



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

OFFICE USE ONLY

Density: _____ to _____

Permit Number: _____

CityView Application: _____

Date: _____

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 letter and all materials needed to support density considerations.
3. Submit DCP to staff along with rezone application.

APPLICANT INFORMATION

APPLICANT: _____

ADDRESS: _____ SUITE #: _____

GENERAL LOCATION OF THE PROPERTY: _____

PHONE #: _____ EMAIL: _____

PROPERTY OWNER: _____ PHONE #: _____

CURRENT ZONING: _____ PROPOSED ZONING: _____

BASE DENSITY: _____ PROPOSED DENSITY: _____

APPLICANT SIGNATURE: _____ DATE: _____

All rezone requests remain subject to relevant provisions of the City of Rogers Code of Ordinances and are guided by the current Comprehensive Growth Map. Approval of a DCP does not relieve the applicant of compliance with required standards, regulations, or policies.



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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.

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.