



COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
planning@rogersar.gov  
(479) 621-1186

**JULY 10, 2019**

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT  
CONDITIONAL USE PERMIT – FIRST STREET NEIGHBORHOOD STORAGE**

STAFF: ETHAN HUNTER, CITY PLANNER

**REQUEST INFORMATION:**

ADDRESS/LOCATION:	4.27 ± acres on S. 1 <sup>st</sup> Street north of E. Glendale Lane
CURRENT ZONING:	C-2 (Highway Commercial)
CURRENT USE:	Vacant
PROPOSED USE:	Warehousing and Storage, Limited

**APPLICANT INFORMATION:**

APPLICANT/REPRESENTATIVE:	Dave Burris
PROJECT OWNER/DEVELOPER:	Dash Goff
PROPERTY OWNER:	Dash Goff
REQUEST:	CUP approval

**CITY INFORMATION:**

CGM GROWTH DESIGNATION:	Neighborhood Center
GROWTH DESIGNATION CHARACTER:	Mixed-use centers located around intersections of arterial and collector streets. Polycentric pattern serves neighborhood populations within 1/2 mile radius of each center and supports efficient multi-modal transportation network. Goals include creating neighborhood character, conserving opportunity for non-residential activities, and providing accessibility to civic facilities, religious assembly, basic commercial services, and recreation.
ZONING DISTRICT INTENT:	Per Sec. 14-709(a), the C-2 zoning district is intended for "commercial uses, which depend upon high visibility, generate high traffic volumes or cater to the traveling public. These characteristics dictate that this district be located along or at the intersections of arterial classification streets or along frontage roads adjacent to the interstate or other limited-access streets."
USE DEFINITION:	Per Sec. 14-695(b)(3)(tt), "Warehousing and Storage, Limited" is defined as "encompassing businesses that provide storage space for household or commercial goods within an enclosed building and for which the individual storage units are accessed via an interior access way or exterior entry to individual units."
AUTHORITY:	Sec. 14-723, Rogers Code of Ordinances



- This request was initially denied by Planning Commission on 6/4/19. Planning Commission has since granted the applicant the ability for the request to be reheard. The current request includes a written description of the project and building elevations – neither of which were presented with the initial request.



## PLANNING REVIEW:

### 1. LAND USE COMPATIBILITY:

- a) General Findings: Staff does not find this to be an appropriate use at the subject location unless the applicant can clearly demonstrate aesthetic compatibility with the surrounding neighborhood. The proposed use conflicts with the purpose and character of the Neighborhood Center Growth Designation and could negatively impact adjacent residential property if not adequately screened, buffered, and designed. The Growth Goal of the subject Neighborhood Center (NC-31) is to "complete," meaning that remaining property within NC-31 should be infilled or redeveloped with the intent of building a Neighborhood Center that provides essential services and activities for the surrounding residential area. The subject request includes commercial lease space along the 1<sup>st</sup> Street frontage to meet this end. Overall, an attempt is made to respect the surrounding neighborhood context by providing masonry facades on the storage buildings and residential-style architecture for the non-storage buildings.

### 2. CONDITIONAL USE CONSIDERATIONS PER Sec. 14-723(a)(3):

- a) Is the proposed use listed as conditional in the subject zoning district and is the property zoned correctly?
  - The proposed use is conditional in C-2. The Neighborhood Center Growth Designation allows for the C-3 zoning district, thereby making C-2 the "incorrect" zoning district at this location.
- b) Is the proposed use compatible with adjacent property in a way that is not contrary to the city's Comprehensive Growth Map?
  - See General Findings above.
- c) Can all other zoning requirements be met?
  - Compliance with all zoning requirements would be reviewed and confirmed during the Large-Scale Development process.
- d) Will ingress and egress for the proposed use create a traffic hazard?
  - See Engineering Review below.

### 3. REPORTS FROM OTHERS: The Planning Division has not received supporting or opposing comments to date.

### 4. RECOMMENDATIONS:

- a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
- b) Consider request based on the applicant's ability to demonstrate neighborhood compatibility.

## ENGINEERING REVIEW:

### 1. STREET NETWORK CAPACITY:

- a) General Findings: The proposed use would not create or compound a traffic hazard in terms of access management or trip generation.

## STAFF SIGNATURES:



Ethan Hunter, City Planner  
City of Rogers Planning Division



Dylan Cobb, Assistant City Engineer  
City of Rogers Engineering Division

**SUGGESTED MOTIONS:**

1. FOR APPROVE: "Move to approve the request by Dash Goff to allow "Warehousing and Storage, Limited" located at the subject location as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve the request by Dash Goff to allow "Warehousing and Storage, Limited" located at the subject location subject to [conditions or contingencies]."
3. FOR DENY: "Move to deny the request as presented."
4. FOR TABLE: "Move to table the request [indefinite or date certain]."

**DIRECTOR'S COMMENTS:**

1. Agree with recommendations and suggested motions.



John McCurdy, Director  
City of Rogers Community Development

**TABS:**

1. CUP application
2. Maps and/or photos



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

OFFICE USE ONLY

Permit Fee: \$100 Web (\$100)  
Zoning: C-2  
Permit Number: 19-27  
CityView Application: PL201900435  
Date: 6.24.19

CONDITIONAL USE PERMIT

APPLICANT: Geoff Bates - Bates & Associates, Inc. for Dash Storage / 1st Street Neighborhood Storage  
ADDRESS: 7230 S. Pleasant Ridge Dr SUITE #: \_\_\_\_\_

GENERAL LOCATION OF PROPERTY: Southwest of Intersection of 1st and New Hope (Parcel #02-21536-000)

PHONE #: 479 442-9350 EMAIL: geoff@batesnwa.com

PROPERTY OWNER: Dash Goff - Goff Revocable Trust PHONE #: 479-521-0209

PRESENT USE: Undeveloped / Pasture ZONING: C-2

PROPOSED CONDITIONAL USE: Self-Storage

PARKING SPACES AVAILABLE: 33 HOURS OF OPERATION: 24 hrs

IF APPLYING TO OPEN A DAYCARE:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME: \_\_\_\_\_

Geoff H Bates 6/20/19  
Applicant Signature Date

Attachment Checklist:

- ☒ Letter explaining request
- ☒ Legal description of property
- ☒ Applicant Certification
- ☒ Site plan as needed

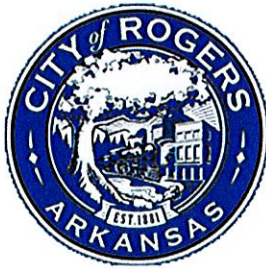
PLANNING STAFF PROVIDES:

DATE FILED: 6.24.19 PUBLIC HEARING DATE: 7.16.19 CERTIFIED MAIL DATE: 7.1.19

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

COMMENTS, CONDITIONS, LIMITS: \_\_\_\_\_





DEPT. OF COMMUNITY DEVELOPMENT  
PLANNING DIVISION  
301 W. CHESTNUT  
PHONE: (479) 621-1186  
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## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held before the Rogers Planning Commission in the Rogers City Hall at 301 West Chestnut Street on **July 16, 2019** at **5:00 p.m.** on the application by **Bates & Associates, Inc. for Dash Storage/1<sup>st</sup> Street Neighborhood Storage** for a **Conditional Use** to allow **warehousing and storage** at **4.27 acres on S. 1<sup>st</sup> St, south of E. New Hope Rd.** in the **C-2 (Highway Commercial)** zoning district at the following described location:

### **LEGAL DESCRIPTION:**

LOT NUMBERED 4, NORTH STAR COMMERCIAL CENTER, A SUBDIVISION TO THE CITY OF ROGERS, BENTON COUNTY, ARKANSAS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2007 AT PAGE 126, PLAT RECORDS OF BENTON COUNTY, ARKANSAS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

### **LAYMAN'S DESCRIPTION:**

**4.27 acres on S. 1<sup>st</sup> St, south of E. New Hope Rd.**

Mandel Samuels, Secretary  
Planning Commission

**PUBLISH ONE TIME ONLY:**    **July 1, 2019**  
BILL THE CITY OF ROGERS



**Bates &  
Associates, Inc.**

**Civil Engineering & Surveying**

7230 S. Pleasant Ridge Dr / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

June 20, 2019

**Ethan Hunter, CNU-A | Planner III**  
Dept. of Community Development  
City of Rogers | [www.rogersar.gov](http://www.rogersar.gov)  
301 W Chestnut St, Rogers, AR 72756

**RE: First Street Self-Storage CUP Request**

Dear Mr. Hunter,

Our client would like to apply for a conditional use to allow storage units in a C-2 zone. The property is located on the southeast corner of 1<sup>st</sup> and New Hope (02-21536-000) and consists of 4.27 acres. The project consists of 63,107 sf of storage units made up of 5 buildings. The surrounding zoning is R-AH and C-2.

24 hour self storage that will have a security gate.

Some additional traffic will be generated but at different times. Not all at once

Parking is required and will be provided for on site

A sign will be proposed and will meet the current sign ordinance

No flammable material expected

Only noise would be vehicle noise

A privacy fence will screen the site from the neighborhood to the south

If you have any questions or require additional information, please feel free to contact me at your convenience.

Sincerely,

**Bates & Associates, Inc.**

Geoffrey H. Bates, P.E.



# Burris Architecture

820 Tiger Blvd suite 4 Bentonville, AR 72712  
479.319.6045

## 1<sup>st</sup> street neighborhood storage

- The property is 4.25 acres 185,502sf, 90% of this lot is cut off from street frontage. For this reason, the property has been undeveloped due to lack of accessibility and visibility.
- The Design intent was to provide a service to the growing areas residential and business development.
- As for the Self storage use- the primary users are residents, items include recreation items, household items. The other users are growing businesses in the area, including sales and retail needs of surrounding businesses. For this reason we feel self storage is a necessary component to helping develop and nurture a growing neighborhood commercial district.
- We designed this site to be sensitive aesthetically to the existing commercial to the north and west, while providing as well as act as a transition to the residential to the south and east.
- Upgraded materials are used on the north and south façade, and the design intent was to visually break up the scale of the buildings.
- The overall height was kept low on the self storage units.
- The street exposure areas were given a residential design treatment to help act as a visual buffer to more active commercial uses.
- Traffic, noise, and light pollution is greatly reduced for the self storage use.
- The current design added commercial lease space to the project along the street facing property to allow for a the possibility of a variety of professional services consistent with the comprehensive growth plan.



