

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

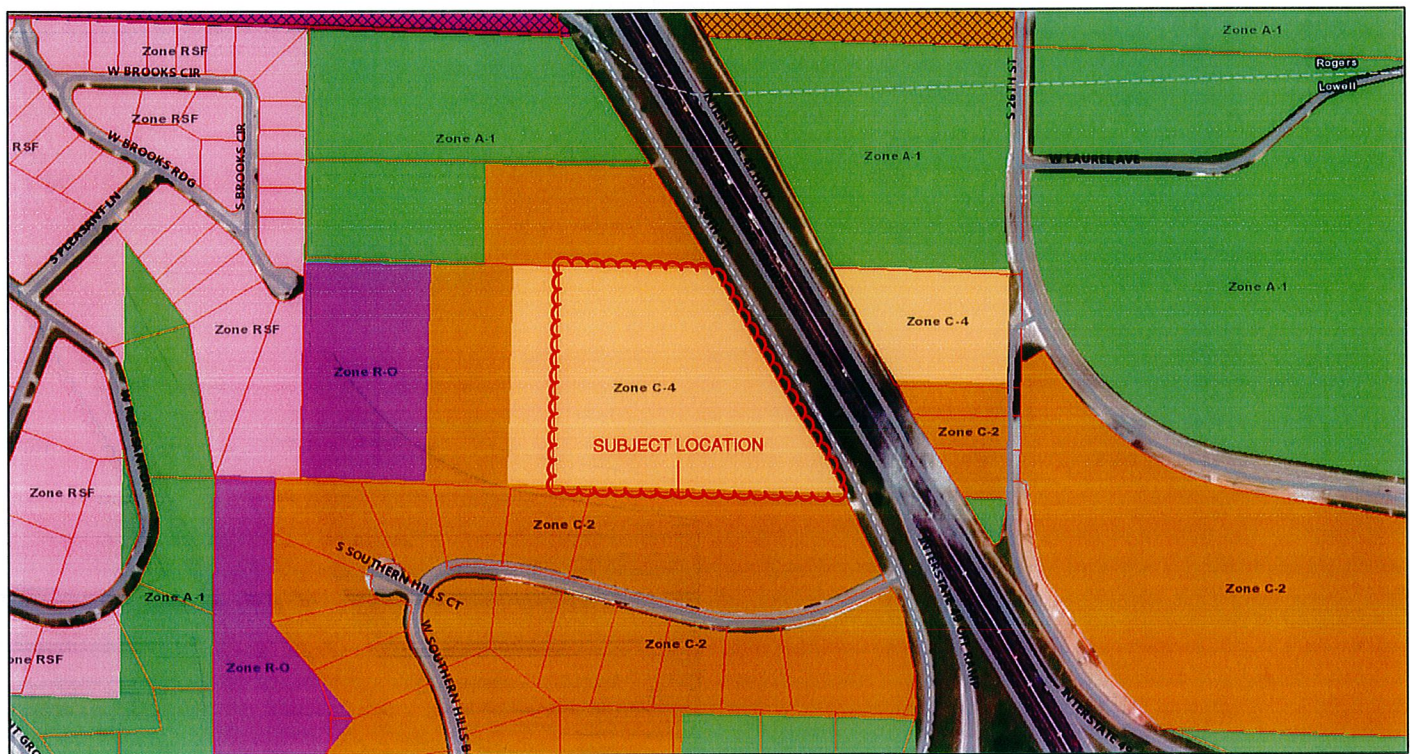
OCTOBER 10, 2018

TO: PLANNING COMMISSION
 LARGE-SCALE DEVELOPMENT COMMITTEE

LSDP, SEED CHURCH STAFF SUMMARY REPORT

LOCATION:	5350 S 28 th Street
LAND OWNER:	JK Properties of NWA LLC
DEVELOPER:	Seed Development Services
APPLICANT/ ENGINEER:	Seed Church / Wallace Engineering
ZONING DISTRICT:	C-4 (Open Display Commercial)
PLANNED USE:	Religious assembly
DESCRIPTION:	37,377sf building on ±9.97 acres
WAIVERS:	Street improvements along S 28 th Street; connectivity
FEES-IN-LIEU:	N/A
REQUEST:	Large-Scale Development Project approval
AUTHORITY:	Article III of Chapter 14, Rogers Code of Ordinances

VICINITY MAP:



Staff recommendations are based on technical review of city code and may not reflect all information made available to officials during discussion and consideration.

BACKGROUND

- **Program:** The developer intends to build a 37,377sf church on ±9.97 acres.
- **Location Context:** The site is not located within an existing subdivision or PUD and abuts Southern Hills Business Park to the south. All adjacent properties to the north, south, east, and west are zoned commercial with plans for multifamily nearby.
- **Process History:** The LSD plans have gone through the technical review process, and all revisions requested by staff have been completed with the exception of requested waivers. RWU has issued conditional approval.

STAFF REVIEW

ENGINEERING REVIEW:

- 1) **Access Management:** The site meets all requirements for City access management standards per Sec. 14-260.
- 2) **Stormwater and Water Quality:**
 - a) **Stormwater Management:** Stormwater will be addressed by construction of an on-site dry detention facility.
- 3) **Water Quality:** Water quality will be addressed through the proposed dry detention facility.
- 4) **Required Public Improvements:**
 - a) **Street Pavement and Condition:** The site is located on S. 28th Street, classified on the Master Street Plan as collector street and proposed to be improved by the City to the collector street typical section. The applicant requests a **WAIVER** to Sec. 14-228(30) for the requirement to provide street improvements to substandard streets per the waiver request letter provided by the applicant (Tab 2).
 - b) **Streetscape:**
 - i) **Right-of-Way:** Minimum required right-of-way has been dedicated prior to this development.
 - ii) **Sidewalks and Sidepaths:** The applicant requests a **WAIVER** to Sec. 14-256(11) for a required 10' sidepath along S. 28th Street per the waiver request letter provided by the applicant (Tab 2).
 - iii) **Trails:** No trail construction is required on this site.
 - iv) **Streetlights:** The applicant requests a **WAIVER** to Sec. 14-46(g) for required streetlights along S. 28th Street per the waiver request letter provided by the applicant (Tab 2).
 - c) **Street trees:** The applicant requests a **WAIVER** to Sec. 14-46(g) for the required street trees along S. 28th Street per the waiver request letter provided by the applicant (Tab 2).
 - d) **Street Connectivity:** The applicant requests a **WAIVER** to Sec. 14-640(c)(2) for the requirement to provide a local street connection along each boundary that abuts potentially developable land at an interval of 660 feet and not less than 220 feet from existing streets per the waiver request letter provided by the applicant (Tab 2).
- 5) **RECOMMENDATIONS:**

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

- a) **Deny waiver to Sec. 14-228(30) for required street improvements along S. 28th Street.** Staff does not agree that the applicant's provided reasons would create a hardship. Staff recommends accepting a fee in-lieu for the required street improvement. S. 28th Street is planned to be improved as a City project and would be built out as a single cohesive project with all streetscape items.
- b) **Deny waiver to Sec. 14-256(11) for required 10' sidepath.** Staff does not agree that the applicant's provided reasons would create a hardship. Staff recommends accepting a fee in-lieu for the required sidewalks. S. 28th Street is planned to be improved as a City project and would be built out as a single cohesive project with all streetscape items.
- c) **Deny waiver to Sec. 14-46(g) for required streetlights.** Staff does not agree that the applicant's provided reasons would create a hardship. Staff recommends accepting a fee in-lieu for the required streetlights. S. 28th Street is planned to be improved as a City project and would be built out as a single cohesive project with all streetscape items.
- d) **Deny waiver to Sec. 14-46(g) for required street trees.** Staff does not agree that the applicant's provided reasons would create a hardship. Staff recommends accepting a fee in-lieu for the required street trees. S. 28th Street is planned to be improved as a City project and would be built out as a single cohesive project with all streetscape items.
- e) **Deny waiver to Sec. 14-640(c)(2) for the requirement to provide a local street stub-out along each boundary that abuts potentially developable land.** Staff does not agree that the applicant's provided reasons would create a hardship and recommends that the full build out of a minor east/west street along the north boundary of the site.



DYLAN COBB, Planning Engineer
City of Rogers Engineering Division



NATHAN BECKNELL, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

- 1) Land Use:
 - a) Comprehensive Growth Map: The proposed development is consistent with the current Comprehensive Growth Map which designates the subject location as "Commerce Corridor."
 - b) Zoning District: The proposed development meets the definition of "Religious Assembly" and is allowed by-right in the C-4 zoning district.
- 2) Development Standards: The site plan conforms to all development standards and requirements per Sec. 14-711.
 - 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 to date.
- 4) RECOMMENDATIONS:
 - a) **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:

- Deny waiver to Sec. 14-228(30) for required street improvements along S. 28th Street.
- Deny waiver to Sec. 14-256(11) for required sidewalks.
- Deny waiver to Sec. 14-46(g) for required streetlights.
- Deny waiver to Sec. 14-46(g) for required street trees.
- Deny waiver to Sec. 14-604(c)(2) for the requirement to provide a local street stub-out to the property line.

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

LARGE SCALE DEVELOPMENT PLAN FOR SEED DEVELOPMENT ROGERS, AR CITY VIEW PROJECT # PL 201800409

GENERAL:
CONDUCT SITE CLEARING OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION. STREETS AND ROADWAYS SHALL BE THOROUGHLY CLEANED AND/OR SWEEPED ON A DAILY BASIS OR MORE FREQUENTLY AS REQUIRED BY THE GOVERNING AUTHORITY. RESTORE DAMAGED IMPROVEMENTS TO ORIGINAL CONDITION AS ACCEPTABLE TO PARTIES HAVING JURISDICTION.

THE CONTRACTOR SHALL PROVIDE DUST CONTROL MEASURES IN ACCORDANCE WITH LOCAL AUTHORITIES.

ALL STREET SURFACES, DRIVEWAYS, CULVERTS, ROADSIDE DRAINAGE DITCHES AND OTHER STRUCTURES THAT ARE DISTURBED OR DAMAGED IN ANY MANNER AS A RESULT OF CONSTRUCTION SHALL BE REPLACED IN ACCORDANCE WITH THE SPECIFICATIONS.

UNLESS SPECIFIED OTHERWISE, ALL MATERIAL AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF ROGERS STANDARDS, ARKANSAS DEPARTMENT OF ENVIRONMENTAL QUALITY STANDARDS AND ARKANSAS STATE HIGHWAY AND TRANSPORTATION DEPARTMENT SPECIFICATIONS FOR HIGHWAY CONSTRUCTION AND/OR THE APPROPRIATE LOCAL AUTHORITIES.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, PERMIT FEES, LICENSES, LICENSE FEES, AND TAP FEES, ETC.

ALL ELEVATIONS IN PAVED AREAS ARE TOP OF FINISHED PAVEMENT UNLESS OTHERWISE NOTED.

RELOCATION OF ANY UTILITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROPRIATE UTILITY COMPANY AND/OR REGULATORY AGENCY. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FROM ENGINEER BEFORE ANY UTILITY RELOCATION.

NO DIMENSION MAY BE SCALED. REFER UNCLEAR ITEMS TO THE ENGINEER FOR INTERPRETATION.

811:

ALL CONTRACTORS SHALL NOTIFY UTILITY COMPANIES AND GOVERNMENT AGENCIES IN WRITING OF THE INTENT TO EXCAVATE NO LESS THAN 72 HOURS PRIOR TO SUCH EXCAVATION (EXCLUSIVE OF SATURDAYS, SUNDAYS AND HOLIDAYS) AND CALL 1-800-482-9999

EXISTING UTILITY LOCATIONS SHOWN SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. LOCATIONS OF UNDERGROUND UTILITIES ON THESE DRAWINGS ARE APPROXIMATE ONLY AND BASED ON ACTUAL FIELD LOCATIONS OF VISIBLE STRUCTURES AND PLAN COMPUTATIONS.

SITE WORK AND GRADING:

ALL FEATURES OF THIS PROJECT INCLUDING, BUT NOT LIMITED TO, SIDEWALKS AND CURB RAMPS SHALL COMPLY WITH THE AMERICAN DISABILITIES ACT (ADA) ACCESSIBILITY GUIDELINES, AND THE INTERIM FINAL RULES FOR PUBLIC RIGHT-OF-WAY, PUBLISHED IN THE FEDERAL REGISTER, SEPTEMBER 2010. WHERE SPATIAL LIMITATIONS OR EXISTING FEATURES WITHIN THE LIMITS OF THE PROJECT PREVENT FULL COMPLIANCE WITH THIS ACT, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER UPON DISCOVERY OF SUCH FEATURES. THE CONTRACTOR SHALL NOT PROCEED WITH ANY ASPECT OF THE WORK WHICH IS NOT IN FULL COMPLIANCE WITH THE ADA WITHOUT PRIOR, WRITTEN PERMISSION FROM THE ENGINEER. ANY WORK WHICH IS NOT PERFORMED WITHIN THE GUIDELINES OF THE ADA, FOR WHICH THE CONTRACTOR DOES NOT HAVE WRITTEN APPROVAL, SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

CROSS SLOPES FOR SIDEWALKS SHALL NOT EXCEED 1:50
RAMP SLOPES SHALL NOT EXCEED 1:12
GRADES EXCEEDING 5% WILL BE TREATED AS A RAMP SLOPE

FINISHED SUBGRADE SURFACE SHALL NOT BE MORE THAN 0.1 FEET ABOVE OR BELOW ESTABLISHED FINISHED SUBGRADE ELEVATIONS AND ALL GROUND SURFACES SHALL VARY UNIFORMLY BETWEEN INDICATED ELEVATIONS. FINISHED DITCHES SHALL BE GRADED TO ALLOW FOR PROPER DRAINAGE WITHOUT PONDING AND IN A MANNER THAT WILL MINIMIZE EROSION.

GEOTECHNICAL:

GEOTECHNICAL ENGINEERING REPORT BY BUILDING & EARTH (PROJECT NO. BY180025) DATED APRIL 11, 2018.

SURVEY:

EXISTING TOPOGRAPHY IS BASED ON A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY CASTER & ASSOCIATES LAND SURVEYING, INC.

EROSION CONTROL NOTES:

ALL EROSION CONTROL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN AND CITY OF ROGERS STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A STABILIZED CONSTRUCTION ENTRANCE, AND FOR CLEANING OF VEHICLE WHEELS IN ACCORDANCE WITH THE CITY OF ROGERS STANDARDS AND SPECIFICATIONS.

SILT FENCES: PLACEMENT OF SILT FENCES SHALL BE AS SHOWN ON THE DEMOLITION & EROSION CONTROL PLAN. FENCING WHICH BECOMES DAMAGED SHALL BE REPLACED PROMPTLY. DEPOSITS OF SILT WHICH BUILD UP BEHIND DIKES MAY BE DISKED INTO THE SITE BEFORE PLACEMENT OF TEMPORARY COVER. AFTER TEMPORARY COVER IS PLACED OR AFTER LANDSCAPING COMMENCES, SILT SHALL BE REMOVED AND DISPOSED OF IN A MANNER APPROVED BY THE ENGINEER.

TEMPORARY EROSION CONTROL:

ALL DISTURBED EARTH SURFACES WHICH ARE NOT PAVED OR BUILDING PADS SHALL BE LANDSCAPED OR REVEGETATED WITH A TEMPORARY COVER, DEPENDING ON THE PLANTING SEASON, AS OUTLINED BELOW.

PLANT TYPE	PER ACRE	PER 1000 SQ. FT.	PLANTING DATE	DEPTH OF SEEDING
ANNUAL RYEGRASS	40 LBS.	0.9 LBS.	09/05-11/30	1/4 INCH
ELBON RYE	2 BU.	3.0 LBS.	09/15-11/30	2 INCH
WHEAT	2 BU.	3.0 LBS.	09/15-11/30	2 INCH
OATS	3 BU.	2.5 LBS.	09/15-11/30	2 INCH
SORGHUMS	60 LBS.	1.4 LBS.	03/01-09/15	2 INCH
SUDAN GRASS	60 LBS.	1.4 LBS.	04/01-09/15	2 INCH

ADDRESS

SEED DEVELOPMENT
5350 S. 28TH ST
ROGERS, AR 72758

PRIOR TO SEEDING, NEEDED EROSION CONTROL PRACTICES SHALL BE INSTALLED.

THE SUBGRADE SHALL BE LOOSENEED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND 10-20-10 FERTILIZER (10 LBS. PER 1000 SQ. FT. OR 450 LBS. PER ACRE) SHALL BE MIXED WITH THE LOOSENEED SOIL BY DISKING OR OTHER SUITABLE MEANS.

SOIL SHALL BE TESTED AND LIME TREATED IF REQUIRED BY TESTING FIRM

SEEDS MAY BE DRILLED OR BROADCAST UNIFORMLY.

SEEDING IMPLEMENTS SHOULD BE USED AT RIGHT ANGLES TO THE SLOPE TO MINIMIZE EROSION.

MULCH SHALL BE USED ON ALL SLOPES GREATER THAN 5 PERCENT OR AS NEEDED.

THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL THE PLANTS EXCEED 1 INCH IN HEIGHT.

PERMANENT EROSION CONTROL PRACTICES:

BERMUDA GRASS SOLID SLAB SOD OR SEEDING SHALL BE USED ON THIS PROJECT IN ALL DISTURBED AREAS.

LAWN AREAS SHALL BE FERTILIZED ACCORDING TO TIME OF INSTALLATION

MAY 1 - AUGUST 31: APPLY 16-8-8 FERTILIZER AT A RATE OF SIX (6) POUNDS PER 1000 SQ FT TO LAWN AREAS
SEPTEMBER 1 - APRIL 30: APPLY 10-20-10 FERTILIZER AT A RATE OF TEN (10) POUNDS PER 1000 SQ FT TO LAWN AREAS

SOIL SHALL BE LOOSENEED EVENLY TO A DEPTH OF 2 TO 3 INCHES AND FERTILIZER SHALL BE MIXED WITH THE LOOSENEED SURFACE SOIL BY DISKING OR OTHER SUITABLE MEANS.

SOIL SHALL BE TESTED FOR pH AND SHALL BE TREATED WITH LIME AS REQUIRED.

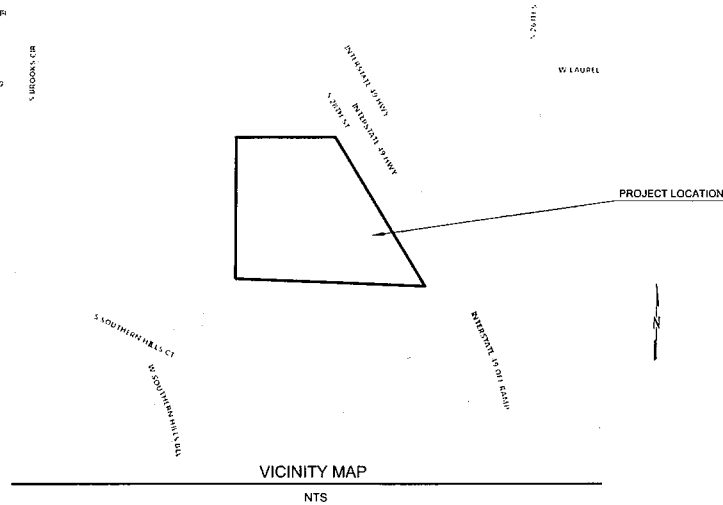
THE AREA SHALL BE WATERED DAILY OR AS OFTEN AS NECESSARY TO MAINTAIN ADEQUATE SOIL MOISTURE UNTIL FINAL ACCEPTANCE OR ONE MONTH.

SODDED AND SEEDDED AREAS SHALL BE PREPARED AND PLACED IN ACCORDANCE WITH CITY OF ROGERS SPECIFICATIONS. SEED SLOPES LESS THAN 5%; SOD SLOPES BETWEEN 5% AND 4:1. STAKE SOD ON SLOPES GREATER THAN 4:1.

THE CONTRACTOR SHALL KEEP ON SITE A CURRENT SET OF THE APPROVED CONSTRUCTION WORKING DRAWINGS AT ALL TIMES. THE CONTRACTOR SHALL MARK (IN RED INK) ALL APPROVED CHANGES INCURRED FOLLOWING PUBLIC WORKS DEPARTMENT APPROVAL OF THE INITIAL DRAWINGS. THESE CHANGES MAY BE INITIATED FROM FIELD CONDITIONS OR CHANGES MADE BY THE DESIGN ENGINEER OR THE PUBLIC WORKS ENGINEER. EXCEPT FOR MINOR FIELD ADJUSTMENTS, ALL CHANGES SHALL BE REVIEWED AND AGREED TO BY THE DESIGN ENGINEER AND THE PUBLIC WORKS ENGINEER PRIOR TO FINAL APPROVAL OF THE PROJECT. THE CONTRACTOR SHALL SUBMIT THE WORKING DRAWINGS TO THE ENGINEER OF RECORD (DESIGN ENGINEER) AFTER FINAL INSPECTION OF PROJECT TO SERVE AS A BASIS FOR DEVELOPMENT OF FINAL AS-BUILT RECORD DRAWINGS.

NOTE:

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



VICINITY MAP
NTS

LEGEND

660	EXISTING MAJOR CONTOUR	BM	BENCH MARK
662	EXISTING MINOR CONTOUR	CO	CLEANOUT
660	NEW MAJOR CONTOUR	EP	DOWN GUY
662	NEW MINOR CONTOUR	EP	EMERGENCY PHONE
X	FENCE	FDC	FIBER OPTIC MANHOLE
T	TELEPHONE OVERHEAD	FH	FIRE DEPT CONNECTION
OE	POWER LINE OVERHEAD	GM	FIRE HYDRANT
G	GAS LINE	GM	GAS / OIL WELL
O	OIL LINE	LP	GAS METER
PUG	POWER UNDERGROUND	LP	LIGHT POLE
TUG	TELEPHONE UNDERGROUND	PM	POWER MANHOLE
TUG	TV UNDERGROUND	PM	POWER POLE
W	WATER LINE	PB	PULL BOX
SS	SANITARY SEWER LINE	SM	SANITARY MANHOLE
S	STORM SEWER LINE	SM	STORM MANHOLE
FL	FLOW LINE DITCH	TPED	TELEPHONE MANHOLE
SF	SILT FENCE	XPFR	TELEPHONE PEDESTAL
		U	TRANSFORMER PAD
		WH	VALVE
		WM	WATER HYDRANT
			WATER METER
			WATER WELL

ENGINEERING:

THE CITY OF ROGERS
COMMUNITY DEVELOPMENT DIRECTOR
JOHN MCCURDY
301 W. CHESTNUT STREET
ROGERS, AR 72758
479.621.1188

THE CITY OF ROGERS
CITY ENGINEER
NATHAN BECKNELL
301 W. CHESTNUT STREET
ROGERS, AR 72758
479.621.1188

THE CITY OF ROGERS
ASSISTANT CITY ENGINEER
LANCE JOBE
301 W. CHESTNUT STREET
ROGERS, AR 72758
479.621.1188

WATER & SEWER
AARON SHORT, PE
ROGERS WATER UTILITIES
601 S. 2ND ST.
ROGERS, AR 72757
479.621.1142

FIRE:

CITY OF ROGERS FIRE DEPARTMENT
CHIEF, TOM JENKINS
201 N. 1ST STREET
ROGERS, AR 72758
479.621.1178

GAS:

BLACK HILLS ENERGY
655 MILLISAP ROAD
FAYETTEVILLE AR 72703
888.890.5554

TELEPHONE:

AT&T
BRYAN WILLIAMS
1133 E HARLORD ST
FAYETTEVILLE, AR 72703
479.442.3173
EMAIL: AW9156@ATT.NET

CABLE / TELEPHONE:

COX COMMUNICATIONS
ATTN: DOUG ELLISON
4901 S. 48TH ST
SPRINGDALE, AR 72792
479.717.3608

ELECTRIC:
ATTN: DEREK THURMAN
SWPCO/CARROLL ELECTRIC
707 SE WALTON BOULEVARD
P.O. BOX 329
BENTONVILLE, AR 72712
479.273.2421 EXT 2690

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- SS1 PUBLIC SANITARY SEWER LOCATION PLAN
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LEGAL DESCRIPTION

A PART OF THE SOUTH HALF OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT AT THE WEST RIGHT-OF-WAY OF SOUTH 28TH STREET WHICH IS N80°58'59"W 519.23 FEET FROM THE SE CORNER OF THE NW1/4 OF THE SE1/4 OF SAID SECTION 27 AND RUNNING THENCE N80°58'59"W 805.48 FEET TO THE SE CORNER OF NE1/4 OF THE SW1/4 OF SAID SECTION 27; THENCE N87°04'23"W 58.71 FEET; THENCE N03°12'50"E 854.17 FEET; THENCE S87°10'19"E 457.85 FEET TO AN EXISTING REBAR ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 28TH STREET; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING: S28°35'24"E 88.88 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT, S28°39'05"E 389.91 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT, S31°18'44"E 200.87 FEET TO AN EXISTING RIGHT-OF-WAY MONUMENT, S23°25'00"E 102.02 FEET TO THE POINT OF BEGINNING, CONTAINING 9.97 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD. SUBJECT TO A 50 FOOT INGRESS, EGRESS AND UTILITY EASEMENT ALONG THE NORTH SIDE THEREOF.

ACREAGE: 9.97

ZONED: C4

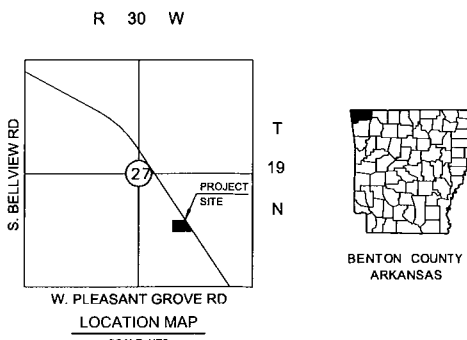
DEVELOPER

SEED DEVELOPMENT SERVICES, LLC.
ATTN: MARK ALLEN, PRINCIPAL
108 SOUTH BROADWAY
EDMOND, OKLAHOMA 73034
405.684.0635
MARK@SEED.SERVICES

CIVIL ENGINEER

WALLACE ENGINEERING
ATTN: T. ALEC BASS, P.E.
410 N WALNUT AVE, SUITE 200
OKLAHOMA CITY, OK 73104
405.238.5858
ABASS@WALLACESC.COM

AI	AREA INLET	OHD	OVERHEAD DOOR
BC	BACK OF CURB	PAVT	PAVEMENT
CI	CAST IRON	PE	POLYETHYLENE
CLR	CLEAR	PVC	POLY VINYL CHLORIDE
CJ	CONSTRUCTION JOINT	R	RADIUS
DB	DRAINAGE BASIN	RD	ROOF DRAIN
DIP	DUCTILE IRON PIPE	RW	RIGHT OF WAY
DGDI	DOUBLE GRATE CURB INLET	RCP	REINFORCED CONCRETE PIPE
DO	DOOR OPENING	RJ	RESTRAINED JOINT
DS	DOWNSPOUT	SGDI	SINGLE GRATE CURB INLET
EJ	EXPANSION JOINT	SF	SQUARE FEET
EL	ELEVATION	SJ	SAW JOINT
FF	FINISH FLOOR	TC	TOP OF CURB
FG	FINISH GRADE	TJ	TOP OF GRATE
FL	FLOWLINE	TG	TOOLED JOINT
FL	FLOWLINE	TGF	TOP OF FOOTING
HOBE	HOSE BIB	TP	TOP OF PAVEMENT
HP	HIGH DENSITY POLYETHYLENE	TR	TOP OF RIM
I	ISOLATION JOINT	TS	TOP OF SIDEWALK
IRR	IRRIGATION	TW	TOP OF WALL
IST	INLET SEDIMENT TRAP	UNO	UNLESS NOTED OTHERWISE
LF	LINEAR FEET		



LOCATION MAP
SCALE: NTS



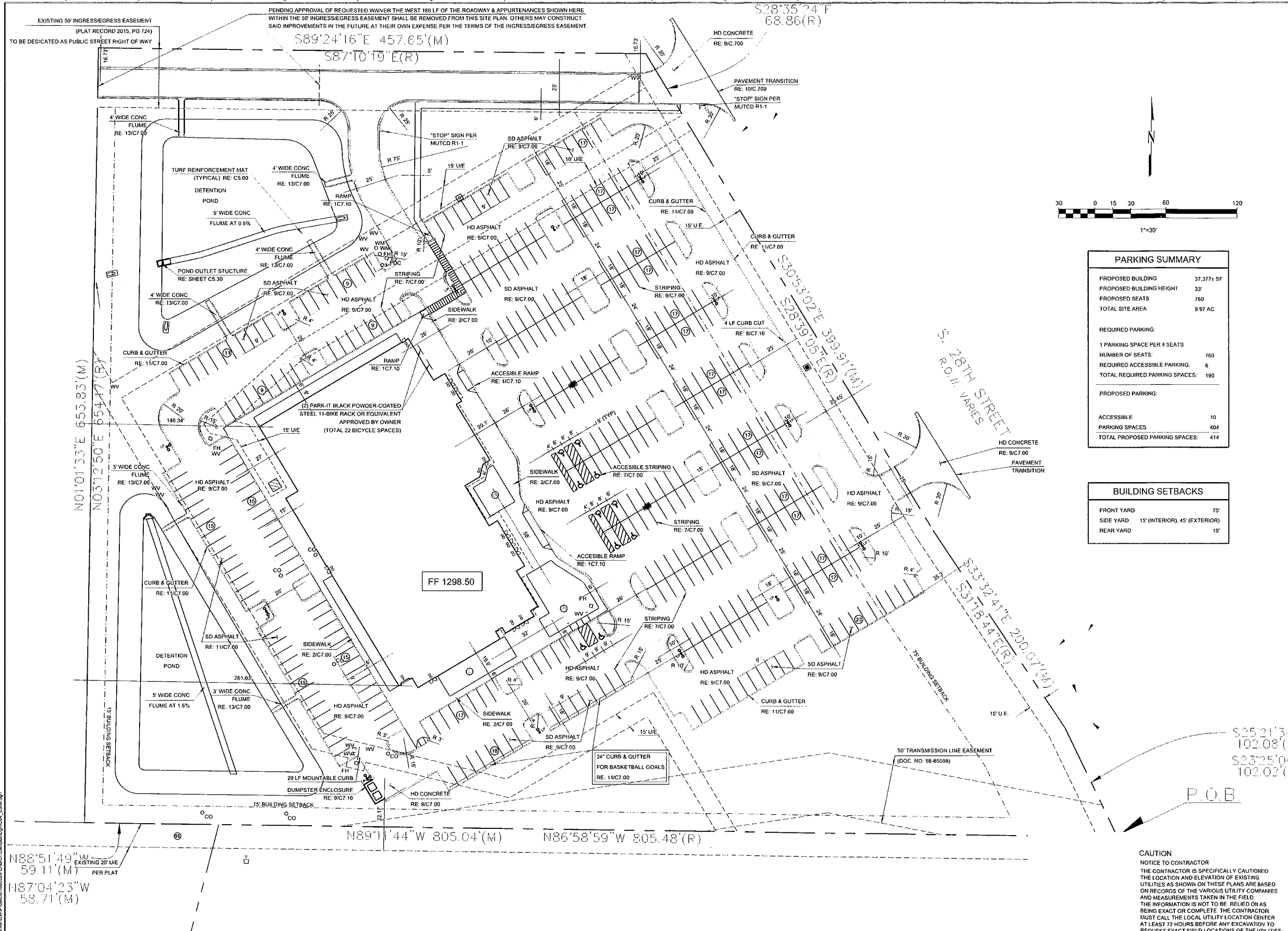
CAUTION

NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.



KEY PLAN

Revisions: <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>08/23/2018</td> <td>CITY COMMENTS</td> </tr> <tr> <td>2</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td></td> <td></td> </tr> <tr> <td>7</td> <td></td> <td></td> </tr> <tr> <td>8</td> <td></td> <td></td> </tr> <tr> <td>9</td> <td></td> <td></td> </tr> </table>	NO.	DATE	DESCRIPTION	1	08/23/2018	CITY COMMENTS	2			3			4			5			6			7			8			9			Date: 08/23/2018 Project Title: SEED DEVELOPMENT Location: ROGERS, ARKANSAS Drawing No.: C1.00
NO.	DATE	DESCRIPTION																													
1	08/23/2018	CITY COMMENTS																													
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Landscape Architects: Wallace Engineering Structural Consultants, Inc. 410 North Walnut Avenue, Suite 200 Oklahoma City, OK 73104 405.238.5858, 800.364.5858 ARKANSAS COA #93 EXP DATE 12/31/2019	Civil Engineers: Wallace Engineering Structural Consultants, Inc. 410 North Walnut Avenue, Suite 200 Oklahoma City, OK 73104 405.238.5858, 800.364.5858 ARKANSAS COA #93 EXP DATE 12/31/2019	MEP Engineers: ALLEN CONSULTING INCORPORATED 1100 WEST MAIN STREET, SUITE 200 OKLAHOMA CITY, OKLAHOMA 73104	Structural Engineers: Wallace Engineering Structural Consultants, Inc. 410 North Walnut Avenue, Suite 200 Oklahoma City, OK 73104 405.238.5858, 800.364.5858 ARKANSAS COA #93 EXP DATE 12/31/2019	Seal: 	Small Architects: www.smallarchitects.com	GENERAL NOTES: The Small Group, LLC 108 South Broadway Edmond, Oklahoma 73034 405.840.1111 (T) 405.840.1191 (F)	SEED DEVELOPMENT ROGERS, AR CAMPUS Submittal: 100% CDs Checked: TAB Drawn: AMTV Location: ROGERS, ARKANSAS																								



NOTES:

GENERAL SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL MUNICIPAL AND STATE REGULATIONS AND CODES, WHICHEVER IS MORE STRINGENT.
2. ALL WORK AND MATERIALS SHALL COMPLY WITH O.S.H.A. STANDARDS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
4. ALL DIMENSIONS AND COORDINATES ARE FROM FACE OF CURB UNLESS SHOWN OTHERWISE.
5. RADII = 2'-6" UNLESS NOTED OTHERWISE.
6. BUILDING COORDINATES ARE TO OUTSIDE FACE OF WALL.
7. ALL HVAC AND OTHER MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.

PARKING SUMMARY

PROPOSED BUILDING	37,377± SF
PROPOSED BUILDING HEIGHT	33'
PROPOSED SEATS	760
TOTAL SITE AREA	9.97 AC
REQUIRED PARKING:	
1 PARKING SPACE PER 4 SEATS	
NUMBER OF SEATS:	760
REQUIRED ACCESSIBLE PARKING:	6
TOTAL REQUIRED PARKING SPACES:	190
PROPOSED PARKING:	
ACCESSIBLE	10
PARKING SPACES	404
TOTAL PROPOSED PARKING SPACES:	414

BUILDING SETBACKS

FRONT YARD	75'
SIDE YARD	15' (INTERIOR), 45' (EXTERIOR)
REAR YARD	15'

BENCHMARK - BM 1

ELEVATION	1333.87
MONUMENT	FLANGE BOLT
LOCATION	BETWEEN "E" AND "L" OF "MUELLER" ON FIRE HYDRANT

BENCHMARK - BM 2

ELEVATION	1308.68
MONUMENT	FLANGE BOLT
LOCATION	BETWEEN "E" AND "L" OF "MUELLER" ON FIRE HYDRANT

CAUTION

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES.

KEY PLAN

Revisions:

Revisions	Date
CITY COMMENTS	08.23.2018
CITY COMMENTS	09.18.2018
CITY COMMENTS	10.01.2018

Landscaping Arch. Text:

howell & vancuren

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Tulsa, Oklahoma 74104
918.592.1270 phone
howellvancuren.com

Civil Engineers:

wallace

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410 North Walnut
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Oklahoma City, OK 73104
405.336.5555, 800.364.5555
ARKANSAS COA #93
EXP. DATE 12/31/2019

MEP Engineers:

ALLEN CONSULTING INCORPORATED

Structural Engineers:

wallace

Wallace Engineering
Structural Consultants, Inc.
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Avenue, Suite 200
Oklahoma City, OK 73104
405.336.5555, 800.364.5555
ARKANSAS COA #93
EXP. DATE 12/31/2019

Seal:

REGISTERED PROFESSIONAL ENGINEER
No. 17399
A.L.C. 01/1/19

SMALL ARCHITECTS

www.smallarchitects.com

Drawing Title:

SITE PLAN

The Small Group, LLC
108 South Broadway
Edmond, Oklahoma 73034

405.840.1111 (T)
405.840.1191 (F)

Project Title:

**SEED DEVELOPMENT
ROGERS, AR CAMPUS**

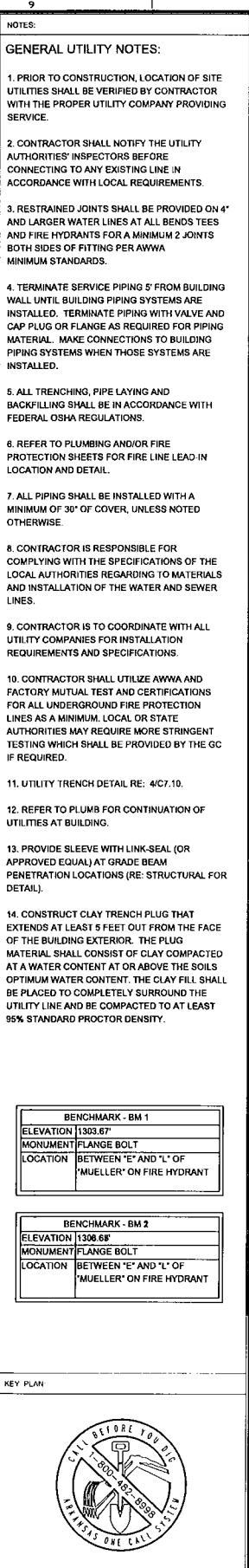
Submittal: 100% CDs
Checked: TAB
Drawn: AM/TV
Location: ROGERS, ARKANSAS

Date: AUGUST 2, 2018

Project No.: 18.30.001

DRAWING NO.: **C4.00**

10/2/2018 2:02:33 PM \\nas-server\cadd\Projects\18062018\Church Campus\DWG\C4.dgn



MATERIALS LIST

NAME	QUAN	UNIT
STEEL EDGING	405	LF
SOLID SOD COMMON BERMUDA GRASS	230,500	SF
SOLID SOD FESCUE GRASS	3,950	SF
COMPOST	1,300	CF
MULCH	1,525	CF

1" = 10' LINEAR FEET, SF, SQUARE FEET, CF, CUBIC FEET
 1. QUANTITIES LISTED ARE FOR CONVEYANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL ITEMS SHOWN ON PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN LIST AND PLANS, THE PLANS ARE TO SUPERSEDE THE LIST.

TREE LIST

KEY	QUAN	UNIT	NAME	SIZE	ROOT BALL	REMARKS	UNIT VALUE	QUANT VALUE
ACE BUE	14	EA	ACER BUERGERIANUM TRIENT MAPLE	8" H	B&B	2-1/2' CP	1	14
ACE OCT	4	EA	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	8" H	B&B	2-1/2' CP	1	4
CER TEX	16	EA	CERCIS TEXENSIS 'OKLAHOMA' OKLAHOMA REDBUD	2" CP	B&B		1	16
JUN TAY	6	EA	JUNIPERUS VIRGINIANA 'TAYLOR' TAYLOR JUNIPER	8" H	B&B		1	6
PIS CHI	10	EA	PISTACHIA CHINENSIS CHINESE PISTACHE	8" H	B&B	2-1/2' CP	1	10
QUE SHU	7	EA	QUERCUS SHUMARDII SHUMARD DAK	8" H	B&B	2-1/2' CP	1	7
ULM BOS	16	EA	ULMUS PARVIFOLIA 'UPMTI' BOSQUE LACEBARK ELM	8" H	B&B	2-1/2' CP	1	16

SHRUB LIST

KEY	QUAN	UNIT	NAME	SIZE	ROOT BALL	REMARKS	UNIT VALUE	QUANT VALUE
ABE GRA	44	EA	ABELIA X GRANDIFLORA 'ROSE CREEK' ROSE CREEK ABELIA	#5 C	3" O.C.		1	44
BUX VEL	119	EA	BUXUX MICROPHYLLA 'GREEN VELVET' GREEN VELVET BOXWOOD	#3 C	18" O.C.		0	0
HEM STE	136	EA	HEMEROCALLIS 'STELL AE ORO' STELLA DE ORO DAYLILY	#1 C	18" O.C.		0.05	6
ILE COR	35	EA	ILEX CORNUTA 'BURFORDII NANA' DWARF BURFORD HOLLY	#5 C	3" O.C.		1	35
MIS SIN	34	EA	MISCANTHUS SINENSIS 'ADAGIO' DWARF MAIDEN GRASS	#5 C	3" O.C.		1	34
SPI RUP	30	EA	SPIREA JAPONICA 'LITTLE PRINCESS' LITTLE PRINCESS SPIREA	#5 C	3" O.C.		1	30

H: HEIGHT, CP: CALIPER, C: CONTAINER, MT: MULTI-TRUNK (3 MINIMUM), FTG: FULL TO GROUND
 1. O.C.: INDICATES APPROPRIATE SPACING TO BE EQUAL ON CENTER. SHALL BE CONSIDERED GENERAL GUIDELINE ONLY AND MAY BE MODIFIED TO SUIT ON SITE CONDITIONS.
 2. MATCHED SIZE AND OTHER PHYSICAL CHARACTERISTICS TO BE SIMILAR. ALL DIMENSIONS TO BE WITHIN 5% RANGE.
 3. QUANTITIES LISTED ARE FOR CONVEYANCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLANS AND COVERAGE OF ALL AREAS DELINEATED. WHEN DISCREPANCIES OCCUR BETWEEN PLANT LIST AND PLANTING PLANS, THE PLANS ARE TO SUPERSEDE THE PLANT LIST.
 4. * CALIPER TREES AND LARGER TO BE LAMBED 6" MINIMUM TO FIRST BRANCH WITH NO VISIBLE PRUNING MARKS ALLOWED UNLESS OTHERWISE NOTED.
 5. ALL TREES TO HAVE A SINGLE CENTRAL LEADER UNLESS OTHERWISE NOTED.
 6. FIELD STAKE ALL PROPOSED TREE LOCATIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO SHIPPING OF TREES, EXCAVATION OF TREE PITS, AND INSTALLATION OF DRIP IRRIGATION.

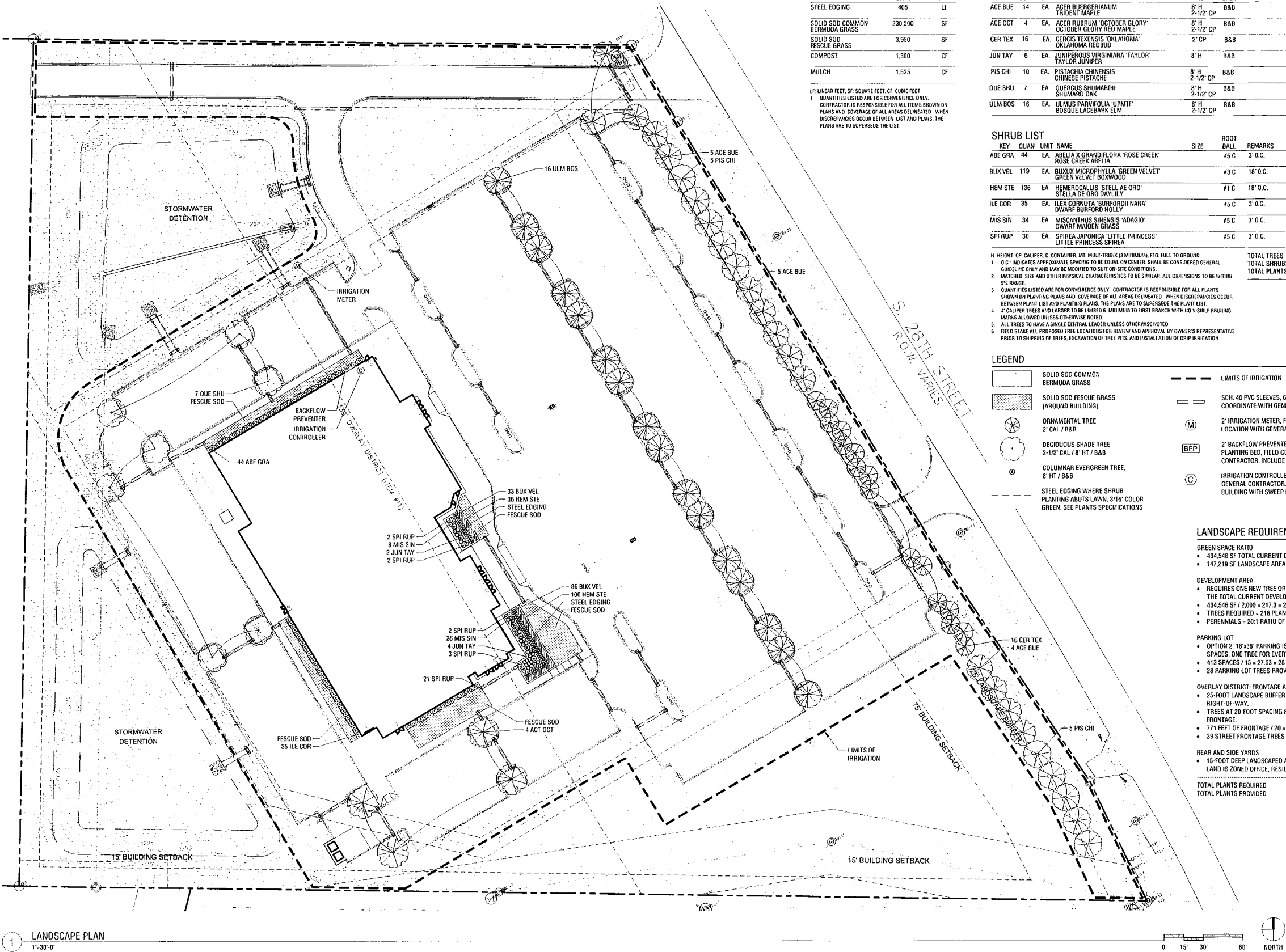
LEGEND

	SOLID SOD COMMON BERMUDA GRASS		LIMITS OF IRRIGATION
	SOLID SOD FESCUE GRASS (AROUND BUILDING)		SCH. 40 PVC SLEEVES, 6" & 2" AT EACH LOCATION, COORDINATE WITH GENERAL CONTRACTOR
	ORNAMENTAL TREE 2" CAL / B&B		2" IRRIGATION METER, FIELD CONFIRM LOCATION WITH GENERAL CONTRACTOR
	DECIDUOUS SHADE TREE 2-1/2" CAL / 8" HT / B&B		2" BACKFLOW PREVENTER WITH ENCLOSURE SET IN PLANTING BED, FIELD CONFIRM LOCATION WITH GENERAL CONTRACTOR. INCLUDE WEATHER-PROOF DUPLEX OUTLET.
	COLUMNAR EVERGREEN TREE, 8" HT / B&B		IRRIGATION CONTROLLER, FIELD CONFIRM LOCATION WITH GENERAL CONTRACTOR. PROVIDE 3" SLEEVE OUTSIDE BUILDING WITH SWEEP ELLS FOR CONTROL WIRES.
	STEEL EDGING WHERE SHRUB PLANTING ABUTS LAWN, 3/16" COLOR GREEN. SEE PLANTS SPECIFICATIONS		

LANDSCAPE REQUIREMENTS

- GREEN SPACE RATIO**
- 434,546 SF TOTAL CURRENT DEVELOPMENT AREA
 - 147,219 SF LANDSCAPE AREA = 33.8% GREEN SPACE
- DEVELOPMENT AREA**
- REQUIRES ONE NEW TREE OR SHRUB FOR EACH 2,000 SF OF THE TOTAL CURRENT DEVELOPMENT AREA
 - 434,546 SF / 2,000 = 217.3 = 218 PLANTS
 - TREES REQUIRED = 218 PLANTS x 25% = 55 TREES
 - PERENNIALS = 20:1 RATIO OF SHRUBS
- PARKING LOT**
- OPTION 2: 18'x36' PARKING ISLANDS FOR EVERY 15 PARKING SPACES. ONE TREE FOR EVERY 15 PARKING SPACES.
 - 413 SPACES / 15 = 27.53 = 28 DECIDUOUS SHADE TREES
 - 28 PARKING LOT TREES PROVIDED
- OVERLAY DISTRICT: FRONTAGE ALONG 28TH STREET**
- 25-FOOT LANDSCAPE BUFFER EXCLUSIVE OF THE RIGHT-OF-WAY.
 - TREES AT 20-FOOT SPACING FOR FULL WIDTH OF THE FRONTAGE.
 - 771 FEET OF FRONTAGE / 20 = 38.5 = 39 TREES
 - 39 STREET FRONTAGE TREES PROVIDED
- REAR AND SIDE YARDS**
- 15-FOOT DEEP LANDSCAPED AREA REQUIRED WHEN ADJACENT LAND IS ZONED OFFICE, RESIDENTIAL OR COMMERCIAL.
- TOTAL PLANTS REQUIRED** 218 PLANTS
TOTAL PLANTS PROVIDED 222 PLANTS

KEY PLAN



1 LANDSCAPE PLAN
 1" = 30'-0"

J:\Active Projects\18-SEED Development\Figures AR Campus
 2018\CAD\18-SEED Development\Figures AR Campus
 August 23, 2018 - 12:13pm

Revisions	Date
1	
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6	
7	
8	
9	
10	

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SMALL ARCHITECTS
 Seal
 8/23/18

SMALL ARCHITECTS
 www.smallarchitects.com

LANDSCAPE PLAN
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 405.840.1111 (T)
 405.840.1191 (F)

SEED DEVELOPMENT ROGERS, AR CAMPUS
 Project Title
 Submittal 100% CDS
 Checked ACV
 Drawn RWR
 Location ROGERS, ARKANSAS

Date AUGUST 23, 2018
 Project No. 18-30-001
 DRAWING NO. L1.01



October 5, 2018

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

RE: **14-604(c) Connectivity Waiver:** Proposed Church Campus – South 28th Street, Rogers, Arkansas
Wallace Project No. 1880026

Rogers Planning Commission,

On behalf of our client and developer, Seed Development Services, Wallace Engineering would like to request a waiver for the connectivity requirement per section 14-604(c) as applied to the proposed Church Development.

There are several key points specifically relating to the subject site. The developer feels these items reflect a conflict with the practical application of the ordinance:

1. **Location** – The required connectivity location and thruway to the eventual point of connection to the west would have an adverse impact to the residential subdivision known as Pleasant Acres Phases I & II. There is no safe east-west route through this neighborhood as it was platted and constructed in the 1990's. Additionally, there is no opportunity for future connectivity to the east of the subject site due to the location of Interstate 49.
2. **Physical Barriers** – The Razorback Greenway runs north-south approximately 1,200 feet to the west of 28th Street. There could be challenges with topography, drainage and vehicular/pedestrian safety where the future connection would intersect the trail.
3. **Land Use** – The subject site as well as a portion of the parcel to the west is currently zoned C4 and C2(Commercial Open Display/Commercial Highway). The "Comprehensive Growth Map" shows this entire area to be future Commerce Corridor. This use is not compatible with the current low-density residential use (Pleasant Acres) and allowing direct connection between the 2 uses could be considered to be an inappropriate application of the connectivity ordinance.
4. **Road Level of Service** – Without details concerning possible high-density residential development on adjacent sites to the west and north of the subject site, there is no way to project the capacity to accommodate future traffic. Requiring the developer to build a road to the edge of the property, without knowing the future use of the connecting property could be considered speculative.
5. **Existing Access Easement** – Per the recorded lot split dated November 6, 2015, an Ingress, Egress & Utility Easement is in place which allows for the future connection at a later date. The Developer feels this is sufficient to serve the adjacent property for future development. Even with the availability of this easement, it is unknown at this time if this connection point would be a feasible location for this adjacent property. Finally, the adjacent parcels to the west and north of the subject site are under contract to be purchased. After attempts to coordinate by the Developer, the purchaser of the adjacent parcels has expressed that they have no interest in cost sharing or coordination regarding access. .

The consideration of this waiver request by the Rogers Planning Commission is much appreciated!

WALLACE ENGINEERING • STRUCTURAL CONSULTANTS, INC.

Civil Engineering Services

Respectfully,

Mike Thedford
Land Development Consultant

cc: Mark Allen, Seed Development Services, Inc.

Structural Consultants, Inc.
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
www.wallacesc.com



October 5, 2018

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

RE: **14-228(30) Street Improvement Waiver:** Proposed Church Campus – South 28th Street, Rogers, Arkansas
Wallace Project No. 1880026

Rogers Planning Commission,

On behalf of our client and developer, Seed Development Services, Wallace Engineering would like to request a waiver for the road improvements requirement per section 14-228(30) as applied to the proposed Church Development.

Relating to the subject site, the August 14, 2018 Bond Issue passed allowing for the funding of 28th Place South Phase I construction. The scope for this Bond project includes the entire frontage of the Church property and the Developer respectfully requests consideration for waiving the construction and/or the bond-in-lieu-of requirement since funds are now available for this project. The key hardship items to be noted are as follows:

1. Church construction will be done well in advance of the street project.
2. This will create ingress/egress challenges for the duration of the Street construction period as 28th Street will be the only means for access to the site.
3. Impacts include safety concerns as well as possible limitations to Church programming during the construction period.

The consideration of this waiver request by the Rogers Planning Commission is much appreciated!

WALLACE ENGINEERING • STRUCTURAL CONSULTANTS, INC.

Civil Engineering Services

Respectfully,

Mike Thedford
Land Development Consultant

cc: Mark Allen, Seed Development Services, Inc.

Wallace Engineering
Structural Consultants, Inc.
200 East Mathew Brady Street
Tulsa, Oklahoma 74103
918.584.5858, 800.364.5858
www.wallacesc.com



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

Infrastructure Improvement Agreement

Pursuant to A.C.A. § 14-56-417 and A.C.A. § 14-56-103(a)(3)(B)(v)

Project: Seed Church Development City Project #: PL201800409

On-site city infrastructure improvements associated with project: The applicant has requested to waive the requirements to provide improvements within the S. 28th Street public right-of-way. Staff is recommending that the applicant pay a fee in-lieu of these improvements.

The applicant has requested a waiver for the requirement for the full build out of an east/west minor street.

Off-site city infrastructure improvements associated with project: None

Agreement on construction and/or financial arrangement:

- All city infrastructure required with project approval will be constructed by developer.
- City infrastructure to be bonded by developer and constructed at a later date:

_____ Amount: _____

_____ Amount: _____

_____ Amount: _____

✓ A fee-in-lieu to be paid by developer toward future city project:

To be determined by the Planning Commission. Amount: _____

_____ Amount: _____

_____ Amount: _____

An engineer’s estimate (signed and sealed) must be approved by the Department of Community Development, and a copy must accompany this form for performance bonds or fees-in-lieu.

City statement of rationale for option chosen: The infrastructure improvements meet the requirements for a
large scale development per Sec. 14-228(30).

The parties signing below agree the improvements listed have a reasonable nexus to the legitimate interest of the city and are reasonably proportional to the impacts of the project.

Project: Seed Church Development

Date agreement entered: _____

Signature of Owner/Developer

City of Rogers Engineer

Print Name and Title

Director of Community Development