parcel 02-00861-110 in Rogers on the east side of S Rainbow Rd. Mr. Josan wishes to purchase the subject property from the Trust and develop it into a mini-storage facility. Under City of Rogers' Article VI - Zoning Code, Section 14-697 A-1 Agricultural District Use Regulations, Warehouse and Storage, Limited is allowed with a conditional use permit. Below are items requested with the CUP with answers to the best of our knowledge at this time of application.

1. The type of business to be operated.  
*As stated above, Mr. Josan wishes to construction a mini-storage facility.*
2. The hours and days of operation of the business.  
*Normal 8am-6pm business hours are expected to service new and existing customers, however a keypad for a gate to access the facility will be provided to allow customers to access their units 24/7.*
3. What, if any, additional traffic will be generated?  
*The facility is anticipated to serve the surrounding neighborhoods, so traffic impact is expected to be minimal.*
4. What, if any, additional parking will be required. Note if gavel parking.  
*If the CUP is approved, we anticipate submitting Large-Scale Development plans for staff review and PC approval and meeting all City Development Codes. This includes meeting minimum parking requirements and providing required parking material.*



5. What, if any, additional signage is to be erected. If so, note the size.

A monument sign is expected for the business and if CUP is approved it is our understanding a sign permit is required. The developer would submit for this permit and meeting city code requirements.

6. Any flammable or hazardous materials that will be present.

The storage facility will have spaces large enough to parking boats and RVs so it is anticipated that there will be gasoline in these vehicles. Outside of these possibilities, it is not expected to have large stockpiles of flammable or hazardous materials stored.

7. Any additional noise or light that will result from this business.

Minimal lighting is anticipated and again if CUP is approved the development would meeting City Development Codes for site lighting.

8. Is business screened from surrounding residential areas?

There is a creek on the southwest side of the site and is tree lined, so the property is naturally screen from the existing residential properties to the west. There is additional residents to the east and additional screening will be provided. Again, if the CUP is approved the development will be submitted and meeting the City's Development regulations.

9. Any other pertinent information.

A conceptual layout is attached for review and consideration. Emphasis is put on conceptual as further design will have to be evaluated as it relates to the sewer, grading, and drainage. Mr. Josan wanted to have confirmation he could build mini-storage on this property before proceeding with full design. After conversations with RWU, there is water available to the site, however septic will be required to sewer the site since there is no gravity sewer within 300' of the property.

Please let me know if you have any questions or concerns.

Sincerely,

**Morrison-Shipley Engineers, Inc.**



Patrick Foy, P.E.

Sr. Project Manager

**Legal Description:**

Part of the NW 1/4 of the SW 1/4 of Section 8, Township 19 North, Range 30 West of the fifth principal meridian, being more particularly described as follows: Commencing at the NW corner of the SW 1/4 of said Section 8, Township 19 North, Range 30 West, as shown on Plat S-59, N-47 and 16-197; Thence along the West line of said SW 1/4 S 0 degree 31'05" E 825.00 feet to a found iron pin for the point of beginning; thence N 89 degrees 40'53" E 1184.95 to an iron pin, thence S 0 degree 49'34" E 495.72 feet to an iron pin, thence S 89 degrees 40'53" W 1187.61 feet to a point on the West line of said SW 1/4, thence along the West line of said SW 1/4, N 0 degree 31'05" W 495.72 feet to the point of beginning, containing 13.50 acres more or less and being subject to the right of way or Rainbow Road on the West side thereof and to all easements of record or of fact.

**ALSO**

Part of the SW 1/4 of the SW 1/4 of Section 8, Township 19 North, Range 30 West of the fifth principal meridian, being more particularly described as follows: commencing at the NW corner of the SW 1/4 of said Section 8, Township 19 North, Range 30 West, as shown on Plat S-59, N-47 and 16-197: thence along the West line of said SW 1/4 S 0 degree 31'05" E 2062.59 feet for the point of beginning; thence N 89 degrees 40'53" E 1191.60 feet to an iron pin, thence S 0 degree 49'34" E 571.20 feet to a found iron pin at the NE corner of deed 670-211 and plat 11-155, thence along the north line of said deed 670-211 and plat 11-155, S 89 degrees 45'20" W 530.93 feet to a found iron pin thence along said North line N 67 degrees 58'42" W 204.88 feet to a found iron pin, thence along said north line N 70 degrees 41'41" W 202.99 feet to a found iron pin, thence along said north line N 61 degrees 10'41" W 325.28 feet to a point on the west line of said SW 1/4, thence along the west line of said SW 1/4 N 0 degree 31'05" west 266.06 feet to the point of beginning, containing 13.50 acres more or less and being subject to the right of way of Rainbow Road on the West side thereof and to all easements of record or of fact.







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

**MEETING DATE**  
**JULY 20, 2021**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**  
**CONDITIONAL USE PERMIT – STONEY BROOK STORAGE**

STAFF: AMBER LONG, PLANNER II

**REQUEST DETAILS**

|                           |                                         |
|---------------------------|-----------------------------------------|
| BUSINESS/PROJECT NAME:    | Stoney Brook Storage                    |
| ADDRESS/PARCEL:           | 5823 W. Stoney Brook Rd. / 02-01671-484 |
| PROPOSED USE:             | Warehousing and Storage, Limited        |
| CURRENT USE:              | Warehousing and Storage, Limited        |
| CURRENT ZONING:           | A-1 (Agricultural)                      |
| APPLICANT/REPRESENTATIVE: | John Duggar                             |
| PROPERTY OWNER:           | John Duggar                             |
| NATURE OF REQUEST:        | Approval of Conditional Use Permit      |
| AUTHORITY:                | Sec. 14-723, Rogers Code of Ordinances  |

**SUMMARY**

This request is to allow the use “Warehousing and Storage, Limited” which is conditional in the A-1 zoning district. The subject property is zoned incorrectly per the Comprehensive Growth Map, as A-1 is an not allowed zoning district in the Neighborhood Growth Designation, nor is the proposed use permitted in any of the Neighborhood zoning districts. Staff finds this request to be inconsistent with the CGM, environmentally incompatible with surrounding floodplain, and in violation of the City’s nonconformity regulations as detailed on Page 2 of this report.

Community Development recommends **denial** of this request.

If approved, staff recommends the following actions:

1. Require as a **Condition of Approval** that the storage of equipment and materials be limited completely to the interior of the existing mini-storage structure, and that all doors shall remain closed and secured when not in use.
2. Require as a **Condition of Approval** that the applicant upgrade the driveways at this location to meet City of Rogers Commercial Driveway standards.



## STAFF REVIEW

### 1. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
- c) Can all other zoning requirements be met?
- d) Will ingress and egress for the proposed use create a traffic hazard?

### 2. GENERAL FINDINGS:

- a) The proposed use is conditional in A-1. The property is zoned incorrectly per the CGM, as A-1 is not an allowed zoning district within the Neighborhood Growth Designation.
- b) The subject property is zoned A-1 with a “Warehouse and Storage, Limited” use in the Neighborhood Growth Designation. The property is bordered to the north and west by single-family residential uses in A-1 and by an undeveloped tract to the east. Much of the surrounding land in the Neighborhood Growth Designation is either undeveloped or developed for single-family and multi-family residential uses. The subject property is less than a quarter-mile west of a Commerce Corridor, which currently includes medical and dental offices, professional offices, retail shops, restaurants, and basic commercial services.
  - i) Per Benton County property and annexation records, the existing commercial storage building was built in 2000 before the property was annexed into Rogers in 2002. The applicant/current owner acquired the property in 2012. Sec. 14-720(b) states that “...a nonconforming use of a structure and land in combination shall not be extended or enlarged after passage of this chapter by attachment on a building premises or additional signs intended to be seen from off the premises, or by the addition of other uses, of a nature which would be prohibited generally in the district involved.” Therefore, even if considered a lawfully pre-existing nonconformity at time of annexation, that status was lost when the applicant/current owner added other prohibited uses to the property (RV/vehicle storage). The City’s stated intent is “...to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of the chapter that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district,” (Sec. 14-720(a)). Coupled with the fact that CUP considerations guide the property toward zoning compliance rather than allowing the continuation of a nonconforming use in a nonconforming zoning district, staff finds this request to be inconsistent with CGM and in violation of the City’s nonconformity regulations.
  - ii) Whether or not this request is approved, the applicant is required to have a Floodplain Development Permit prior to any development. Development includes, but is not limited to, addition of any fill materials at the lot location. Storage of equipment and materials, including, but not limited to, storage of automobiles and recreational vehicles, will be prohibited within the Special Flood Hazard Area. If approved, staff recommends adding a **Condition of Approval** to limit storage of equipment and materials completely to the interior of the existing mini-storage structure, and that all doors shall remain closed and secured when not in use. The mini-storage building is located in a Zone AE Special Flood Hazard Area, and is not considered a “New Construction” according to federal regulations because the structure was built prior to the adoption of the City of Rogers Flood Damage Prevention Code.
- c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations. Any future development is subject to all applicable requirements of City code.
- d) If approved, Engineering staff recommends a **Condition of Approval** that the applicant be required to upgrade the driveways at this location to meet City of Rogers Commercial Driveway standards. Since both driveways are used to access the facility, we would request these be upgraded to the Commercial Driveway standard.

### 3. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:  
Neighborhood.
- b) Growth Designation Character:  
Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-density development (CGM page 1).
- c) Allowed Zoning Districts:  
R-SF, N-R, R-DP, R-MF.

4. ZONING:

a) A-1 (Agricultural):

The purpose and intent of the A-1 zoning district is “areas for agricultural uses, related uses, and low-density residential uses,” (Sec. 14-697(a)).

b) Use Definition:

“Warehousing and Storage, Limited” is defined as “businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units. 2. Warehousing and Storage, Limited includes facilities with a maximum of five thousand (5,000) square feet of gross floor area,” (Sec. 14-695(b)(3)(tt.)).

5. RECOMMENDATIONS:

a) **Deny** request.

**SUGGESTED MOTIONS**

1. IF APPROVING:

Move to approve the request as presented.

2. IF APPROVING SUBJECT TO OTHER ACTIONS:

Move to approve the request subject to [conditions, contingencies, staff recommendations].

3. IF DENYING:

Move to deny the request.

4. IF TABLING:

Move to table the request.

**DIRECTOR'S COMMENTS**

1. Agree with recommendations.



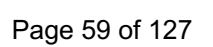
JOHN C. MCCURDY, Director  
Community Development

**TABS:**

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

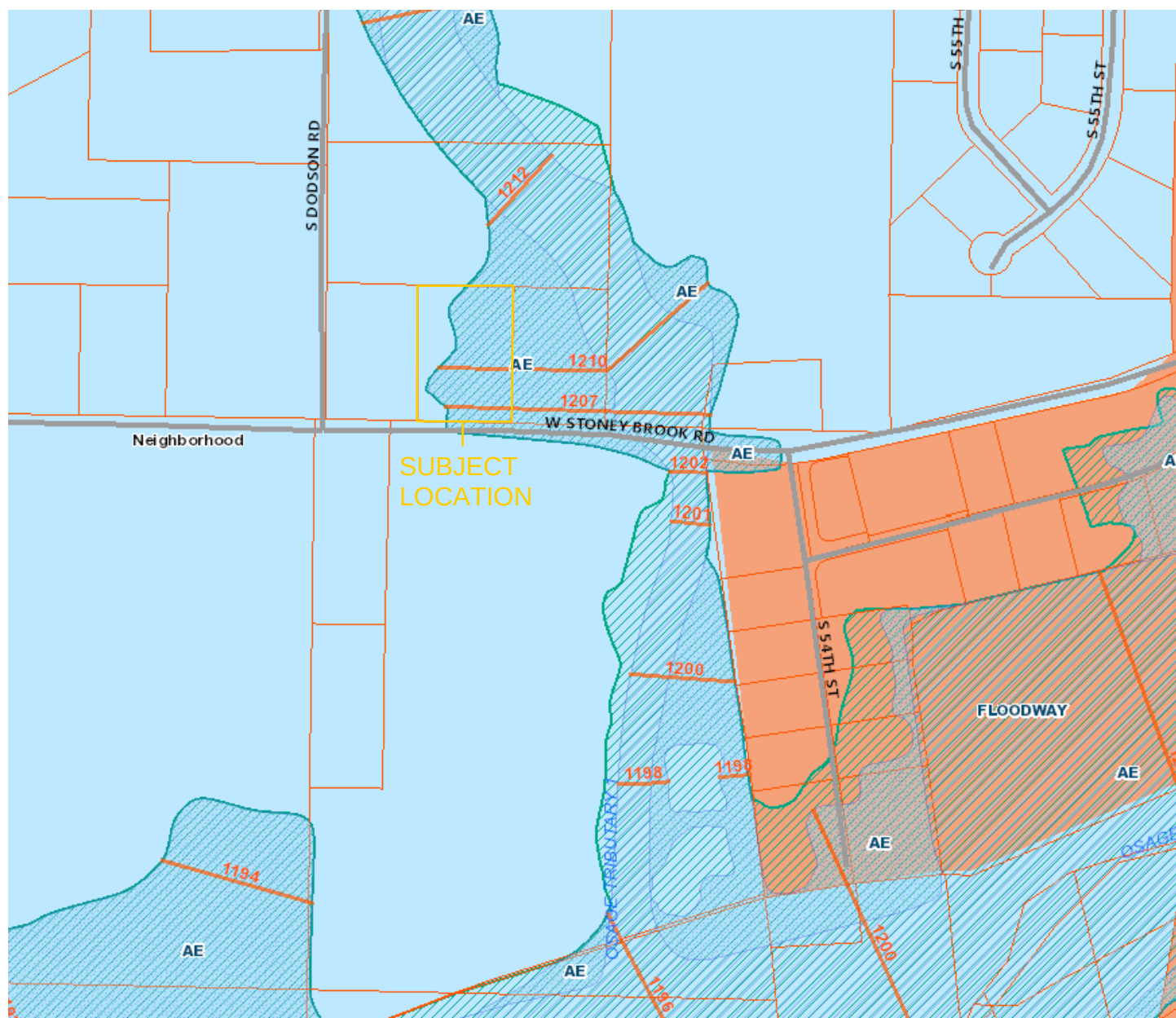


AERIAL VICINITY MAP





CGM VICINITY MAP





[illegible]





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: \_\_\_\_\_ (\$100)

Zoning: \_\_\_\_\_

Permit Number: \_\_\_\_\_

CityView Application: \_\_\_\_\_

Date: \_\_\_\_\_

**CONDITIONAL USE PERMIT**

APPLICANT: John Duggar

ADDRESS: 5823 Stoney Brook Rd. Rogers, AR 72758 SUITE #: \_\_\_\_\_

PHONE #: 479-799-8999 EMAIL: johnduggar@icloud.com

PROPERTY OWNER: John Duggar PHONE #: 479-799-8999

PRESENT USE: Storage buildings ZONING: A-1

PROPOSED CONDITIONAL USE: To use the Mini storage buildings that ar already on the property for a mini storage busine:

PARKING SPACES AVAILABLE: 10 spaces HOURS OF OPERATION: self-serve 24/7

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: \_\_\_\_\_ MOST CHILDREN AT ONE TIME: \_\_\_\_\_



6-28-2021

Applicant Signature

Date

**Is the property switching from a residential to non-residential use?**

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
- ☒ No

**Attachment Checklist:**

- ☒ Letter explaining request
- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Site plan as needed
- ☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_ CERTIFIED MAIL DATE: \_\_\_\_\_

PLANNING COMMISSION ACTION: \_\_\_\_\_

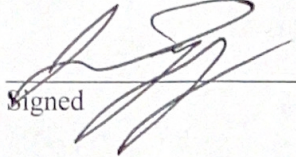
COMMENTS, CONDITIONS, LIMITS: \_\_\_\_\_



## PROPERTY OWNER PERMISSION

I, John Duggar, hereby permit the use of the storage buildings  
(name) (use)  
on my property at 5823 Stoney Brook Rd. Rogers, Arkansas.  
(address)

Dated this the 28th day of June, 20 21.

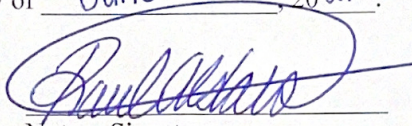
  
Signed \_\_\_\_\_

John Duggar  
Name Printed

STATE OF ARKANSAS

COUNTY OF Washington

Subscribed and sworn before me this the 28<sup>th</sup> day of June, 20 21.

  
Notary Signature

Raul Aldaco  
Notary Name Printed

May 18<sup>th</sup>, 2028  
Commission Expires

RAUL ALDACO  
Notary Public - Arkansas  
Washington County  
Commission # 12705786  
My Commission Expires May 18, 2028



## 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 **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 28th day of June, 20 21.

Signed 

John Duggar

Name Printed

STATE OF ARKANSAS

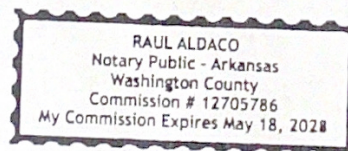
COUNTY OF Washington

Subscribed and sworn before me this the 28th day of June, 20 21.

  
Notary Signature

Raul Aldaco  
Notary Name Printed

May 18th, 2028  
Commission Expires





### **Request for Conditional use Permit**

I am the owner of the property at 5823 Stoney Brook Rd in Rogers, Arkansas. I am requesting a Conditional use Permit to get a business license to continue using the storage buildings that are on the property for a mini storage business. The buildings have been on the property for the past 20 plus years and have been used for storage the entire time. I am not wanting to add storage buildings or change the use of the property, I just want to continue using the existing buildings as a mini storage business.

I plan for the business to be 24/7 self-serve.

I will place a small 4x5 sign out front with contact info.

I don't see this generating any additional traffic to stony brook road.

I will not allow the storage of any hazardous materials on the property.

I do not foresee any more noise or light pollution from the business.

There is a fence around the property.

Feel free to reach out to me with any other questions.

John Duggar

(479)799-8999

johnduggar@icloud.com

BEFORE THE PLANNING COMMISSION OF THE CITY OF  
ROGERS, ARKANSAS

**NOTICE OF PUBLIC HEARING FOR A  
CONDITIONAL USE PERMIT**

Notice is hereby given pursuant to Section 14-723 of the Rogers City Code that John Duggar is applying to the Rogers Planning Commission for a Conditional Use Permit to allow property located at 5823 Stoney W Brook Rd. to use the existing storage buildings as a Mini Storage business. The property is more particularly described as follows:

**LEGAL DESCRIPTION:** PART OF THE NW/4 OF THE SE/4 OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 30 WEST, MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT S89°45'20"E 220.00 FEET FROM THE SW CORNER OF SAID 40 ACRE TRACT; THENCE NORTH 330.00 FEET; THENCE S89°53'00"E 219.66 FEET; THENCE S00°09'20"W 330.00 FEET; THENCE N89°53'00"W 218.76 FEET TO THE POINT OF BEGINNING. SUBJECT TO STONEY BROOK ROAD CENTERED ALONG THE SOUTH LINE.

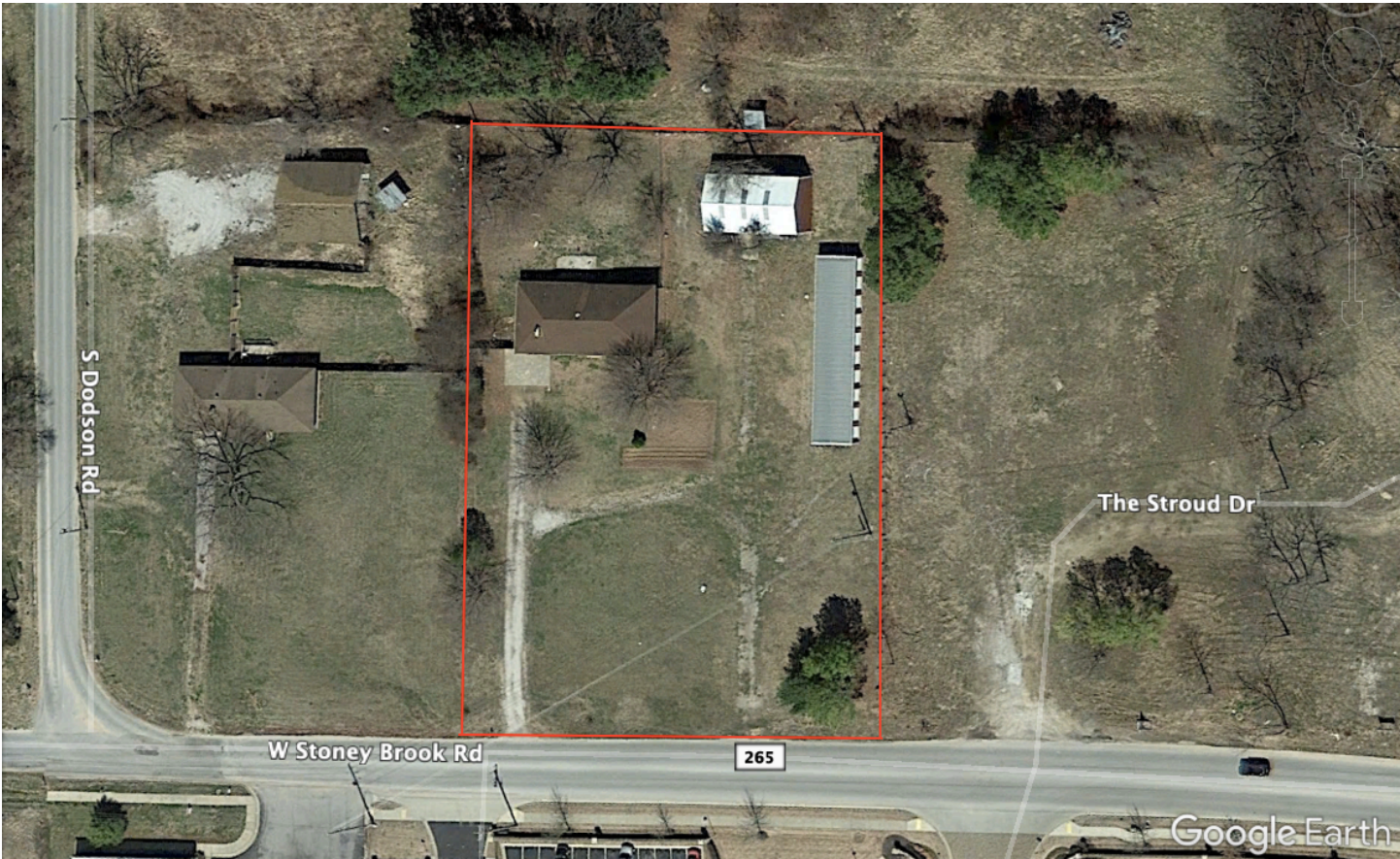
**LAYMAN'S DESCRIPTION:** 5823 Stoney W Brook Rd. Rogers, AR 72758

A public hearing by the Rogers Planning Commission will be held on July 20th, 2021 at 5:00 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By: \_\_\_\_\_ John







**Exsiting Storage  
Buildings**





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

**MEETING DATE**  
**JULY 20, 2021**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**  
**CONDITIONAL USE PERMIT – MODERN STORAGE**

STAFF: AMBER LONG, PLANNER II

**REQUEST DETAILS**

|                           |                                                                   |
|---------------------------|-------------------------------------------------------------------|
| BUSINESS/PROJECT NAME:    | Modern Storage                                                    |
| ADDRESS/PARCEL:           | Between S 26 <sup>th</sup> St. and S Dixieland Rd. / 02-22365-002 |
| PROPOSED USE:             | Warehousing and Storage, Limited; Live/Work Quarters              |
| CURRENT USE:              | Undeveloped                                                       |
| CURRENT ZONING:           | C2-CU (Highway Commercial, Condominium Unit)                      |
| APPLICANT/REPRESENTATIVE: | Brian Dale; Modern Storage Rogers, LLC                            |
| PROPERTY OWNER:           | C Holdings, LLC                                                   |
| NATURE OF REQUEST:        | Approval of Conditional Use Permit                                |
| AUTHORITY:                | Sec. 14-723, Rogers Code of Ordinances                            |

**SUMMARY**

This request is to allow the uses “Warehousing and Storage, Limited” and “Live/Work Quarters” which are conditional in the C-2 zoning district. The subject property is zoned correctly per the Comprehensive Growth Map, as C-2 is an allowed zoning district in the Commerce Corridor Growth Designation. Staff finds this request to be compatible with the surrounding development context and appropriate at this location.

Community Development recommends **approval** of this request.

*Note: Planning Commission approved a Conditional Use Permit for “Warehousing and Storage, Limited” at this location on 11-5-19, for a different applicant.*

## STAFF REVIEW

### 1. PLANNING COMMISSION CONSIDERATIONS PER SEC. 14-723(a)(3):

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the Comprehensive Growth Map?
- c) Can all other zoning requirements be met?
- d) Will ingress and egress for the proposed use create a traffic hazard?

### 2. GENERAL FINDINGS:

- a) The proposed use is conditional in C-2. The property is zoned correctly per the CGM, as C-2 is an allowed zoning district within the Commerce Corridor Growth Designation.
- b) The subject property, which is currently undeveloped, is zoned C2-CU in the Commerce Corridor Growth Designation and is immediately south of the Neighborhood Growth Designation. The property is bordered by single-family residential to the north, multi-family residential to the east, and large-format retail to the south and west. Surrounding uses within the Commerce Corridor include retail, restaurant, auto-related services, and essential services. Nearby uses within the Neighborhood include single-family and multifamily residential. The proposed use "Live/Work Quarters" has been requested to accommodate the 24-hour, on-site manager and is incidental to the primary operations. The use provides a basic commercial service to an area with several higher-density residential developments.
  - i) C-2 zoning requires screening and buffering from adjacent residential uses, but it does not prescribe specific standards. Staff finds the 50' landscape buffers proposed along the north and east property boundaries satisfies that requirement. Since the included concept plan is tied to the CUP application, it will be enforceable during the Large-Scale Development process.
  - ii) A portion of this property is a 0.41 Acre Freshwater Emergent Wetland Habitat (PEM1C) and 0.12 acre Freshwater Pond (PUBHx) identified on the National Wetlands Inventory, which requires additional considerations and/or approvals from the Corps of Engineers prior to any disturbance.
- c) Aside from any special terms of approval attached to the CUP itself, the use permit/business license process does not require compliance with zoning standards other than the use schedule and use limitations. Any future development is subject to all applicable requirements of City code.
- d) During LSDP review, the Engineering Division will be looking for a pedestrian connection to the apartments to the east, along the north side, and towards Academy to the west.

### 3. COMPREHENSIVE GROWTH MAP:

- a) Growth Designation:  
Commerce Corridor.
- b) Growth Designation Character:  
Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multimodal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes (CGM page 1).
- c) Allowed Zoning Districts:  
R-MF, U-NBT, R-O, C-2, C-4.

### 4. ZONING:

- a) C-2 (Highway Commercial):  
The purpose and intent of the C-2 zoning district is "for commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets," (Sec. 14-709(a)).
- b) Use Definition:  
"Warehousing and Storage, Limited" is defined as "businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units. 2. Warehousing and Storage, Limited includes facilities with a maximum of five thousand (5,000) square feet of gross floor area," (Sec. 14-695(b)(3)(tt.)).



“Live/Work Quarters” is defined as “the use of all or part of a building originally designed for custom industry uses, industrial occupancy, or commercial occupy as living quarters,” (Sec. 14-695(b)(1)(e.)).

5. RECOMMENDATIONS:

- a) **Approve** request.

**SUGGESTED MOTIONS**

1. IF APPROVING:  
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:  
Move to approve the request subject to [conditions, contingencies, staff recommendations].
3. IF DENYING:  
Move to deny the request.
4. IF TABLING:  
Move to table the request.

**DIRECTOR'S COMMENTS**

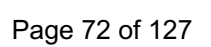
1. Agree with recommendations.



JOHN C. MCCURDY, Director  
Community Development

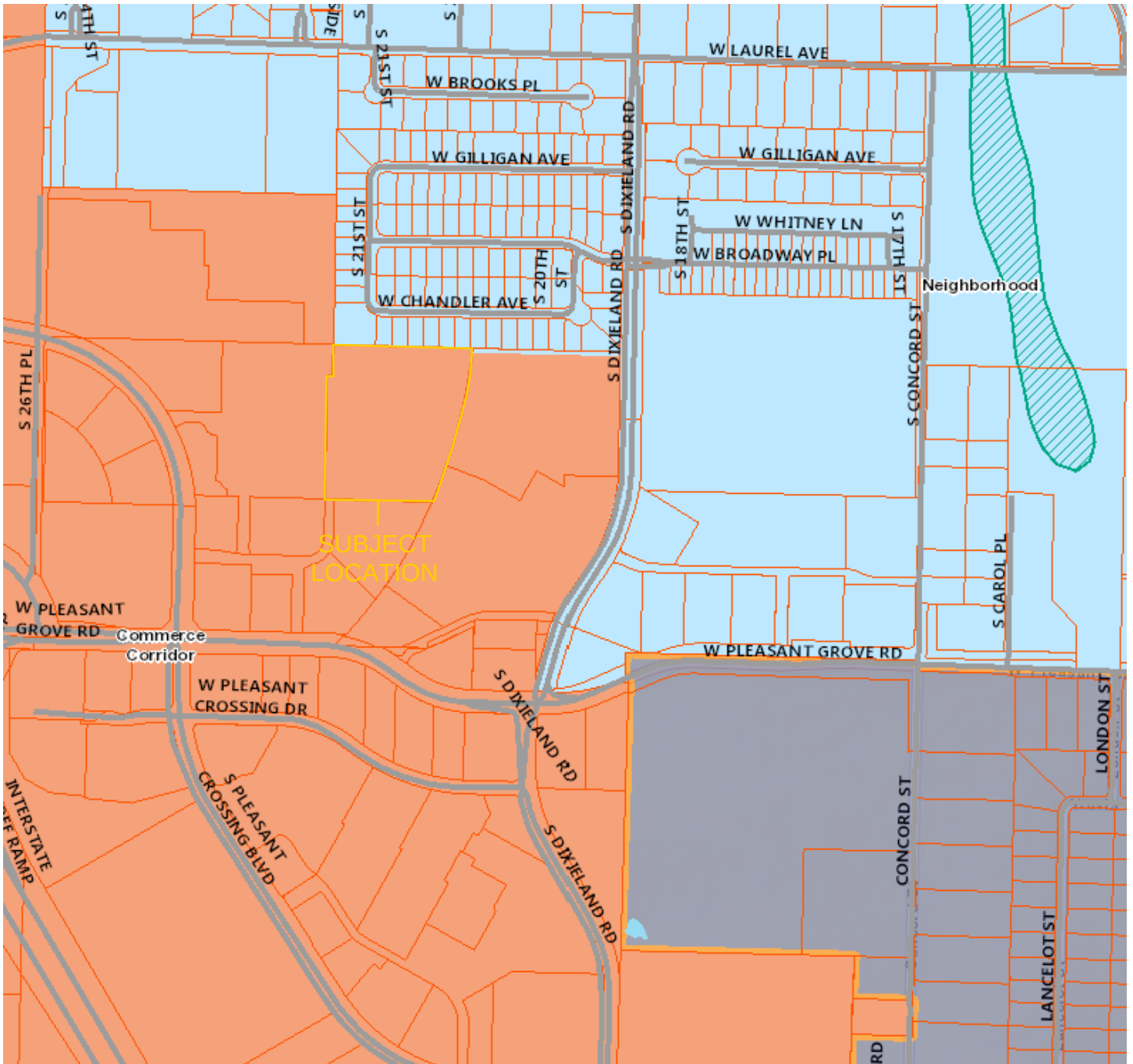
**TABS:**

1. Vicinity maps (aerial, CGM, zoning)
2. CUP application and required supplements

AERIAL VICINITY MAP

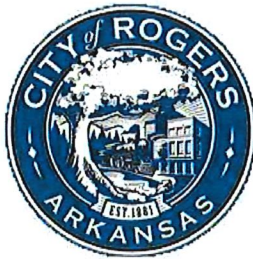


CGM VICINITY MAP



[illegible]





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: \_\_\_\_\_ (\$100)  
Zoning: \_\_\_\_\_  
Permit Number: \_\_\_\_\_  
CityView Application: \_\_\_\_\_  
Date: \_\_\_\_\_

CONDITIONAL USE PERMIT

APPLICANT: Modern Storage Rogers, LLC  
ADDRESS: 9800 Maumelle Blvd. SUITE #: \_\_\_\_\_  
PHONE #: 501-758-2441 EMAIL: bdale@joewhiteassociates.com  
PROPERTY OWNER: Chambers Bank (C Holdings, LLC) PHONE #: 479-582-6003  
PRESENT USE: Undeveloped ZONING: C-2 ; CU  
PROPOSED CONDITIONAL USE: Storage Facility  
PARKING SPACES AVAILABLE: N/A HOURS OF OPERATION: M-Sat 8AM-6PM  
Sun 1PM-6PM  
IF APPLYING TO OPEN A DAYCARE:  
NUMBER OF CHILDREN: \_\_\_\_\_ MOST CHILDREN AT ONE TIME: \_\_\_\_\_

[Signature] 6-28-21  
Applicant Signature Date

Is the property switching from a residential to non-residential use?

- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.  
☒ No

Attachment Checklist:

- ☒ Letter explaining request  
☒ Legal description of property  
☒ Applicant Certification  
☒ Site plan as needed  
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: \_\_\_\_\_ PUBLIC HEARING DATE: \_\_\_\_\_ CERTIFIED MAIL DATE: \_\_\_\_\_  
PLANNING COMMISSION ACTION: \_\_\_\_\_  
COMMENTS, CONDITIONS, LIMITS: \_\_\_\_\_

**PROPERTY OWNER PERMISSION**

I, C Holdings, LLC, hereby permit the use of Conditional Use Permit  
(name) (use)  
on my property at Lot 14 of Centre Point, Phase II Rogers, Arkansas.  
(address) at Pleasant Grove

Dated this the 28 day of June, 2021.

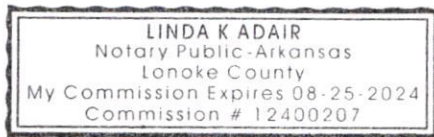
Signed

Name Printed

STATE OF ARKANSAS

COUNTY OF PULASKI

Subscribed and sworn before me this the 28<sup>th</sup> day of June, 2021.



Linda K. Adair  
Notary Signature

Linda K. Adair  
Notary Name Printed

08/25/2024  
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 **with return receipts requested** at least 15 days prior to the upcoming public hearing.

Dated this the 6<sup>th</sup> day of July, 2021.

  
Signed

Brian Dale  
Name Printed

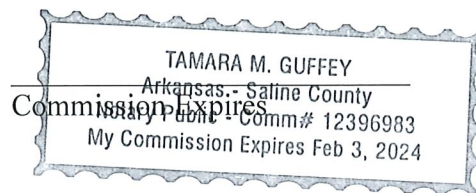
STATE OF ARKANSAS

COUNTY OF Pulaski

Subscribed and sworn before me this the 6<sup>th</sup> day of July, 2021.

  
Notary Signature

Tamara M. Guffey  
Notary Name Printed





June 28, 2021

Mr. Ethan Hunter  
City of Rogers  
Department of Community Development  
301 W. Chestnut Street  
Rogers, AR 72756

RE: Modern Storage – CUP Application  
Lot 14 Centre Point, Phase II at Pleasant Grove

Mr. Hunter,

Attached are copies of the application, property owner permission, CUP site plan, preliminary survey, final plat and filing fee for the above referenced project.

The developer/applicant for this project would like to request a Conditional Use Permit to allow indoor storage and warehousing under the use of “warehouse storage limited” and “live/work quarters”. This project contains approximately 8.98 acres and is located immediately east of 3855 South 26<sup>th</sup> Street. The parcel is currently zoned C2-CU and was previously granted a Conditional Use Permit for this same request to another applicant.

The business to be operated is a “Modern Storage” which is a climate-controlled storage facility whose business hours would be as follows:

Monday-Saturday: 8:00 A.M. to 6:00 P.M.

Sunday: 1:00 P.M. to 6:00 P.M.

This facility will have an office, office warehouse and mini storage with one apartment dwelling for a full-time on-site manager. The developer proposes to construct this project in three phases. Signage for the proposed Modern Storage will be on the buildings as well as a monument sign that would be erected adjacent to the private drive. All signage will meet the City of Rogers signage ordinance. Foliage, new trees, and screened fencing will be used to screen the self-storage facility from adjacent residential uses. The business does not expect to provide additional noise as it has proven to be a very quiet business by standards of other existing “Modern Storage” locations. Lighting will be down lighting installed according to the city building requirements. The proposed parking includes one space for an on-site manager and short-term parking for future customers. The parking will be asphalt paving with concrete paving in selective areas. No flammable or hazardous materials will be present on the site as the tenant’s lease prohibits them.





**JOE WHITE & ASSOCIATES, INC.**  
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

The facility does not expect to generate heavy traffic but expects the volume to be 20-30 vehicles per day. Self-storage is a very low traffic, quiet operation that provides the necessity of storage to surrounding neighborhoods and businesses that otherwise might not have storage space for it in the near vicinity.

Please consider granting this Conditional Use Permit for the proposed "Modern Storage - Rogers" location.

Please place this item on the next available Planning Commission agenda.

Please do not hesitate to call if you have any questions or require additional information.

Your help in this matter is greatly appreciated.

Sincerely,

Brian Dale



**JOE WHITE & ASSOCIATES, INC.**

CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING

BEFORE THE PLANNING COMMISSION OF THE CITY OF ROGERS, ARKANSAS

NOTICE OF PUBLIC HEARING FOR A CONDITIONAL USE PERMIT

Notice is hereby given pursuant to Section 14-723 of the Rogers City Code that Modern Storage Rogers, LLC is applying to the Rogers Planning Commission for a Conditional Use Permit to allow property located at Lot 14 of Centre Point, Phase II at Pleasant Grove to be used as Warehousing and Storage. The property is more particularly described as follows:

LEGAL DESCRIPTION: Lot 14 of Centre Point, Phase II at Pleasant Grove

LAYMAN'S DESCRIPTION: Parcel Number 02-22365-002  
8.98 acres more or less, located between S. 26<sup>th</sup> Street and S. Dixieland Road.

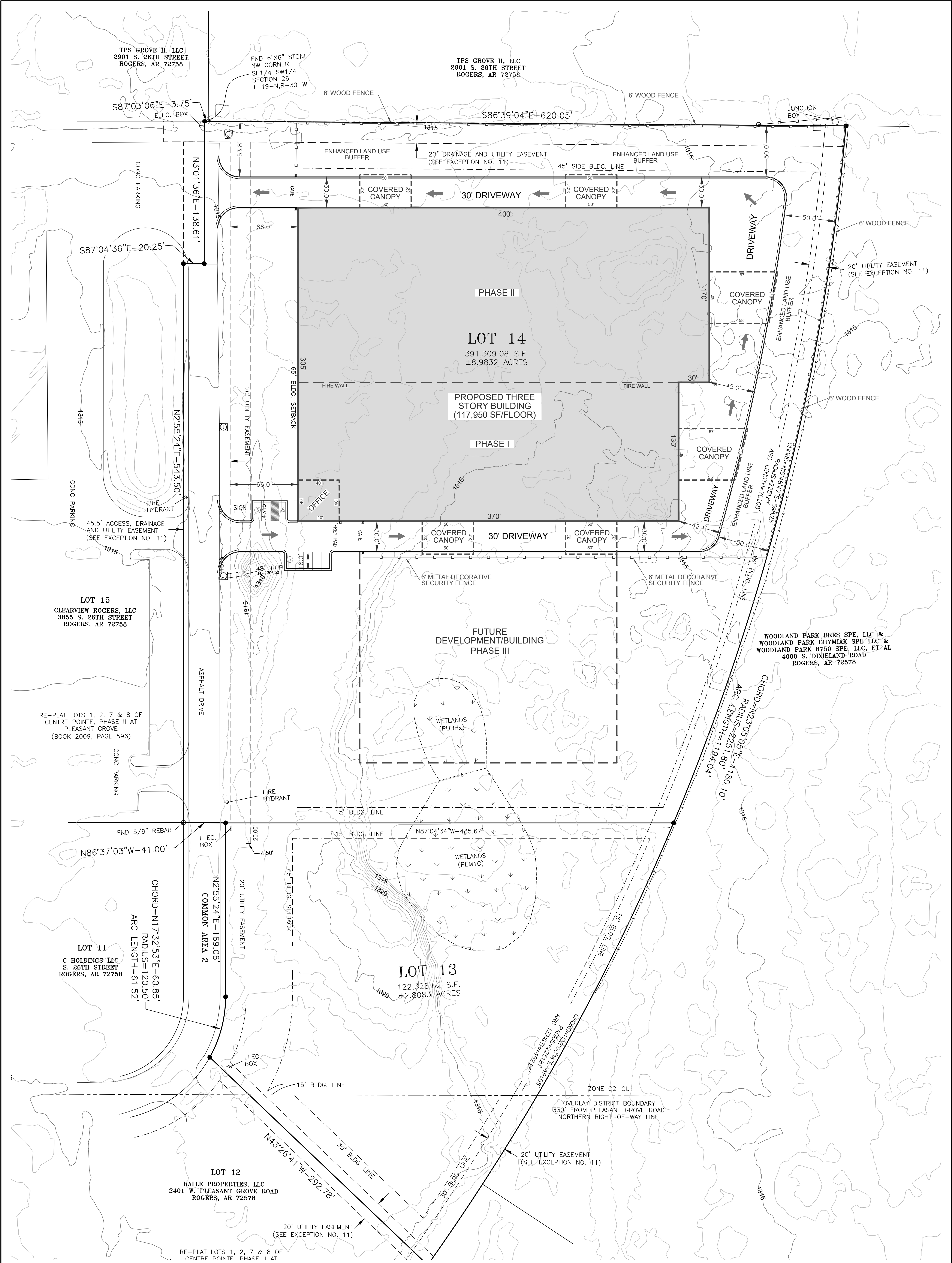
A public hearing by the Rogers Planning Commission will be held on July 20, 2021, at 5:00 p.m. in the City Council Chambers of the City Hall Building located at 301 W. Chestnut Street, Rogers, Arkansas.

Respectfully Submitted,

By:

(Applicant's Signature)





CONDITIONAL USE PERMIT

MODERN STORAGE – ROGERS  
Lot 14 of Centre Point, Phase II  
at Pleasant Grove

AN ADDITION TO THE CITY OF ROGERS  
BENTON COUNTY, ARKANSAS

**JOE WHITE & ASSOCIATES, INC.**  
CIVIL ENGINEERING - CONSULTING SERVICES - LAND SURVEYING  
25 RAHLING CIRCLE, SUITE A-2 LITTLE ROCK, ARKANSAS 72223  
PHONE: (501) 214-9141

DATE: 06-28-2021 SCALE: 1" = 40'  
PROJECT NUMBER: 21-300B

| SCALE IN FEET                                                |             |      |
|--------------------------------------------------------------|-------------|------|
| 40'                                                          | 20'         | 0'   |
| 40'                                                          | 80'         | 120' |
| CERTIFICATE OF AUTHORIZATION                                 |             |      |
| JOE WHITE & ASSOCIATES, INC.<br>#3871<br>ARKANSAS - ENGINEER |             |      |
| DATE                                                         | DESCRIPTION | BY   |
|                                                              | REVISION    |      |





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

**MEETING DATE**  
**JULY 20, 2021**

TO: PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**  
**PRELIMINARY PLAT – SKY VALLEY ESTATES**

STAFF: AMBER LONG, PLANNER II  
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

**REQUEST DETAILS**

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| PROJECT NAME:             | Sky Valley Estates                                 |
| ADDRESS/LOCATION:         | W Shores Ave. and S Mt. Hebron Rd.                 |
| PROPOSED USE:             | Single-family residential                          |
| CURRENT ZONING:           | R-SF (Residential Single-Family)                   |
| CGM GROWTH DESIGNATION:   | Neighborhood                                       |
| APPLICANT/REPRESENTATIVE: | Taylor Lindley, P.E., Crafton Tull                 |
| PROJECT OWNER/DEVELOPER:  | Can-Ark Diamond Realty Holdings, LLC               |
| PROPERTY OWNER:           | Scott and Cheryl Scruton                           |
| NATURE OF REQUEST:        | Approval of Preliminary Plat                       |
| AUTHORITY:                | Chapter 14, Article III, Rogers Code of Ordinances |

**SUMMARY**

This request is to approve the preliminary plat for a new 20-lot subdivision, with 19 residential lots and one non-buildable drainage/recreation lot, located on ±6.82 acres of land. The proposed preliminary plat meets all City requirements (except for requested waivers/variances) and has been forwarded to the Planning Commission for approval per Sec. 14-580.

Community Development recommends **approval** of this request subject to the following actions:

- Approve a **FEE-IN-LIEU** of street improvements along Shores Ave in the amount of \$60,613.73.
- Approve a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring street and pedestrian connectivity with the **CONDITION** that if pedestrian connectivity can be achieved with the subdivision to the west that said connection shall be made.

*Notes:*

*The Floodplain Administrator has determined using best available data that this project will require a Floodplain Development Permit. Lot 11 and Lot 12 will require elevation certificates prior to a Certificate of Occupancy being issued.*

*A Condition of Approval of the Floodplain Development Permit will be to install privacy fencing adjacent to a primary channel **prior to the acceptance of the Final Plat** along the drainage easement boundary to ensure no adverse impacts on the Primary Channel in accordance with the City of Rogers Flood Damage Prevention Code and Drainage Criteria Manual.*



## STAFF REVIEW

### ENGINEERING REVIEW

#### 1. ACCESS MANAGEMENT:

The applicant's project meets the City of Rogers Access Management standards.

#### 2. STORMWATER MANAGEMENT:

The applicant proposes a new detention pond at the south of the project location.

#### 3. WATER QUALITY:

The applicant's detention pond includes water quality calculations with meet the City of Rogers Water Quality requirements.

#### 4. FLOODPLAIN MANAGEMENT:

No portion of the project is located within a Special Flood Hazard Area (SFHA). The project is located in Zone "X" (unshaded). However, there is a known channel to the south of this site, and the applicant has proposed to dedicate an extended drainage easement onto Lot 11 and Lot 12 to the 100-year water surface elevation of the channel. It is noted that Title 44 CFR defines a "flood plain" or "flood-prone area" as "any land area susceptible to being inundated by water from any source". **The Floodplain Administrator, using best available data, has determined that Lot 11 and Lot 12 include a known floodplain, and will require a Floodplain Development Permit for this site, regardless of the site being currently mapped in a Zone X (unshaded) due to the proximity of the channel to the future structures on Lot 11 and Lot 12. Structures on Lot 11 and Lot 12 will be required to be built 2-feet above the 100-year water surface elevation, and will require elevation certificates to be reviewed and approved by the Floodplain Administrator prior to a Certificate of Occupancy.**

#### 5. MASTER STREET PLAN IMPROVEMENTS:

##### a) Street Pavement and Condition:

The applicant requests proposes a **FEE-IN-LIEU** of improvements along Shores Ave in the amount of \$60,613.73.

##### b) Connectivity Standards:

The applicant's project meets the City of Rogers connectivity requirements as proposed. Connectivity south and west are not feasible, and the applicant's proposal included a connection to the east. However, the construction of a new home to the east has altered the proposed future route to the east. Staff did meet with the applicant regarding this and considered adjusting the location of the easterly connection further south, however this would interfere with the channel along the south of this location, and would become too costly to achieve the connection. Pedestrian connections, required to connect to cul-de-sac streets, were also considered. However, due to topography and the location of the channel, the applicant could not feasibly make a pedestrian connection to the south. The applicant requests a **WAIVER** from Sec. 14-604(c) Connectivity standards with the hardship that the location of surrounding development and the channel to the south prevent a feasible connection.

##### c) Streetscape:

###### i) Right-of-Way:

- 1) The applicant proposes to dedicate the required right-of-way along Shores Ave to accommodate the future collector alignment.
- 2) The applicant proposes a new S 59<sup>th</sup> Street cul-de-sac street with a 50-ft right-of-way with bulb-outs and street parking as required by the typical street section for a Minor Street.

###### ii) Sidewalks & Sidepaths:

- 1) The applicant's fee-in-lieu proposal includes sidewalks along Shores Ave.
- 2) The applicant proposes sidewalks along S 59<sup>th</sup> Street which complies with the typical street section.

##### d) Trails:

No trails are required nor proposed.

##### e) Streetlights:

The applicant proposes the required streetlights, including one at the intersection of Shores Ave.

##### f) Street Trees:

The applicant proposes the required street tree requirements.

6. RECOMMENDATIONS:

- a) Approve a **FEE-IN-LIEU** of street improvements along Shores Ave in the amount of \$60,613.73.
- b) Approve a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring street and pedestrian connectivity with the **CONDITION** that if pedestrian connectivity can be achieved with the subdivision to the west that said connection shall be made. The development is between Shores Ave, two subdivisions, and has a primary channel between the development and the south. The pedestrian connection to the south is not feasible, however the applicant may be able to achieve pedestrian connectivity to the west in lieu of the southern connection. Also, due to a new home construction to the east, staff agrees that this hardship would prevent the feasible location of connectivity.

PLANNING REVIEW

1. LAND USE:

- a) Use Definition:  
Single-Family Residential encompasses “buildings containing one dwelling unit located on a single lot. Single-Family residential includes without limitation tiny houses as defined by Sec. 10-36 of the City Code of Ordinances,” (Sec. 14-695(b)(1)(k)).
- a) Zoning Compliance:  
The proposed project complies with R-SF zoning standards, except as requested for variance herein.
- b) CGM Compliance:  
The proposed project aligns with the purpose, character, and goals of the Neighborhood Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-702 and Article V with the exception of any requested waivers and/or variances.

- a) Lot Dimensions:  
All minimum lot standards have been met.
- b) Building Disposition:  
All minimum building setback requirements have been met.
- c) Parking & Loading:  
All vehicle and bicycle parking requirements have been met.
- d) Screening & Transitions:  
N/A
- e) Landscaping:  
All landscaping requirements have been met.

3. RECOMMENDATIONS:

- a) Approve request.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

**DIRECTOR'S COMMENTS**

1. Agree with recommendations.



JOHN C. MCCURDY, Director  
Community Development



## **SUGGESTED MOTIONS**

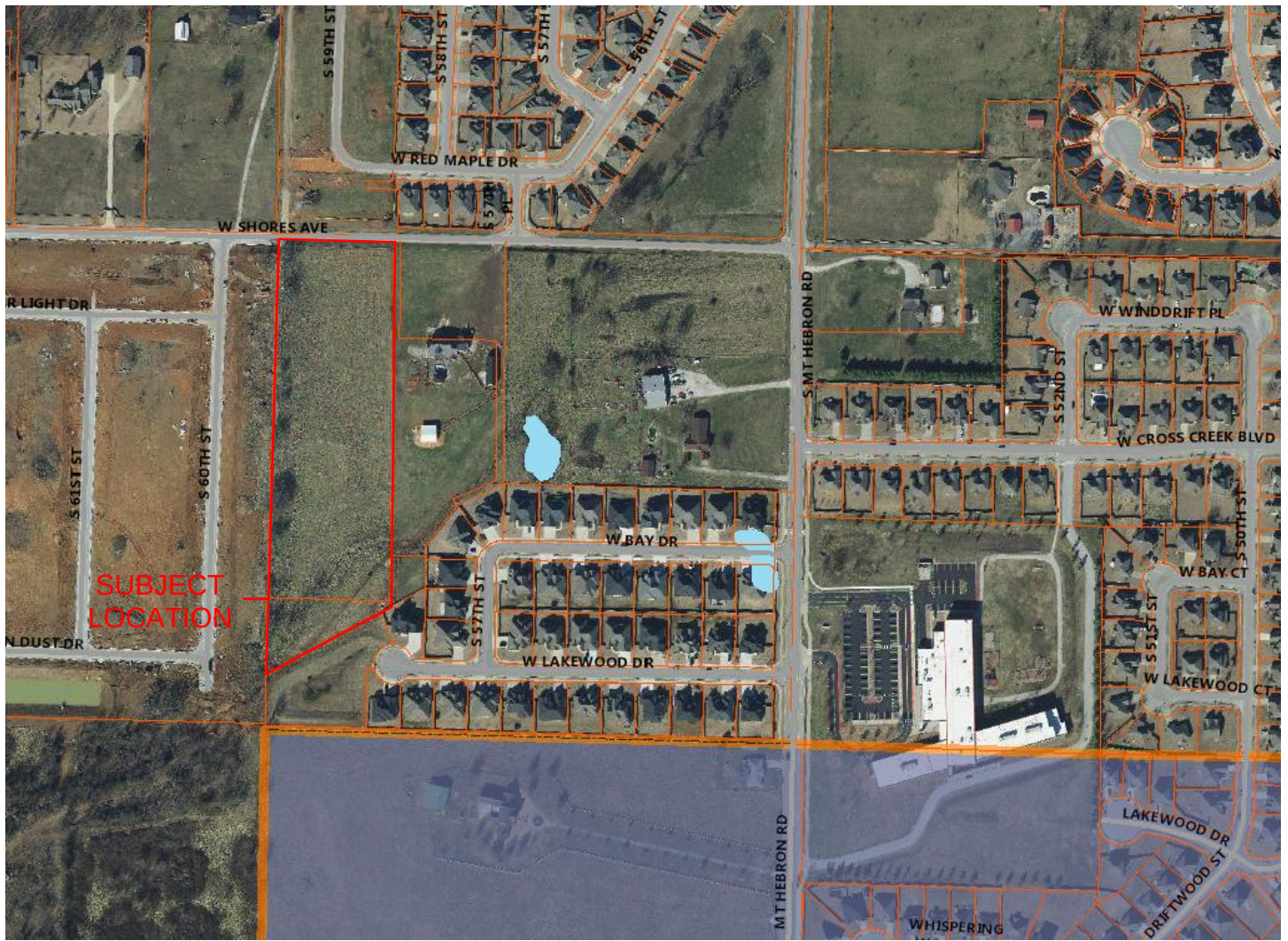
1. *IF APPROVING:*  
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*  
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING:*  
Move to deny the request as presented.
4. *IF TABLING:*  
Move to table the request [indefinite or date certain].

## **TABS**

1. Vicinity maps (aerial, zoning, CGM)
2. Waiver/variance request letter
3. Large-Scale Development Plans (cover, site, utility, landscape)

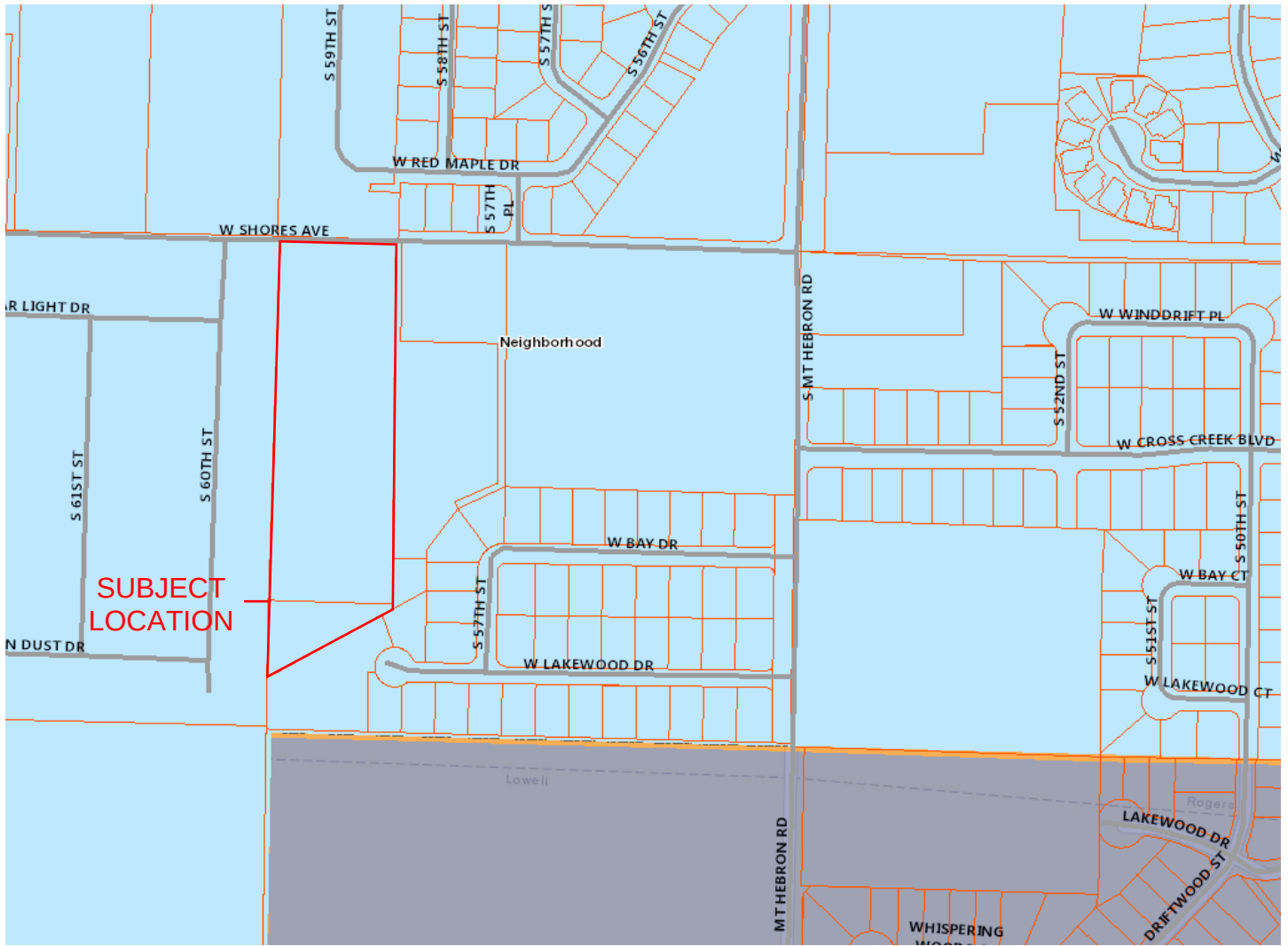
TAB 1

AERIAL VICINITY MAP

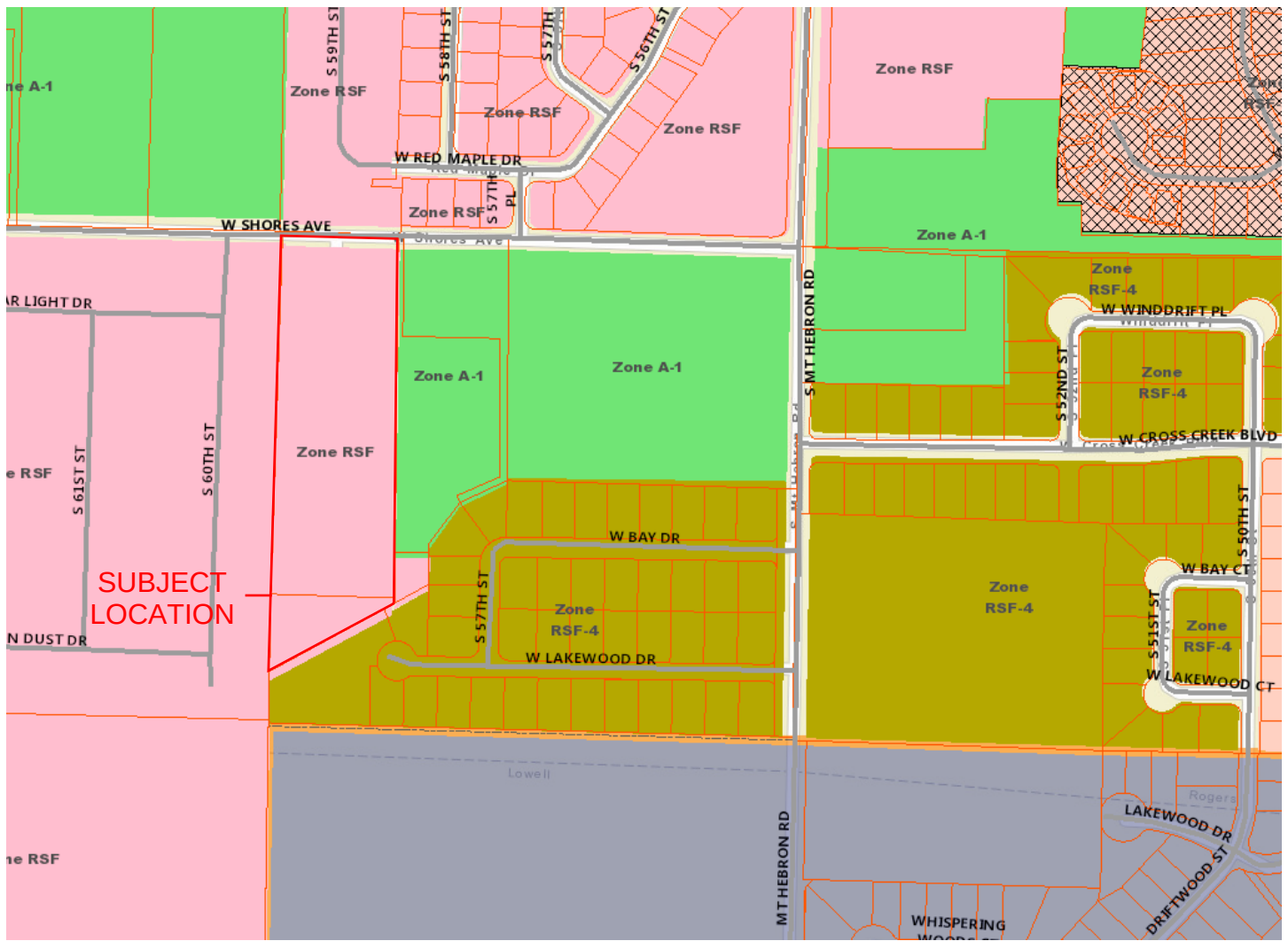




CGM VICINITY MAP



## ZONING VICINITY MAP







June 28, 2021

Mr. Taylor Lindley, PE  
Crafton Tull-Civil  
901 North 47th Street, Suite 200  
Rogers, AR 72756

Re: Conditional Approval of Civil Plans  
Sky Valley Estates

Dear Mr. Lindley:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. The existing street name (60<sup>th</sup> Street) near the beginning of Sanitary Sewer Main #1 and the Shores Avenue Street name are still not shown on the Utility Plan.
2. Show 5' horizontal separation between the light pole and the sewer main on Lot 9.
3. Show and dimension 10' horizontal separation between the fire hydrant and the sewer service line on Lot 19.
4. As per previous comment #9, depict the locations of the electric transformers. Locate them as far from water meters as is practical but in no case within 30 feet of water meters.
5. There is an existing 30' utility easement shown along the south side of Shores Avenue. Provide the book and page information for this easement.
6. It appears the invert elevations for the beginning and end of the jack & bore encasement on Sanitary Sewer Line 1 are for the sewer main at those points and not the encasement pipe. The noted elevations should be 4" lower than the sewer pipe invert elevations at those points.
7. Match crowns of the 4" sewer service with the 8" out-flowing pipe at Manhole 1-5 to get the proper invert elevation for the 4" service line.
8. As per previous comment #19, show the sanitary sewer main between Manhole 1-4 and Manhole 2-1 at minimum grade to gain maximum depth for future extension to the east. This line can be designed at 0.40% grade with Manhole 2-1 being less than 14' deep.
9. There are several locations along Water Line 1 that are shown as less than the required

depth from finished grade.

10. Show the proposed sewer main crossing on the Pond profile.
11. Revise the sewer service line serving Lot #11 so that the change in direction does not exceed 45°.
12. The following must be submitted prior to scheduling a pre-construction meeting:
  - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
  - B. One copy of the revised plans for review.
  - C. Written approval from the Arkansas Department of Health.
  - D. Approved offsite easements filed for record.
  - E. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
  - F. A copy of the executed contract between the developer or general contractor and the utility contractor.
  - G. Performance and payment bonds executed by the utility contractor.
  - H. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Brian T. Sartain, PE

BS: DG

Attachment(s): Special Contract for Facilities Extension





July 12, 2021

Department of Community Development  
Planning Division  
301 W Chestnut Street  
Rogers, AR 72756

RE: Sky Valley Estates Waiver Request  
CTA Job No. 21100400  
CityView: PL202100520

Dear Staff,

We are requesting three waivers on Sky Valley Estates Preliminary Plat. One waiver is from providing pedestrian access to a nearby cul-de-sac (Sec 14-604.c.5). The second waiver is to provide street trees from the medium and large trees on the approved street tree list rather than the small tree selection (Sec 18-258). The third waiver is to not provide a street stubout on each boundary of the site that abuts a potentially developable piece of land (Sec 14-604.c.2).

It was requested that our developer make a sidewalk connection from the end of the proposed cul-de-sac of the Sky Valley Estates project to the cul-de-sac on West Lakewood Drive. In between these two cul-de-sacs is a retention pond, a detention pond, and a 20' wide grass lined channel. More than 222 acres drain through this grass lined channel. In order to provide pedestrian access, the developer would have to install a bridge or large culverts to keep the storm water from ponding on adjacent properties. This would be very costly and not warranted for the size of the development. The current design allows for more natural flow conditions through the site without any structures impeding flow.

We are requesting a waiver on street tree species for Sky Valley subdivision to allow us to select street trees from the medium and large approved tree species rather than from the list of small trees. Our landscape contractors are reporting difficulty obtaining many of the listed small trees commercially. The trees shown on our landscape plans are native species selected from the 2020 Arkansas Native Plant Society recommended street tree list. This list was cross-referenced with USDA fact sheets and Gary Hightshoe's "Native Trees, Shrubs, and Vines for Urban and Rural America" to identify natives and/or nativars that 1) will perform well in a 5' greenspace; 2) have taproot or deep lateral root systems that will not interfere with sidewalks or curbs; and 3) are readily available locally and commercially. A copy of the ANPS list of recommended natives is attached, with trees suitable for medians less than 6' in width and deep root systems highlighted. We are happy to provide further reference materials to support our request if needed.

- Thornless Honeylocust 'Shademaster' (*Gleditsia triacanthos inermis* 'Shademaster'), which is on the approved street tree list
- Black Gum, Sour Gum, or Tupelo (*Nyssa sylvatica*)
- American hophornbeam (*Ostrya virginiana*), which is on the approved street tree list
- Willow oak (*Quercus phellos*), which is on the approved street tree list as a large tree



We are requesting a waiver on providing a street stubout along each boundary. Crescent View subdivision to the west does not have any stubouts that our development could connect to. Similarly, the parcel directly to the east has a single family residence that was built within the past year. This parcel includes a single family home, a pool, a shop and another detached building. This can all be observed in the overall site plan provided in the plan set. A street stub would line up directly with the pool/back yard of the new home. After speaking with staff, it was decided that connecting a street to this parcel is not feasible/desired. If this waiver is granted, the eastern street stub will be replaced with a single family lot bringing the total buildable lot count to 20.

Thank you in advance for your consideration. Please let us know if you have any questions.  
Sincerely,



Taylor Lindley, P.E.  
Project Manager

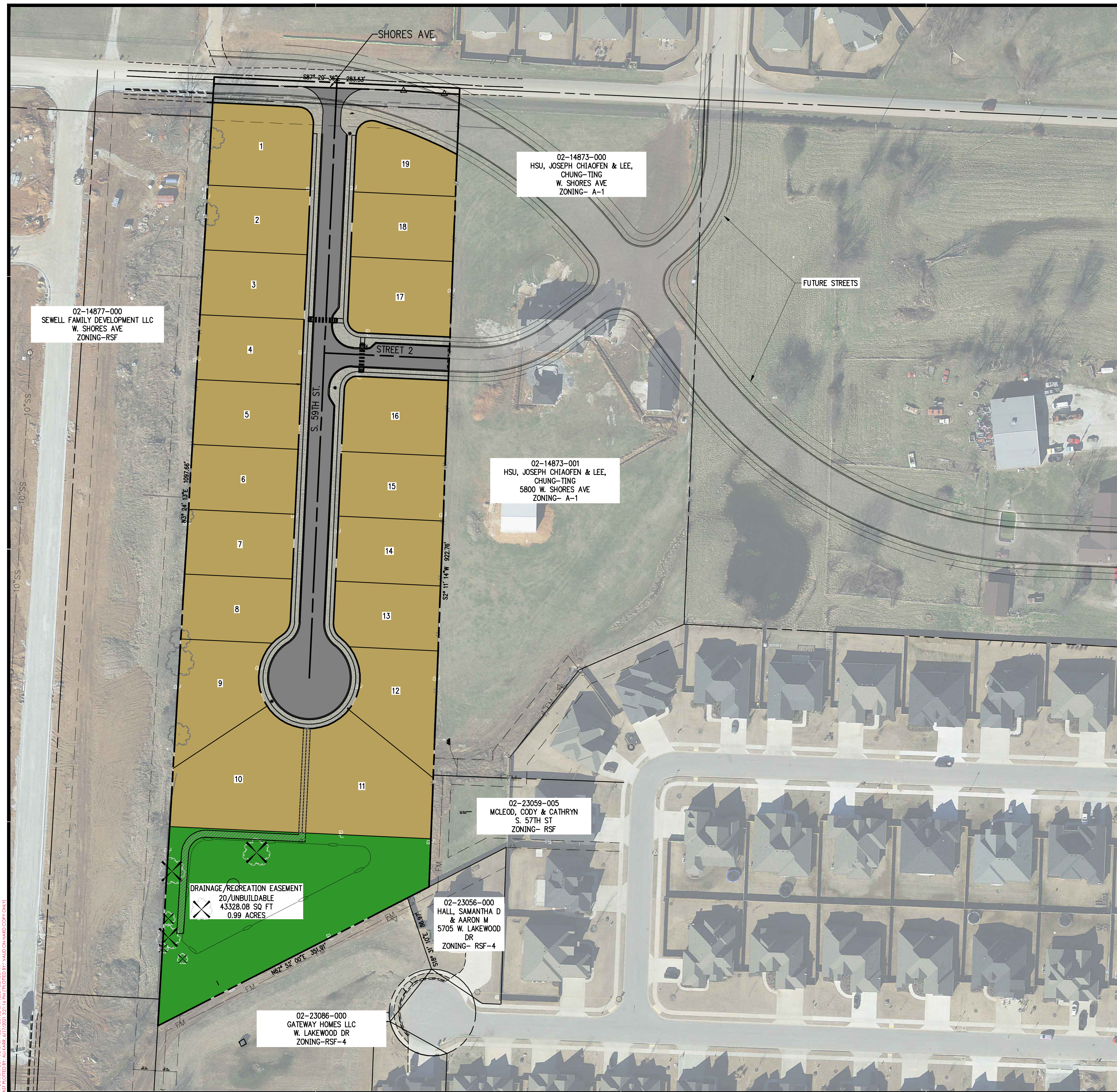


Robyn Lane, ASLA, PhD.  
Landscape Architect









Page 94 of 127













- 
- MAINTENANCE NOTES

- 
- UTILITIES AND PLANT MATERIALS

- 
- PLANT SCHEDULE**

Arkansas One Call



**Call** before you dig.





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

**MEETING DATE**  
**JULY 20, 2021**

TO: PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**  
**LARGE-SCALE DEVELOPMENT PLANS – CASEY’S GENERAL STORE**

STAFF: ETHAN HUNTER, CITY PLANNER  
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

**REQUEST DETAILS**

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| PROJECT NAME:             | Casey’s General Store                              |
| ADDRESS/LOCATION:         | 3757 W. New Hope Road                              |
| PROPOSED USE:             | Convenience Store with Gas Sales                   |
| CURRENT ZONING:           | C-2 (Highway Commercial)                           |
| CGM GROWTH DESIGNATION:   | Neighborhood Center                                |
| APPLICANT/REPRESENTATIVE: | Morrison Shipley / Doug Melton                     |
| PROJECT OWNER/DEVELOPER:  | Casey’s General Stores                             |
| PROPERTY OWNER:           | Rhodes Properties LLC                              |
| NATURE OF REQUEST:        | Approval of Large-Scale Development Plans          |
| AUTHORITY:                | Chapter 14, Article III, Rogers Code of Ordinances |

**SUMMARY**

This request is to allow the construction of a 4,238-sf convenience store and fuel canopy on ± 2.18 acres. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Community Development recommends **approval** of this request subject to the following actions:

1. Approve **WAIVER** from Sec. 14-46(g) Typical Section for Major Arterial Streets for W New Hope Road to deviate from the City of Rogers Typical Street Section.
2. Approve **WAIVER** from Sec. 14-46(g) Typical Section for Collector Streets for S Osage Road to deviate from the City of Rogers Typical Street Section.
3. Approve **VARIANCE** from Sec. 14-285(2) for an 8’ front setback reduction (75’ to 68’).



## STAFF REVIEW

### ENGINEERING REVIEW

#### 1. ACCESS MANAGEMENT:

The applicant's project meets the City of Rogers Access Management criteria.

#### 2. STORMWATER MANAGEMENT:

The applicant states that the site was originally designed by Crafton Tull as a part of a larger common development known as Creekside Phases I, II, and III and stormwater runoff was accounted for in the drainage report dated December 2008 attached to the Drainage Report as Appendix E.

#### 3. WATER QUALITY:

The applicant state that water quality measures will be achieved through the use of a series of Snout® Oil and Debris Stops in the inlets. An Operation and Maintenance manual is attached to the Drainage Report as Appendix B.

#### 4. FLOODPLAIN MANAGEMENT:

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

#### 5. MASTER STREET PLAN IMPROVEMENTS:

##### a) Street Pavement and Condition:

- 1) W New Hope Road is not in substandard condition.
- 2) W Financial Parkway is not in substandard condition.
- 3) S Osage Road is not in substandard condition.

##### b) Connectivity Standards:

Connectivity standards do not apply at this location.

##### c) Streetscape:

###### i) Right-of-Way:

- 1) The applicant requests a **WAIVER** from Sec. 14-46(g) Typical Section for Major Arterial Streets for W New Hope Road to deviate from the City of Rogers Typical Street Section. The applicant states that W New Hope Road is fully developed in this area. The right-of-way width for W New Hope Road varies, and exceeds the minimum requirement of 100-feet of right-of-way.
- 2) The applicant requests a **WAIVER** from Sec. 14-46(g) Typical Section for Collector Streets for S Osage Road to deviate from the City of Rogers Typical Street Section. The applicant states that they are installing streetlights, however, that the project is not adding new vehicular access points along S Osage Road. The applicant states that an additional 5-ft of right-of-way is being dedicated to the City of Rogers. The existing right-of-way is 60-ft, and the additional 5-ft would be 35-ft off center of right-of-way.

###### ii) Sidewalks & Sidepaths:

The applicant's project meets the City of Rogers requirements for sidewalks and sidepaths.

##### d) Trails:

No trails are required or proposed for this project other than sidewalks and sidepaths.

##### e) Streetlights:

The applicant's project shows the appropriate number of street lights. Street lights are shown behind the sidewalk in the right-of-way or within utility easements, which is due to the applicant's waiver requests.

##### f) Street Trees:

The applicant shows street trees within the rights-of-way as required. A portion of the right-of-way for W Financial Parkway Drive does not have street trees due to utility line locations.

#### 6. RECOMMENDATIONS:

- a) Approve **WAIVER** from Sec. 14-46(g) Typical Section for Major Arterial Streets for W New Hope Road to deviate from the City of Rogers Typical Street Section.
- b) Approve **WAIVER** from Sec. 14-46(g) Typical Section for Collector Streets for S Osage Road to deviate from the City of Rogers Typical Street Section

## PLANNING REVIEW

### 1. LAND USE:

#### a) Use Definition:

"Convenience Store with Gas Sales" is defined as "retail sales of food, beverage, and small convenience items typically found in establishments with long or late hours of operation that also sell gasoline," (Sec. 14-695(b)(3)(s)).

#### b) Zoning Compliance:

The proposed project is in compliance with C-2 zoning regulations (except for requested variance). CUP #21-05 requires that the property be rezoned to C-3 prior to issuance of Certificate of Occupancy.

#### c) CGM Compliance:

The subject property is not zoned correctly per the Comprehensive Growth Map, which calls for C-3 zoning in the Neighborhood Center Growth Designation. CUP #21-05 requires that the property be rezoned to C-3 prior to issuance of Certificate of Occupancy.

### 2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-709 and Article III with the exception of any requested waivers and/or variances.

#### a) Building Disposition:

The applicant requests a **VARIANCE** from Sec. 14-285(2) for an 8' front setback reduction (75' to 68'). All other setback and height requirements have been met.

#### b) Building Design:

N/A

#### c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

#### d) Screening & Transitions:

N/A

#### e) Landscaping:

All landscaping requirements have been met.

### 3. RECOMMENDATIONS:

a) **Approve VARIANCE** from Sec. 14-285(2) for an 8' front setback reduction (75' to 68'). The proposed fuel canopy encroaches 8' into the required 75' Overlay District front setback. The structure complies with the underlying 65' setback per C-2 zoning. The additional Overlay District setback inherently conflicts with Neighborhood Center standards and characteristics, and considering that this property must be rezoned to C-3 as a condition of CUP #21-05, staff does not find a valid reason for its application.

b) **Approve** Large-Scale Development Plans.

## OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

## **DIRECTOR'S COMMENTS**

1. Agree with recommendations.



JOHN C. MCCURDY, Director  
Community Development



## **SUGGESTED MOTIONS**

1. *IF APPROVING:*  
Move to approve the request as presented.
2. *IF APPROVING SUBJECT TO OTHER ACTIONS:*  
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. *IF DENYING:*  
Move to deny the request.
4. *IF TABLING:*  
Move to table the request.

## **TABS**

1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

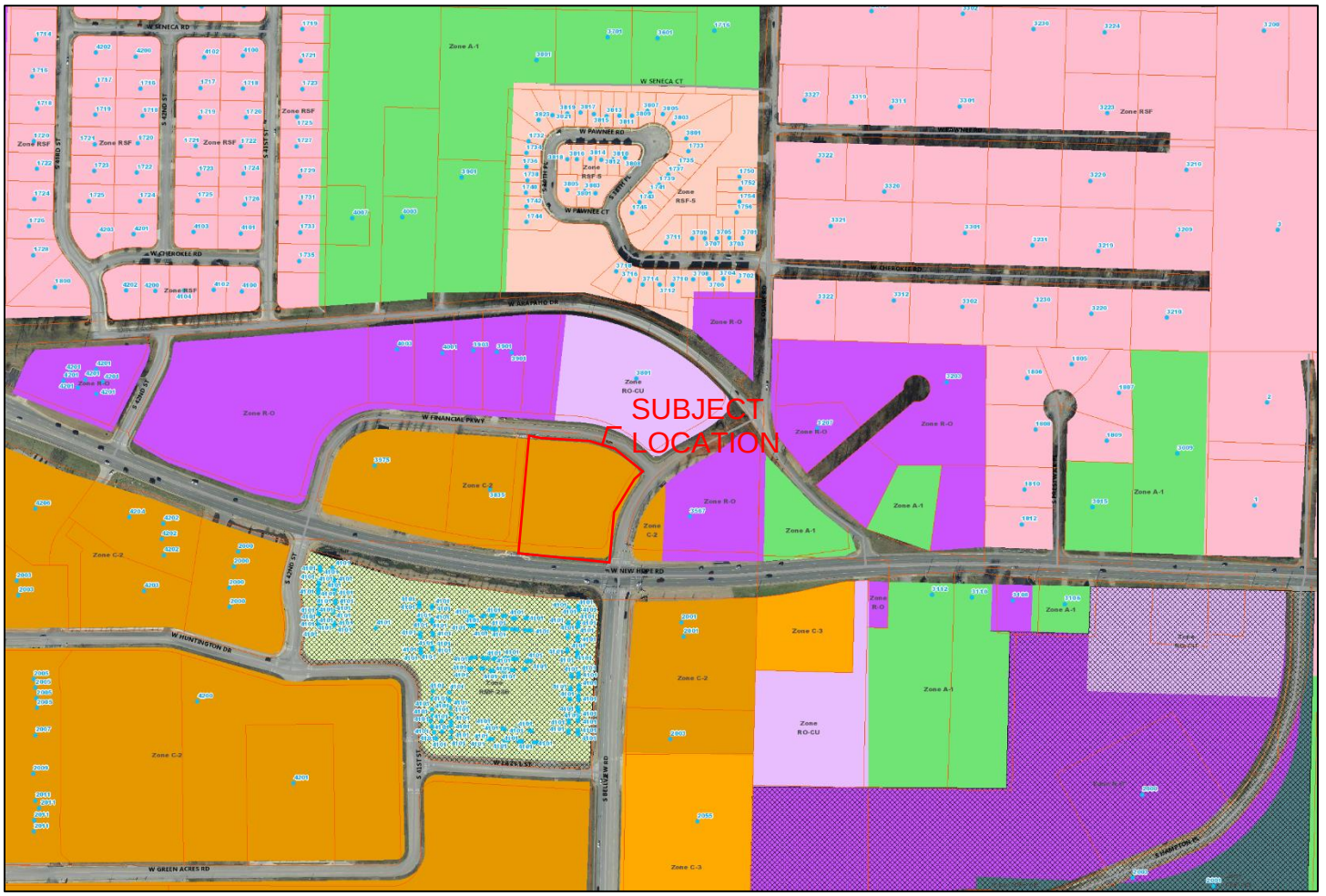
[illegible]



## CGM VICINITY MAP



## ZONING VICINITY MAP







July 2, 2021

Mr. Doug Melton, P.E.  
Morrison-Shipley Engineers, Inc.  
2407 S.E Cottonwood St. Suite 1  
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans  
Casey's General Store - W. New Hope

Dear Mr. Melton:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. Show the fire hydrant line in accordance with Detail WD-1/4A since it is less than one joint of pipe in length. This will eliminate the need for a reducer on the line.
2. Note on the plans there will be a 2" gate valve at the 2" water service tee on the fire hydrant line.
3. Label New Hope Road on the Utility Plan.
4. The leader arrow for the water service tee is pointing to the wrong thing on the fire hydrant line.
5. Sheet C-301 notes "Water over storm drain crossing" near the southwest corner of the site, however the storm sewer profiles indicate the water main is beneath the storm sewer, indicating an invert elevation of +/- 1277.63. If the water main has been exposed and accurately located, it should be stated. If not, Provide a note on the storm sewer profile cautioning the contractor that the 12" water main location has not been field verified.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Contact the RWU inspector, Tony Kinion, at (479) 936-6212 to coordinate all utility work. RWU staff must inspect all underground aspects of the fire hydrant line and meter installation.

Sincerely,

Brian Sartain, PE  
Utility Engineer

BS: DG



# MORRISON SHIPLEY

June 9, 2021

City of Rogers Community Development  
Attention: Amber Long  
301 W. Chestnut Street  
Rogers, AR 72756  
Telephone: (479) 621-1186

**RE:    *Waivers, Variance Requests***  
***Casey's General Store***  
         3757 W. New Hope Road  
         Rogers, AR 72758

City of Rogers:

We are preparing plans for a proposed Casey's General Store at the northwest corner of W. New Hope Road and S. Osage Road. The existing site is 2.2 acres, zoned C-2 Highway Commercial District, and is currently undeveloped. On behalf of Casey's Marketing Company, please find attached the property legal description, site plan, landscape plan, and preliminary reduction survey for review. Casey's General Store is a convenience store with fuel sales. A conditional use permit (CUP # 21-05) was approved by the City of Rogers Planning Commission on April 20<sup>th</sup>, 2021.

The proposed Casey's will have a 4,283 S.F. building (2,187 S.F. commercial/public use area), a 24' by 154' canopy over six fuel pumps (twelve fueling bays), and approximately twenty proposed parking spaces. Two new entrance drives (35' wide, concrete, full access) are proposed along the east side of Unnamed Street, located along the west side of the site. Unnamed Street will be widened, and public sidewalk will be installed as a part of this project. One new entrance (35' wide, full access) is proposed along the southern side of W. Financial Parkway Drive. No entrances are currently proposed along W. New Hope Road or S. Osage Road. This development falls within the City of Rogers Overlay District, so landscape buffers, additional landscaping, and street trees will be provided in accordance with the Overlay District requirements. The proposed monument sign will be six feet tall by fifteen feet wide.

As a part of this project, we are submitting three waiver requests and two variance requests from City of Rogers Development Codes. A summary of each waiver request (items 1-3) and each variance request (**items 4-5**) follows.

1. New Hope Road (Section 14-6: Typical Street Section)  
The Master Street Plan designation is Major Arterial. The TSS for a major arterial street shows a 16' wide curbed median. Considering New Hope Road is primarily fully developed in this area, City staff recommends obtaining a waiver from this requirement.



We are adding streetlights in accordance with city requirements. No new vehicular access points are proposed from the subject site to New Hope Road.

2. **S. Osage Road (Section 14-6: Typical Street Section)**

The Master Street Plan designation is Future Collector Street. The TSS for a collector street shows a 12' wide curbed median. We are adding streetlights in accordance with city requirements. No new vehicular access points are proposed from the subject site to S. Osage Road. Casey's is also dedicating an additional 5' of right-of-way to the City of Rogers. Considering the other three corners of the street intersection are fully developed, and the street does not currently have a curbed median, City staff recommends obtaining a waiver from this requirement.

3. **W. Financial Parkway Avenue (Section 14-6: Typical Street Section)**

The Master Street Plan designation is Minor Street. We are adding streetlights in accordance with city requirements. One new vehicular access point is proposed on the south side of W. Financial Parkway Avenue. The driveway is 35' wide with full access. The proposed driveway does not meet the spacing requirements (100') from the intersection with S. Osage Avenue. It is our understanding that city staff recommends a waiver for the driveway space requirement. This driveway location is an alternate to an originally proposed right-in, right-out access onto S. Osage Road.

4. **Overlay District Regulations (Section 14-285.2: Front Building Setback)**

As mentioned above, the subject site falls within the City of Rogers Overlay District. The landscape buffers and tree requirements will be met as a part of this project. However, we ask the city to consider a variance from the required 75' front building setback requirement. Casey's is a convenience store with fuel sales, a business which relies heavily on street visibility for customers. Limited size of monument sign and the amount of landscape already limits some of the visibility of the site. We ask the city to consider a front setback reduction from 75' to approximately 65' (approximately 10' setback reduction). Note: This setback encroachment is for the fueling bay canopy and part of the canopy columns. The fueling pumps and the Casey's General Store building will not encroach into the setback. A reduction survey is included with this request for city review.

5. **Landscape Criteria for Plant Material (Section 14-256.14.b.2: Tree Island)**

The City of Rogers landscape code requires that parking lots with 10 or more spaces provide either a narrow tree lawn between rows of parking or landscape islands (minimum width of 18'). Casey's has a single row of parking spaces, so the narrow tree lawn is not an option. Casey's has 21 proposed parking spaces, it is our understanding that for this building size and building use that 20 parking spaces are required (minimum). A tree island would eliminate 2 spaces minimum. As mentioned above, this site falls within the Overlay District, and it has four street frontages. Street trees and overlay trees are required along all four frontages. In consideration of the high amount of landscaping/trees being provided elsewhere on site, and in consideration of the limited parking being provided, we ask the city to consider granting a variance for the interior landscape island requirement.

Thank you for your review and consideration of this proposed development and the waiver and variance requests. If you should have any questions or need additional information for review, please call.

Sincerely,  
***Morrison-Shipley Engineers, Inc.***



---

Kevin McClaffin  
Project Manager

Cc: Casey's Marketing Company, file



Issued For Review - 07.13.2021

July 2021

LEGAL DESCRIPTION - from Title Commitment:

Tract 6B of the Creek Side Place Subdivision of the City of Rogers, Benton County, Arkansas, as shown upon the records of the Circuit Clerk of Benton County, in Plat Book 2004 at Page 1413 and Replat in Document No. L201966732.

SURVEY DESCRIPTION of Subject Property:

All of Lot 6B according to Lot Split of Tract 6, Creek Side Place Subdivision to the City of Rogers, filed for record as Document Number L201912780, Benton County, Arkansas.  
Less and Except, all that portion of Lot 6B dedicated as public right-of-way by Easement Plat & Right-of-way Dedication to the City of Rogers, filed for record as Document Number L201966732, Benton County, Arkansas, said public right-of-way dedication being more particularly described as follows:  
BEGINNING at the southwest corner of Lot 6B, according to Lot Split of Tract 6, Creek Side Place Subdivision; thence North 06°31'59" West a distance of 337.04 feet to the northwest corner of said Lot 6B; thence South 84°26'40" East along the north line thereof a distance of 20.81 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said north line, South 06°31'59" West a distance of 337.94 feet to a one-half inch (1/2") rebar with PS #1507 cap on the south line of said Lot 6B; thence North 81°58'45" West along the south line thereof a distance of 20.81 feet to the Point of Beginning.

Surveyor's Note: The above survey description of the Subject Property is being provided to exclude the area from this lot that was dedicated and accepted by the City of Rogers as public right-of-way, and to bring forward into the record the nomenclature of the lot as platted and labeled, being Lot 6B rather than Tract 6B.

General Notes

1. State Contractor's License Required For Projects Exceeding \$20,000.
2. Easement Plat Required For Certificate Of Occupancy.
3. It is The Responsibility Of The Engineer Of Record To Include All Items Required By Ordinance. If Approved Plans Conflict With Ordinance Requirements, The Ordinance Takes Precedence Unless A Waiver Or Variance Has Been Granted.
4. Stockpiles With Excess Construction Materials, Including But Not Limited To Excess Top Soil Stockpiles, Must Be Removed From Site Prior To Project Completions. Grading Beyond The Approved Limits Is Prohibited.

Zoning: C-2, Overlay District

Building And Site Area Calculations:

Overall Site Area: 2.18 Acres  
Total Developed Area: ±2.45 Acres  
Use: Convenience Store With Fuel Sales  
Note: Conditional Use Permit #21-05 Approved By City Of Rogers Planning Commission

Development Area:  
Maximum Building Coverage Allowed: 60% Site Coverage  
Provided Building Coverage: 4,283 S.F. OR 45% Site Coverage

Minimum Open Space Area: 20% Gross Site Area  
Provided Open Space Area: 46,628 S.F. OR 49% Gross Site Area

Maximum Structure Height: 150 feet  
Provided Structure Height: 24 feet  
Building Construction Type: VB, Unsprinkled  
Gross Building Square Footage: 4,283 S.F. (2,187 S.F. Sales Area)

Maximum Impervious Area Allowed: 80% Site OR 76,048 S.F.

Total Provided Impervious Area: 48,417 S.F. OR 51%  
Total Provided Pervious Area: 46,628 S.F. OR 49%

C-2 HIGHWAY COMMERCIAL DISTRICT  
MINIMUM SETBACK REQUIREMENTS (FT.)

| Front             | Interior Side | Exterior Side                           | Rear                     |
|-------------------|---------------|-----------------------------------------|--------------------------|
| South: W New Hope |               | West: "Unnamed" Street<br>East: S Osage | North: Financial Parkway |
| Code              | Code          | Code                                    | Code                     |
| 65'               | 15'           | 45'                                     | 15'                      |

OVERLAY DISTRICT

| Front    | Interior Side | Exterior Side | Rear     |
|----------|---------------|---------------|----------|
| Code     | Code          | Code          | Code     |
| 75'      | 15'           | 45'           | 15'      |
| Proposed | Proposed      | Proposed      | Proposed |
| 67'*     | 15'           | 45'           | 15'      |

C-2 ZONING REGULATIONS:  
Maximum Building Height: 150'  
Maximum Building Coverage: 60%  
Minimum Open Space Shall Not Be Less Than 20% Of The Total Lot Area  
Maximum Impervious Space Shall Not Exceed 80% Of The Total Lot Area  
\*Building Setback Variance Request Will Be Submitted As A Part Of This Project

FLOOD CERTIFICATION:

Based Upon Review Of FEMA Firm: Benton County, Arkansas And Incorporated Areas, And By Graphic Plotting Only, The Subject Property Is Determined To Be In Zone X, Or Areas Determined To Be Outside The 0.2% Annual Chance Floodplain.

Map Number: 05007C0260K  
Effective Date: 06/05/2012

Revisions

- 1 21-05-28 - Revisions Per City Comments
- 2 21-07-12 - Revisions Per City Comments



The Original Signed and Sealed Document  
Is on File at the Office of Record



**MORRISON SHIPLEY**

2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

Engineer

Morrison-Shipley Engineers, Inc.  
2407 SE Cottonwood St., Suite 1  
Bentonville, AR 72712  
Contact: Doug Melton  
Telephone: (479) 273-2209  
Email: dmelton@morrisonshipley.com

Architect

SGA Design Group  
1437 S. Boulder Ave., Suite 550  
Tulsa, OK 74119  
Contact: Jeff Dalton  
Telephone: (918) 587-8602  
Email: jeffd@sgadesigngroup.com

Owner

Rhodes Properties, LC  
2075 Corporate Circle  
Cape Girardeau, MO 63703  
Phone: (573) 339-1300  
Email:

Developer

Casey's General Stores  
3305 SE Delaware Ave,  
Ankeny, IA 50021  
Contact: Shannon Gerard  
Telephone: (515) 381-5732  
Email: shannon.gerard@caseys.com



CASEY'S CONSTRUCTION DIVISION  
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

INDEX OF SHEETS

- C-001 Cover Sheet, Vicinity Map, & Index of Sheets  
C-1.1 ALTA/NSPS Land Title Survey  
C-1.2 ALTA/NSPS Land Title Survey  
C-100 Demolition Plan  
C-101 Overall Site Plan  
C-102 Site Dimension Plan  
C-201 Grading Plan  
C-202 Drainage Plan  
C-203 Storm Drain Profiles  
C-301 Utility Plan  
C-401 Erosion Control Plan  
C-402 Erosion Control Details  
C-601 Casey's Standard Details  
C-602 Casey's Standard Details  
C-603 Casey's Standard Details  
C-604 Miscellaneous Details  
C-605 Miscellaneous Details  
C-606 Miscellaneous Details  
C-607 City of Rogers Details  
C-701 Landscape Plan  
WD-1 RWU Water Details  
WD-2 RWU Water Details  
SD-1 RWU Sewer Details

SITE UTILITY CONTACTS

NATURAL GAS  
BLACK HILLS ENERGY  
CONTACT: BRANDON STUBBS  
131 FEDERAL WAY  
PO BOX 2129  
LOWELL, AR 72745  
PHONE: (479) 320-5097  
EMAIL: brandon.stubbs@blackhillscorp.com

TELEPHONE  
AT&T  
CONTACT: ANTHONY WILLIAMS  
700 W WALNUT  
ROGERS, AR 72756  
PHONE: (479) 249-5194  
EMAIL: aw9156@att.com

WATER & SEWER  
ROGERS WATER UTILITIES  
CONTACT: STEPHEN PONDER  
601 S. 2ND STREET  
ROGERS, ARKANSAS 72756  
PHONE: (479) 621-1156  
EMAIL: stephenponder@rwu.org

CABLE TELEVISION  
COX COMMUNICATIONS  
CONTACT: STEVEN THOMPSON  
131 FEDERAL WAY  
PO BOX 2129  
LOWELL, AR 72745  
PHONE: (479) 871-2430  
4901 S. 48TH STREET  
SPRINGDALE, AR 72762

FIRE DEPARTMENT  
CITY OF ROGERS  
CONTACT: BILL RUMSEY  
201 NORTH FIRST STREET  
ROGERS, ARKANSAS 72756  
PHONE: (479) 621-1117

ELECTRIC  
CARROLL ELECTRIC  
CONTACT: DEREK THURMAN  
707 SE WALTON BLVD  
BENTONVILLE, AR 72712  
PHONE: (800) 432-9720 EXT. 2690  
EMAIL: dthurman@carrollecc.com

GOVERNING AGENCIES

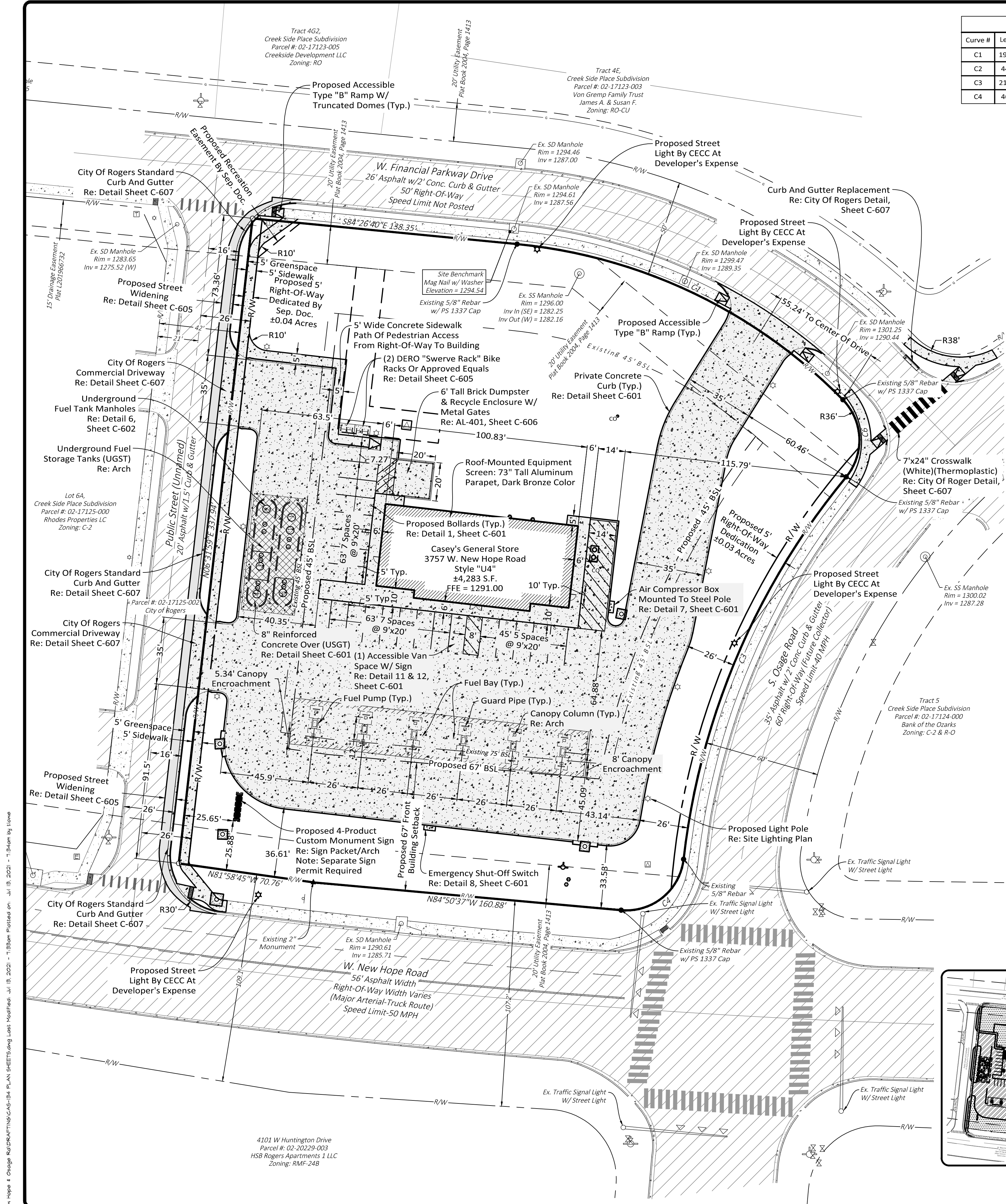
CITY OF ROGERS  
301 W. CHESTNUT  
ROGERS, AR 72756

COMMUNITY DEVELOPMENT DEPARTMENT  
CONTACT: ETHAN HUNTER  
ENGINEERING: KRIS PAXTON, DEVELOPMENT  
COMPLIANCE MANAGER  
PHONE: (479) 621-1186

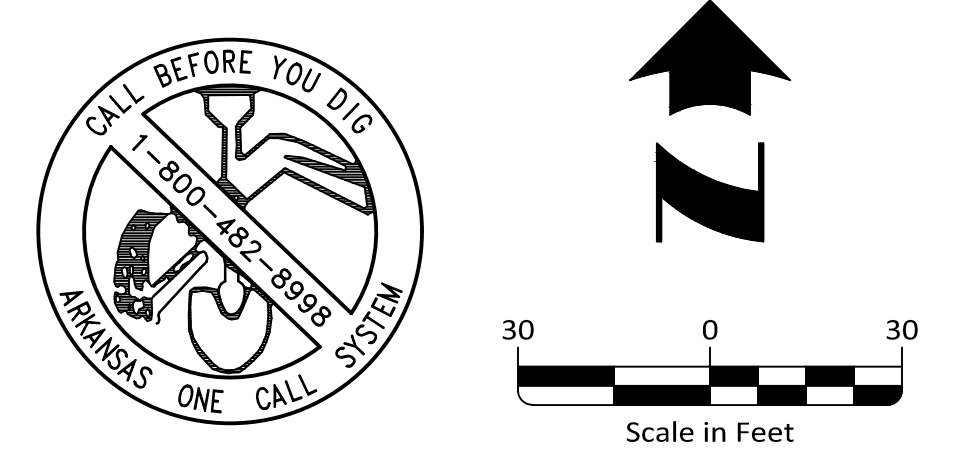
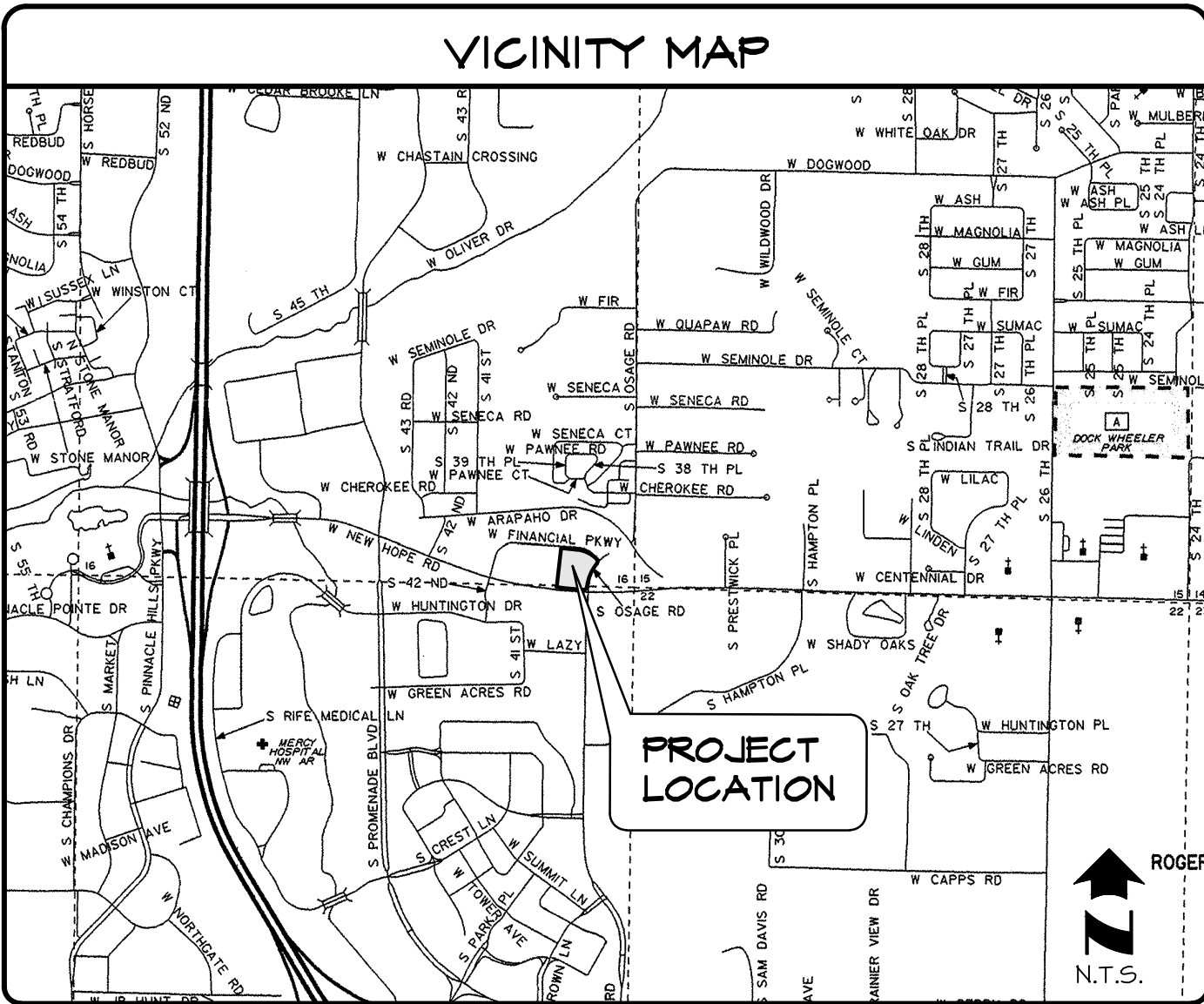
DEPARTMENT OF HEALTH  
ARKANSAS DEPARTMENT OF HEALTH  
DIVISION OF ENGINEERING, SLOT 37  
CONTACT: ADAM PARKER  
4815 W. MARKHAM  
LITTLE ROCK, AR 72205  
PHONE: (501) 661-2623

STREET DEPARTMENT  
CONTACT: FRANK GUYLL  
PHONE: (479) 644-5008





| Curve Table |         |         |         |                 |              |
|-------------|---------|---------|---------|-----------------|--------------|
| Curve #     | Length  | Radius  | Tangent | Chord Bearing   | Chord Length |
| C1          | 191.84' | 275.00' | 100.01' | S 64° 27' 36" E | 187.97'      |
| C2          | 44.01'  | 30.00'  | 27.04'  | S 02° 26' 54" E | 40.17'       |
| C3          | 219.32' | 380.00' | 112.81' | S 23° 02' 37" W | 216.29'      |
| C4          | 46.41'  | 30.00'  | 29.30'  | S 50° 49' 53" W | 41.92'       |



- Site General Notes:**
- The Contractor Shall Be Solely And Completely Responsible For Conditions Of The Job Site, Including Safety Of All Persons And Property During All Phases Of Construction Of This Site. This Requirement Shall Apply Continuously And Shall Not Be Limited To Construction Working Hours.
  - It Is The Contractor's Responsibility To Take All Precautions Necessary To Avoid Property Damage To Adjacent Properties During The Construction Phases Of This Project.
  - All Dimensions, Unless Otherwise Noted, Are To The Face Of Curb, Face Of Building, Edge Of Pavement, Or Centerline Of Stripe.
  - Contractor Shall Coordinate And Comply With All Utility Companies Involved In Project And Pay All Required Fees And Costs.
  - Unless Otherwise Noted, All Curb In City Of Rogers Right-Of-Way Shall Be 6" Type "A" Concrete Curb, Unless Otherwise Noted. In Accordance With The Respective City Requirement.
  - See Architectural Plans For Exact Building Dimensions And Layout.
  - Refer to Lighting Plan For Proposed Parking Lot Lighting Locations And For Pole, Pole Footing, And Pole Fixture Details.
  - Refer To Architectural Plans For Details Of The Proposed Entrance Sign, Dumpster Enclosure, And Underground Fuel Tanks.
  - All Construction In City Of Rogers Right-Of-Way Shall Conform To The City Of Rogers Development Regulations.
  - All Signage, Pavement Markings, And Striping Shall Conform To The Manual Of Uniform Traffic Control Devices (MUTCD) Standards And Regulations.
  - All Sanitary Sewer And Water Systems Shall Be Constructed In Accordance With Rogers Water Utilities Specifications Dated April 16, 1997.
  - Note: State Contractor's License Required For Projects Exceeding \$20,000.
  - All HVAC And Other Mechanical Equipment Must Be Screened From Public View.

**SURVEY DESCRIPTION OF Subject Property:**

All of Lot 6B according to Lot Split of Tract 6, Creek Side Place Subdivision to the City of Rogers, filed for record as Document Number L201912780, Benton County, Arkansas.

Less and Except, all that portion of Lot 6B dedicated as public right-of-way by Easement Plat & Right-of-way Dedication to the City of Rogers, filed for record as Document Number L201966732, Benton County, Arkansas, said public right-of-way dedication being more particularly described as follows:

BEGINNING at the southwest corner of Lot 6B, according to Lot Split of Tract 6, Creek Side Place Subdivision; thence North 06°31'59" West a distance of 337.04 feet to the northwest corner of said Lot 6B; thence South 84°26'40" East along the north line thereof a distance of 20.81 feet to a one-half inch (1/2") rebar with PS #1507 cap; thence leaving said north line, South 06°31'59" West a distance of 337.94 feet to a one-half inch (1/2") rebar with PS #1507 cap on the south line of said Lot 6B; thence North 81°58'45" West along the south line thereof a distance of 20.81 feet to the Point of Beginning.

*Surveyor's Note: The above survey description of the Subject Property is being provided to exclude the area from this lot that was dedicated and accepted by the City of Rogers as public right-of-way, and to bring forward into the record the nomenclature of the lot as platted and labeled, being Lot 6B rather than Tract 6B.*

Zoning: C-2, Overlay District

Building And Site Area Calculations:

Overall Site Area: 2.18 Acres  
Total Developed Area: \$2.45 Acres  
Use: Convenience Store With Fuel Sales  
Note: Conditional Use Permit #21-05 Approved By City Of Rogers Planning Commission

Development Area:  
Maximum Building Coverage Allowed: 60% Site Coverage  
Provided Building Coverage: 4,283 S.F. OR 49% Site Coverage

Minimum Open Space Area: 20% Gross Site Area  
Provided Open Space Area: 46,628 S.F. OR 49% Gross Site Area

Maximum Structure Height: 150 feet  
Provided Structure Height: 24 feet  
Building Construction Type: VB, Unsprinkled  
Gross Building Square Footage: 4,283 S.F. (2,187 S.F. Sales Area)

Maximum Impervious Area Allowed: 80% Site OR 76,048 S.F.  
Total Provided Impervious Area: 48,417 S.F. OR 51%  
Total Provided Pervious Area: 46,628 S.F. OR 49%

| PARKING SUMMARY                            |                     |                  |
|--------------------------------------------|---------------------|------------------|
| Description: Convenience Store, Fuel Sales | Parking Requirement | Number of Spaces |
| Proposed Public Use Area (2,187 S.F.)      | 5+ 1/200 S.F.       | -                |
| Parking Spaces                             | Total Required      | 16*              |
| Parking Spaces                             | Total Provided      | 20*              |
| Accessible Spaces                          | Total Required      | 1                |
| Accessible (AC) Spaces                     | Total Provided      | 1                |
| Service Station (6 Fueling Bays)           | Total Required      | 12               |
| Bicycle Parking (1 Rack/20 Parking Spaces) | Total Required      | 2                |
| Bicycle Parking                            | Total Provided      | 2                |

\*Includes Accessible Spaces

| C-2 HIGHWAY COMMERCIAL DISTRICT<br>MINIMUM SETBACK REQUIREMENTS (FT.) |               |                                         |                          |
|-----------------------------------------------------------------------|---------------|-----------------------------------------|--------------------------|
| Front                                                                 | Interior Side | Exterior Side                           | Rear                     |
| South: W New Hope                                                     |               | West: "Unnamed" Street<br>East: S Osage | North: Financial Parkway |
| Code                                                                  | Code          | Code                                    | Code                     |
| 65'                                                                   | 15'           | 45'                                     | 15'                      |

| OVERLAY DISTRICT |               |               |          |
|------------------|---------------|---------------|----------|
| Front            | Interior Side | Exterior Side | Rear     |
| Code             | Code          | Code          | Code     |
| 75'              | 15'           | 45'           | 15'      |
| Proposed         | Proposed      | Proposed      | Proposed |
| 67'*             | 15'           | 45'           | 15'      |

**C-2 ZONING REGULATIONS:**  
Maximum Building Height: 150'  
Maximum Building Coverage: 60%  
Minimum Open Space Shall Not Be Less Than 20% Of The Total Lot Area  
Maximum Impervious Space Shall Not Exceed 80% Of The Total Lot Area  
\*Building Setback Variance Request Will Be Submitted As A Part Of This Project

- LEGEND**
- Ex. Boundary Line
  - Ex. Adjacent Boundary Line
  - Ex. Right of Way Line
  - Ex. Road Centerline
  - Ex. Easement Line
  - Ex. Building Setback Line
  - Ex. Asphalt
  - Ex. Concrete
  - Ex. Rebar
  - Ex. Nail
  - Ex. Monument
  - Ex. Chiseled "X"
  - Set 1/2" Rebar w/ PS# 1507 Cap
  - Set Mag Nail w/ PS# 1507 Washer
  - Ex. Fire Hydrant
  - Ex. Water Valve
  - Ex. Fire Department Connection
  - Ex. Sewer Manhole
  - Ex. Junction Box / Curb Inlet
  - Ex. Telephone Pedestal
  - Ex. Street Light
  - Ex. Electric Pedestal
  - Ex. Electric Transformer
  - Ex. Sign
  - Ex. Truncated Dome Matt
  - Proposed Right of Way Line
  - Proposed Building Setback Line
  - City Of Rogers Standard Curb & Gutter
  - Proposed Concrete Pavement With 8" Conc. Curb (Private) Re: Casey's Civil Details, C-601, (2)
  - Proposed Concrete Sidewalk
  - Proposed Accessible Ramp, Type "B"
  - Proposed Asphalt
  - Proposed Concrete
  - Proposed 8" Reinforced Concrete Over (USGT)
  - Proposed Street Light
  - Proposed Water Meter
  - Proposed Fire Hydrant
  - Proposed Sewer Manhole
  - Proposed Clean-Out
  - Proposed Gas Meter
  - Proposed Electric Meter
  - Proposed Street Light Re: Site Lighting Plan By Others
  - Proposed Parking Lot Light Pole (Private)
  - Proposed Electric Transformer
  - Proposed Junction Box / Curb Inlet
  - Proposed Sign
  - Proposed Bollard
  - Proposed Truncated Dome Matt
  - Proposed Building

| Revision                  | By  | Date     |
|---------------------------|-----|----------|
| Revised Per City Comments | TBL | 05.28.21 |
| Revised Per City Comments | TBL | 07.13.21 |
|                           |     |          |
|                           |     |          |
|                           |     |          |
|                           |     |          |
|                           |     |          |
|                           |     |          |

**MORRISON SHIPLEY**

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|              |            |
|--------------|------------|
| Drawn By:    | TBL        |
| Approved By: | DCM        |
| Date:        | 04.23.2021 |
| Project No.: | CAS-134    |

|                   |          |
|-------------------|----------|
| Vertical Scale:   | -        |
| Horizontal Scale: | 1" = 30' |
| Plotting Scale:   | 1        |
| Drawing Name:     | OVERALL  |

**CASEY'S CONSTRUCTION DIVISION**  
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

**Rogers, Benton County, Arkansas**

**OVERALL SITE PLAN**

*Issued for Review - 07.13.2021*

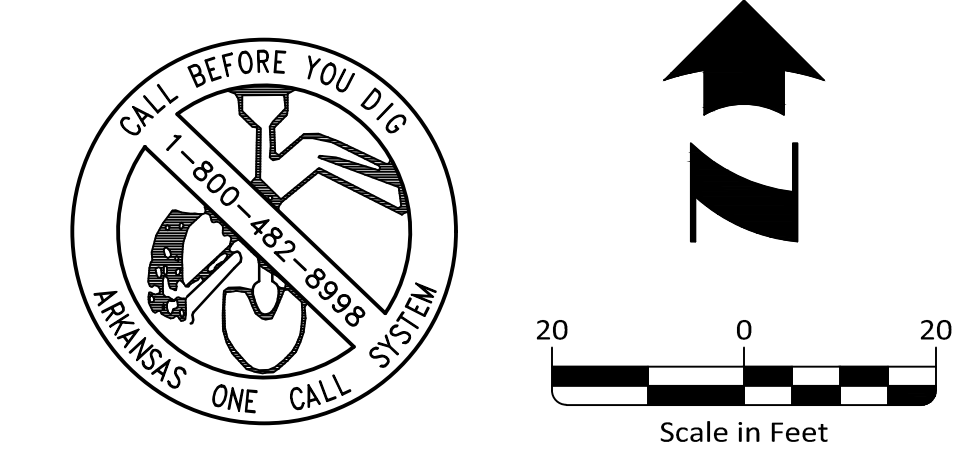
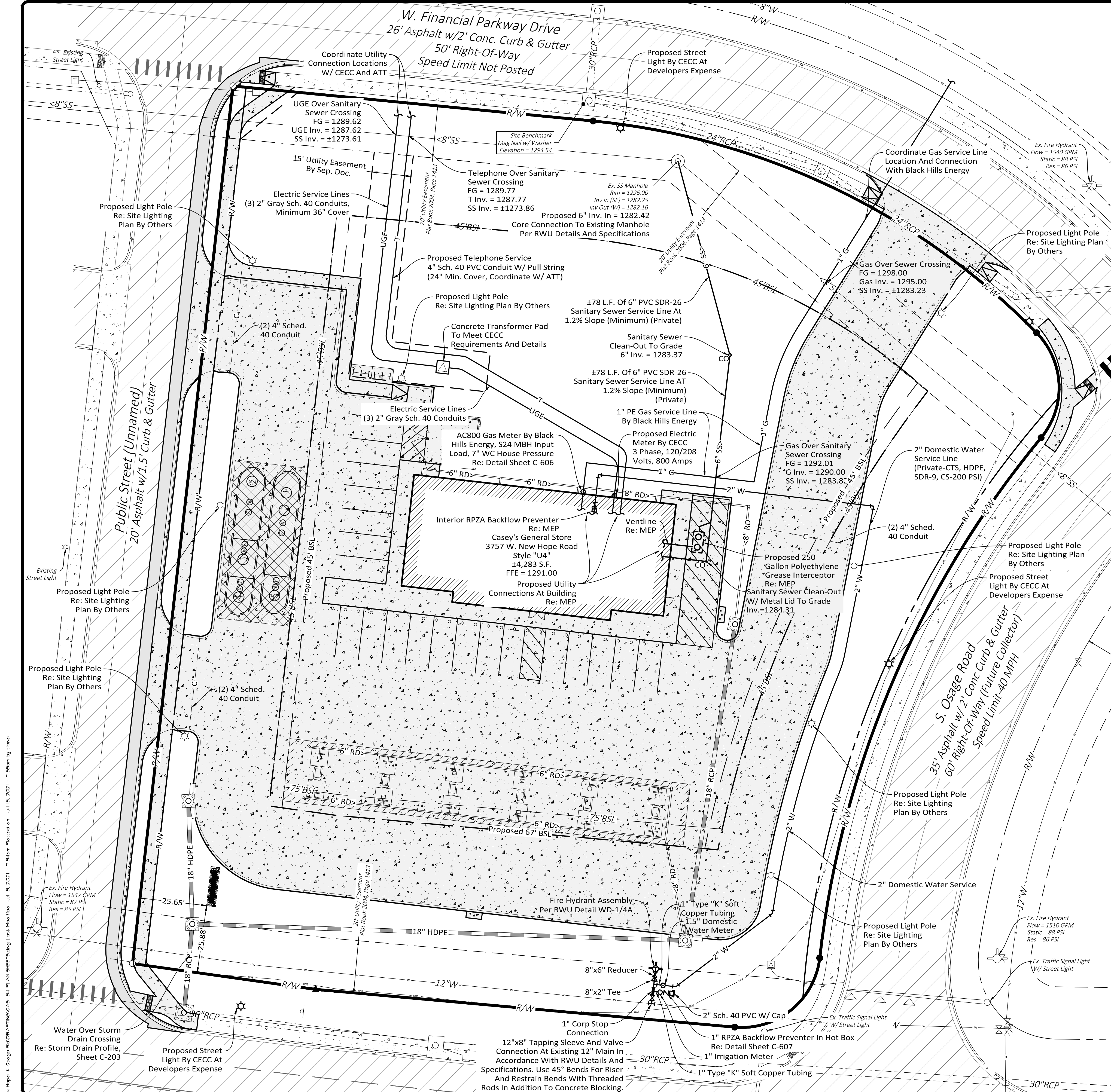
Sheet No.:

**C-101**

Drawing Name: P:\CAD-134 Rogers AR - New Hope 4 Osage Road\ATTN\CAD-134 PLAN SHEETS\DWG Last Modified: Jul 13, 2021 - 7:38am Plotted on: Jul 13, 2021 - 7:38am Plotted by: lstone

The Original Signs and Sealed Document is on file at the Office of Record





- Site Utility General Notes:**
- Existing Utilities Across Or Along The Line Of The Proposed Work Are Shown Only In An Approximate Location On These Plans. The Contractor Shall Call The State One-Call System Prior To Construction @ 1-800-482-8998. The Contractor Shall, On His Own Initiative And At No Additional Cost, Locate All Underground Lines And Structures As Necessary. The Contractor Shall Verify And Calculate All Points Of Connection And All Utility Crossings And Inform Morrison-Shipley Engineers, Inc. And/or The Owner Of Any Conflicts Or Required Deviations From The Plans. Morrison-Shipley Engineers, Inc. Shall Be Held Harmless In The Event The Contractor Fails To Make Such Notification.
  - All Electric, Telephone, And Gas Extensions Including Service Lines Shall Be Installed To The Appropriate Utility Company Specifications And Requirements. All Utility Company Disconnections Shall Be Coordinated With The Designated Utility Company.
  - It Shall Be Distinctly Understood That Failure To Specifically Indicate Work Which Is Required To Complete This Project Shall Not Relieve The Contractor Of His Responsibility To Perform Such.
  - All Utilities Shall Terminate Five (5) Feet Outside The Building Unless Otherwise Noted. The End Of All Service Lines Shall Be Tightly Capped Or Plugged And Marked Until Such Time As Connections Are Made Inside The Building. Coordinate All Entrances To The Building With The Architectural Plans And M.E.P. Plans.
  - All Private Water And Sewer Materials And Construction Shall Be In Accordance With Local, State, And Federal Plumbing Code.
  - All Necessary Inspections And/or Certifications Required By Codes And/or Utility Service Companies Shall Be Performed Prior To Final Connection Of Utility Services.
  - It Is The Responsibility Of The Property Owner To Obtain All Utility Easements That Are Necessary For The Installation And Maintenance Of All Proposed Utilities. The Easements Must Be Obtained Prior To Beginning Any Public Utility Installation.
  - The Domestic Water Service Line Shall Include An Internal RP Type Backflow Preventer. Provisions Shall Be Provided For Thermal Expansion And Drainage With The Domestic Water Service Line To The RPZ. Refer To M.E.P. Plans.
  - The Irrigation System Shall Be Protected By An RP Type Backflow Preventer. Irrigation System To Be Designed By Others.
  - Backflow Prevention Assemblies Installed Outdoor Shall Be Protected By An Enclosure Which Complies With The Standards And Specifications Set Forth By The American Society Of Sanitary Engineering (ASSE) Code 1060.
  - The Estimated Peak Water Demand For This Project Is 54 GPM.
  - The Estimated Peak Electric Demand For This Project Is 3 Phase, 800 Amp, 120/208 Volts.
  - The Estimated Gas Service Total Connected Load Is 680 MBH, 680,000 BTU, And 618 Cubic Feet Per Hour.
  - A Variance Request Will Be Submitted For The Building Setback Line Encroachment.
  - Rogers Water Utility Will Connect Water Service With Water Meter Service At Developer's Expense.
  - USC-FCCCHR approved RPZA Will Be Required And Located In A Heated Space Or Frost Free Enclosure Prior To Any Tees Or Branches For All Commercial Service Lines And All Irrigation Service Lines.

**LEGEND**

Ex. Boundary Line

Ex. Adjacent Boundary Line

Ex. Right-Of-Way Line

Ex. Road Centerline

Ex. Easement Line

Ex. Building Setback Line

Ex. Asphalt

Ex. Concrete

Ex. Water Line

Ex. Sanitary Sewer Line

Ex. Gas Line

Ex. Telephone Line

Ex. Fiber Optic Line

Ex. Overhead Electric Line

Ex. Storm Drain Pipe

Ex. Fence Line

Ex. Rebar

Ex. Monument

Set Benchmark, As Noted

Ex. Water Meter

Ex. Sewer Manhole

Ex. Telephone Pedestal

Ex. Fiber Optic Pedestal

Ex. Street Light

Ex. Electric Pedestal

Ex. Electric Meter

Ex. Power Pole w/ Guy Wire

Ex. Mailbox

Ex. Sign

Ex. Vault Box

Ex. Tree

Proposed Easement Line

Proposed Concrete Pavement With 8" Conc. Curb (Private)

Proposed Road Centerline

Proposed Concrete Sidewalk

Underground Storage Tanks

Proposed Water Line W/Size

Proposed Sanitary Sewer Line W/Size

Proposed Gas Line

Proposed Telephone Line

Proposed (2) 4" Sched. 40 Conduit

Proposed Underground Electric Line

Proposed Storm Drain Pipe

Proposed Roof Drain Pipe

Proposed Water Meter

Proposed Fire Hydrant

Proposed Water Valve

Proposed RPZ Backflow Preventer

Proposed Waterline "T" Fitting

Proposed Waterline 90" Fitting

Proposed Reducer

Proposed Stub Out

Proposed Sewer Manhole

Proposed Clean-Out

Proposed Gas Meter

Proposed Electric Meter

Proposed Light Pole (Private)

Proposed Street Light

Proposed Electric Transformer

Proposed Flared End Section

Proposed Junction Box / Curb Inlet

Proposed Sign

Proposed Bollard

Proposed Building

Drawing Name: P:\CADD-184 Rogers AR - New Hope 4 Osage Road\ATTN:CAD-184 PLAN SHEETS\DWG Last Modified: Jul 13, 2021 - 1:38pm by Ione

| Revision                  | By  | Date     |
|---------------------------|-----|----------|
| Revised Per City Comments | TBL | 05.28.21 |
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|                           |     |          |
|                           |     |          |
|                           |     |          |
|                           |     |          |

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|                   |            |
|-------------------|------------|
| Drawn By:         | TBL        |
| Approved By:      | DCM        |
| Date:             | 04.23.2021 |
| Project No.:      | CAS-134    |
| Vertical Scale:   | -          |
| Horizontal Scale: | 1" = 20'   |
| Plotting Scale:   | 1          |
| Drawing Name:     | UTILITY    |

CASEY'S CONSTRUCTION DIVISION  
One Convenience Blvd., P.O. Box 3001, Ankeny, IA 50021 515-965-6100

Rogers, Benton County, Arkansas

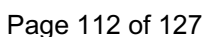
UTILITY PLAN

Issued for Review - 07.13.2021

Sheet No.:

C-301









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

**MEETING DATE**  
**JULY 20, 2021**

TO: PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**  
**LARGE-SCALE DEVELOPMENT PLANS – CREEKSIDE MEDICAL OFFICES**

STAFF: ETHAN HUNTER, CITY PLANNER  
KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

**REQUEST DETAILS**

|                           |                                                    |
|---------------------------|----------------------------------------------------|
| PROJECT NAME:             | Creekside Medical Offices                          |
| ADDRESS/LOCATION:         | 3801 W. Financial Parkway                          |
| PROPOSED USE:             | Medical, Dental, and Health Practitioner Office    |
| CURRENT ZONING:           | RO-CU (Residential Office – Condominium Unit)      |
| CGM GROWTH DESIGNATION:   | Neighborhood Center                                |
| APPLICANT/REPRESENTATIVE: | McClelland Consulting Engineers / Chris Bakunas    |
| PROJECT OWNER/DEVELOPER:  | Nabholz Construction Corporation                   |
| PROPERTY OWNER:           | Nabholz Construction Corporation                   |
| NATURE OF REQUEST:        | Approval of Large-Scale Development Plans          |
| AUTHORITY:                | Chapter 14, Article III, Rogers Code of Ordinances |

**SUMMARY**

This request is to allow the phased construction of three 7600-sf medical office buildings on ± 3.13 acres. The proposed development plans meet all City requirements (except for requested waivers/variances) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b).

Community Development recommends **approval** of this request subject to the following actions:

1. Approve **WAIVER** from Sec. 14-228(30) for required street improvements along W. Arapaho Drive.
2. Approve **WAIVER** from Sec. 14-228(30) for the requirement to provide a trail along W. Arapaho Drive with the **CONDITION** that the applicant design the trail as part of the LSDP and dedicate the required easement, and that the design and easement dedication align with the Fresh Roots Counseling design on file at the City of Rogers to the west, and a **FEE-IN-LIEU** to be determined and approved by the City Engineer.
3. Approve **WAIVER** from Sec. 14-46(g) and accept the installation of street trees as proposed with the **CONDITION** that any street tree outside of the right-of-way be placed in a minimum 5-ft recreation easement connected to the right-of-way.

## STAFF REVIEW

### ENGINEERING REVIEW

#### 1. ACCESS MANAGEMENT:

The applicant's project meets the City of Rogers Access Management criteria.

#### 2. STORMWATER MANAGEMENT:

The applicant states that the site was originally designed by Crafton Tull as a part of a larger common development known as Creekside Phases I, II, and III and stormwater runoff was accounted for in the drainage report dated February 3, 2009. The report states that this area is not detained but the pond over determines another portion of the subdivision.

#### 3. WATER QUALITY:

To meet the water quality requirement, it is proposed that the site will have four porous landscape detention areas; 3 in the parking lot islands and 1 at the rear.

#### 4. FLOODPLAIN MANAGEMENT:

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

#### 5. MASTER STREET PLAN IMPROVEMENTS:

##### a) Street Pavement and Condition:

- i) W Financial Parkway is not in substandard condition.
- ii) S Osage Road is not in substandard condition.
- iii) W Arapaho Drive is not in standard condition. Staff supports a **WAIVER** from Sec. 14-228(30) for required street improvements along W. Arapaho Drive. Per Sec. 14-46(c)(3)(c) "...the application of complete streets principles is unnecessary..." The site does not access W. Arapaho Drive and the upgrades would not be reasonably proportional to the project.

##### b) Connectivity Standards:

Connectivity standards are not applicable on this site.

##### c) Streetscape:

###### i) Right-of-Way:

- 1) The right-of-way width for W Financial Parkway is 50-ft as required by the Typical Section for Minor Streets.
- 2) The right-of-way width for S Osage Road is 60-ft and deviates from the Typical Section for Collector Streets. The applicant has agreed to dedicate an additional 5-ft of right-of-way along S Osage Road.

###### ii) Sidewalks & Sidepaths:

The applicant's project meets the City of Rogers requirements for sidewalks and sidepaths.

##### d) Trails:

The applicant is requesting a **WAIVER** of Sec. 14-228(30) and a **FEE-IN-LIEU** of development for the trail connection adjacent to W Arapaho Dr. The applicant states that the feasibility of installing the trail along W Arapaho Dr. is limited due to topography, drainage, and utilities located along the northern reaches of the property.

##### e) Streetlights:

The applicant states the two street lights adjacent to the trail along Arapaho would also be included in this waiver request.

##### f) Street Trees:

The applicant is requesting a **WAIVER** of Sec. 14-46(g) for the number of street tree plantings (12 required) and their location within the right-of-way. The applicant states that the feasibility of planting trees within the right-of-way along W Arapaho Dr. is limited due to the existing right-of-way width, the adjacent Carroll Electric transmission line easement, and the greenspace between the curb and sidewalk. The greenspace is +/-2' in width and would not be conducive to tree plantings. Additionally, it is requested that street trees along W Financial Pkwy and S Osage Rd can be planted within the property outside of the right-of-way. There is 2-3' of greenspace between the back-of-curb and sidewalk which would not be conducive for the plantings.



6. RECOMMENDATIONS:

- a) Approve **WAIVER** from Sec. 14-228(30) for required street improvements along W. Arapaho Drive. Per Sec. 14-46(c)(3)(c) "...the application of complete streets principles is unnecessary..." The site does not access W. Arapaho Drive and the upgrades would not be reasonably proportional to the project.
- b) Approve **WAIVER** from Sec. 14-228(30) for the requirement to provide a trail along W. Arapaho Drive with the **CONDITIONS** that the applicant design the trail as part of the LSDP and dedicate the required easement, and that the design and easement dedication align with the Fresh Roots Counseling design on file at the City of Rogers to the west, and a **FEE-IN-LIEU** to be determined and approved by the City Engineer.
- c) Approve **WAIVER** from Sec. 14-46(g) and accept the installation of street trees as proposed with the **CONDITION** that any street tree outside of the right-of-way be placed in a minimum 5-ft recreation easement connected to the right-of-way.

PLANNING REVIEW

1. LAND USE:

- a) Use Definition:  
"Medical, Dental, and Health Practitioner Office" is defined as "office or clinic uses related to diagnosis and treatment of human patients' illnesses, injuries and physical maladies that can be performed in an office setting with no overnight care," (Sec. 14-695(b)(3)(aa)).
- b) Zoning Compliance:  
The proposed project is in compliance with RO-CU zoning regulations.
- c) CGM Compliance:  
The subject property is not zoned correctly per the Comprehensive Growth Map, which calls for C-3 zoning in the Neighborhood Center Growth Designation. The proposed project is developable by-right in the existing zoning district.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-706 and Article III with the exception of any requested waivers and/or variances.

- a) Building Disposition:  
All setback and height requirements have been met.
- b) Building Design:  
N/A
- c) Parking & Loading:  
All vehicle and bicycle parking requirements have been met.
- d) Screening & Transitions:  
N/A
- e) Landscaping:  
All landscaping requirements have been met.

3. RECOMMENDATIONS:

- a) **Approve** Large-Scale Development Plans.

OTHER REVIEWS

The proposed development plans have been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU conditional approval letter). All projects are made available for review by franchise utilities, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

#### **DIRECTOR'S COMMENTS**

1. Agree with recommendations.



JOHN C. McCURDY, Director  
Community Development

#### **SUGGESTED MOTIONS**

1. IF APPROVING:  
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:  
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. IF DENYING:  
Move to deny the request.
4. IF TABLING:  
Move to table the request.

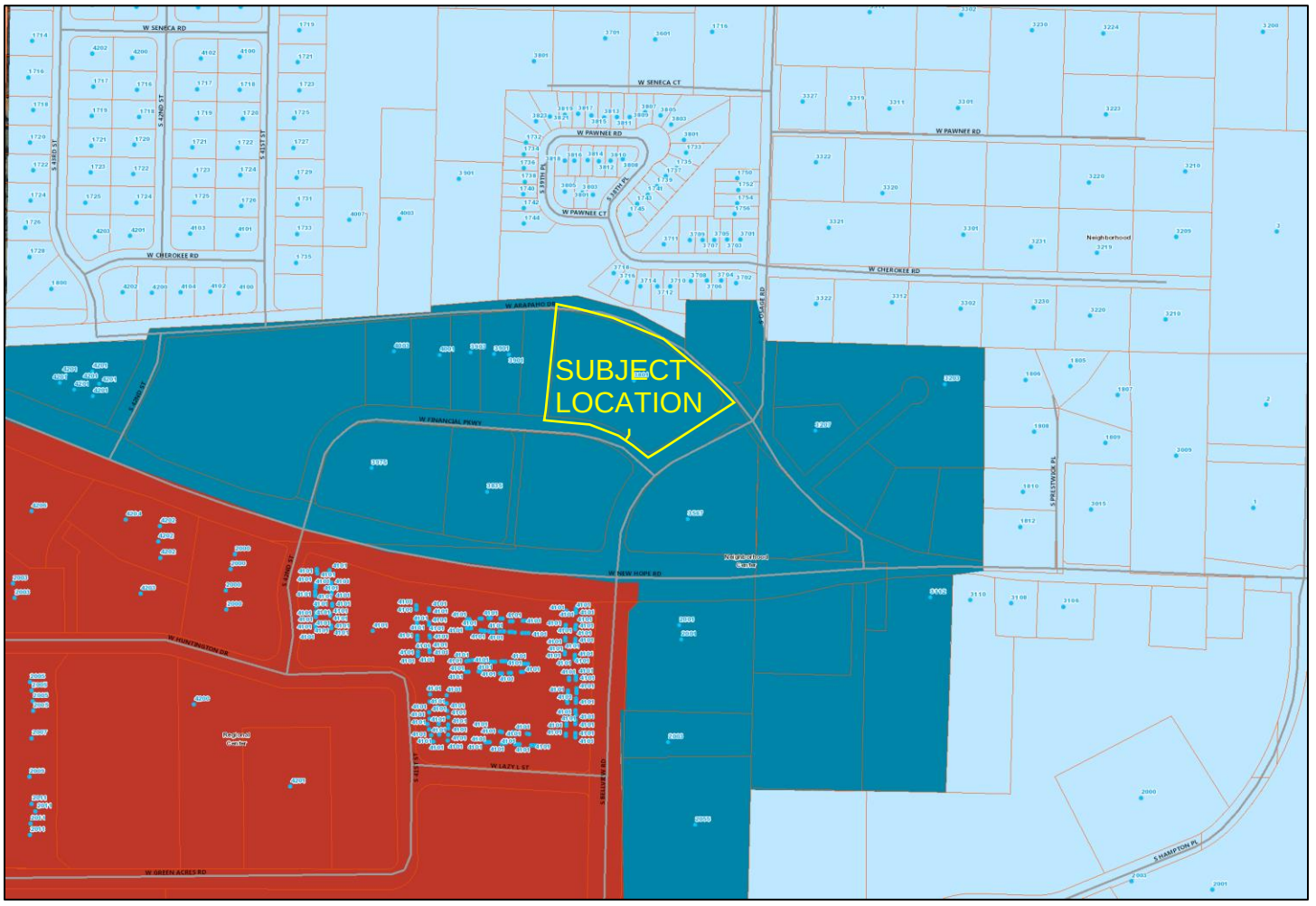
#### **TABS**

1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)



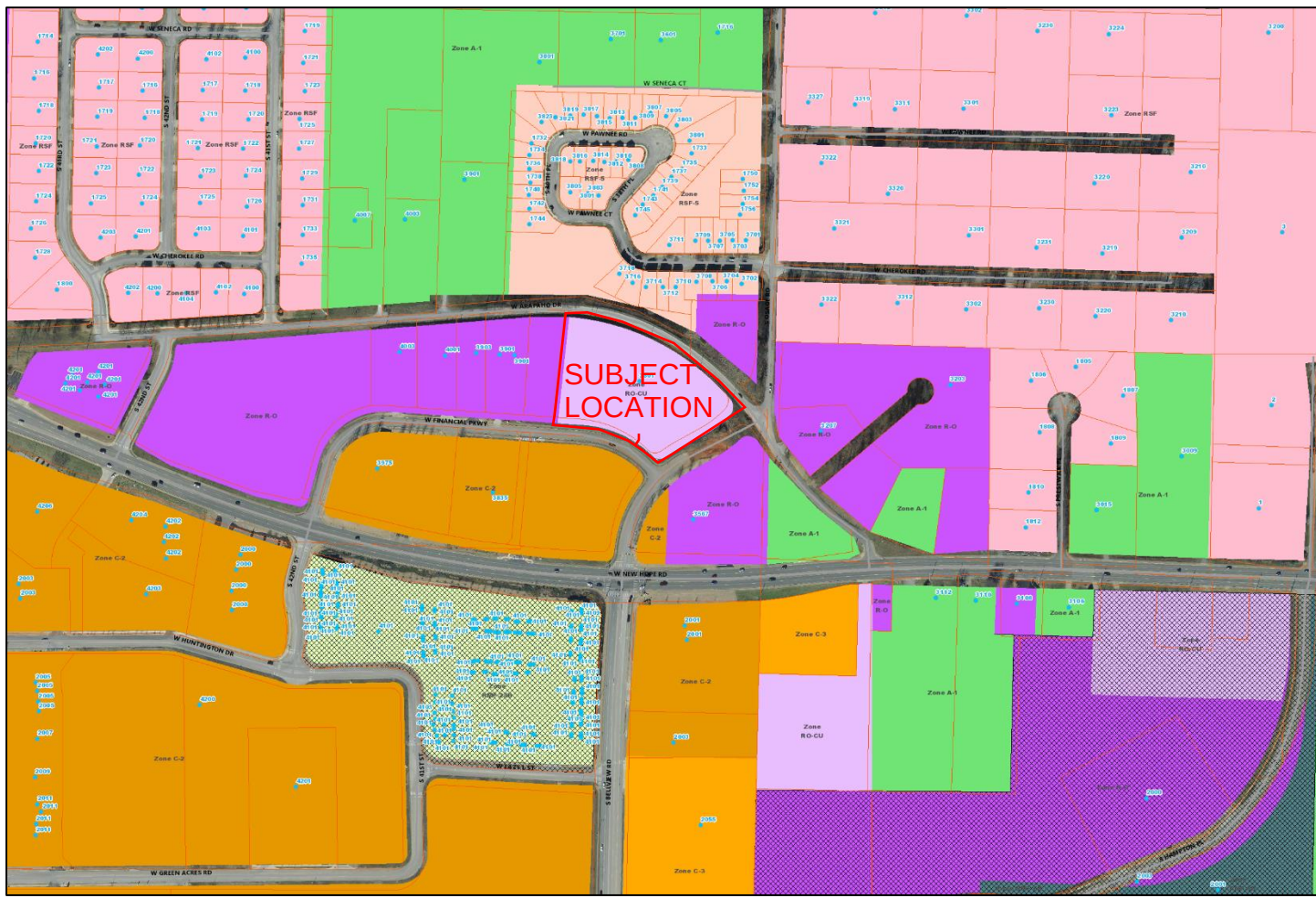


## CGM VICINITY MAP





## ZONING VICINITY MAP





May 20, 2021

Mr. Chris Bakunas  
McClelland Consulting Engineers Inc.  
1810 No. College  
Fayetteville, AR 72702

Re: Conditional Approval of Civil Plans  
Creeside Medical Development

Dear Mr. Bakunas:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

#### **Utility Plan**

1. Clarify the existing fire hydrant and valves on the plans. What is displayed on the plans is difficult to identify. The valves and hydrant symbols may need to be moved from their exact surveyed locations, so their operation and orientation can be understood, since the symbols have to be larger than scale to be seen.
2. Label the size of the existing sanitary sewer main.
3. Since the water meter services will all be 1", remove Utility Keynote #451 which refers to the detail for a 1½" & 2" meter service.

#### **Sanitary Sewer Plan & Profile**

4. Show the station and invert elevation at each end of the "jack & bore" casing on the profile. Also, show and label the casing on the plan view.
5. The north arrow and scale are missing from the plan view.
6. The following must be submitted prior to scheduling a pre-construction meeting:
  - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has not worked recently within the Utility's service area.
  - B. One copy of the revised plans for review.



- C. Written approval from the Arkansas Department of Health.
- D. Architectural and plumbing plans submitted for commercial customers.
- E. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- F. A copy of the executed contract between the developer or general contractor and the utility contractor.
- G. An original sealed copy of the performance and payment bonds executed by the utility contractor.
- H. Two full-sized copies and two half-sized copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

Stephen T. Ponder, PE

SP: DG

Attachment(s): Special Contract for Facilities Extension

June 9, 2021

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

RE: Creekside Medical Development Waiver Request

Community Development Staff,

On behalf of Nabholz Construction Services, McClelland Consulting Engineers submits this waiver requesting a fee-in-lieu of development for the trail connection adjacent to W Arapaho Dr and for street trees within the right-of-way.

**Fee-in-lieu of development for the trail connection adjacent to W Arapaho Dr**

The feasibility of installing the trail along W Arapaho Dr is limited due to topography, drainage, and utilities located along the northern reaches of the property. This request is consistent with adjacent developments whom were granted a fee-in-lieu option. In addition to the trail construction, the two street lights adjacent to the trail would also be included in this request. All other street lights shown on the plans will be installed with first phase of the development.

**Waiver for street tree plantings within the right-of-way**

The feasibility of planting trees within the right-of-way along W Arapaho Dr is limited due to the existing right-of-way width and the adjacent Carroll Electric transmission line easement. The greenspace between the curb and sidewalk is +/-2' in width and would not be conducive to tree plantings. A waiver is requested for the number of street tree plantings (12 required) and their location within the right-of-way. Additionally, it is requested that street trees along W Financial Pkwy and S Osage Rd can be planted within the property, outside of the right-of-way. There is 2-3' of greenspace between the back of curb and sidewalk which would not be conducive for the plantings.

Sincerely,



Chris Bakunas, PLA  
Project Manager MCE-Fayetteville  
(479) 443.2377  
[cbakunas@mce.us.com](mailto:cbakunas@mce.us.com)



April 29, 2021

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

RE: Creekside Medical Development

Planning Staff,

On behalf of Nabholz Construction Services, McClelland Consulting Engineers request a waiver requesting a fee-in-lieu of development for the trail connection adjacent to W Arapaho Dr.

The feasibility of installing the trail is limited due to topography, drainage, and utilities located along Arapaho and the northern reaches of the property. This request is consistent with adjacent developments whom were granted a fee-in-lieu option.

If you should have any questions or comments, please do not hesitate to contact me. I appreciate your teamwork and support associated with this project.

Sincerely,



Chris Bakunas, PLA  
Project Manager MCE-Fayetteville  
(479) 443.2377  
[cbakunas@mce.us.com](mailto:cbakunas@mce.us.com)



# CREEKSIDE MEDICAL DEVELOPMENT COMMERCIAL OFFICE BUILDINGS

3801 W. FINANCIAL PARKWAY, ROGERS, AR  
LARGE SCALE DEVELOPMENT

## GENERAL NOTES

INFORMATION CONCERNING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS AND EXISTING FIELD CONDITIONS WHEN POSSIBLE. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES BY HAND DIGGING TEST PITS AT ALL UTILITY CROSSINGS IN ADVANCE OF TRENCHING WITH ANY MECHANICAL DEVICE. ANY CLEARANCES LESS THAN SPECIFIED ON THESE PLANS OR 18" (WHICHEVER IS LESS), CONTRACTOR SHALL CONTACT McCLELLAND CONSULTING ENGINEERS, INC. @ (479) 443-2377 PRIOR TO ANY FURTHER CONSTRUCTION.

CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION OR REMOVAL OF EXISTING UNDERGROUND UTILITIES SHOWN OR NOT SHOWN AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND USE OF ANY AND ALL REQUIRED OR NECESSARY SHORING, SHEETING, BRACING, AND SPECIAL EXCAVATION MEASURES REQUIRED ON THIS PROJECT. THESE MEASURES WILL MEET OR EXCEED OSHA, FEDERAL, STATE, AND LOCAL REGULATIONS DURING CONSTRUCTION. McCLELLAND CONSULTING ENGINEERS, INC. AND THE DEVELOPER/OWNER ACCEPTS NO RESPONSIBILITY FOR THE CONTRACTORS FAILURE TO COMPLY WITH THESE REGULATIONS.

ALL UTILITIES, INCLUDING STORM SEWER, SHOWN WITHIN PUBLIC EASEMENTS OR RIGHT OF WAYS SHALL BE CONSTRUCTED TO THE GOVERNING AGENCY'S SPECIFICATIONS. ALL OTHER UTILITIES SHALL BE COORDINATED TO THE CLIENT'S OR THE GOVERNING AGENCY'S SPECIFICATIONS, WHICHEVER IS MORE STRINGENT. IF THERE IS A QUESTION AS TO WHICH SPECIFICATIONS SHOULD APPLY, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW ALL RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL STUDY. WHERE A CONFLICT EXISTS BETWEEN THE HIGHWAY DEPARTMENT / CITY STANDARDS, OR THE GEOTECH STUDY, THE MOST STRINGENT SHALL APPLY.

FURTHERMORE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN THE EROSION CONTROL MEASURES AS SHOWN ON THESE PLANS. CONTRACTOR SHALL KEEP THESE MAINTAINED THROUGHOUT ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR IMPLEMENTING THE SWPPP BEFORE, DURING, AND AFTER RAIN FALL EVENTS.

ALL PHASES OF CONSTRUCTION SHALL MEET OR EXCEED THE OWNER / DEVELOPER SITE WORK SPECIFICATIONS.

SEE ARCHITECTURAL PLANS FOR THE EXACT DIMENSIONS AND LOCATIONS OF ANY RAMPS, VESTIBULE, PORCHES, SLOPED PAVING, BUILDING UTILITY ENTRANCE LOCATIONS, TRUCK DOCKS, OR WELLS AND PRECISE BUILDING DIMENSIONS.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION PROCEDURES. DISPOSAL SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.

THE BOUNDARY / TOPOGRAPHIC SURVEY HAS BEEN PROVIDED BY THE FOLLOWING COMPANY:

McCLELLAND CONSULTING ENGINEERS, INC.  
1580 E. STEARNS STREET  
FAYETTEVILLE, AR 72703  
OFFICE: (479) 443-2377

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

THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR AND SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

ALL CONSTRUCTION IN THE STATE RIGHT-OF-WAY SHALL BE COORDINATED WITH THE HIGHWAY DEPARTMENT.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING ALL PHASES OF CONSTRUCTION OF THIS SITE. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO CONSTRUCTION WORKING HOURS.

**WARRANTY / DISCLAIMER**  
THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR DESIGN FUNCTION AND USE INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR HIS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION AT THE SITE.

## CITY OF ROGERS GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE ENGINEER OF RECORD TO INCLUDE ALL ITEMS REQUIRED BY ORDINANCE. IF APPROVED PLANS CONFLICT WITH ORDINANCE REQUIREMENTS, THE ORDINANCE TAKES PRECEDENCE UNLESS A WAIVER OR VARIANCE HAS BEEN GRANTED.

STOCKPILES WITH EXCESS CONSTRUCTION SITE MATERIALS, INCLUDING BUT NOT LIMITED TO EXCESS TOP SOIL STOCKPILES, MUST BE REMOVED FROM SITE PRIOR TO PROJECT COMPLETION. GRADING BEYOND THE APPROVED LIMITS IS PROHIBITED.

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

EASEMENT PLAT MUST BE APPROVED AND RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

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

## WETLAND NOTE

THERE ARE NO WETLAND AREAS THAT EXIST WITHIN THE PROPERTY BOUNDARIES OF THIS SITE AS NOTED PER THE US FISH & WILDLIFE WETLAND MAPPER.

## FLOOD CERTIFICATION

THIS ENTIRE PROPERTY IS LOCATED WITHIN FLOOD ZONE 'X', OR AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR BENTON COUNTY, AR.

FIRM PANEL: #05007C0260  
EFFECTIVE DATE: 6/5/2012

## CONSTRUCTION TYPE

TYPE = IIB

## BUILDING CODE

2012 AR FIRE PREVENTION CODE  
2010 AR MECHANICAL CODE  
2006 AR PLUMBING CODE  
2006 AR FUEL GAS CODE  
2017 NATIONAL ELECTRIC CODE  
2010 ANSI

## CONTACTS

**PLANNING**  
CITY OF ROGERS  
301 W. CHESTNUT ST.,  
ROGERS, AR 72756  
JOHN MCCURDY, DIRECTOR  
PHONE: (479) 621-1186  
EMAIL: jmccurdy@rogersar.gov

**CITY ENGINEER**  
CITY OF ROGERS  
301 W. CHESTNUT ST.,  
ROGERS, AR 72756  
LANCE JOBE, CITY ENGINEER  
PHONE: (479) 621-1186  
EMAIL: ljobe@rogersar.gov

**WATER AND SEWER**  
ROGERS WATER UTILITIES  
601 S. 2nd ST.,  
ROGERS, AR 72756  
EARL RAUSCH  
PHONE: (479) 936-5425  
EMAIL: earfrausch@rwu.org

**NATURAL GAS**  
BLACK HILLS ENERGY  
1301 FEDERAL WAY,  
LOWELL, AR 72745  
TRON ROGERS, SR, MANAGER  
PHONE: (479) 320-5088  
EMAIL: tron.rogers@blackhillscorp.com  
BRANDON STUBBS, SR, PLANNER  
PHONE: (479) 320-5097  
EMAIL: brandon.stubbs@blackhillscorp.com

**TELEPHONE**  
ATTN:  
700 W. WALNUT,  
ROGERS, AR 72756  
BRIAN WILLIAMS  
PHONE: (479) 249-5194  
EMAIL: aw9156@att.com

**STREET DEPARTMENT**  
CITY OF ROGERS  
3101 W. OAK ST.,  
ROGERS, AR 72758  
FRANKIE GUYLL, SUPERINTENDANT  
PHONE: (479) 621-1140  
EMAIL: fguyll@rogersar.gov

**ELECTRIC**  
CARROLL ELECTRIC CO-OP  
707 SE WALTON BLVD.,  
P.O. BOX 329  
BENTONVILLE, AR 72712  
DEREK THURMAN  
PHONE: (479) 273-2421 x 2690  
EMAIL: dthurman@carrollecc.com

**INTERNET**  
COX COMMUNICATIONS  
CHAD HODGE, PLANNING SUPERVISOR  
PHONE: (479) 871-0339  
EMAIL: chad.hodge@cox.com  
TIM BUSEY  
PHONE: (479) 387-8305  
EMAIL: tim.busey@cox.com

**FIRE DEPARTMENT**  
CITY OF ROGERS FIRE DEPARTMENT  
201 N. FIRST ST.,  
ROGERS, AR 72756  
THOMAS JENKINS  
PHONE: (479) 621-1179

**OWNER / DEVELOPER**  
NABHOLZ CONSTRUCTION CORPORATION  
3301 N. 2nd ST.,  
ROGERS, AR 72756  
JASON VINES  
PHONE: (479) 659-7895  
EMAIL: jason.vines@nabholz.com

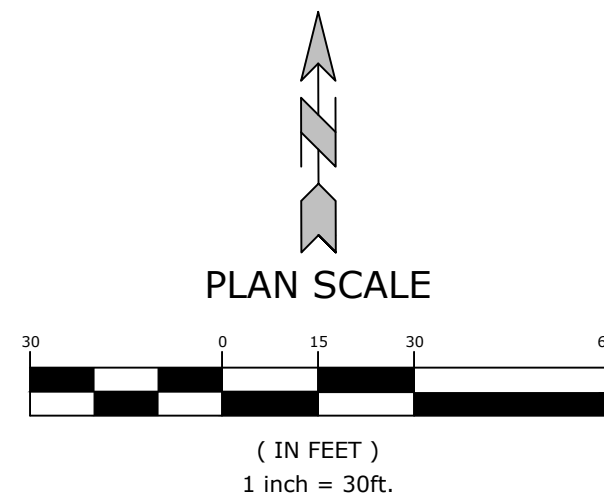
**CIVIL ENGINEERING CONSULTANT**  
McCLELLAND CONSULTING ENGINEERS  
1580 E. STEARNS ST.,  
FAYETTEVILLE, AR 72703  
CHRIS BAKUNAS, PROJECT MANAGER  
PHONE: (479) 443-2377  
EMAIL: cbakunas@mce.us.com







| SITE DATA                                                                                |                                                               |                                                                    |
|------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------------------------------------------------|
| OVERALL SITE AREA                                                                        | 136,266 S.F.                                                  | 3.13 AC                                                            |
| PARKING SPACES                                                                           | REQUIRED                                                      | PROVIDED                                                           |
| PARKING STALL CALCULATION:<br>1 STALL / 300 SF NET FLOOR AREA;<br>(3) 7,500 SF BUILDINGS | 75                                                            |                                                                    |
| 9' x 18' STALLS                                                                          | 72                                                            | 84                                                                 |
| ADA ASSESSABLE STALLS                                                                    | 3 (1 VAN STALL)                                               | 4 (2 VAN STALLS)                                                   |
| TOTAL PROVIDED                                                                           |                                                               | 88                                                                 |
| ZONING                                                                                   | RO-CU (RESIDENTIAL OFFICE - CONDOMINIUM UNIT)                 |                                                                    |
| FRONT SETBACK                                                                            | 30' (50' IF PARKING IN FRONT)                                 |                                                                    |
| REAR SETBACK                                                                             | 25'                                                           |                                                                    |
| SIDE SETBACK                                                                             | INTERIOR: 10'<br>EXTERIOR: 25'                                |                                                                    |
| DEVELOPMENT AREA                                                                         | REQUIRED                                                      | PROVIDED                                                           |
| PERVIOUS AREA (MIN)                                                                      | 30% (40,880 SF)                                               | 66.81% (91,041 SF) - PHASE I<br>54.89% (74,797) SF - FULL BUILDOUT |
| IMPERVIOUS AREA (MAX)                                                                    | 70% (95,386 SF)                                               | 33.19% (45,225 SF) - PHASE I<br>45.11% (61,469) SF - FULL BUILDOUT |
| BICYCLE PARKING                                                                          | REQUIRED                                                      | PROVIDED                                                           |
| BICYCLE RACK CALCULATION:<br>1 RACK / 20 PARKING STALLS;<br>88 TOTAL PARKING STALLS      | 4                                                             | 4                                                                  |
| BUILDING AREA                                                                            |                                                               |                                                                    |
| PROPOSED BUILDING AREA                                                                   | (3,533 SF TO BE DENTIST OFFICE / 4,073 SF TO BE LEASE OFFICE) |                                                                    |
| FUTURE BUILDINGS AREA                                                                    | 15,200±                                                       |                                                                    |
| BUILDING HEIGHT                                                                          | 25'-0"                                                        |                                                                    |



#### EXISTING LEGEND

|     |                        |   |                           |
|-----|------------------------|---|---------------------------|
| --- | PROPERTY LINE          | ⊙ | SANITARY SEWER MH         |
| --- | RIGHT OF WAY           | ⊙ | CLEAN-OUT                 |
| --- | SANITARY SEWER LINE    | ⊙ | DRAINAGE MH               |
| --- | WATER LINE             | ⊙ | POWER POLE                |
| --- | GAS LINE               | ⊙ | GUY WIRE w/ ANCHOR        |
| --- | UNDERGROUND TELEPHONE  | ⊙ | GAS METER                 |
| --- | UNDERGROUND ELECTRIC   | ⊙ | GAS RISER                 |
| --- | UNDERGROUND TELEVISION | ⊙ | STREET LIGHT POLE         |
| --- | UNDERGROUND FIBER      | ⊙ | TELEPHONE PEDESTAL        |
| --- | OVERHEAD ELECTRIC      | ⊙ | CABLE TV PEDESTAL         |
| --- | ROAD CENTERLINE        | ⊙ | SIGN (AS NOTED)           |
| --- | DITCH FLOWLINE         | ⊙ | POST (AS NOTED)           |
| --- | EASEMENT LINE          | ⊙ | BENCHMARK                 |
| --- | GRAVEL LINE            | ⊙ | FOUND IRON PIN (AS NOTED) |
| --- | FIRE HYDRANT           | ⊙ | CONTROL POINT             |
| --- | WATER METER            | ⊙ | RR SPIKE                  |
| --- | WATER VALVE            | ⊙ | BUSH                      |
| --- | WATER FAUCET           | ⊙ | TREE                      |

#### PROPOSED LEGEND

|     |                                                 |
|-----|-------------------------------------------------|
| --- | CURB AND GUTTER                                 |
| --- | EASEMENT                                        |
| --- | SETBACK                                         |
| --- | PAINTED / THERMOPLASTIC STRIPING                |
| --- | HEAVY DUTY ASPHALT PAVEMENT (DRIVE AISLES)      |
| --- | STANDARD DUTY ASPHALT PAVEMENT (PARKING STALLS) |
| --- | CONCRETE PAVEMENT                               |
| --- | CONCRETE SIDEWALK                               |
| --- | CATCH BASIN                                     |
| --- | FLARED END SECTION                              |
| --- | SANITARY SEWER MANHOLE                          |
| --- | PARKING STALL COUNT                             |
| --- | BUILDING CONTROL POINT                          |
| --- | FIRE HYDRANT                                    |
| --- | WATER METER                                     |
| --- | LIGHT POLE                                      |
| --- | ELECTRICAL TRANSFORMER                          |

#### GENERAL SITE NOTES

- CONTRACTOR SHALL RETAIN A FULL SET OF LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
- CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE SITE WORK SPECIFICATIONS PROVIDED BY MCLELLAND CONSULTING ENGINEERS, INC. OR AS SPECIFIED BY THE OWNER'S RESIDENT REPRESENTATIVE.
- ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.
- PUBLIC CONVENIENCE AND SAFETY: THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL INSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND SHALL PROVIDE FOR THE CONVENIENCE AND SAFETY OF THE GENERAL PUBLIC AND RESIDENTS ALONG AND ADJACENT TO HIGHWAYS IN THE CONSTRUCTION AREA IN AN ADEQUATE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DOT STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
- UNLESS OTHERWISE NOTED, ALL CURBING INDICATED SHALL BE 18" CONCRETE CURB AND GUTTER (PER CITY OF ROGERS STANDARD STREET SPECIFICATIONS & DETAILS).
- ALL DIMENSIONS, UNLESS OTHERWISE NOTED, ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR CENTERLINE OF STRIPE.
- CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING LOCATION, DIMENSIONS, AND UTILITY ENTRANCE LOCATIONS.
- CONTRACTOR SHALL REFER TO PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
- ALL RADII FOR CURBS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL RADII ON CURBS ARE 3'-0" UNLESS OTHERWISE NOTED.
- FOR SITE UTILITIES, SEE UTILITY PLAN(S).
- ALL WORK TO BE DONE IN STRICT ACCORDANCE WITH THE MCLELLAND CONSULTING ENGINEER'S STANDARD SITE SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).
- ALL HVAC AND OTHER EQUIPMENT SHALL BE SCREEN FROM PUBLIC VIEW.

#### SITE KEYNOTES

- 201 TRANSFORMER PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 202 TRASH ENCLOSURE (SEE ARCH. PLANS)
- 212 REPLACE / RESTORE CURBS TO MATCH EXISTING OR TO LOCAL CODES
- 213 TAPER CURB TO MATCH EXISTING
- 217 MOVEMENT SIGN (SEE ARCH. PLANS) (SEPARATE SIGN PERMIT IS REQUIRED - SEE PHOTOMETRIC PLAN)
- 220 LIGHT POLE / FIXTURE; TO BE INSTALLED PER PHASE I (SEE PHOTOMETRIC PLAN)
- 224 TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 225 DEVELOPER TO PAY A FEE-IN-LIEU-OF FOR SIDEWALK & STREETLIGHT INSTALLATION

#### SITE DETAILS

- 20A TYPE 'A' STANDARD CONCRETE CURB & GUTTER
- 20B TYPE 'A' INTEGRAL CONCRETE CURB & GUTTER
- 21A STANDARD DUTY ASPHALT PAVEMENT
- 21B HEAVY DUTY ASPHALT PAVEMENT
- 21C STANDARD DUTY CONCRETE PAVEMENT
- 21D HEAVY DUTY CONCRETE PAVEMENT
- 22A CONCRETE SIDEWALK
- 22F PEDESTRIAN RAMP (PARALLEL) (SEE LENGTH AT SYMBOL)
- 23A 90° PARKING / ADA ACCESSIBLE PARKING SPACE STRIPING
- 24A ACCESSIBLE PARKING SIGN
- 24B SIGN POST
- 24D 'STOP' SIGN
- 25K BIKE RACK
- 27A CITY OF ROGERS COMMERCIAL DRIVEWAY STANDARD DETAIL
- 27B CITY OF ROGERS CURB & GUTTER STANDARD DETAIL
- 27C CITY OF ROGERS SIDEWALK STANDARD DETAIL



PRELIMINARY  
NOT FOR  
CONSTRUCTION

ORIGINAL SIGNATURE ON FILE

CREEKSIDE MEDICAL DEVELOPMENT  
COMMERCIAL OFFICE BUILDINGS  
3801 W. FINANCIAL PARKWAY  
ROGERS, AR

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

| REVISIONS |           | DESCRIPTION                    |
|-----------|-----------|--------------------------------|
| REV       | DATE      |                                |
| 1         | 4/9/2021  | ADDRESSING CITY COMMENTS       |
| 2         | 5/10/2021 | ADDRESSING CITY COMMENTS       |
| 3         | 6/7/2021  | ADDRESSING CITY & RWU COMMENTS |

#### SITE PLAN

|                     |                        |
|---------------------|------------------------|
| DESIGNED BY:<br>JAD | DRAWN BY:<br>JAD       |
| DATE:<br>6/25/2021  | REVISION:<br>REV-4     |
| SCALE:<br>AS NOTED  | JOB NUMBER:<br>21-2110 |

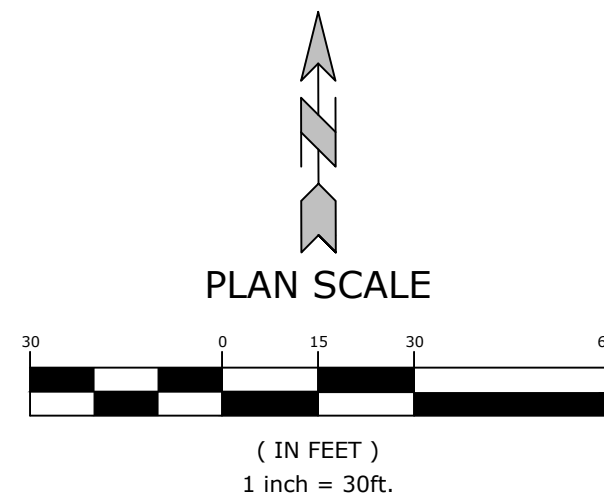
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### GENERAL UTILITY NOTES

- ALL WATER MAINS SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).  
ALL SEWER MAINS SHALL BE PVC (SDR-36), UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 48" OF COVER (MINIMUM).  
ALL FIRE / FDC LINES SHALL BE DUCTILE IRON, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).  
ALL DOMESTIC WATER SERVICE LINES FROM TAP TO METER SHALL BE TYPE K COPPER, UNLESS OTHERWISE SPECIFIED ON THE PLANS. FROM METER TO BUILDING SHALL BE POLYETHYLENE PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).  
ALL DOMESTIC SANITARY SEWER SERVICE LINES SHALL BE PVC (SCH-40), OR OTHERWISE SPECIFIED ON THE PLANS. SIZE AS NOTED ON THE PLANS AND TO MAINTAIN 36" OF COVER (MINIMUM).
- EXISTING UTILITIES SHOWN ON PLANS HAVE BEEN SHOWN IN THEIR APPROXIMATE LOCATIONS PER AVAILABLE INFORMATION.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED FROM THE APPROPRIATE UTILITY AUTHORITIES AND THE OWNER, AND THE CONTRACTOR HAS BEEN NOTIFIED BY MCLELLAND CONSULTING ENGINEERS, INC.
- CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR, MCLELLAND CONSULTING ENGINEERS, INC. AND THE OWNER ARE TO BE HELD HARMLESS.
- ALL TRENCHING, BACKFILLING AND PIPE LAYING IS TO MEET ALL OSHA REQUIREMENTS.
- THE LOCATION, DESCRIPTION AND SIZE OF ALL ABOVE-GROUND AND UNDER-GROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.
- REFER TO BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLANS.
- ALL WATER & SEWER DESIGNS ARE SUBJECT TO THE CITY'S LATEST DESIGN CRITERIA (ROGERS WATER UTILITIES STANDARD SPECIFICATIONS, REVISED APRIL 16, 1997). REVIEW FOR PLAT APPROVAL IS NOT APPROVAL OF PUBLIC IMPROVEMENTS, AND ALL PROPOSED IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AT THE TIME CONSTRUCTION PLANS ARE SUBMITTED.
- ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED / REPLACED AT THE OWNER'S / DEVELOPER'S EXPENSE.
- WATER AND SEWER IMPACT FEES WILL APPLY FOR THE ADDITIONAL IMPACT TO THE SYSTEM (IF APPLICABLE). THE FEES WILL BE BASED ON THE PROPOSED METER SIZE AND WILL BE CHARGED AT THE TIME OF METER SET (IF APPLICABLE).
- ALL UTILITY SERVICE LINES TO BE CONNECTED TO NEW MAINS OR RELOCATED AS NEEDED FOR INSTALLATION OF STORM SEWER SYSTEM.
- ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 24" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO IDENTIFY THE ENDS OF CONDUITS. THERE MUST BE A MINIMUM SEPARATION OF 12" BETWEEN ELECTRICAL CONDUITS AND CONDUITS FOR OTHER UTILITIES.
- SERVICE TAPS ON UTILITY MAINS (EXISTING) SHALL BE MADE BY THE CITY, AND FEES PAID BY CONTRACTOR. SERVICE TAPS ON UTILITY MAINS (PROPOSED) SHALL BE MADE BY THE CONTRACTOR.
- ALL UNDERGROUND LINES SHALL BE INSPECTED BY THE ENGINEER, OR HIS REPRESENTATIVE, PRIOR TO BACK FILLING.
- DOMESTIC SANITARY SEWER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 41M. PUBLIC WATER MAIN TRENCHING AND BEDDING SHALL BE INSTALLED PER RWU STANDARD SD-1 15.
- DOMESTIC WATER SERVICE LINE TRENCHING AND BEDDING SHALL BE INSTALLED PER DETAIL 40L. PUBLIC WATER MAIN TRENCHING AND BEDDING SHALL BE INSTALLED PER RWU STANDARD WD-1 18.
- ALL WATER LINE DIMENSIONS SHOWN ARE TO CENTER OF PIPE OR FITTING; ALL SEWER LINE DIMENSIONS ARE SHOWN TO CENTER OF MANHOLE OR CENTER OF PIPE.
- TESTING OF WATER AND SEWER LINES SHALL BE AT THE CONTRACTOR'S EXPENSE.
- TOPS OF EXISTING MANHOLES SHALL BE RAISED AS NECESSARY TO BE EITHER FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.  
TOPS OF PROPOSED MANHOLES SHALL BE FLUSH WITH FINISHED GRADES IN PAVED AREAS, OR 4" ABOVE FINISHED GRADES IN UNPAVED AREAS.
- ALL UTILITIES UNDER PAVED AREAS SHALL RECEIVE CLASS 7 BASE BACKFILL FULL DEPTH.
- MAINTAIN MINIMUM HORIZONTAL SEPARATION OF 10' BETWEEN WATER AND SEWER MAINS AND 5' BETWEEN OTHER UNDERGROUND UTILITIES SUCH AS STORM SEWER, ELECTRICAL, GAS, DOMESTIC WATER / SEWER SERVICE LINES, AND CONDUITS.
- ALL EXISTING WATER, GAS AND / OR ELECTRICAL METERS AS NOTED TO BE ABANDONED AND / OR REMOVED PER THE DEMOLITION PLAN WITHIN THE PROJECT AREA ARE TO BE RETURNED TO THE APPROPRIATE AUTHORITY.
- COORDINATION OF ALL CONDUIT PLACEMENT SHALL BE MADE WITH UTILITY PROVIDERS.
- ALL WATER MAIN FITTINGS SHALL BE RESTRAINED THROUGH THE USE OF THRUST BLOCKING PER RWU STANDARD DETAIL WD-1 20 OR APPROVED EQUAL.
- PROPOSED UTILITIES THAT ARE TO BE BURIED IN THE SAME TRENCH SHALL BE COORDINATED WITH, AND APPROVED BY, THE INVOLVED UTILITIES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FIELD VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION OF PROPOSED UTILITIES.
- ALL PROPOSED UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH GOVERNING AGENCY.
- CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING (UNLESS APPROVED OTHERWISE BY THE ENGINEER OF RECORD).



### EXISTING LEGEND

- |   |                     |   |                        |
|---|---------------------|---|------------------------|
| — | PROPERTY LINE       | ⊙ | SANITARY SEWER MH      |
| — | RIGHT OF WAY        | ⊙ | CLEAN-OUT              |
| — | SANITARY SEWER LINE | ⊙ | DRAINAGE MH            |
| — | WATER LINE          | ⊙ | POWER POLE             |
| — | GAS LINE            | ⊙ | GUY WIRE w/ ANCHOR     |
| — | UGT                 | ⊙ | GAS METER              |
| — | UGF                 | ⊙ | GAS RISER              |
| — | UGT                 | ⊙ | UNDERGROUND TELEPHONE  |
| — | UGF                 | ⊙ | UNDERGROUND FIBER      |
| — | UGT                 | ⊙ | UNDERGROUND TELEVISION |
| — | UGF                 | ⊙ | UNDERGROUND FIBER      |
| — | OHE                 | ⊙ | OVERHEAD ELECTRIC      |
| — | X—X—                | ⊙ | ROAD CENTERLINE        |
| — | —                   | ⊙ | DITCH FLOWLINE         |
| — | —                   | ⊙ | EASEMENT LINE          |
| — | —                   | ⊙ | GRAVEL LINE            |
| — | —                   | ⊙ | FIRE HYDRANT           |
| — | —                   | ⊙ | WATER METER            |
| — | —                   | ⊙ | WATER VALVE            |
| — | —                   | ⊙ | WATER FAUCET           |
| — | —                   | ⊙ | CONTROL POINT          |
| — | —                   | ⊙ | RR SPIKE               |
| — | —                   | ⊙ | BUSH                   |
| — | —                   | ⊙ | TREE                   |

### PROPOSED LEGEND

- |   |                        |
|---|------------------------|
| — | STORM DRAIN            |
| — | GAS LINE               |
| — | GAS METER              |
| — | ELECTRIC METER         |
| — | UGFO                   |
| — | UGF                    |
| — | UGF&FO                 |
| — | UG&T                   |
| — | UGT                    |
| — | UGTV                   |
| — | UGT&FO                 |
| — | X"W                    |
| — | X"SS                   |
| — | REDUCER                |
| — | SANITARY SEWER LINE    |
| — | SANITARY SEWER MANHOLE |
| — | CLEAN-OUT              |
| — | ELECTRIC TRANSFORMER   |
| — | LIGHT POLE             |
| — | CATCH BASIN            |

### UTILITY KEYNOTES

- 400 POINT OF CONNECTION - WATER SERVICE
- 402 DOMESTIC WATER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 406 PROPOSED WATER METER (SEE SIZE AT SYMBOL)
- 407 TAPPING SLEEVE AND VALVE W/ THRUST BLOCKING AND ADJUSTABLE VALVE BOX (SEE SIZE AT SYMBOL)
- 421 POINT OF CONNECTION - SANITARY SEWER SERVICE
- 423 SANITARY SEWER SERVICE BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 428 CONNECT TO EXISTING SANITARY SEWER MANHOLE
- 430 POINT OF CONNECTION - ELECTRIC SERVICE (PER ELECTRIC COMPANY REQUIREMENTS)
- 431 ELECTRIC METER (PER ELECTRIC COMPANY REQUIREMENTS)
- 432 ELECTRIC BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 435 PROPOSED ELECTRIC TRANSFORMER & PAD (PER ELECTRIC COMPANY REQUIREMENTS)
- 437 POINT OF CONNECTION - TELEPHONE / INTERNET SERVICE (PER TELEPHONE COMPANY REQUIREMENTS)
- 438 TELEPHONE / INTERNET BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 441 POINT OF CONNECTION - NATURAL GAS SERVICE (PER GAS COMPANY REQUIREMENTS)
- 442 NATURAL GAS METER
- 443 NATURAL GAS BUILDING ENTRY (SEE ARCH. / MEP PLANS)
- 449 CONTRACTOR SHALL VERTICALLY STUB UP SERVICE LINES FOR FUTURE BUILDING 5' (MIN) WITHIN PROPOSED LIMITS OF FUTURE BUILDING PAD
- 450 FIRE HYDRANT ASSEMBLY PER RWU STANDARD DETAIL WD-1 19
- 452 JACK & BORE UNDER ROADWAY RWU STANDARD DETAIL SD-1 19
- 453 WATER SERVICE MANHOLE PER RWU STANDARD DETAIL WD-1 18
- 454 4" SEWER MANHOLE RWU STANDARD DETAIL SD-1 2
- 455 1" WATER SERVICE RWU STANDARD DETAIL WD-1 6

### UTILITY DETAILS

- 41F SANITARY SEWER CONNECTION AT EXISTING MANHOLE
- 41H SANITARY SEWER SERVICE CONNECTION
- 41J SANITARY SEWER CLEAN-OUT
- 70A R2 BACKFLOW DEVICE (WATTS 1" R2 LF009M2QT; HEATED ENCLOSURE BY SAFETY-T-COVER, 200 S-AL)

**MCE** **MCLELLAND**  
**CONSULTING**  
**ENGINEERS, INC.**  
1580 E STEARNS ST  
FAYETTEVILLE, ARKANSAS 72703  
(479) 443-2377  
HTTP://WWW.MCE.US.COM

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|-----------|----------|--------------------------------|
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| 1         | 4/9/2021 | ADDRESSING CITY & RWU COMMENTS |
| 3         | 6/7/2021 | ADDRESSING CITY & RWU COMMENTS |

### UTILITY PLAN

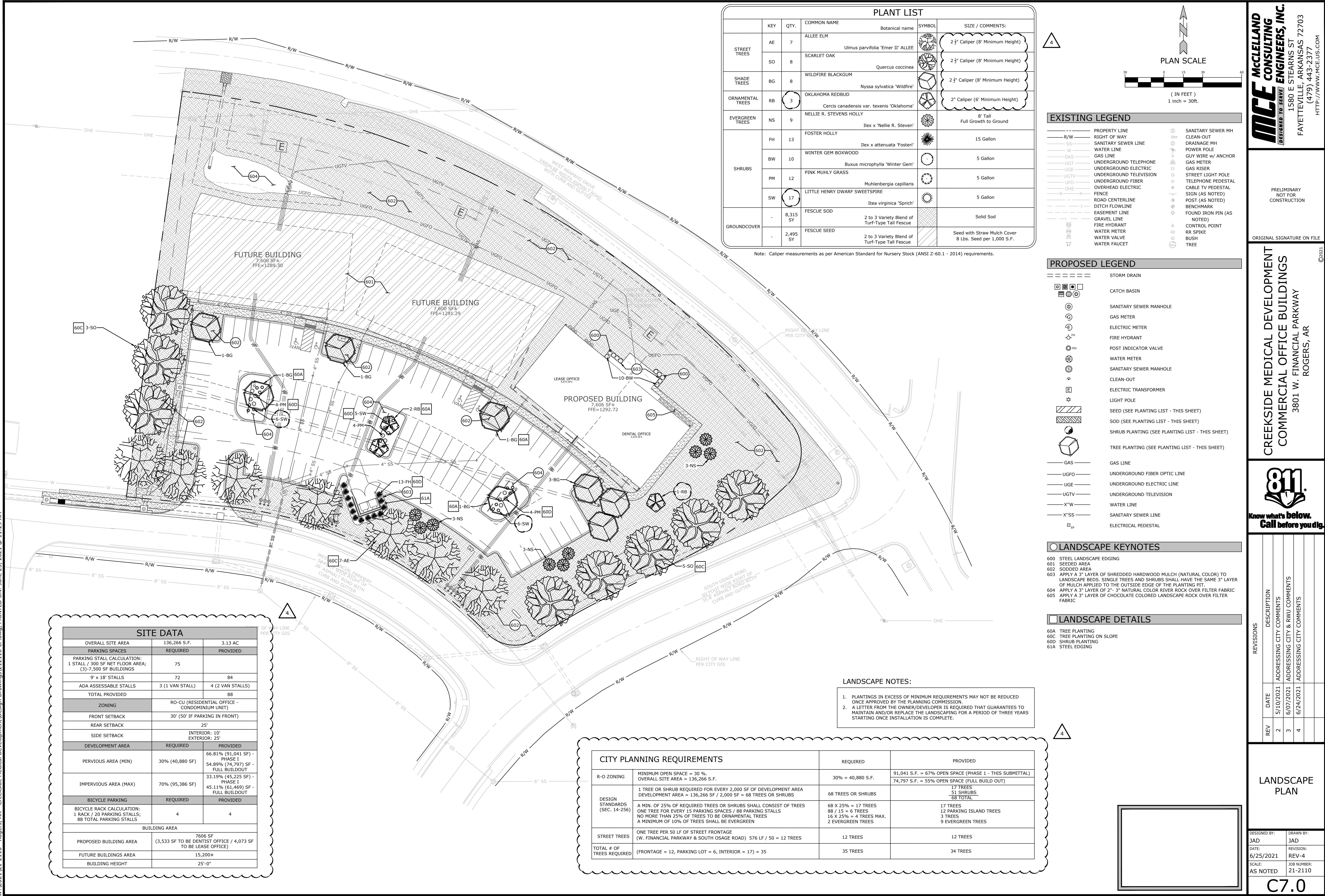
DESIGNED BY: JAD  
DATE: 6/25/2021  
SCALE: AS NOTED

DRAWN BY: JAD  
REVISION: REV-4  
JOB NUMBER: 21-2110

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|-----|-----------|--------------------------------|
| 2   | 5/10/2021 | ADDRESSING CITY COMMENTS       |
| 3   | 6/07/2021 | ADDRESSING CITY & RVU COMMENTS |
| 4   | 6/24/2021 | ADDRESSING CITY COMMENTS       |

LANDSCAPE PLAN

DESIGNED BY:  
JAD

DATE:  
6/25/2021

SCALE:  
AS NOTED

DRAWN BY:  
JAD

REVISION:  
REV-4

JOB NUMBER:  
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