

DEPT. OF COMMUNITY DEVELOPMENT PLANNING DIVISION

301 W. CHESTNUT

PHONE: (479) 621-1186 FAX: (479) 986-6896

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:



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) <u>Access Management</u>: The applicant requests a <u>WAIVER</u> 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) <u>Stormwater Management</u>: 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) <u>Water Quality</u>: The applicant requests a <u>WAIVER</u> 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) <u>Large Scale Development Plan Regulations</u>:
 - a) <u>Tree Islands</u>: The applicant requests a <u>WAIVER</u> 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) <u>Street Pavement and Condition</u>: 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:
 - Right-of-Way: The applicant requests a <u>WAIVER</u> 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) <u>Sidewalks</u>: The applicant requests a <u>WAIVER</u> to Sec. 14-256(11) for required 5' sidewalk with minimum 4.5' greenspace provided because existing sidewalks exists along Easy Street and the improvements would be disproportionate to the cost to bringing the sidewalks into City standards.
 - iii) Trails: No trail construction is required.
 - iv) Streetlights: The applicant requests a <u>WAIVER</u> to Sec. 14-46(g) for required street lights because the improvements would be disproportionate to the cost of streetlight installation.
 - v) <u>Street Trees</u>: The applicant requests a <u>WAIVER</u> to Sec. 14-46(g) for required street trees because the improvements would be disproportionate to the cost of streetlight installation.

5) <u>RECOMMENDATIONS</u>:

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 manages 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 wavier 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

ylan Coll

NATHAN BECKNELL, City Engineer City of Rogers Engineering Division

PLANNING REVIEW:

- 1) <u>Land Use</u>: 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.

S. HUNTER

- 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

(LEGEND (EXISTING SYMBOLS)

	<u>SYMBOLS</u>	<u>LINEWORK</u>	
o	FOUND IRON PIN	EASEMENT	
*	LIGHT POLE	==========	=======
Ø	POWER POLE	CURB	
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	TV PEDESTAL	INTERMEDIATE CONTOUR	
\bigcirc	MANHOLE		
0	SANITARY SEWER CLEANOUT		SS
\triangle	GAS METER	SANITARY SEWER LINE	
\bowtie	GAS VALVE	GAS LINE	—— —— G —
	STORM SEWER PIPE	W	W
C	DOWN GUY	WATER LINE (SPECIFY SIZE & TYPE)	
	WATER VALVE	UNDERGROUND TELEPHONE	JGT ———
	FIRE HYDRANT ASSEMBLY	——————————————————————————————————————	
\bowtie	AIR RELEASE VALVE	UNDERGROUND ELECTRIC	γv
\rightarrow	FIRE DEPARTMENT CONNECTION		
\Diamond	WATER METER	OVERHEAD ELECTRIC	,,
\otimes	SPRINKLER HEAD	UNDERGROUND TELEVISION	- — UGTV — —
E	ELECTRIC PEDESTAL		OLLT) /
	GRATED INLET	OVERHEAD TELEVISION	- — OHTV — —
[CHAIN LINK FENCE	
	DROP INLET	WOOD FENCE	//
	TREE	BARBED WIRE FENCE	
- Emerole		FIBER OPTIC	
	TREE TO BE REMOVED	RIGHT OF WAY	

(LEGEND (CONSTRUCT)

ROAD CENTERLINE

	SYMBOLS	LINEWORK	
• ¥	SET IRON PIN LIGHT POLE	EASEMENT	
• •	POWER POLE TELEPHONE PEDESTAL TV PEDESTAL	CURB ————————————————————————————————————	
•	MANHOLE SANITARY SEWER CLEANOUT	INDEX CONTOUR SS	
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(X−X) ►	STRUCTURE NUMBER WATER VALVE	WATER LINE	
♦► ØI ♣	FIRE HYDRANT ASSEMBLY AIR RELEASE VALVE FIRE DEPARTMENT CONNECTION	UNDERGROUND TELEPHONE UNDERGROUND ELECTRIC	
● ■	WATER METER BACK FLOW PREVENTER REDUCER	OVERHEAD ELECTRIC FO	
	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	FIBER OPTIC ———————————————————————————————————	
	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)	OVERHEAD TELEVISION CHAIN LINK FENCE	
	SHEET/	WOOD FENCE BARBED WIRE FENCE	
		BUILDING SET BACK RIGHT OF WAY	
		KIGHT OF WAT	

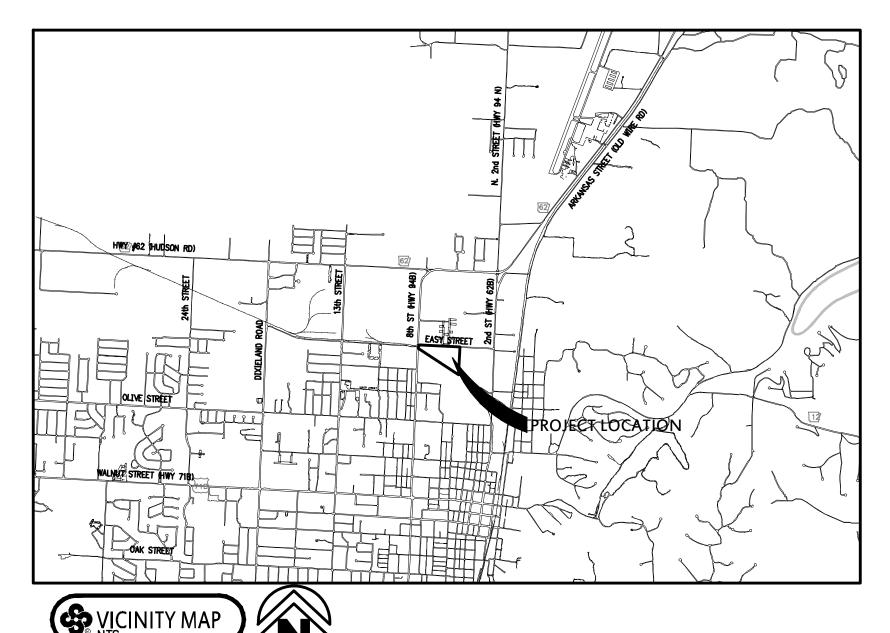
PROPERTY LINE

ROAD CENTERLINE

OMP FOODS

ROGERS, ARKANSAS

CITY VIEW PL201800225



C = 504

Sheet List Table

Silv	CCC LISC TUDIO
SHEET NUMBER	SHEET TITLE
C-001	COVER SHEET
C-002	PROJECT CONTROL SHEET
C-101	OVERALL SITE PLAN (C)
C-102	SITE AND UTILITY PLAN
C-103	GRADING PLAN
C-104	PAVING PLAN
C-105	EROSION CONTROL - PHASE 1
C-106	EROSION CONTROL - PHASE 2
C-501	EROSION CONTROL DETAILS 1
C-502	EROSION CONTROL DETAILS 2
C-503	EROSION CONTROL DETAILS 3
C-504	STANDARD DETAILS

OMP FOODS ROGERS, AR

Rogers, Arkansas 72756

479.636.4838 † 479.631.6224 f

WALNUT ST. (HWY. #71 BUSINESS)

PROPERTY DESCRIPTION

DESCRIPTION (PER PLAT NO. P3 482) ALL THAT PART OF THE NW1/4 OF THE SE1/4 OF SECTION 1, TOWNSHIP 19 RANGE 30 WEST, LYING NORTH AND EAST OF THE ST. L. & S.F. R.R. RIGHT

EXCEPT THE FOLLOWING TRACT: BEGINNING AT THE NE CORNER OF SAID 40 ACRES, RUN THENCE WEST 212 FEET; THENCE SOUTH 165 FEET; THENCE EAST 80 FEET; THENCE SOUTH 165 FEET: THENCE EAST 8 RODS: THENCE NORTH 20 RODS TO THE PLACE OF BEGINNING. SUBJECT TO STREETS ON THE NORTH AND WEST SIDES THEREOF. ALSO BEING LOTS H. G AND PART OF LOT F IN HIGHLAND ADDITION TO THE CITY OF ROGERS. SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FLOOD NOTE

THIS PROPERTY IS NOT IN FLOOD ZONE "A" OR "AE", AND IS OUTSIDE THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FIRM PANEL NUMBER 05007C0280K, EFFECTIVE DATE JUNE 5, 2012

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CONTRACTORS, AND SUBCONTRACTORS ASSOCIATED WITH THIS PROJECT SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH, COMPLYING WITH, AND THE ENFORCEMENT OF ARKANSAS CODES AR ST § 11-5-307 AND § AR ST 11-5-308 AND ANY OTHER CURRENT STATE CODES PERTAINING TO ADVANCE NOTICE REQUIREMENTS AND FOR SAFETY OF ALL PERSONNEL, INCLUDING THE GENERAL PUBLIC, PERTAINING TO ANY WORK, MOVEMENT, AND ACTIVITY IN CLOSE PROXIMITY TO ANY ENERGIZED ELECTRICAL LINE.

10. EASEMENT PLAT REQUIRED BEFORE ISSUANCE OF CERTIFICATION OF OCCUPANCY. 11. ALL CIVIL PLANS USED ON-SITE MUST INCLUDE MOST CURRENT STAMP ROGERS PLANNING.

NOT THE RESULT OF INDEPENDENT COMPUTATION OR ANALYSIS.

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No. 11825

COVER SHEET

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C-001

SITE STABILIZATION AND CERTIFICATION

BASIS OF BEARING: ARKANSAS STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 HORIZONTAL DATUM AND NGVD 29 VERTICAL DATUN DETERMINED BY GPS OBSERVATION ON THE CITY OF ROGERS CONTROL MONUMENTS USING THEIR

PUBLISHED VALUES.

INTERIOR SIDE 25'

EXTERIOR SIDE 50'

LIGHT INDUSTRIAL

750 W. EASY STREET

750 E. EASY STREET

RBOZE@OMPFOODS.COM

ROGERS, AR 72756

ANTHONY APPLE P.E.

ROGERS, AR 72756

151 PARKING STALLS

153 PARKING STALLS

35 PARKING STALLS

188 PARKING STALLS

188 PARKING STALLS

10 TOTAL BIKE RACKS

1 BIKE RACK PER 20 PARKING STALLS

479-636-4838

CRAFTON TULL

I-1

13.07 AC. (569,171 SQ.FT.)

RICK BOZE OZARK MOUNTAIN POULTRY

901 N. 47TH ST., SUITE 200

PROJECT INFORMATION

BUILDING SETBACK:

SITE AREA:

PROPERTY USAGE:

SITE ENGINEER:

EXISTING PARKING:

NEW PARKING:

TOTAL PARKING:

RE-STRIPED PARKING:

PROVIDED BIKE RACKS:

ZONING:

ADDRESS:

OWNER:

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



Call before you dig.

WATER & SANITARY SEWER

ROGERS WATER UTILITIES

601 S. 2ND ST.

<u>ELECTRIC</u>

SWEPCO

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ROGERS, AR 72756

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FAYETTEVILLE, AR 72703

PHONE: (479)-986-1003

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BLACK HILLS ENERGY

LOWELL, AR 72745-2129

PHONE: (479) 333-7076

EMAIL: jeff.laney@blackhills-corp.com

CONTACT: JEFF LANEY

COX COMMUNICATIONS

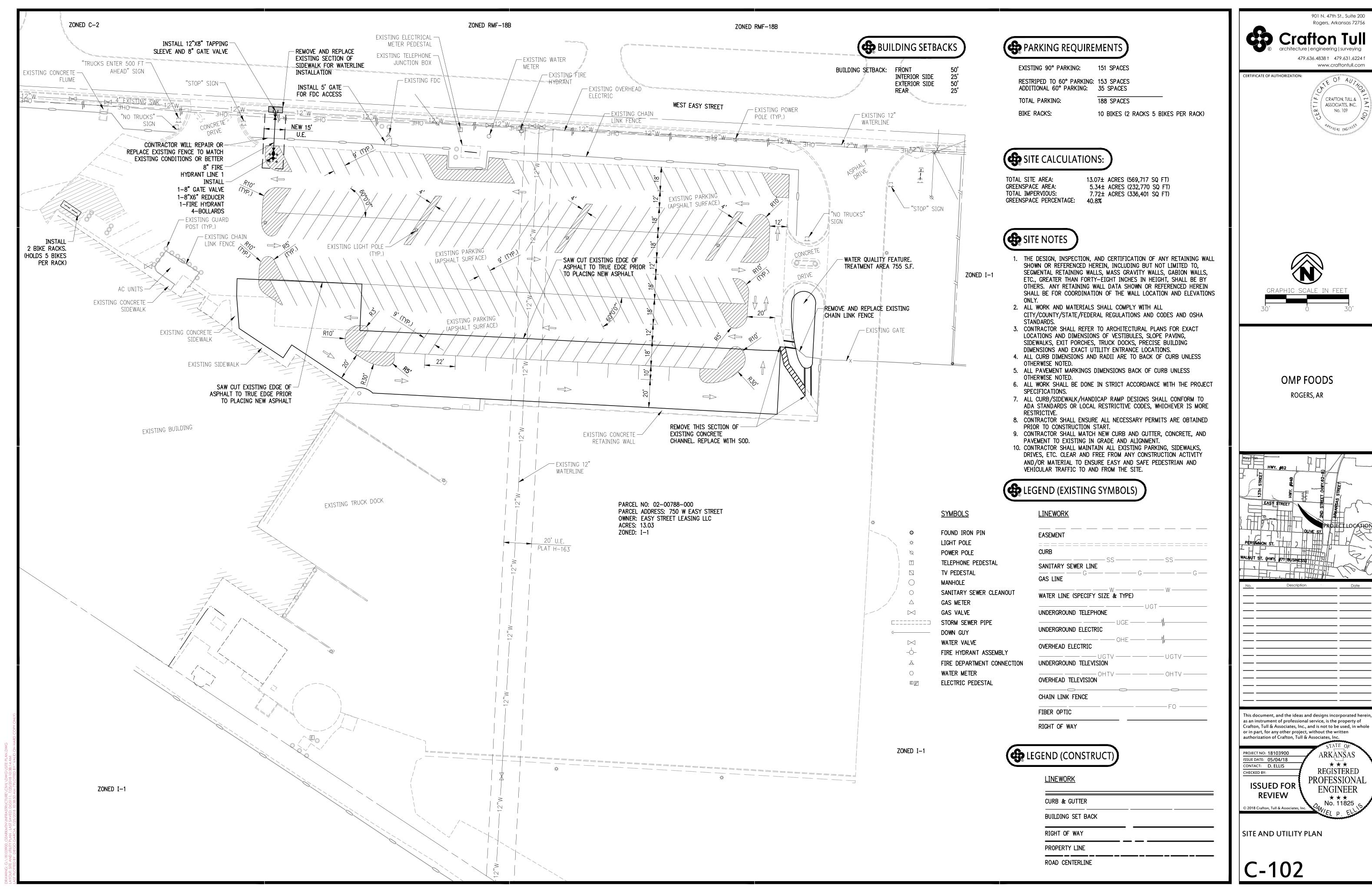
PHONE: (888)-438-6673

CABLE TELEVISION

1301 FEDERAL WAY

CONTACT: BRIAN WILLIAMS

CONTACT: CHUCK EASTERLING



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