



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

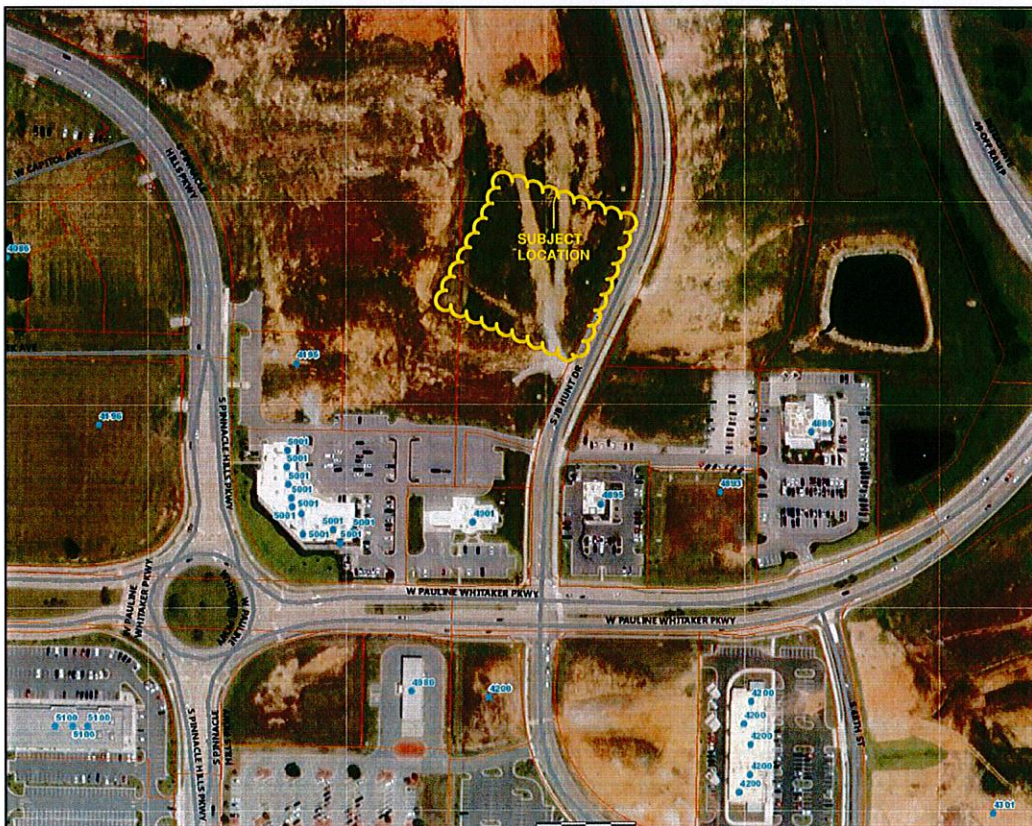
FEBRUARY 14, 2019

TO: PLANNING COMMISSION
 LARGE-SCALE DEVELOPMENT COMMITTEE

LSDP – SALTGRASS STEAKHOUSE STAFF SUMMARY REPORT

LOCATION:	4044 S. JB Hunt Drive
LAND OWNER:	HSG Holdings LLC
DEVELOPER:	Saltgrass Inc.
APPLICANT/ ENGINEER:	Saltgrass Steakhouse / Kimley Horn
ZONING DISTRICT:	C-2 (Highway Commercial)
PLANNED USE:	Restaurant
DESCRIPTION:	An 8,133-sf restaurant on 1.55± acres
WAIVERS:	Right-of-way dedication per Master Street Plan
FEES-IN-LIEU:	N/A
REQUEST:	Large-Scale Development Project approval
AUTHORITY:	Article III of Chapter 14, Rogers Code of Ordinances

VICINITY MAP



This report may not reflect all information, documents, or other materials made available to officials during discussion and public input. Staff recommendations are based on technical review of City code and materials provided by the applicant at time of submittal.

BACKGROUND

- The developer intends to build an 8,133-sf restaurant on 1.55± acres.
- The site is not located within a PUD. Surrounding properties are zoned C-2 or in accordance with the Uptown Zoning Plan.
- The project has gone through the technical review process, and all revisions requested by staff have been completed and approved with the exception of requested waivers. RWU has issued conditional approval.

STAFF REVIEW

ENGINEERING REVIEW:

- 1) Access Management: Staff recommends that the applicant work with the adjacent property owner to the south to provide joint access on or near the south property boundary.
- 2) Stormwater and Water Quality:
 - a) Stormwater Management: The site is served by an existing off-site regional detention facility with adequate capacity for the proposed improvements.
 - b) Water Quality: Water quality will be served by the existing off-site regional detention facility with adequate capacity for the proposed improvements.
- 3) Required Public Improvements:
 - a) Street Pavement and Condition: The site is located on J. B. Hunt Drive and is classified on the Master Street Plan as a collector street and constructed as a 3-lane road with curb and gutter, and streetlights. The roadway pavement is not in substandard condition and does not require improvements.
 - b) Connectivity Standards: No connectivity streets or street stub-outs are required as part of this development.
 - c) Streetscape:
 - i) Right-of-Way: The applicant requests a **WAIVER** to Sec. 14-608(1) for the requirement to dedicate right-of-way per the Master Street Plan collector street typical section. See applicant's waiver request letter (tab 2).
 - ii) Sidewalks and Sidepaths: 6' sidewalk with minimum 6' greenspace to be provided.
 - iii) Trails: No trail construction is required on this site.
 - iv) Streetlights: Street lights installed prior to this development along the east half of J.B. Hunt Drive. No additional streetlights are required.
 - v) Street Trees: Street trees to be provided within the right-of-way along J.B. Hunt Drive.
- 4) RECOMMENDATIONS: The proposed project meets all engineering review requirements for a large scale development subject to the following waiver requests:
 - a) **Approve waiver to Sec. 14-608(1) for the requirement to dedicate right-of-way per the Master Street Plan collector street typical section.** Per Sec. 14-46(c)(3)d. "Other available means or factors indicate an absence of need, including future need." Approximately 68' of right-of-way was dedicated prior to this development, minimum 70' required. All existing streetscape elements are contained within the existing right-of-way and there are no plans for future street improvements by the City. This is also consistent with the right-of-way dedicated along the remaining section of J.B. Hunt Drive.



DYLAN COBB, Planning Engineer
City of Rogers Engineering Division



LANCE JOBE, City Engineer
City of Rogers Engineering Division

PLANNING REVIEW:

- 1) Land Use:
 - a) Comprehensive Growth Map: The proposed use is consistent with the CGM, though the conventional site layout does not necessarily reflect the goals of encouraging high-intensity growth within the Uptown Regional Center area. However, the proposed use is permitted by-right under C-2 zoning. The large-scale development process does not trigger the requirement to bring the property into zoning compliance with the Uptown Zoning Plan in this case.
 - b) Zoning District: The proposed development meets the intent of the C-2 zoning district per Sec. 14-709(a).
- 2) Development Standards: The site plan conforms to all development standards and requirements per Sec. 14-709 and Article III.
 - a) Landscaping: All landscaping requirements have been met.
 - b) Parking: All vehicle parking requirements have been met.
 - c) Setbacks: All building disposition requirements have been met.
 - d) Screening: N/A since not adjacent to residential use.
- 3) Views of Others: No supporting or opposing comments have been received by the Planning Division.

- 4) RECOMMENDATIONS: The proposed project meets all planning review requirements for a large-scale development subject to the following recommendations:
- a) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - b) **Approve LSDP.**



ETHAN HUNTER, Planner III
City of Rogers Planning Division



LORI ERICSON, Planning Administrator
City of Rogers Planning Division

SUGGESTED MOTION:

- 1) Motion to **approve, deny, or table** the Large-Scale Development Project contingent upon all conditions and recommendations listed in the staff report, and with the following actions for the requested waivers:
 - **Approve** waiver to Sec. 14-608(1) for the requirement to dedicate right-of-way per the Master Street Plan collector street typical section.

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. RWU conditional approval letter
- 4. Infrastructure Improvement Agreement
- 5. Maps and/or photos

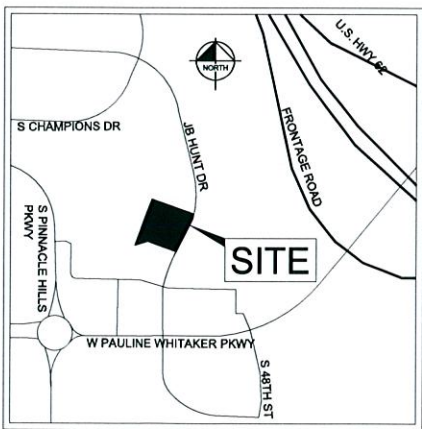
LARGE SCALE DEVELOPMENT PLANS
FOR



LOT 3F2
PINNACLE HEIGHTS,
PLAT RECORD 2014-50
4044 SOUTH JB HUNT DRIVE
CITY OF ROGERS,
BENTON COUNTY, ARKANSAS

ZONING: C-2

DEVELOPMENT USAGE PLAN: RESTAURANT
CONSTRUCTION TYPE: COMMERCIAL
CITYVIEW PROJECT #PL201801262



VICINITY MAP
N.T.S.

JANUARY 2019

CITY APPROVAL STAMP

Kimley»Horn

13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
TEL: (972) 770-1300
FAX: (972) 235-3820
ARKANSAS COA NO. 31

PLANS SUBMITTAL/REVIEW LOG

1ST LSDP SUBMITTAL	12/07/2018
2ND LSDP SUBMITTAL	01/04/2019
1ST BUILDING PERMIT SUBMITTAL	01/18/2019
3RD LSDP SUBMITTAL	01/24/2019

NOTES:

- CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
- IF REPRODUCED, THE SCALES SHOWN ON THESE PLANS ARE BASED ON A 24" X 36" SHEET.
- ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
- ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

OWNER:

SALTGRASS, INC.
1510 W. LOOP SOUTH
HOUSTON, TX 77027
PH. (832) 985-2930
CONTACT: BEVAN HEBERT
EMAIL: BHEBERT@LDHY.COM

ARCHITECT:

DAVID SCOTT WINDLE
1431 GREENWAY DR., SUITE 510
IRVING, TX 75038
PH. (972) 870-1288
CONTACT: SCOTT WINDLE
EMAIL: CRYAN@IDSTUDIO4.COM

ENGINEER:

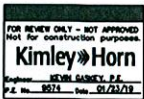
Kimley»Horn
13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH (972) 770-1300
CONTACT: JENNIFER MOORE, P.E.
EMAIL: JENNIFER.MOORE@KIMLEY-HORN.COM

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
C 0.0	COVER SHEET
-	LOT SPLIT PLAT
C 0.1	GENERAL NOTES
C 1.0	DEMOLITION PLAN
C 2.0	SITE PLAN
C 3.0	PAVING & DIMENSION CONTROL PLAN
C 4.0	EROSION CONTROL PLAN
C 4.1	EROSION CONTROL DETAILS
C 5.0	GRADING PLAN
C 6.0	PROPOSED DRAINAGE AREA MAP
C 6.1	STORM SEWER PLAN
C 7.0	UTILITY PLAN & PROFILES
C 7.1	WATER PLAN AND PROFILE
C 7.2	SANITARY SEWER PLAN AND PROFILE
C 8.0	MISCELLANEOUS DETAILS
C 8.1	MISCELLANEOUS DETAILS
C 8.2	CITY STANDARD DETAILS
C 8.3	CITY STANDARD DETAILS
C 8.4	CITY STANDARD DETAILS

DEVELOPMENT STANDARDS SUMMARY TABLE

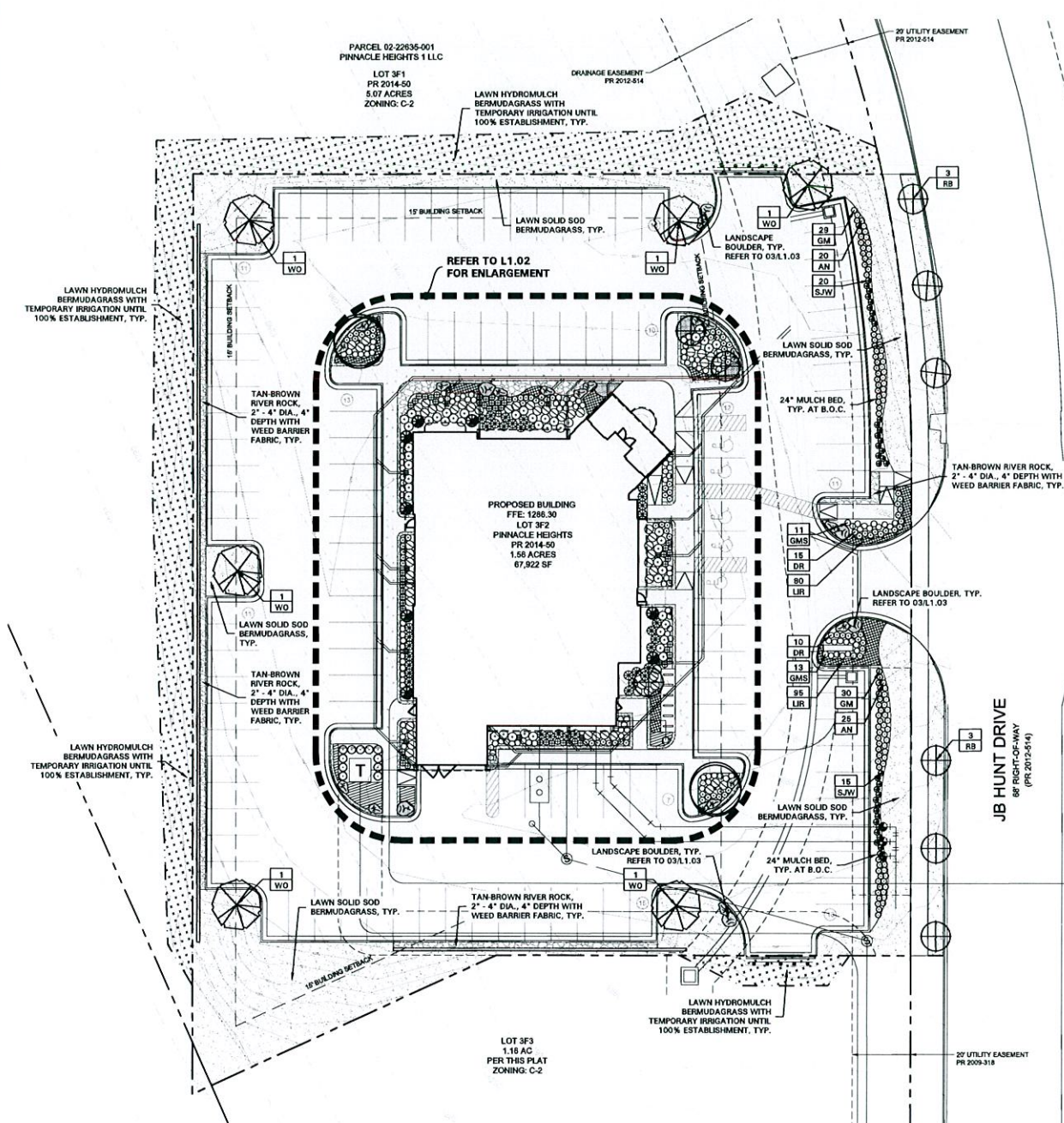
SITE AREA	67,922 SQ. FT.	1.56 AC.
GROSS FLOOR AREA	8,133 SQ. FT.	12.0 %
FLOOR AREA RATIO	0.120	.1
BUILDING HEIGHT	25' - 0"	
BUILDING SETBACKS		
FRONT YARD	65 FT	
INTERIOR SIDE YARD	15 FT	
REAR YARD	15 FT	



Know what's below.
Call before you dig.

C 0.0

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LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- 2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- 3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- 5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- 6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- 7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 8. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- 9. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- 10. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- 1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- 2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- 3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- 4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.

LANDSCAPE TABULATIONS

THE CITY OF ROGERS, ARKANSAS
SITE LANDSCAPING
1. If the total development area is less than two acres, at least one (1) tree, 2" cal. or shrub, 5 gal., must be provided for each 1,000 s.f. of the total land area.

Site area: 67,921 s.f. (1.56 ac)
Impervious area: 62,888 s.f. (78%)
Permeable area: 15,233 s.f. (22%)
Required (19) trees, 2" cal. Provided (19) trees, 2" cal. + (5) orn. trees (25% max) (3) orn. trees, (15%) (2) evergreen trees (10%) (8) evergreen trees, (40%)

LANDSCAPING REQUIREMENTS
1. A minimum of 25% of the plant materials required under this code shall consist of trees.
2. No more than 25% of the total number of trees may be ornamental trees.
3. At least 10% of the trees shall be evergreen.
Total plant materials required: 68
Total trees: 19
Required (17) trees, 2" cal. Provided (19) trees, 2" cal. + (5) orn. trees (25% max) (3) orn. trees, (15%) (2) evergreen trees (10%) (8) evergreen trees, (40%)

PARKING LOT LANDSCAPING
1. One (1) tree, 2" cal., shall be planted for every 15 parking spaces.
Parking spaces: 115
Required (8) trees, 2" cal. Provided (8) trees, 3" cal.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	TREE TYPE
RB	<i>Cercis canadensis</i> 'Oklahoma'	Eastern Redbud	9	2" cal.	B&B, 8' ht., 4" spread min.	Deciduous Ornamental
RO	<i>Quercus rubra</i>	Northern Red Oak	2	6" cal.	B&B, 18' ht., 6" spread, 6" branching ht., matching	Deciduous Shade
TJ	<i>Juniperus virginiana</i> 'Taylor'	Taylor Juniper	8	6" ht.	B&B, full to base, 30" spread	Evergreen Ornamental
WO	<i>Quercus phellos</i>	Willow Oak	6	6" cal.	B&B, 18' ht., 6" spread, 6" branching ht., matching	Deciduous Shade
AB	<i>Abelia x 'Rose Creek'</i>	Abelia 'Rose Creek'	51	3 gal.	container full, 24" spread, 24" o.c.	
AN	<i>Juniperus tobinia</i> 'Andorra'	Andorra Juniper	45	3 gal.	container full, 20" spread, 24" o.c.	
DR	<i>Rosa 'Red Drift'</i>	Red Drift Rose	87	5 gal.	container full, 24" spread, 24" o.c.	
GM	<i>Muhlenbergia capillaris</i>	Gulf Muhly	59	5 gal.	container full, 24" o.c.	
GMS	<i>Spiraea x bumalda</i> 'Gold Mound'	Goldmound Spiraea	138	5 gal.	container full, 20" spread, 24" o.c.	
HY	<i>Taxus x media</i> 'Hicksii'	Hickii Yew	36	48" ht.	B&B or container, 20" spread, 36" o.c.	
LIR	<i>Liriodendron 'Big Blue'</i>	Liriodendron 'Big Blue'	380	4" pots	container full top of container, 12" o.c.	
MIS	<i>Miscanthus sinensis</i> 'Ornamental'	Miscanthus 'Ornamental'	48	5 gal.	container full, 36" o.c.	
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	11	6" ht.	container full to base, 36" o.c.	
SC	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	85	4" pots	container full, 12" o.c., selection by Owner	
SJ	<i>Hypericum frondosum</i> 'Sunburst'	Sunburst St. John's Wort	59	5 gal.	container full, 24" spread, 36" o.c.	
SJW	<i>Euonymus fortunei</i> 'Coloratus'	Wintercreeper	35	5 gal.	container full, 20" spread, 24" o.c.	
WC	<i>Cynodon dactylon</i>	Common Bermudagrass	185	4" pots	container (3) 12" runners min., 12" o.c. refer to notes	

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.
*CONTRACTOR SHALL NOT SUBSTITUTE SPECIFIED PLANT MATERIAL WITHOUT WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT.

GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- 3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOOLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- 1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- 2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- 3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

HYDROMULCH NOTES

- 1. CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- 2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE. SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- 3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- 5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- 6. USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- 7. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

DAVID SCOTT WINDLE, AIA

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IRVING, TX 75039
PHONE: 972.870.1288
E-MAIL: scottw@dsai.com

LANDRY'S RESTAURANTS, INC.
1516 WEST LOOP SOUTH
DALLAS, TX 75207
PHONE: (214) 346-7539
WEBSITE: WWW.LANDRYSINC.COM



SALTGRASS STEAK HOUSE

4044 SOUTH JB HUNT DRIVE
ROGERS, AR 72758

CLIENT: LANDRY'S RESTAURANTS, INC.



LANDSCAPE PLAN

L1.01

PROJECT NUMBER
SGS18006





February 14, 2019

Dept. of Community Development
Planning Division
301 W. Chestnut
Rogers, Arkansas 72756

**Re: Saltgrass Steak House – Waiver Letter
4044 South JB Hunt Drive**

Dear Planning Commission,

On behalf of our client and developer, Landry's, we would like to request a waiver to the required 70' of right of way, per Sec. 14-228(30). The development is proposing 68' of right of way. This is consistent with the rest of the Pinnacle Heights development along JB Hunt Drive, including existing Legacy National Bank to the south. All required street scape elements are contained within the existing right of way.

Please feel free to contact me at (972) 770-1343 or jennifer.moore@kimley-horn.com if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jm Moore".

Jennifer Moore, P.E.