



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

OCTOBER 17, 2018

TO: PLANNING COMMISSION  
SUBDIVISION COMMITTEE

### REZONE, BRYAN PROPERTIES STAFF SUMMARY REPORT

ADDRESS:	±8 acres on S 28 <sup>th</sup> Street north of Southern Hills Boulevard
LAND OWNER:	Great Southern Bank, Arnoldus
APPLICANT/REP:	Bryan Properties / HFA
CURRENT ZONING:	A-1 (Agricultural), R-O (Residential Office), C-2 (Highway Commercial), C-4 (Open Display Commercial)
PROPOSED ZONING:	RMF-21B (Residential Multifamily, 21 units per acre, rental)
GROWTH DESIGNATION:	Commerce Corridor
AUTHORITY:	Sec. 14-727, Rogers Code of Ordinances

#### BACKGROUND

- 1) Planned Use: High-density residential.
- 2) Zoning District Intent: Per Sec. 14-703(a), R-MF zoning is "intended to provide suitable areas within the City for attached and detached residential development at densities from six to 36 units per acre...The base density will be six units per acre. If more than six units per acre are requested the developer must submit a density concept plan to the City Planning Commission outlining certain amenities to offset the density. The district is intended for areas that have access for vehicular traffic from collector or higher classification streets without traversing minor streets in adjoining residential neighborhoods. New single-family dwellings are not permitted to ensure that vacant land set aside for multifamily development is not preempted by less intense development. The zero-lot-line concept, which permits construction with no side yard setback on one side, may be used within such districts. Horizontal property regimes shall be permitted in this district..."
- 3) Growth Designation Characteristics: Per CGM Page 1, Commerce Corridor is characterized by "high-intensity, medium-density areas mostly built-out with retail and office development. Conventional development standards allow large-format building and site design. Compatibility with adjacent areas achieved with transitions; mixed-use and medium-density residential generally appropriate transition types."

#### STAFF REVIEW

##### ENGINEERING REVIEW:

- 1) Density Concept Plan: The proposed DCP does not adequately address on-site street connectivity by not connecting to an existing stub-out on the west property boundary. The applicant is preemptively seeking a large-scale development **WAIVER** from required connectivity standards per Sec. 14-604(c)(1). The surrounding off-site streets have adequate capacity for the proposed increase in density.
- 2) RECOMMENDATIONS:
  - a) Approve Density Concept Plan contingent upon provision of an east-west local street.

DYLAN COBB, Planning Engineer  
City of Rogers Engineering Division

NATHAN BECKNELL, City Engineer  
City of Rogers Engineering Division

##### PLANNING REVIEW:

- 1) Land-Use Compatibility:
  - a) Comprehensive Growth Map: The proposed rezone is consistent with the CGM (Tab 2). The subject site is located at the transition from Commerce Corridor to Neighborhood, which is well-suited for medium- to high-density residential. R-MF is an appropriate zoning district for Commerce Corridor locations such as this where compact housing types provide a transition between lower density single-family homes and interstate commercial development.
  - b) Density Concept Plan: The proposed DCP adequately ensures compatibility with the surrounding area. The increase from base density (6 units/acre) to proposed density (21 units/acre) is supported by an open space buffer that is integrated with the Razorback Greenway, architectural elevations and building materials consistent with nearby homes, and a site layout that controls sightlines onto adjacent property (Tab 3).
  - c) General Findings: Staff finds this to be an appropriate rezone request based on consistency with the CGM and zoning district intent, and the proposed DCP adequately addresses capacity and compatibility considerations. The subject request would not adversely impact adjacent property and is consistent with the development goals of the surrounding area.

- 2) Views of Others: No supporting or opposing comments have been received by the Planning Division to date.
- 3) RECOMMENDATIONS:
- Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
  - Approve Density Concept Plan as presented.
  - Recommend for City Council approval.



ETHAN HUNTER, Planner III  
City of Rogers Planning Division

ADMINISTRATOR'S SUGGESTED MOTION:

- Move to **approve the proposed Density Concept Plan as presented, approve the proposed Density Concept Plan contingent upon provision of an east-west local street**, or **deny/table** the request by Bryan Properties.
- Move to **recommend for City Council approval** or **deny/table** the request by Bryan Properties to rezone ±8 acres on S 28<sup>th</sup> Street.

DIRECTOR'S COMMENTS:

- Agree with recommendations and suggested motion.



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

Tabs:

- Rezone application with required supplements
- Maps and/or photos
- Density Concept Plan



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OFFICE USE ONLY

Permit Fee: PAID ONLINE (\$200)

Zoning: A-1, C-2, R-0, C-4 to RMF-21B

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

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

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

**REZONE APPLICATION**

APPLICANT: HFA for Bryan Properties

ADDRESS: 1705 S Walton Blvd. Bentonville, AR 72712 SUITE #: 3

GENERAL LOCATION OF PROPERTY: S. 28th St north of Southern Hills Blvd.

PHONE #: 479-273-7780x355 EMAIL: kelsey.kreher@hfa-ae.com

PROPERTY OWNER: Great Southern Bank & Arnoldus PHONE #: \_\_\_\_\_

PRESENT USE: Vacant ZONING: A-1, C-2, R-0, & C-4

PROPOSED USE: Multi-family ZONING: RMF-21

Kelsey Kreher  
Applicant Signature

10-9-18  
Date

**Attachment Checklist:**

- ☒ Legal description of property
- ☐ Applicant Certification
- ☒ Property Owner Affidavit
- ☐ Site plan as needed

PLANNING STAFF PROVIDES:

DATE FILED: 10/4/18 PUBLIC HEARING DATE: 11/6/18 CERTIFIED MAIL DATE: 10/22/18

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

CITY COUNCIL ACTION: \_\_\_\_\_ DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_ COMMENTS: \_\_\_\_\_

## PROPERTY OWNER AFFIDAVIT

The petitioner, William C. and Christina Arnoldus, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION: SEE ATTACHED

LAYMAN'S DESCRIPTION: 8 acres, more or less, on S. 28th St., West of I-49  
and North of W. Pleasant Grove Rd.

PRESENT ZONING: A-1 & C-2

ZONING REQUEST: RMF-21B

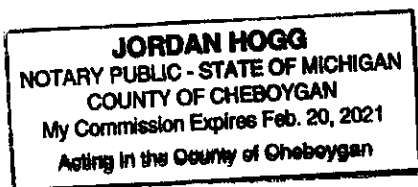
Respectfully Submitted,

Christina Arnoldus

By: William C. Arnoldus  
(Property Owner Signature)

<sup>Michigan</sup>  
STATE OF ~~ARKANSAS~~  
COUNTY OF Cheboygan

Subscribed and sworn before me this the 4<sup>th</sup> day of September, 2018.



J Hogg  
Notary Signature

Jordan Hogg  
Notary Name Printed

02/20/2021  
Commission Expires

**PROPERTY OWNER AFFIDAVIT**

The petitioner, HFA for Bryan Properties, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

**LEGAL DESCRIPTION:**

Please see attached.

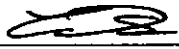
**LAYMAN'S DESCRIPTION:**

11.05 acres; parcel 02-02087-324

**PRESENT ZONING:** R-0, C-2, & C-4

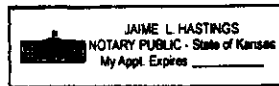
**ZONING REQUEST:** RMF-21


Respectfully Submitted,

By:  KEVIN WILSON, VP  
(Property Owner Signature)  
GREAT SOUTHERN BANK

Kansas  
STATE OF ~~ARKANSAS~~  
COUNTY OF Johnson

Subscribed and sworn before me this the 1st day of October, 2018.



  
Notary Signature

Jaime L. Hastings  
Notary Name Printed

1-3-2019  
Commission Expires





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## DENSITY CONCEPT PLAN

Density Concept Plans (DCP) are required to supplement rezone applications for certain zoning districts that limit residential densities. DCPs are intended to present a complete overview of amenities that justify or offset any impacts otherwise caused by exceeding base densities.

All rezone requests are guided by the current Comprehensive Growth Map and remain subject to relevant provisions of the City of Rogers Code of Ordinances. An approved DCP "runs with the land" and is attached to the rezone ordinance.

### INSTRUCTIONS

1. Fill out applicant information.
2. Attach all materials needed to support density considerations.
3. Submit DCP to staff along with rezone application.

### APPLICANT INFORMATION

APPLICANT: HFA for Bryan Properties Inc.

CURRENT ZONING: R-O, C-2, A-1, & C-4

PROPOSED ZONING: RMF-21B

BASE DENSITY: 6

PROPOSED DENSITY: 21

NARRATIVE DESCRIPTION OF ATTACHED MATERIALS: \_\_\_\_\_

Buildings to be composed of: brick veneer, 10" Hardie, 5" Hardie, LP siding

APPLICANT SIGNATURE: \_\_\_\_\_

*Kelsy Kraker*

DATE: \_\_\_\_\_

*10/4/18*



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## DENSITY CONSIDERATIONS

DCPs are evaluated on two factors: *COMPATIBILITY* and *CAPACITY*. The compatibility of a proposed density is evaluated with regard to *land use* and *building form* while capacity is evaluated with regard to *impact on the transportation network*.

The following considerations are suggestions, not requirements. An applicant may provide whatever information necessary to support their request. Please use site plans, architectural elevations, schematic drawings, written letters, or reports.

### COMPATIBILITY

#### 1. BASIC SITE AND BUILDING DATA

Acreage, setbacks, lot coverage, impervious area, height, roof pitch, building footprints, adjacent driveways, physical features, encumbrances. *! my needed use varies first affect DCP*

#### 2. ARCHITECTURE AND SITE LAYOUT

Elevation drawings, percent breakdown of building materials, depiction of site elements in relation to surrounding scale and pattern.

#### 3. SITE-SPECIFIC HARDSHIPS AFFECTING DEVELOPABILITY

Hardship justification, gross versus net area calculations.

#### 4. SIGHTLINES AND VIEWSHEDS

Sightline elevation drawings.

#### 5. OPEN SPACE

Active versus passive open space, buffers, preservation of natural features.

### CAPACITY

#### 1. TRAFFIC IMPACT

Average daily traffic (ADT), trip generation estimates per ITE Trip Generation Manual, peak hour volumes, capacity analysis.

#### 2. ROADWAY CHARACTERISTICS

Traffic volumes, safety characteristics, pavement condition, impact of current and proposed nearby development.

#### 3. TRAFFIC MANAGEMENT

Internal circulation routes, access points, parking management techniques.

#### 4. TRAVEL DEMAND

On-site amenities and proximity to off-site services.

#### 5. MULTIMODAL INFRASTRUCTURE

Integration of non-vehicular infrastructure to reduce burden on existing facilities.



RE: Bryan Station Apartments  
28<sup>th</sup> Street  
Rogers, AR  
Project Number 18-18-00113

Dear Planning Commission,

Please find attached the Density Concept rendering for Bryan Station Apartments off of 28<sup>th</sup> Street. We are proposing a neighborhood style apartment complex for this site. Bryan Station will feature access to the Razorback Greenway including a trail connection to our site. The area along the greenway serves multiple purposes including pavilions for resting and gathering, water fountain with dog station, a playground area, and bicycle racks/service stations. The vision for this area is to serve as a meeting place for all trail users. This will also serve as a buffer area for the property owners to the west and will include the preservation of existing trees. This site will maintain 50% green space where 45% green space is required by code to achieve RMF-21. On the 17.47 acre site we propose 16 apartment buildings and a density of RMF-21 along with associated parking and the apartment office/clubhouse and pool. We believe this site is well suited for the proposed development, meets the comprehensive growth plan and will be an asset to the City of Rogers.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kelsey Kreher', is written over a light blue horizontal line.

Kelsey Kreher  
Project Manager



## COMPATIBILITY CONSIDERATIONS

1. Acreage: 17.47 acres

Setbacks: front 75' per overlay, exterior side: 30', interior side: 10', rear: 30'

Lot coverage: Building coverage of 17%

Impervious area: 48%

Height: 42'

Roof pitch: 4:12

Building footprints: See attached.

Adjacent driveways: See aerial image.

Physical features: West side of property along trail utilizes existing trees.

Encumbrances: Southern property only accessible by 50' access easement.

2. Elevations provided with submittal. Breakdown of materials (3-story buildings):

- Brick Veneer 10.8%
- 10" Hardie 67.4%
- 5" Hardie 13.3%
- LP Siding 8.5%

(10% masonry & 90% fiber cement siding)

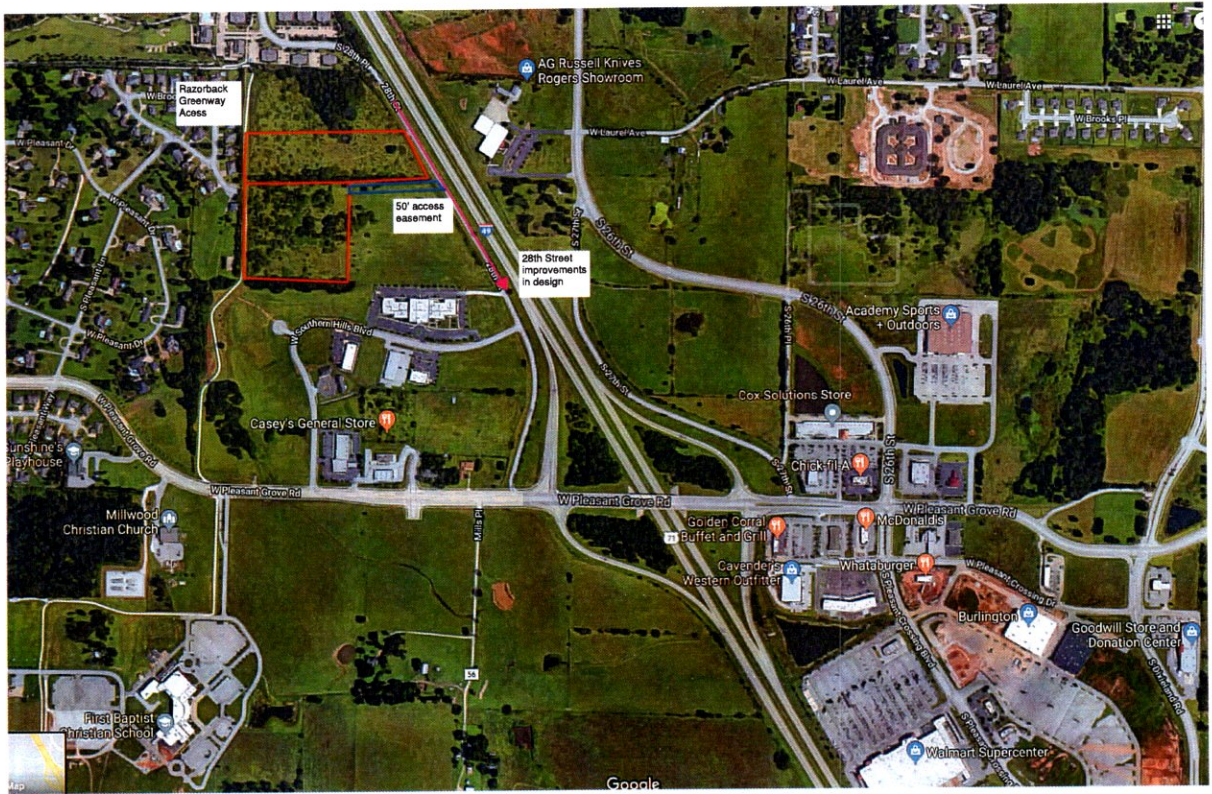
3. Concept site plan showing how property is to be developed provided.

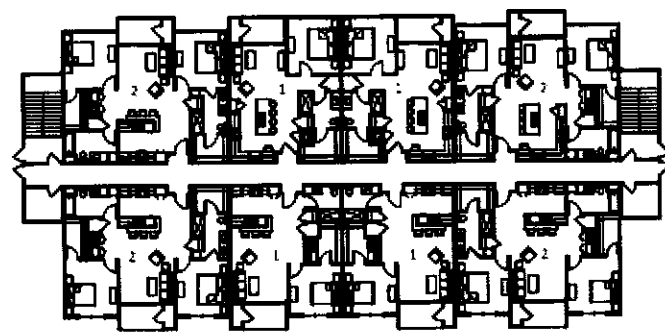
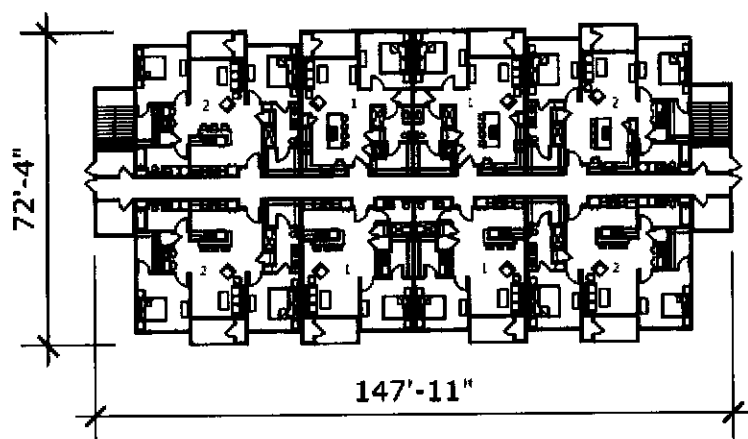
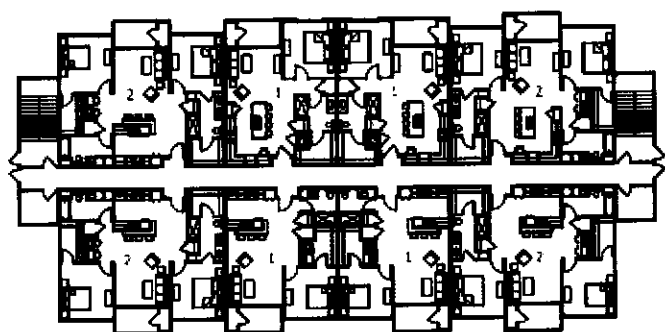
4. Please see attached sightline drawings.

5. Open space preserved along the west property line. Trees will be preserved where possible. 52% green space provided where 45% is required. Trail connection from Bryan Station Apartments to Razorback Greenway.

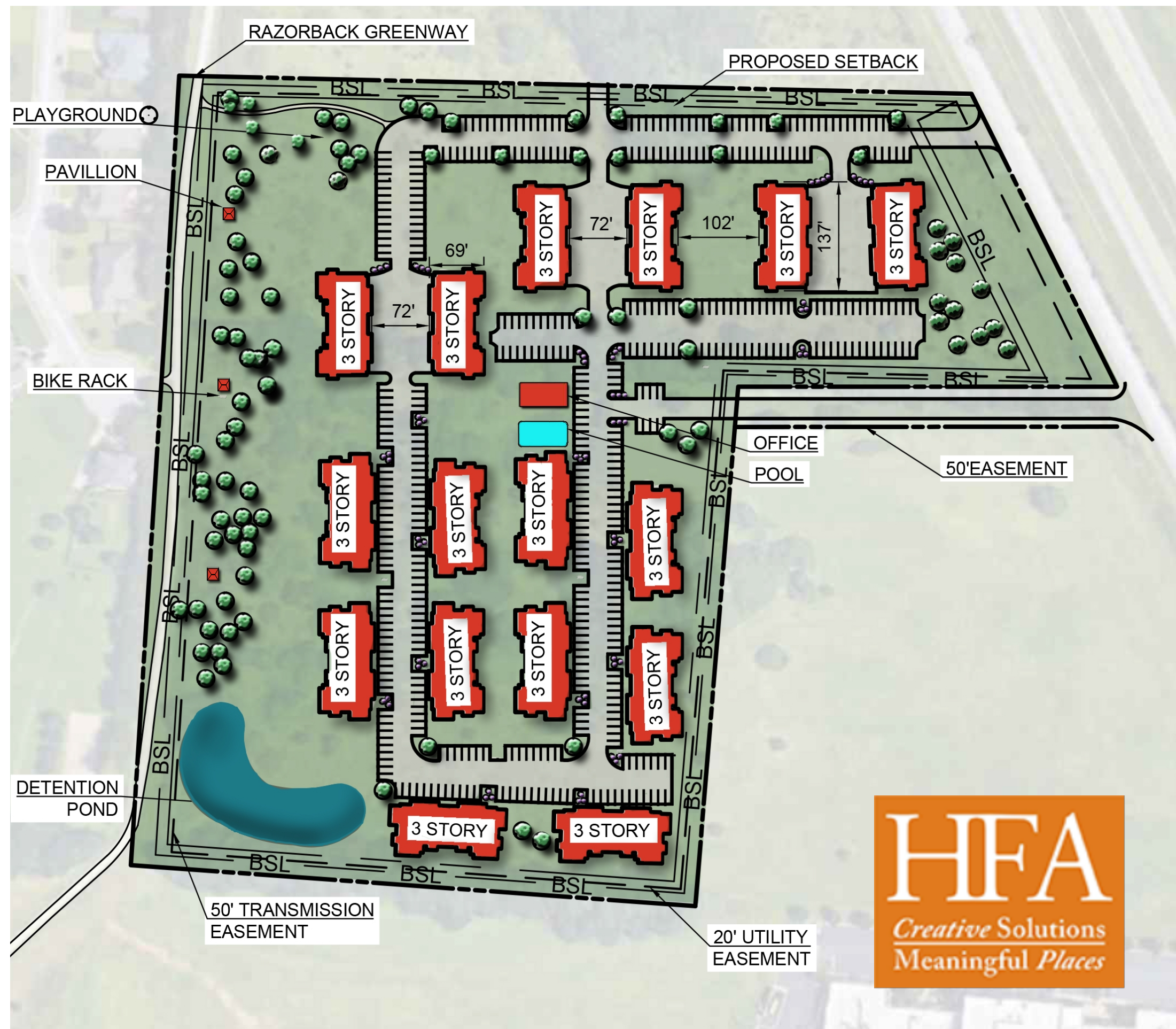
## CAPACITY CONSIDERATIONS:

1. Currently the Road has a capacity of around 1,000 cars with the improvements the road should have a minimum capacity of 18,300 vehicles per day. The proposed development will have an average daily traffic increase to area of 2372 trips per day and 208 vehicle impact in a peak hour(ITE, 9<sup>th</sup> Edition, 221 Multifamily housing – Low Rise).
2. 28<sup>th</sup> Place South is currently a Collector Street. The proposed road improvement currently under design is to improve the road to an arterial street. This in conjunction with the improved intersection at Pleasant Grove Rd will allow for reduced impact on the areas road infrastructure.
3. Site plan provides a graphic of circulation, access points, and parking management techniques.
4. See aerial provided.
5. With the Razorback Greenway along the west property line of the site, our development will utilize that by way of trail tie in for multi-modal transportation to reduce the burden of the existing infrastructure.



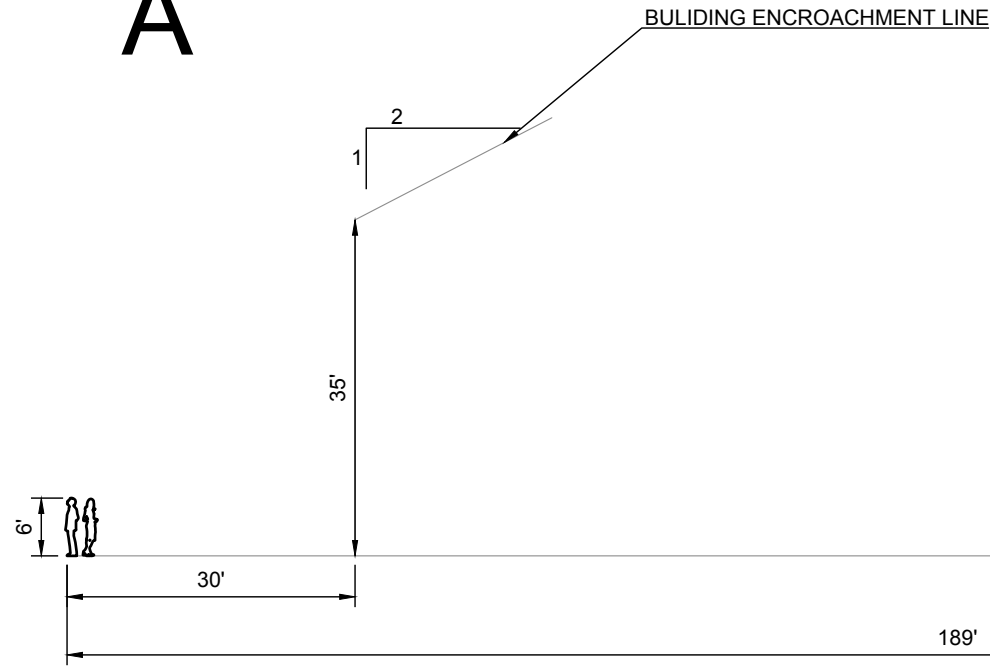




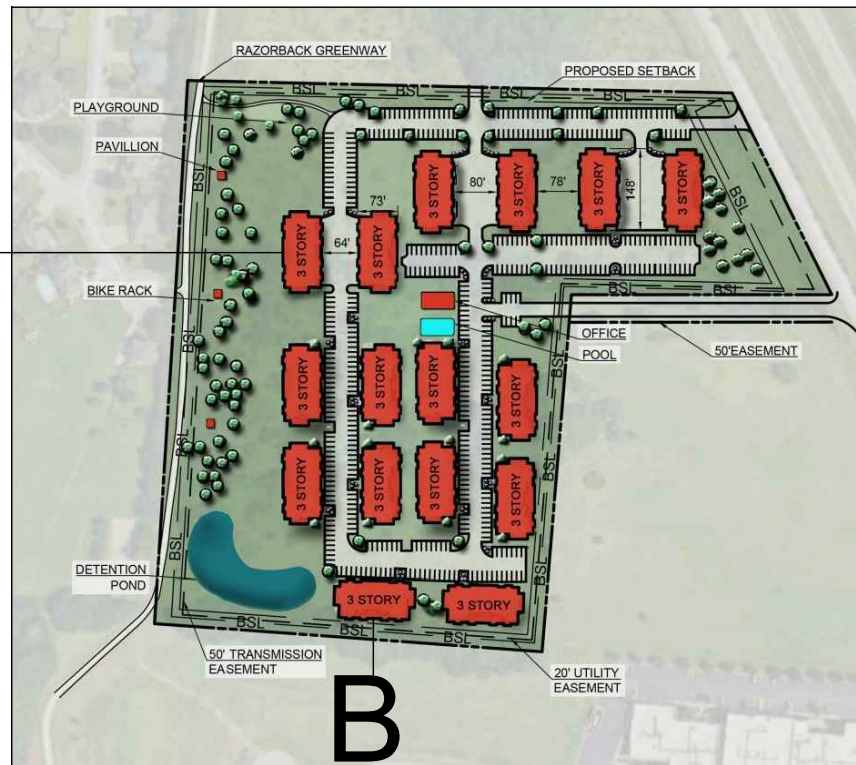




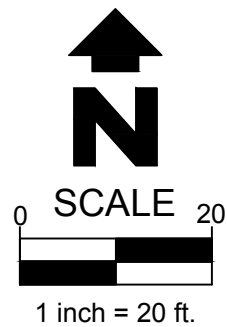
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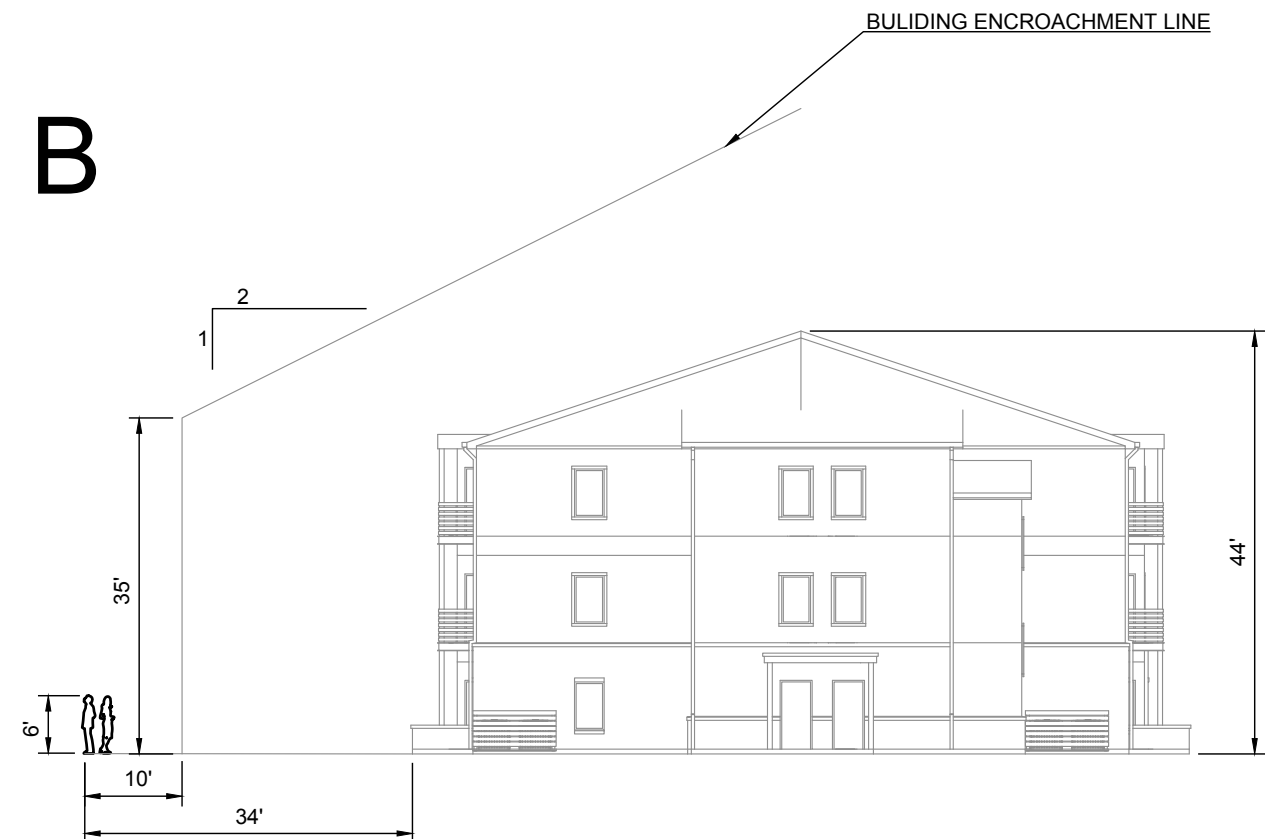
A



VICINITY MAP - NTS



B



**RYAN GILL, P.E.**  
Civil Engineer / Program Manager  
c 479.530.8433  
ryan.gill@hfa-ae.com  
1705 S. Walton Blvd., Suite 3  
Bentonville, Arkansas 72712  
479.273.7780 Ext. 321  
www.hfa-ae.com

HFA Services:  
Civil  
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Architecture  
Interior Design  
Mechanical  
Electrical  
Structural  
Fire Protection

## BRYAN PROPERTIES 28TH PLACE

PARCELS # 02-02087-324 & # 02-02087-323  
ROGERS, AR

**JOHN SCHLICHENMAIER**  
Bryan Properties  
417.864.6303  
John@winstarhomes.com  
840 S. Roanoke Ave  
Springfield, MO 65806

## BRYAN PROPERTIES 28TH PLACE

CONCEPT SITE PLAN  
HFA #: 18-18-00113

Layout is based on aerial background and not a survey. Feasibility of layout has not been presented to AHJ and vetted through their requirements. No Drainage sizing has been performed and any detention shown is schematic.

DATE: 10/04/2018

DESIGN BY: JMS