



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

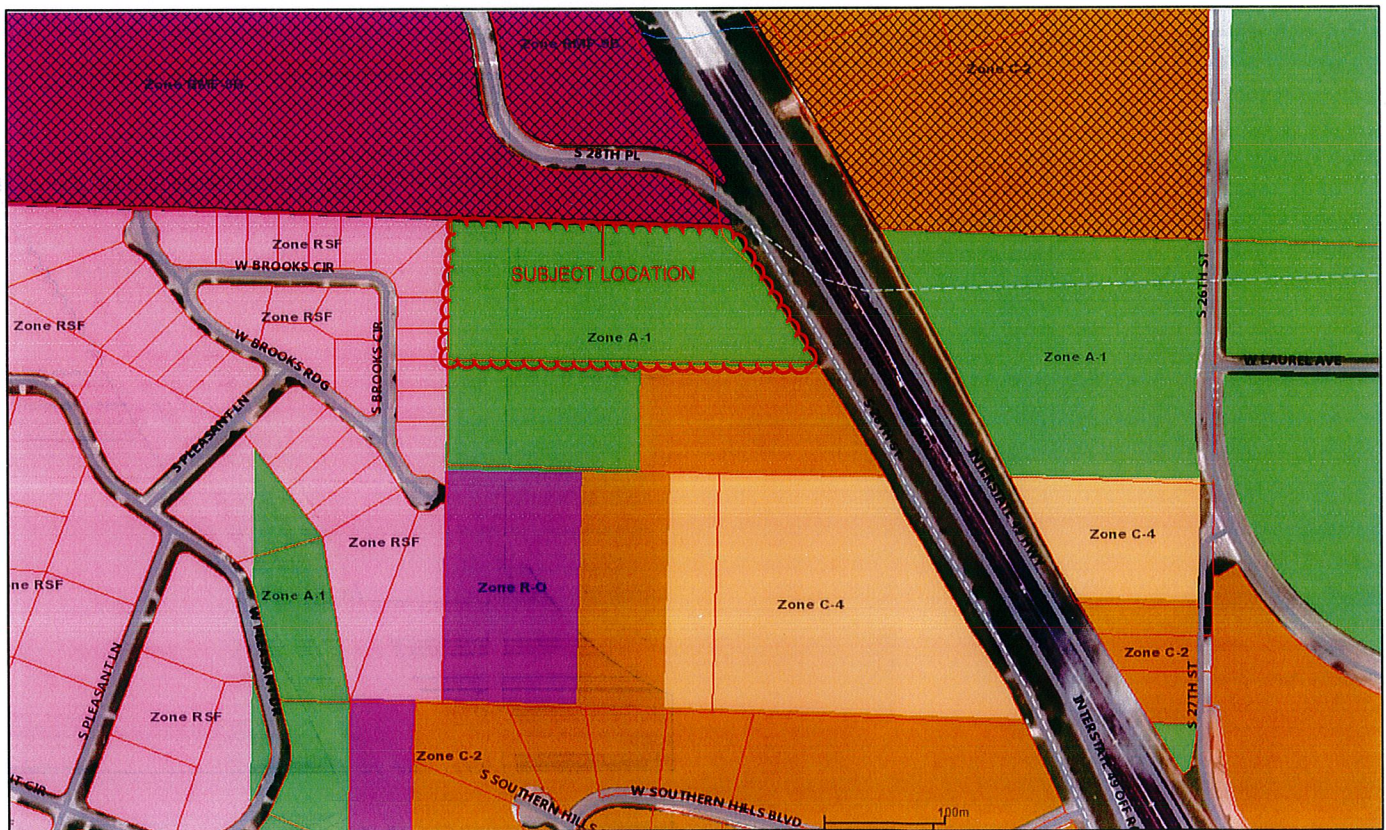
OCTOBER 10, 2018

TO: PLANNING COMMISSION
LARGE-SCALE DEVELOPMENT COMMITTEE

LSDP, U-STORAGE STAFF SUMMARY REPORT

LOCATION:	5308 S 28 th Street
LAND OWNER:	DT Real Estate
DEVELOPER:	DT Real Estate
APPLICANT/ ENGINEER:	U-Storage / Earthplan Design Alternatives
ZONING DISTRICT:	C-2 (Highway Commercial)
PLANNED USE:	Warehousing and Storage, Limited
DESCRIPTION:	95,850sf building on ±7.5 acres
WAIVERS:	Connectivity; landscaping calculations
FEES-IN-LIEU:	ROW improvements
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 95,850sf self-storage facility on ±7.5 acres.
- Location Context: The site is not located within an existing subdivision or PUD and abuts The Greens at Blossom Way to the north. The western portion of the site retains A-1 zoning and is not planned for development at this time. All adjacent properties to the north, south, east, and west are zoned commercial or multifamily.
- 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:

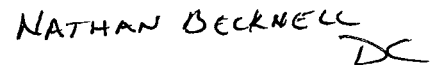
- 1) Access Management: The site meets all requirements for City access management standards per Sec. 14-260.
- 2) Stormwater and Water Quality:
 - a) Stormwater Management: Stormwater will be addressed by construction of an on-site dry detention facility.
- 3) Water Quality: Water quality will be addressed 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. Staff is recommending that the applicant pay a fee in-lieu for required street improvements bordering the site.
 - 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 to pay a fee in-lieu for the 10' sidepath.
 - iii) Trails: No trail construction is required on this site.
 - iv) Streetlights: The applicant requests to pay a fee in-lieu of the required streetlights.
 - v) Street trees: The applicant requests to pay a fee in-lieu for the required street trees.
 - c) Street Connectivity: The applicant requests a **WAIVER** to Sec. 14-640(c)(3) for the requirement to provide a minor street on-site due to topography and lack of stub-outs to existing streets through existing adjacent developments (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) **Recommend accepting a fee in-lieu for all required street improvements along S. 28th Street.** 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) **Approve waiver to Sec. 14-640(c)(3) for the requirement to provide a minor street.** Per Sec. 14-640(c)(6), "...in the written opinion of the City Engineer, they are infeasible due to unusual topographic features, existing development..." Staff recommends approval of this waiver to be contingent on the applicant dedicating right-of-way on the west half of their site to allow for a future development to construct the minor street.



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 "Warehousing and Storage, Limited" and is allowed conditionally in the C-2 zoning district. CUP #18-21 allows self-storage at this location.
- 2) Development Standards: The site plan conforms to all development standards and requirements per Sec. 14-709 with the exception of requested waivers.
 - a) Landscaping: The applicant requests a **WAIVER** to Sec. 14-256(12) for required landscaping calculations based on total land area and proposes to limit landscaping to the development area.
 - 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:**

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

- a) **Approve waiver to Sec. 14-256(12) for required landscaping based on total land area.** Staff supports this request due to the development area occupying only a third of the total land area. The development area is defined by the C-2 portion of the property as shown on site plan. Otherwise, the standard calculation results in a disproportionate amount of landscaping for the entire property.
- b) **Approve large-scale development project.**



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 to Sec. 14-256(12) for required landscaping based on total land area.**
- **Approve waiver to Sec. 14-640(c)(3) for the requirement to provide a minor street.**
- **Accept fee-in-lieu of ROW improvements along S 28th Street.**

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

Rogers, Arkansas

CityView Project # PL201800484
Project Address: 5308 South 28th street

EDA Project No. 2153
August 17, 2018
Revised October 2, 2018



Vicinity Map
Not to Scale

If the project costs exceed \$20,000, a state contractor's license is required per Rogers Code Sec. 14-228(6).

SURVEY DESCRIPTION:

PART OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) AND A PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NE CORNER OF THE NW¼ OF THE SE¼ OF SAID SECTION 27; THENCE S00°30'22" W 666.80 FEET; THENCE N89°33'34" W 558.74 FEET; THENCE N89°04'18" W 354.85 FEET; THENCE N30°57'22" W 230.99 FEET; THENCE N33°01'53" W 120.14 FEET TO THE POINT OF BEGINNING; THENCE N89°22'46" W 1006.35 FEET; THENCE N00°01'38" W 370.92 FEET; THENCE S89°27'58" E 745.10 FEET TO THE WESTERLY RIGHT-OF-WAY OF S. 28TH PLACE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING COURSES: S08°11'00" E 28.71 FEET; THENCE S45°04'33" E 128.78 FEET; THENCE S33°01'53" E 304.77 FEET TO THE POINT OF BEGINNING, CONTAINING 326,519.05 SQUARE FEET OR 7.50 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.



Know what's below.
Call before you dig.



SITE DATA		
LOT AREA	326,519.05	SQ. FT.
	7.5	ACRES
TOTAL GROSS BLDG. AREA	95,850	SQ. FT.
PARKING SPACES PROVIDED		
STANDARD	36	
ACCESSIBLE	2	
TOTAL	38	

ZONING:
CURRENT: A-1 & C-2

SETBACKS: (FOR C-2)

FRONT SETBACK (OVERLAY):	75'
INTERIOR SIDE SETBACK:	15'
EXTERIOR SIDE SETBACK:	45'
REAR SETBACK:	15'

SETBACKS: (FOR A-1)

FRONT SETBACK:	40'
INTERIOR SIDE SETBACK:	20'
EXTERIOR SIDE SETBACK:	40'
REAR SETBACK:	35'

ELEVATION DATUM:
HORIZONTAL: ARKANSAS NORTH ZONE NAD 83
VERTICAL: NAVD 88

FLOOD CERTIFICATION:
THIS PROPERTY IS LOCATED IN ZONE X (UNSHADED) THE 100 YEAR FLOOD ZONE PER FIRM MAP #05007C0270K EFFECTIVE DATE: 06/05/2012.

OWNER & DEVELOPER:
DT REAL ESTATE
831 FAULKNER ST
CONWAY, AR 72034
501-472-8787
jerry@myustorage.com

ARCHITECT:
JORDAN ARCHITECTS
131 CALLE IGLESIA #100,
SAN CLEMENTE, CA 92672
949-388-8090

ENGINEER:
EARTHPLAN DESIGN ALTERNATIVES, PA
134 WEST EMMA
SPRINGDALE, AR 72764
479-756-1266
jrg@eda-pa.com

SURVEYOR:
CASTER & ASSOCIATES LAND SURVEYING, INC.
2715 SE "I" STREET, SUITE 5
BENTONVILLE, AR 72712
479-268-4464

INDEX	SHEET
Survey	V101
Site	C101
Utility Plan	C102
Grading Plan	C103
Erosion Control Plan	C104
Water Profiles	C201
Sanitary Sewer Profiles	C202
Grading Profiles	C203
Details	C501
Details	C502
Details	C503
Details	C504
Water Details 1/2	WD1
Water Details 2/2	WD2
Sewer Details	SD1
Landscape Plan	L101
Landscape Plan	L102
Landscape Detail	L501
Tree Protection Plan	T101

ROGERS CITY AND UTILITY CONTACTS:

Planning Dept.: City of Rogers, Lori Ericson, 301 W. Chestnut Street, Rogers, Arkansas 72756, (479) 621-1186
Engineering: City of Rogers, Nathan Becknell, 301 W. Chestnut Street, Rogers, Arkansas 72756, (479) 621-1186
Transportation Dept.: City of Rogers, Frankie Gyll, 301 W. Chestnut Street, Rogers, Arkansas 72756, (479) 621-1186
Rogers Water Utilities: Earl Rausch, P.O. Box 338 601 S. 2nd Street, Rogers, Arkansas 72756, (479) 621-1142
AEP, Mark Beasley, 101 W Township St, Fayetteville, AR 72703, 479-973-2333
Black Hills Energy: Brandon Stubbs, 1301 Federal Way P.O. Box 2129 Lowell, AR 72745, (479)333-7005
AT&T: Anthony Williams, 627 White Road, Springdale AR 72766 (479)442-1967 ss7513@att.com
Cox Communications: Larry Alexander, 4901 S. 48th Street, Springdale, AR 72762, (479) 717-3610

TAB 1

REVISION NO. REVISION DATE

DRAWN BY: CLP CHECKED BY: JRG DATE: 9/14/2018

JOB NUMBER: 2153
P: \PROJECTS\2153\CIVIL\2153 C000 COVER.DWG
LAST SAVED: 10/2/2018 3:04 PM
PLOT DATE: 10/2/2018 4:20 PM

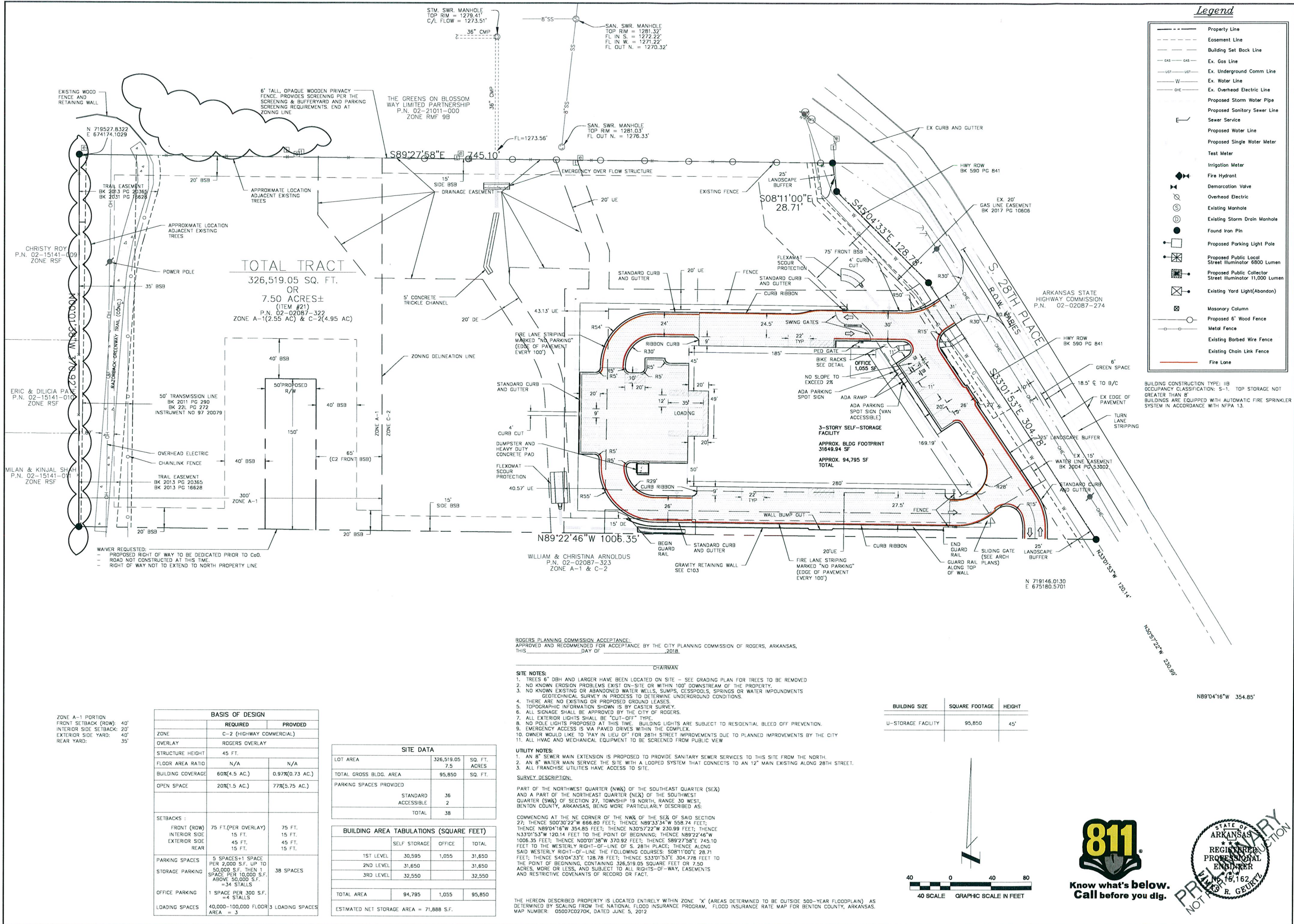
SCALE:
N. T.S.

CERTIFICATE OF AUTHORIZATION
EARTHPLAN DESIGN ALTERNATIVES, P.A.
No. 322
ARKANSAS ENGINEER

COVER
U-STORAGE
ROGERS, ARKANSAS

EARTHPLAN Design Alternatives, PA
Civil Engineering / Landscape Architecture
134 West Emma Avenue
Springdale, Arkansas 72764
Tel: 479-756-1266
Fax: 479-756-1266
www.eda-pa.com

COVER



Legend

- Property Line
- Easement Line
- Building Set Back Line
- Ex. Gas Line
- Ex. Underground Comm Line
- Ex. Water Line
- Ex. Overhead Electric Line
- Proposed Storm Water Pipe
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- Proposed Parking Light Pole
- Proposed Public Local Street Illuminator 6800 Lumen
- Proposed Public Collector Street Illuminator 11,000 Lumen
- Existing Yard Light (Abandon)
- Masonry Column
- Proposed 6" Wood Fence
- Metal Fence
- Existing Barbed Wire Fence
- Existing Chain Link Fence
- Fire Lane

Basics of Design

	REQUIRED	PROVIDED
ZONE	C-2 (HIGHWAY COMMERCIAL)	
OVERLAY	ROGERS OVERLAY	
STRUCTURE HEIGHT	45 FT.	
FLOOR AREA RATIO	N/A	N/A
BUILDING COVERAGE	60%(4.5 AC.)	0.97%(0.73 AC.)
OPEN SPACE	20%(1.5 AC.)	77%(5.75 AC.)

Setbacks:

	75 FT. (PER OVERLAY)	75 FT.
FRONT (ROW)	15 FT.	15 FT.
INTERIOR SIDE	45 FT.	45 FT.
EXTERIOR SIDE	15 FT.	15 FT.
REAR	15 FT.	15 FT.

Parking Spaces:

	5 SPACES + 1 SPACE PER 2,000 S.F. UP TO 50,000 S.F. THEN 1 SPACE PER 10,000 S.F. ABOVE 50,000 S.F. = 34 STALLS	38 SPACES
STORAGE PARKING		
OFFICE PARKING	1 SPACE PER 300 S.F. = 4 STALLS	
LOADING SPACES	40,000-100,000 FLOOR AREA = 3	3 LOADING SPACES

Site Data

LOT AREA	326,519.05	SQ. FT.
TOTAL GROSS BLDG. AREA	95,850	SQ. FT.
PARKING SPACES PROVIDED		
STANDARD ACCESSIBLE	36	
TOTAL	38	

Building Area Tabulations (Square Feet)

	SELF STORAGE	OFFICE	TOTAL
1ST LEVEL	30,595	1,055	31,650
2ND LEVEL	31,650		31,650
3RD LEVEL	32,550		32,550
TOTAL AREA	94,795	1,055	95,850
ESTIMATED NET STORAGE AREA	71,888 S.F.		

Site Notes:

- TREES 6" DBH AND LARGER HAVE BEEN LOCATED ON SITE - SEE GRADING PLAN FOR TREES TO BE REMOVED
- NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
- NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS OR WATER IMPOUNDMENTS
- GEOTECHNICAL SURVEY IN PROCESS TO DETERMINE UNDERGROUND CONDITIONS.
- THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
- TOPOGRAPHIC INFORMATION SHOWN IS BY CASTER SURVEY.
- ALL SIGNAGE SHALL BE APPROVED BY THE CITY OF ROGERS.
- ALL EXTERIOR LIGHTS SHALL BE "CUT-OFF" TYPE.
- NO POLE LIGHTS PROPOSED AT THIS TIME. BUILDING LIGHTS ARE SUBJECT TO RESIDENTIAL BLEED OFF PREVENTION.
- EMERGENCY ACCESS IS VIA PAVED DRIVES WITHIN THE COMPLEX.
- OWNER WOULD LIKE TO "PAY IN LIEU OF" FOR 28TH STREET IMPROVEMENTS DUE TO PLANNED IMPROVEMENTS BY THE CITY
- ALL HVAC AND MECHANICAL EQUIPMENT TO BE SCREENED FROM PUBLIC VIEW

Utility Notes:

- AN 8" SEWER MAIN EXTENSION IS PROPOSED TO PROVIDE SANITARY SEWER SERVICES TO THIS SITE FROM THE NORTH.
- AN 8" WATER MAIN SERVICE, THE SITE WITH A LOOPED SYSTEM THAT CONNECTS TO AN 12" MAIN EXISTING ALONG 28TH STREET.
- ALL FRANCHISE UTILITIES HAVE ACCESS TO SITE.

Survey Description:

PART OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) AND A PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

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Legend

- Property Line
- Easement Line
- Building Set Back Line
- Ex. Gas Line
- Ex. Underground Comm Line
- Ex. Water Line
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- Proposed Sanitary Sewer Line
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	REQUIRED	PROVIDED
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- NO POLE LIGHTS PROPOSED AT THIS TIME. BUILDING LIGHTS ARE SUBJECT TO RESIDENTIAL BLEED OFF PREVENTION.
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- OWNER WOULD LIKE TO "PAY IN LIEU OF" FOR 28TH STREET IMPROVEMENTS DUE TO PLANNED IMPROVEMENTS BY THE CITY
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Utility Notes:

- AN 8" SEWER MAIN EXTENSION IS PROPOSED TO PROVIDE SANITARY SEWER SERVICES TO THIS SITE FROM THE NORTH.
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Survey Description:

PART OF THE NORTHWEST QUARTER (NW¼) OF THE SOUTHEAST QUARTER (SE¼) AND A PART OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS:

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Legend

- Property Line
- Easement Line
- Building Set Back Line
- Ex. Gas Line
- Ex. Underground Comm Line
- Ex. Water Line
- Ex. Overhead Electric Line
- Proposed Storm Water Pipe
- Proposed Sanitary Sewer Line
- Proposed Water Line
- Proposed Single Water Meter
- Test Meter
- Irrigation Meter
- Fire Hydrant
- Demarcation Valve
- Overhead Electric
- Existing Manhole
- Existing Storm Drain Manhole
- Found Iron Pin
- Proposed Parking Light Pole
- Proposed Public Local Street Illuminator 6800 Lumen
- Proposed Public Collector Street Illuminator 11,000 Lumen
- Existing Yard Light (Abandon)
- Masonry Column
- Proposed 6" Wood Fence
- Metal Fence
- Existing Barbed Wire Fence
- Existing Chain Link Fence
- Fire Lane

Basics of Design

	REQUIRED	PROVIDED
ZONE	C-2 (HIGHWAY COMMERCIAL)	
OVERLAY	ROGERS OVERLAY	
STRUCTURE HEIGHT	45 FT.	
FLOOR AREA RATIO	N/A	N/A
BUILDING COVERAGE	60%(4.5 AC.)	0.97%(0.73 AC.)
OPEN SPACE	20%(1.5 AC.)	77%(5.75 AC.)

Setbacks:

	75 FT. (PER OVERLAY)	75 FT.
FRONT (ROW)	15 FT.	15 FT.
INTERIOR SIDE	45 FT.	45 FT.
EXTERIOR SIDE	15 FT.	15 FT.
REAR	15 FT.	15 FT.

Parking Spaces:

	5 SPACES + 1 SPACE PER 2,000 S.F. UP TO 50,000 S.F. THEN 1 SPACE PER 10,000 S.F. ABOVE 50,000 S.F. = 34 STALLS	38 SPACES
STORAGE PARKING		
OFFICE PARKING	1 SPACE PER 300 S.F. = 4 STALLS	
LOADING SPACES	40,000-100,000 FLOOR AREA = 3	3 LOADING SPACES

Site Data

LOT AREA	326,519.05	SQ. FT.
TOTAL GROSS BLDG. AREA	95,850	SQ. FT.
PARKING SPACES PROVIDED		
STANDARD ACCESSIBLE	36	
TOTAL	38	

Building Area Tabulations (Square Feet)

	SELF STORAGE	OFFICE	TOTAL
1ST LEVEL	30,595	1,055	31,650
2ND LEVEL	31,650		31,650
3RD LEVEL	32,550		32,550
TOTAL AREA	94,795	1,055	95,850
ESTIMATED NET STORAGE AREA	71,888 S.F.		

Site Notes:

- TREES 6" DBH AND LARGER HAVE BEEN LOCATED ON SITE - SEE GRADING PLAN FOR TREES TO BE REMOVED
- NO KNOWN EROSION PROBLEMS EXIST ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
- NO KNOWN EXISTING OR ABANDONED WATER WELLS, SUMPS, CESSPOOLS, SPRINGS OR WATER IMPOUNDMENTS
- GEOTECHNICAL SURVEY IN PROCESS TO DETERMINE UNDERGROUND CONDITIONS.
- THERE ARE NO EXISTING OR PROPOSED GROUND LEASES.
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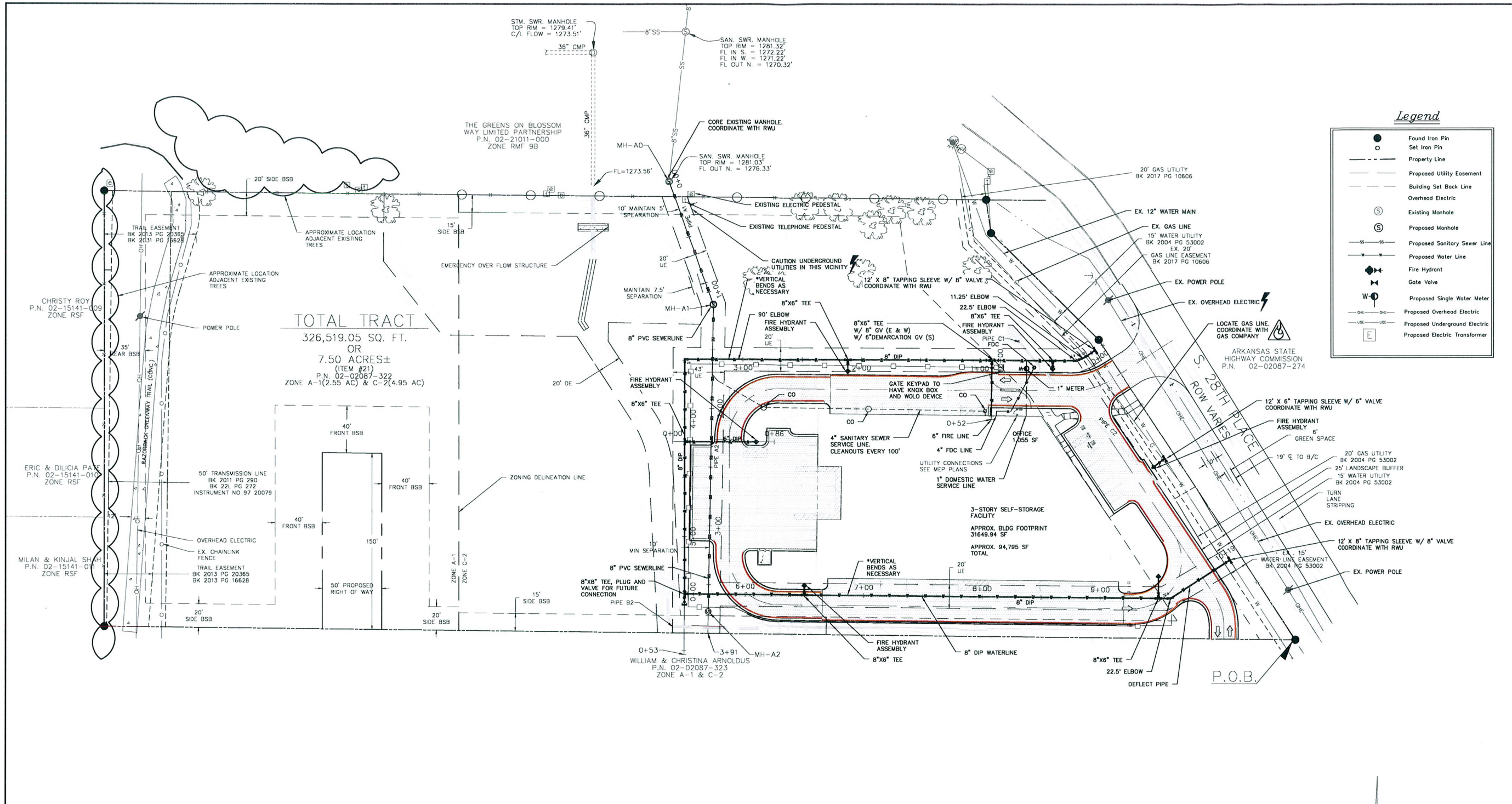
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Legend

- Found Iron Pin
- Set Iron Pin
- Property Line
- Proposed Utility Easement
- Building Set Back Line
- Overhead Electric
- Existing Manhole
- Proposed Manhole
- Proposed Sanitary Sewer Line
- Proposed Water Line
- Fire Hydrant
- Gate Valve
- Proposed Single Water Meter
- Proposed Overhead Electric
- Proposed Underground Electric
- Proposed Electric Transformer

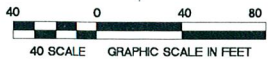
WATER SYSTEM NOTES:

- 1) ALL WATER MAIN SHALL BE SIZED ACCORDING TO THE CITY OF ROGERS STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
- 2) ALL GATE VALVES SHALL BE CONFORMING TO THE CITY OF ROGERS STANDARD SPECIFICATIONS, LATEST EDITION.
- 3) AFTER COMPLETION OF THE WATER SYSTEM, THE CONTRACTOR SHALL FLUSH, TEST, AND DISINFECT THE WATER SYSTEM IN ACCORDANCE WITH THE CITY OF ROGERS STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
- 5) PLACEMENT OF FIRE HYDRANTS BEHIND CURB PER ROGERS WATER SPECIFICATIONS

SEWER SYSTEM NOTES:

- 1) SEWER MAIN PIPE SHALL BE INSTALLED AT THE GRADE AND ALIGNMENT WITH THE INDICATED TYPE AND SIZE OF PIPE AS SHOWN ON THE PLANS AND DETAILS.
- 2) ALL 4-INCH SERVICE LINES SHALL BE CONSTRUCTED IN THE LOCATION AS INDICATED ON THE PLANS AND TERMINATE TO A SUITABLE GRADE FOR THE INTENDED BUILDING, 3' BEHIND THE R/W OR U.E.. A SUITABLE METAL MARKER SHALL BE LOCATED AT THE CAP FOR FUTURE EXCAVATION.
- 3) ALL SANITARY SEWER MAN HOLES SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DETAILS OF THE CITY OF ROGERS. MANHOLES SHALL BE CONSTRUCTED WITH RIM ELEVATIONS SET TO MATCH FINAL GRADING. CONTRACTOR TO FIELD VERIFY ALL RIM ELEVATIONS WITH ACTUAL FIELD CONDITIONS AND/OR PROPOSED FINISHED GRADE.
- 4) THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY STREET CUTS, PERMITS OR FEES. ALL STREET CUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS OR REGULATIONS.
- 5) ALL PROPOSED MANHOLES AND SEWER MAINS AND ALL EXISTING SEWER MAINS THAT HAVE BEEN TAPPED WITH ADDITIONAL SERVICES OR ALTERED FROM ITS EXISTING CONDITION, SHALL BE TESTED PER THE CITY OF ROGERS STANDARD SPECIFICATIONS.

WATER USAGE - PEAK FLOW	
U-Storage Facility	OPM



DUE TO THE SCALE OF THE DRAWINGS, CERTAIN SYMBOLS AND HORIZONTAL COORDINATES OF CERTAIN FEATURES WILL NOT BE TO SCALE DUE TO PRODUCTION PURPOSES. CONTRACTOR TO VERIFY WITH LOCAL UTILITY FOR EXACT LOCATION AND ORIENTATION OF ALL METERS, VALVES, FIRE HYDRANTS, AIR RELEASE VALVES, BENDS, LIGHT POLES ETC. PRIOR TO COMMENCING WITH CONSTRUCTION.

DATE	REVISION DESC.	#
DRAWN BY: _____ CHECKED BY: _____ DRAWING CREATION DATE: _____ JOB NUMBER: _____ PROJECT: 2153 CIVIL 2153 C102 UTILITY LAST DATE: 9/14/2018 5:02 PM PLOT DATE: 10/2/2018 4:30 PM		
SCALE: 1" = 40'		
CERTIFICATE OF AUTHORIZATION ALTERNATES P.A. No. 322 ARKANSAS ENGINEER		
UTILITY PLAN U-STORAGE ROGERS, ARKANSAS		
Earthplan Design Alternatives, PA Civil Engineering / Landscape Architecture EDA 134 West Main Avenue Springfield, Arkansas 72764 479.756.2366 www.eda-pa.com		



Earthplan Design Alternatives, PA
Civil Engineering / Landscape Architecture

October 4, 2018

City of Rogers Department of Community Development
John McCurdy, Director of Community Development
301 W Chestnut Street
Rogers, AR 72756

RE: U-Storage Rogers
Waiver Request for Connectivity Standards

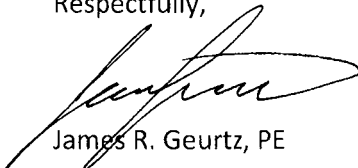
Mr. McCurdy

Per our meeting with City Staff on October 1st we would like to request a Waiver from the connectivity standards. As per the discussions, the developer will work with the development to the south to determine the location of a portion of right of way to be dedicated to the City prior to Certificate of Occupancy. The right of way will not need to extend to the north but instead will allow access, in the future, to the south. Further, the road will not be constructed with this development.

In addition, we would like to request a Waiver to limit the landscaping calculations to be based upon the developed area as depicted on the Landscape Sheet.

Finally, we have included an Engineer's Cost Estimate for Right of way improvements dealing with 28th Street. As the city is currently in the design phase for this street project, it only makes sense that improvement's tied to this Large Scale Development be completed when the entire street is reconstructed. So the developer would like to pay-in-lieu for the improvements.

Respectfully,



James R. Geurtz, PE
jrg@eda-pa.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: U-Storage City Project #: PL201800484

On-site city infrastructure improvements associated with project: The applicant has requested to
pay a fee in-lieu of all improvements within the S. 28th Street public right-of-way

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:

_____ 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: U-Storage

Date agreement entered: _____

Signature of Owner/Developer

City of Rogers Engineer

Print Name and Title

Director of Community Development