



DEPT. OF COMMUNITY DEVELOPMENT
 PLANNING DIVISION
 301 W. CHESTNUT
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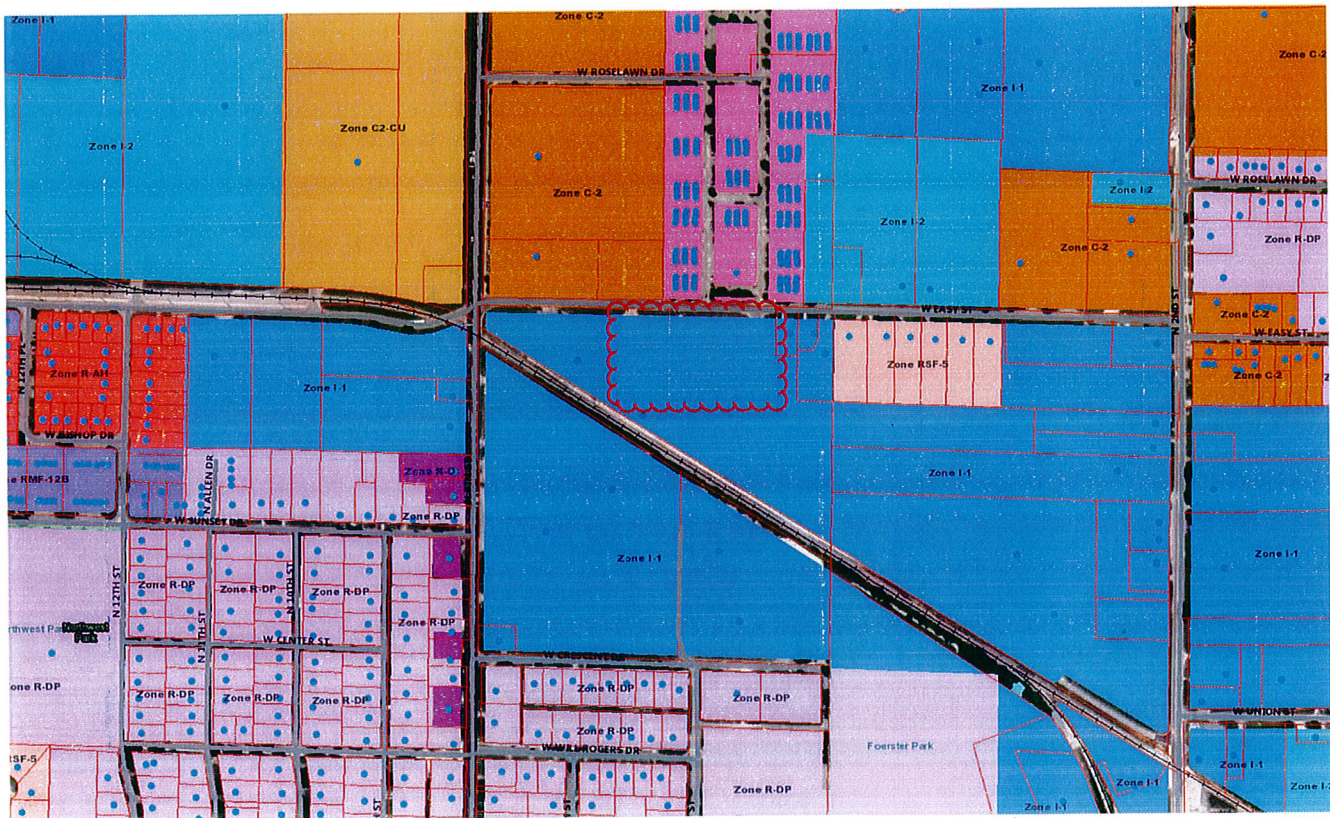
JULY 30, 2018

TO: PLANNING COMMISSION
 LARGE-SCALE DEVELOPMENT COMMITTEE

**LSDP, OMP FOODS (PARKING ADDITION)
 STAFF SUMMARY REPORT**

LOCATION:	750 W Easy Street
LAND OWNER:	Ozark Mountain Poultry
DEVELOPER:	Ozark Mountain Poultry
APPLICANT/ ENGINEER:	Crafton Tull
ZONING DISTRICT:	I-1 (Light Industrial)
PLANNED USE:	Food processing/parking
REQUEST:	LSDP approval
AUTHORITY:	Article III of Chapter 14, Rogers Code of Ordinances
DESCRIPTION:	35 new off-street parking spaces
WAIVERS:	Tree islands; ROW dedication and street improvements; water quality
FEES-IN-LIEU:	On-site stormwater detention (\$1,174.80)

VICINITY MAP:



Note: staff recommendations are based on technical review of city code and may not reflect all information made available to officials during discussion and public input.

BACKGROUND

- The owner/developer intends to provide 35 new parking spaces for Ozark Mountain Poultry.
- The site is not located within a PUD or subdivision. Adjacent properties to the south and east are zoned industrial. Adjacent properties to the north are zoned commercial or residential multifamily.
- Status: the LSDP has gone through the technical review process, and all revisions requested by staff have been completed and approved with the exception of requested waivers.

STAFF REVIEW

ENGINEERING REVIEW:

- 1) Access Management: The applicant requests a **WAIVER** to Sec. 14-260(1)E – Number of curb cuts because the scope of the project would be disproportionate to the cost of bringing the existing driveways up to City standards.
- 2) Stormwater and Water Quality:
 - a) Stormwater Management: The applicant requests to pay a fee in-lieu of detention in the amount of \$1,174.80 for the additional impervious areas because of insufficient on-site area to increase the volume of the detention facilities.
 - b) Water Quality: The applicant requests a **WAIVER** to the Drainage Criteria Manual Ch.9, Sec. 2.0 – Applicability, because there is insufficient on-site area to provide water quality treatment for the stormwater flowing to the east of the site.
- 3) Large Scale Development Plan Regulations:
 - a) Tree Islands: The applicant requests a **WAIVER** to Sec. 14-256(14)B(b) – Tree Islands because the planned 37 parking spaces would be reduced to 20 spaces and would result in a net increase in parking by 15.
- 4) Required Public Improvements:
 - a) Street Pavement and Condition: The site is located on Easy Street and is classified on the Master Street Plan as a collector street and constructed as a 2-lane road with curb and gutter, and sidewalks with no greenspace. The roadway pavement is not in substandard condition and does not require improvements.
 - b) Streetscape:
 - i) Right-of-Way: The applicant requests a **WAIVER** to Sec. 14-608(1) for required 35' right-of-way dedication from the existing centerline of Easy Street because the applicant proposes to not provide public improvements.
 - ii) Sidewalks: The applicant requests a **WAIVER** to Sec. 14-256(11) for required 5' sidewalk with minimum 4.5' greenspace provided because existing sidewalks exist along Easy Street and the improvements would be disproportionate to the cost of bringing the sidewalks into City standards.
 - iii) Trails: No trail construction is required.
 - iv) Streetlights: The applicant requests a **WAIVER** to Sec. 14-46(g) for required street lights because the improvements would be disproportionate to the cost of streetlight installation.
 - v) Street Trees: The applicant requests a **WAIVER** to Sec. 14-46(g) for required street trees because the improvements would be disproportionate to the cost of streetlight installation.
- 5) RECOMMENDATIONS:

The proposed project meets all engineering review requirements for a large-scale development subject to the following recommendations and waiver requests:

 - a) **Approve waiver to Sec. 14-260(1)E –Number of curb cuts.** Per Sec. 14-260(3) – “...the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.”
 - b) **Approve recommendation for accepting a fee in-lieu of stormwater detention in the amount of \$1,174.80.** Existing detention ponds on-site manage the stormwater for the pre-development conditions. The proposed additional impervious area associated with the improvements are small in proportion to the overall site and the increase in runoff is small.
 - c) **Deny waiver to Ch.9, Sec. 2.0 of the Drainage Criteria Manual for applicability of water quality treatment.** Water quality treatment will be provided for additional impervious areas draining to the east of the site and not to the west. The site does not meet the exceptions listed in the Drainage Criteria Manual, nor does it provide a provision for waiving water quality treatment.
 - d) **Approve waiver to Sec. 14-256(14)B(b) for required tree islands.** The requirements for tree islands will create a hardship for the owner by limiting the number of new parking spaces.
 - e) **Approve waiver to Sec 14-608(1) for required 35' right-of-way dedication from the centerline of Easy Street.** Per Sec. 14-46(3)c, the application of complete streets principles is unnecessary.
 - f) **Approve waiver to Sec. 14-256(11) for 5' sidewalk and min. 6' greenspace.** Per Sec. 14-46(3)c, the application of complete streets principles is unnecessary and unduly cost prohibitive.
 - g) **Approve waiver to Sec. 14-46(g) for required streetlights.** Per Sec. 14-46(3)c, the application of complete streets principles is unnecessary and unduly cost prohibitive.
 - h) **Approve waiver to Sec. 14-46(g) for required street trees.** Per Sec. 14-46(3)c, the application of complete streets

principles is unnecessary and unduly cost prohibitive.



DYLAN COBB, Planning Engineer
City of Rogers Engineering Division



NATHAN BECKNELL, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

- 1) Land Use: The proposed parking lot is attendant to the primary use of food processing. This land use is consistent with the current Comprehensive Growth Map which designates the subject location as "Employment Center."
- 2) Development Standards: The site plan conforms to all development standards and requirements per Sec. 14-713.
 - a) Landscaping: All landscaping requirements have been met.
 - b) Parking: All vehicle parking requirements have been met.
 - c) Setbacks: All building setback requirements have been met.
 - d) Screening: All screening requirements have been met.
- 3) Views of Others: No supporting or opposing comments have been received by the Planning Division.
- 4) RECOMMENDATIONS:
 - a) The proposed project meets all zoning requirements for a large-scale development. Approve.



ETHAN HUNTER, Planner III
City of Rogers Planning Division



LORI ERICSON, Planning Administrator
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

Motion to approve the Large-Scale Development project, contingent upon all conditions listed in the engineer's report, and with the following actions for the requested waivers and fees-in-lieu:

- Approve waiver for required parking lot tree islands.
- Approve waiver for required ROW dedication and street improvements.
- Deny waiver for required water quality treatment.
- Deny the option to pay a fee-in-lieu of on-site stormwater detention in the amount of \$1,174.80.

DIRECTOR'S COMMENTS

- 1) Agree with recommendations and suggested motion.



JOHN C. MCCURDY, Director
City of Rogers Department of Community Development

Tabs:

1. Large-Scale Development Plans
2. Waiver Letter
3. Infrastructure Agreement
4. Maps and photos



June 7, 2018

Planning Commission
City of Rogers
301 West Chestnut
Rogers, AR 72756

RE: Ozark Mountain Poultry
CTA Job No. 18103900
City View #PL201800225

Planning Commission Members:

Ozark Mountain Poultry is considering adding to their parking area along Easy St. The anticipated addition will include approximately 17,200 sf of pavement to increase their parking by 37 parking spaces. All Fire Department requests have been addressed in creating the attached parking layout. We understand that adding more than 15 parking spaces requires the owner to comply with the Large Scale Development ordinances. However, to comply with the requirements, the 37 parking spaces gained will be reduced to only 13 gained. We request waivers for the following items as noted in the City comments due to the hardship impact on the project.

1. Tree islands – If tree islands were placed per the code requirement, the planned 37 parking space increase will be reduced by 20 spaces. The net increase will only be 15.
2. Dedicating right-of-way and providing street improvements with lighting – This improvement cost will be over 2.5 times the cost of the parking lot improvements.
3. Water quality - To provide a water quality feature large enough to manage the additional pavement run-off, the available space between the parking lot and the detention pond identified for the feature will need to be enlarged by about 10% causing the loss of two more parking spaces. The resulting net increase in parking spaces will only 13. This is 2 less than the 15 parking space breakover that requires compliance with Large Scale Development ordinances.

Ozark Mountain Poultry respectfully requests the waiver of all Large Scale Development requirements.

Sincerely,
Crafton Tull & Associates, Inc.

06/07/2018

Anthony C. Apple, P.E.
Project Manager



VICINITY MAP
NTS

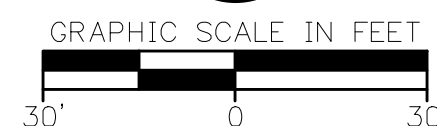


 LEGEND (EXISTING SYMBOLS)

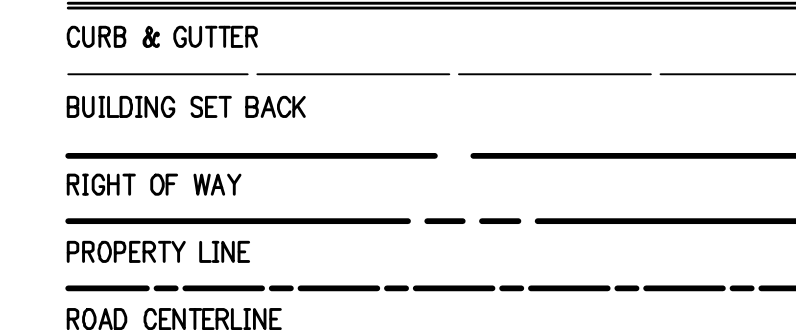

SITE STABILIZATION AND CERTIFICATION

C-001

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