



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

July 9, 2019

TO: PLANNING COMMISSION
PLANS & POLICY COMMITTEE

RE: **STAFF SUMMARY REPORT**
DCP AND REZONE – D & C Holdings, LLC.

STAFF: ELIZABETH JOHNSON, PLANNER III
DYLAN COBB, ASSISTANT CITY ENGINEER

PROJECT INFORMATION:

PROJECT NAME:	D & C Holdings, LLC.
ADDRESS/LOCATION:	410 N. 13 th Street
CURRENT ZONING:	C-2 (Highway Commercial)
PROPOSED ZONING / DENSITY:	RMF-12B (Residential Multifamily 12 units per acre, rentals)
GROSS SITE AREA:	3.86
DWELLING UNITS:	39 units
BUILDING TYPE:	Tiny Houses / Park Homes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	ESI – Jason Appel
PROJECT OWNER/DEVELOPER:	D&C Holdings, LLC – Chris Gallo
PROPERTY OWNER:	Jeremy Avance
REQUEST:	Approval of Density Concept Plan and Rezone

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
GROWTH DESIGNATION CHARACTER:	Per CGM Page 1, Neighborhood is characterized by "Single-use residential areas connected by collector and local streets that may feature community-oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development."
BASE DENSITY:	6 Units per Acre
MAX DENSITY:	12 Units per Acre
AUTHORITY:	Sec. 14-727 and Sec. 14-737, Rogers Code of Ordinances

VICINITY MAP:



BACKGROUND:

1. Planned Use: Tiny Houses / Park Homes
2. Zoning District Intent:
 - a) R-MF: Per Sec. 14-703(a), the purpose of R-MF zoning is "intended to provide suitable areas within the City for attached and detached residential development. The zoning shall be designated as R-MF followed by the specific density per acre in increments of one-half units per acre. The letter "A" or "B" will follow unit density to designate rental or individual ownership with "A" being individual ownership and "B" being rental. 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 multifamily development is not preempted by less intense development."

ENGINEERING REVIEW:


1. Street Network Capacity:


- a) General Findings (Proposed DCP): Staff finds that the proposed DCP did not provide trip generation data, information regarding traffic capacity generated from this development, or multi-modal transportation infrastructure to offset the potential increase in traffic. Staff **does not support** the proposed DCP as presented. The applicant requests **WAIVERS** to the following sections of City Code: Sec. 14-260(1)(C) – Distance from intersections and Sec. 14-260(1)(E) – Number of curb cuts.

2. RECOMMENDATIONS:

a) Street Network:

- i) Deny **WAIVER** to Sec. 14-260(1)(C) – Distance from intersections to N. 13th Street. The length of frontage along W. Persimmon Street is approximately 460'. The curb cuts could be constructed to meet this section of code and recommend coordination with staff for proposed curb cut locations along W. Persimmon Street.
- ii) Approve **WAIVER** to Sec. 14-260(1)(E) – Number of curb cuts along W. Persimmon Street. Per Sec. 14-260(3) '...the City Planning Commission may modify or waive the requirements of this section...' Per the requirements of the Fire Department, a second entrance to the site is required per fire code. Staff also recommends the second required access is on W. Persimmon Street, classified on the Master Street Plan, as a minor street, instead of N. 13th Street, classified on the Master Street Plan as a minor arterial street, to reduce the likelihood of creating a traffic hazard on N. 13th Street.
- iii) Provide a 10' sidepath per the Master Street Plan along W. Persimmon Street for offsite walkability.


DYLAN COBB, Assistant City Engineer
City of Rogers Engineering Division


LANCE JOBE, 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 3) in that R-MF is an allowed zoning district in Neighborhood areas. Within Neighborhood areas, R-MF is generally most appropriate in locations that transition into higher intensity Growth Designations. In this case, R-MF would not be a directly adjacent transition into the Access Corridor; however, existing commercial development along 13th Street south of Persimmon Street prevents a by-the-book application of transition zoning.
- b) General Findings (Proposed Zoning District):
 - i) The applicant's business model for this site is essentially that of a mobile home park. In discussions with staff, the applicant claims what differentiates this development from a traditional mobile home park hinges on the actual design of the structures. The application package refers to them as "HUD Homes" or "Park Homes," that will be part of a "small home community." These homes will be manufactured off site, and delivered on an integrated chassis, making them very difficult to differentiate from mobile homes in any objective way.
 - ii) Staff has coordinated with Risk Reduction to try and identify some definition of mobile home that would not include these structures, but has found none. The IRC does exclude manufactured homes that are smaller than 400 square feet from the definition of mobile home, designating such homes as "tiny homes." These homes will be larger than 400 square feet, and do not therefore meet the IRC definition of a manufactured tiny home.
 - iii) We can find no reason to consider these homes as anything other than nice mobile homes / trailers.
 - iv) If we were to consider this as an actual R-MF request, we would expect the entire development to be built and inspected prior to issuing a Certificate of Occupancy. All elevations and amenities used to justify the requested density would have to be constructed and inspected as presented before any leases, or unit sales if a condominium model were followed, would be allowed. In this instance, however, the business model will be to prepare sites for lease that would then be occupied by a mobile house owned by the user. This is typical of any mobile home park.
 - v) Based on these basic facts, we consider the zoning request to be inappropriate for the planned use. The requested zoning should be R-MHC rather than R-MF. Below is a discussion of the actual proposed zoning, R-MF, with final thoughts concerning the possibility of R-MHC under the Director's comments.
- c) General Findings (Proposed DCP):
 - i) Should the Commission wish to consider R-MF as presented, we offer the following analysis. If R-MF is approved, we recommend requiring that all units be placed on site, and all required amenities be provided before any sales/leases are allowed.
 - ii) Staff finds that the proposed DCP would not adequately ensure compatibility with the surrounding area and would not maintain consistency with the purpose, character, and goals of the Neighborhood Growth Designation due to the proposed density and housing type, as well as the lack of "amenities."
 - (1) The requested density is 12 units per acre which is the maximum allowed in Neighborhood areas. The applicant proposes 39 units on 3.86 acres resulting in a gross density of approximately 10 units per acre. The applicant could change the request to 10.5 units per acre if necessary. The proposed number of units is only possible if the following **VARIANCE** requests are granted:
 - (a) Front yard setback reduction from 30' to 7'.
 - (b) Interior side yard setback reduction from 10' to 5'.
 - (c) Exterior side yard setback reduction from 30' to 10'.
 - (d) Rear yard setback reduction from 30' to 10'.
 - (2) The surrounding development context is primarily single-family housing and small offices. While the applicant proposes Hardie Cempanel Fiber Cement or similar siding, pitched roofs, and heights not exceeding 20', the building type is essentially a mobile home as stated in the above findings. Additionally, this application is lacking important details regarding the exact elevations for units that would be featured on-site. It only suggests possible designs.
 - (3) Lastly, this DCP lacks amenities to justify the increased density. Amenities would typically consist of

things like clubhouses, gyms, or other on-site services that improve quality of life and reduce off-site trip generation. The only amenities shown are storm shelters, which will do little to reduce the traffic impact from this development.

2. Views of Others: Staff has received one comment in support of the proposed development.

3. RECOMMENDATIONS:

- a) Requested Variances: Deny **VARIANCE** requests due to resulting incompatibility with existing development context.
- b) Plans & Policy Committee:
 - i) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - ii) Determine whether RMF-10.5 zoning is more appropriate.
 - iii) Recommend DCP and rezone for Planning Commission denial.
- c) Planning Commission:
 - i) Consider request with regard to land-use compatibility and the health, safety, and general welfare of the public.
 - ii) Deny DCP and rezone.



ELIZABETH JOHNSON, Planner III
City of Rogers Planning Division



ETHAN HUNTER, City Planner
City of Rogers Planning Division

TOTAL REQUESTED VARIANCES AND WAIVERS:

1. A variance from the front yard setback from 30' to 7'.
2. A variance from the interior side yard setback from 10' to 5'.
3. A variance from the exterior side yard setback from 30' to 10'.
4. A variance from the rear yard setback from 30' to 10'.
5. A waiver from distance from intersections to N. 13th Street.
6. A waiver from number of curb cuts along W. Persimmon Street.

TOTAL STAFF RECOMMENDATIONS:

1. Provide a 10' sidepath per the Master Street Plan along W. Persimmon Street for offsite walkability.
2. Determine whether RMF-10.5 zoning is more appropriate.

SUGGESTED MOTIONS:

1. Plans & Policy Committee:
 - a) FOR APPROVE: "Move to recommend DCP for Planning Commission acceptance as presented for the request by D&C Holdings, LLC to rezone at 7.7 acres at 410 N 13th Street from C-2 to RMF-12B."
 - b) FOR APPROVE WITH CONDITIONS: "Move to recommend DCP for Planning Commission acceptance for the request by D&C Holdings, LLC to rezone at 3.86 acres at 410 N 13th Street from C-2 to RMF-12B subject to [conditions, contingencies, or actions on requested waivers/variances]."
 - c) FOR DENY: "Move to recommend denial of the request as presented."
 - d) FOR TABLE: "Move to recommend tabling request as presented [indefinite or date certain]."
2. Planning Commission:
 - a) FOR APPROVE: "Move to accept DCP as presented for the request by D&C Holdings, LLC to rezone at 3.86 acres at 410 N 13th Street from C-2 to RMF-12B."
 - b) FOR APPROVE WITH CONDITIONS: "Move to accept DCP for the request by D&C Holdings, LLC to rezone at 3.86 acres at 410 N 13th Street from C-2 to RMF-12B subject to [conditions, contingencies, or actions on requested waivers/variances]."
 - c) FOR DENY: "Move to deny of the request as presented."
 - d) FOR TABLE: "Move to table request as presented [indefinite or date certain]."

DIRECTOR'S COMMENTS:

1. Although R-MHC is not an allowed use in any growth designation area under the current Comprehensive Growth Map, we do see value in this new generation of manufactured housing. This particular proposal does not include a compelling site improvement plan to provide amenities, landscaping, or even a site plan layout that would mitigate some of the negatives associated with living in a mobile home park. However, we ask the Commission to consider whether developments that incorporate compact manufactured homes within a more thoughtful development might provide an economical alternative to traditional apartment complex living. We will need to remain flexible if we are to provide the affordable housing necessary to support future economic growth in the area.
2. Agree with recommendations.



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

TABS:

1. DCP / Rezone application with required supplements
2. Maps and/or photos



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

OFFICE USE ONLY

Permit Fee: \$200 web (\$200)
Zoning: C-2 to RMF-12A
Permit Number: 19-25
CityView Application: PL201900443
Date: 6-27-19

REZONE APPLICATION

APPLICANT: D+C Holdings, LLC
ADDRESS: 2411 Maryland Dr. Rogers, AR 72756 SUITE #: _____
GENERAL LOCATION OF PROPERTY: 410 N 13th St
PHONE #: 412 445 1555 EMAIL: dcholdingsllc921@gmail.com
PROPERTY OWNER: Jeremy Avance PHONE #: _____
PRESENT USE: Undeveloped ZONING: C-2
PROPOSED USE: Residential Multi-Family ZONING: RMF-12A

Dore Deller
Applicant Signature

6/21/19
Date

Attachment Checklist:

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

PLANNING STAFF PROVIDES:

DATE FILED: 6-26-19 PUBLIC HEARING DATE: 7-16-19 CERTIFIED MAIL DATE: 7-1-19
PLANNING COMMISSION ACTION: _____ DATE: _____
CITY COUNCIL ACTION: _____ DATE: _____
ORDINANCE NUMBER: _____ COMMENTS: _____



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

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 on **July 16, 2019** at 5:00 p.m. to consider a Density Concept Plan (DCP), which includes a proposed rezoning from **C-2 (Highway Commercial)** to **RMF-12A (Residential Multifamily, 12 units per acre, ownership)** for **D & C Holdings, LLC** at the following described location:

LEGAL DESCRIPTION:

5 acres squarely off of the North side of the following described lands, to-wit: Beginning at the NE corner of the SE1/4 of the NE1/4, running West 6 chains and 97 links; thence South 12 chains and 91 links; thence East 6 chains and 97 links; thence North 12 chains and 91 links to the place of beginning, all in Section 11, Township 19 North, Range 30 West, Benton County, Arkansas.

LESS AND EXCEPT part of the SE1/4 of the NE1/4 of Section 11, Township 19 North, Range 30 West, Benton County, Arkansas, described as follows: Beginning at a point on the East line of said SE1/4 of the NE1/4 of Section 11, which is 323.25 feet Southerly of the NE corner thereof; thence S00°56'40" E along the SE1/4 of the NE1/4 line 150 feet; thence S 89°34'25" W along a line parallel to the North line of the SE1/4 of the NE1/4 180 feet; thence N 00°56'40" W 150 feet; thence N 89°34'25" E 180 feet to the point of beginning.

LESS AND EXCEPT part of the SE1/4 of the NE1/4 of Section 11, Township 19 North, Range 30 West, Benton County, Arkansas, described as follows: Beginning at a point on the East line of said SE1/4 of the NE1/4 of Section 11, which is 198.25 feet Southerly of the NE corner thereof; thence S 89°34'25" W 180 feet; thence S 00°56'40" E 125 feet; thence N 89°34'25" E 180 feet; thence N 00°56'40" W 125 feet to the point of beginning.

LAYMAN'S DESCRIPTION:

410 N. 13th St.

Mandel Samuels, Secretary
Planning Commission

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

PROPERTY OWNER AFFIDAVIT

The petitioner, Jeremy Avonile, petitions the Planning Commission of the City of Rogers, Arkansas to rezone certain real property as set forth herein:

LEGAL DESCRIPTION:

LAYMAN'S DESCRIPTION:

PRESENT ZONING: C-2

ZONING REQUEST: RMF-12A

Respectfully Submitted,

By: [Signature]

(Property Owner Signature)

Florida
STATE OF ~~ARKANSAS~~
COUNTY OF Osceola

Subscribed and sworn before me this 24 day of June, 2019.



[Signature]
Notary Signature

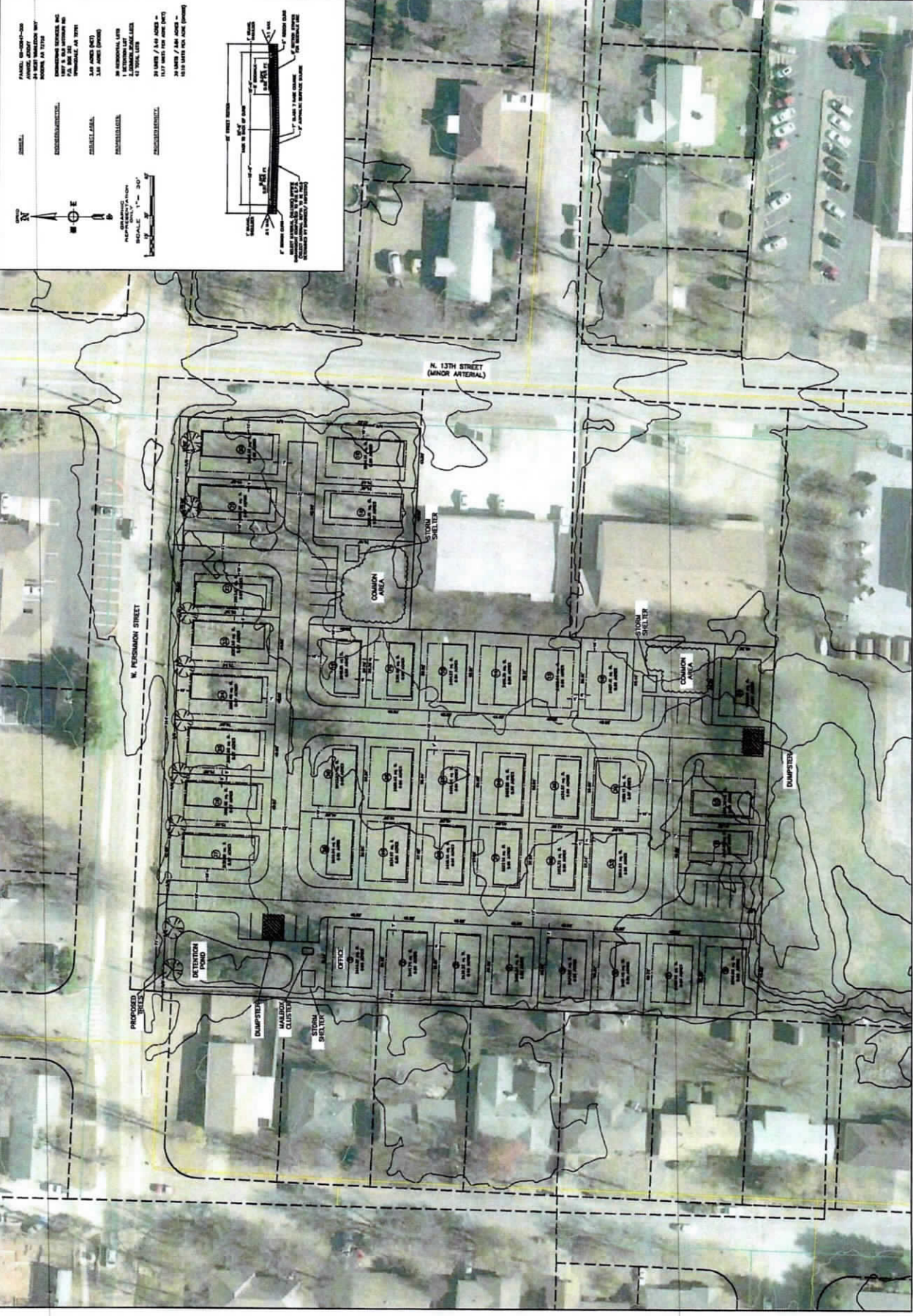
Elizabeth Ollila
Notary Name Printed

5-5-23
Commission Expires

0000
19900

NO.	REVISION	DATE	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

EXHIBIT A - SITE PLAN
13TH STREET & PERSIMMON STREET DCP
ROGERS, ARKANSAS



PROJECT: 13TH STREET & PERSIMMON STREET DCP
SHEET: 1 OF 1
DATE: 10/10/2018
SCALE: 1" = 200'

Legend:

- EXISTING BUILDING
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING STREET LIGHT
- EXISTING UTILITY
- EXISTING FENCE
- EXISTING LANDSCAPE
- EXISTING PAVEMENT
- EXISTING CONCRETE
- EXISTING ASPHALT
- EXISTING GRAVEL
- EXISTING SAND
- EXISTING SOIL
- EXISTING ROCK
- EXISTING BRICK
- EXISTING TILE
- EXISTING STONE
- EXISTING METAL
- EXISTING WOOD
- EXISTING PLASTER
- EXISTING GYPSUM
- EXISTING CEMENT
- EXISTING LIME
- EXISTING SALT
- EXISTING ACID
- EXISTING ALKALI
- EXISTING OIL
- EXISTING GREASE
- EXISTING DIRT
- EXISTING CLAY
- EXISTING SILT
- EXISTING SAND
- EXISTING GRAVEL
- EXISTING CRUSHED ROCK
- EXISTING ASPHALT
- EXISTING CONCRETE
- EXISTING CEMENT
- EXISTING LIME
- EXISTING SALT
- EXISTING ACID
- EXISTING ALKALI
- EXISTING OIL
- EXISTING GREASE
- EXISTING DIRT
- EXISTING CLAY
- EXISTING SILT
- EXISTING SAND
- EXISTING GRAVEL
- EXISTING CRUSHED ROCK



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

OFFICE USE ONLY

Approved Density: _____

Application Number: _____

CityView Project: _____

Date Approved: _____

**DENSITY CONCEPT PLAN
APPLICATION FOR SUBMITTAL**

PROJECT INFORMATION:

PROJECT NAME:	13 th Street and Persimmon DCP
ADDRESS/LOCATION:	410 N. 13 th Street
PROPOSED ZONING:	RMF-12B
PROPOSED DENSITY:	11.2 Units/Acre (Net) and 10.1 Units/Acre (Gross)
GROSS SITE AREA:	3.86 Acres (Deed Legal Description)
DWELLING UNITS:	39
BUILDING TYPE:	Park Model Homes and HUD Homes

APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Jason Appel, P.E. Engineering Services, Inc.	PHONE:	479-751-8733
		EMAIL:	jappel@engineeringservices.com
PROJECT OWNER/DEVELOPER:	Chris Gallo D&C Holdings, LLC	PHONE:	
		EMAIL:	dcholdingsllc921@gmail.com
PROPERTY OWNER:	Jeremy Avance	PHONE:	
		EMAIL:	
REQUEST:			

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Neighborhood
CGM GROWTH DESIGNATION PURPOSE/CHARACTER:	Purpose: To protect and maintain existing residential areas in between other Growth Designation nodes while encouraging low-density infill. Character: Single-use residential areas connected by collector and local streets that may feature community oriented non-residential uses such as schools, resource centers, and places of worship. Goals include preserving locations for low-density residential while limiting its proliferation in areas proposed for higher-intensity development.
BASE DENSITY:	6 Units/Acre
MAX DENSITY:	12 Units/Acre
CURRENT ZONING:	C-2 Highway Commercial

APPLICANT SIGNATURE: Chris Gallo

SUBMITTAL DATE: 6/26/19

Existing Flows

Existing Use	Total Units	People Per Unit	Gal/Cap-Day	Q _{avg} (GPD)	Q _{avg} (GPM)	Q _{avg} (CFS)	Population
Single Family	56	3	100	16,800	11.7	0.026	168
Multifamily	11	3	100	3,300	2.3	0.005	33
Commercial (roof area, acres)	1.75	-	1500	2,625	1.8	0.004	-
Totals				22,725	15.8	0.04	201
Peaking Factor							4.15
Peak Hourly Flow (Q_{avg} x PF)				94,246	65.4	0.15	

Proposed Flows

Use	Units	People Per Unit	Gal/Cap-Day	Q _{avg} (GPD)	Q _{avg} (GPM)	Q _{avg} (CFS)	Population
Single Family	56	3	100	16,800	11.7	0.026	168
Multifamily	11	3	100	3,300	2.3	0.005	33
Commercial (roof area, acres)	1.75	-	1500	2,625	1.8	0.004	-
Proposed Development				15,600	10.8	0.024	156
Totals				38,325	26.6	0.06	357
Peaking Factor							4.05
Peak Hourly Flow (Q_{avg} x PF)				155,030	107.7	0.24	

Sewer Constraint	Size	Slope	Capacity (gpm)
Existing sewer along Wood St	6"	0.42%	176

Sources:

Wastewater Committee of the Great Lakes--Upper Mississippi River Board of State and Provincial Public Health and Environmental Managers. (2004). *Recommended Standards for Wastewater Facilities*. Staff of Health Research Inc. <http://10statesstandards.com/waterrev2012.pdf>.

Metcalf & Eddy, Inc. (2001). *Tchobanoglous, George; Burton, Franklin L.; Stensel, H. David, eds. Wastewater Engineering, Treatment and Reuse (Fourth ed.)*. New York, New York: McGraw-Hill. p. 156. ISBN 0-07-041878-0. OCLC 951085495.

ENGINEERING SERVICES INC.

1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282

Ph: 479-751-8733 • Fax: 479-751-8746

June 19, 2019

Planning Commission
City of Rogers, Arkansas
301 West Chestnut Street
Rogers, AR 72756

RE: Waiver Request Letter
N. 13th Street and W. Persimmon Street

Dear Planning Commission Members,

On behalf of our client, we formally request a waiver of the minimum distance required between the right-of-way of a Minor Arterial Street and the centerline of a proposed access drive.

The waiver is associated with a proposed residential development on 3.5 acres at 410 North 13th Street (Benton County Parcel Number 02-00947-000) and is being submitted concurrently with a rezoning application and Density Concept Plan.

The property being developed has only 175 feet of street frontage along North 13th Street, which is classified as a Minor Arterial on the Master Street Plan. No direct vehicular access to North 13th Street from the development is proposed for the development because:

- Insufficient distance from the intersection of 13th and Persimmon to a potential subdivision entrance
- Traffic attempting to enter/exit this property directly from 13th Street would be problematic and potentially hazardous
- Developer and City planning staff agree it is best to avoid a direct connection to 13th Street

The property has approximately 430 feet of street frontage along the south side of West Persimmon Street, which is classified as a local street. The proposed layout for the project includes two street connections to Persimmon Street in order to meet the requirements of fire code. They are also located as far apart as is practical to meet the intent of the fire code access requirements. However, this places the eastern subdivision entrance only 96 feet from the right-of-way of 13th Street, which is well below the 250' separation distance required by City Code from an intersection with a Minor Arterial Street (Code Section Sec. 14-260. - Access management standards.)



Brian J. Moore, P.E.
President

Tim J. Mays, P.E.
Vice President

Jason Appel, P.E.
Secretary/Treasurer

Jerry W. Martin
Chairman of the Board

Consulting Engineers and Surveyors

www.engineeringservices.com

June 19, 2019
Waiver Request
N. 13th Street and W. Persimmon Street

In order to provide two entrances and as shown on the attached site plan, applicant is requesting a waiver of the requirement that the east entrance be located at least 250 feet from the right-of-way of 13th Street.

If you have any questions regarding the development or this request for a waiver, please contact me.

Sincerely,

Jason Appel, P.E.
Secretary/Treasurer



Brian J. Moore, P.E.
President

Tim J. Mays, P.E.
Vice President

Jason Appel, P.E.
Secretary/Treasurer

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ENGINEERING SERVICES INC.

1207 S. Old Missouri Rd. • P.O. Box 282 • Springdale, Arkansas 72765-0282

Ph: 479-751-8733 • Fax: 479-751-8746

June 19, 2019

Planning Commission
City of Rogers, Arkansas
301 West Chestnut Street
Rogers, AR 72756

RE: N. 13th Street and W. Persimmon Street
Density Concept Plan

Dear Planning Commission Members,

On behalf of our client, we have prepared this Density Concept Plan for a proposed residential development to be located at the southwest corner of North 13th Street and West Persimmon Street in the City of Rogers.

The objective is to provide a small home community to provide quality and affordable homes in a well-managed and maintained environment. This will be achieved by utilizing the same parameters as the 1014 W. Olive Street project. The business concept is home ownership with a site lease. The success of the project will rely three fundamentals: 1. Architectural guidelines, 2. Enforceable community rules and regulations, and 3. On-site management.

Subject Property:

The property to be developed is Benton County Parcel Number 02-00947-000 located at 410 North 13th Street with net acreage of approximately 3.5 acres. The property is owned Jeremy Avance and is currently vacant. The property is relatively flat with a gentle slope down from east to west.

The current zoning of the property is C-2 (Highway Commercial). Other nearby properties are a mix of commercial, industrial, and residential districts including R-DP, R-O, RMF-12B, C-2, land I-1. Primary land use in the area is residential with some commercial and industrial uses along 13th Street. The property is designated as "Neighborhood" in the Comprehensive Growth Map.

The property has approximately 175 feet of street frontage along the west side of North 13th Street, which is classified as a Minor Arterial on the Master Street Plan. No direct vehicular access to North



Brian J. Moore, P.E.
President

Tim J. Mays, P.E.
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Secretary/Treasurer

Jerry W. Martin
Chairman of the Board

Consulting Engineers and Surveyors

www.engineeringservices.com

13th Street from the development is proposed for the development. The property has approximately 430 feet of street frontage along the south side of West Persimmon Street, and two street connections to Persimmon Street are proposed. Development is located along a primary north-south thoroughfare and is also located near Walnut Street to the south and Olive Street to the north, providing residents with easy access to the surrounding area, but will not increase the number of intersections or driveways with direct access to 13th Street.

Development will include private water and sewer to be connected to existing public water and sewer mains. Property has access to an existing 8" water main along the west side of 13th Street and, if necessary, an 8" water main along the north side of Persimmon Street. The private sanitary sewer liens within the development will be connected to a 6" public main at the intersection of 14th Street and Persimmon. ESI completed a sewer capacity analysis for the existing sewer main (attached as Exhibit F) and determined it has sufficient capacity to serve the proposed development.

Proposed Development:

The development is proposed to include 39 home sites, including one space which will be an office for on-site property management. Typical home sites measure 60 feet long by 40 feet wide with some larger sites provided to accommodate larger homes. Each home site will include space for off-street parking for residents. Additional parking spaces for visitors is provided in multiple areas throughout the development. Home sites will be accessed via 22' wide private streets. Streets will be paved with 6" ribbon curbs, and a 5' wide section along one side of each street will be striped to designate its use as a sidewalk.

Development will include a single mailbox cluster near the west entrance rather than individual mailboxes at each home, and two dumpsters are proposed rather than curbside trash collection at each unit. There are two common area / open space lots provided as well as a detention pond lot.

Proposed building setbacks are as follows:

Front:	7' from Street
Side (Interior):	5'
Side (Exterior):	10' from Street
Rear:	10'

The Community Rules and Regulations will include Architectural Guidelines as well as rules to create a peaceful, safe, and clean environment, such as:

- Maximum of two vehicles per home site
- All landscaping other than perimeter of the landscaping edge to be maintained by management
- Animal laws consistent with Rogers Animal Control will be obeyed and enforced
- Porches are required to be kept clean
- No visible trash cans allowed since community trash containers provided for residents

Project Density:

Property has a gross acreage (per deed legal description) of 4.5 acres, and a net acreage of 3.5 acres (per GIS data– boundary survey has not yet been completed). Site plan includes 39 home sites.

$$\text{Residential Density (Gross)} = 39 \text{ Units} / 3.86 \text{ Acres} = 10.1 \text{ Units/Acre}$$

$$\text{Residential Density (net)} = 39 \text{ Units} / 3.49 \text{ Acres} = 11.2 \text{ Units/Acre}$$

Lot Coverage, Open Space, and Impervious Area Calculations:

There are two typical home sizes in the development. Approximately 75% of homes will be Park models, which include an average of 490 square feet under roof. The remaining 25% of homes will be HUD models, with 840 square feet under roof. Weighted average is approximately 576 square feet per home. Typical lot is 40 feet wide by 60 feet long with an area of 2,400 square feet.

Typical Lot Coverage:	$576 \text{ s.f.} / 2,400 \text{ s.f.} = 24\%$
Typical Lot Open Space:	$1,824 \text{ s.f.} / 2,400 \text{ s.f.} = 76\%$

Total impervious area includes the paved areas for streets and parking plus the area covered by homes.

Streets/Parking Areas:	$33,380 \text{ s.f.} / 0.77 \text{ acres}$
Area Covered by Homes:	$39 \text{ homes} \times 576 \text{ s.f.} = 22,464 \text{ s.f.} / 0.52 \text{ acres}$
Total Impervious Area:	$55,844 \text{ s.f.} / 1.28 \text{ acres}$
Percentage of Net Site:	$1.28 \text{ acres} / 3.49 \text{ acres} = 36.7\%$

Proposed Homes:

Style, size, and type of proposed residential structures are shown in Exhibit E of this document and will be similar to the units located in an existing similar development located at 1014 West Olive Street. All units will be required to meet Architectural Guidelines to be provided in the Community Rules and Regulations document. Minimum requirements for homes will include:

- RVIA Badge required for all Park Models (See Exhibit B)
- HUD Approval required for all 2 Bedroom Homes
- Exterior to be fiber cement, wood, metal, imitation stone, or engineered wood
- Facade (skirt) to be masonry or fire-resistant faux wood/rock (See Exhibits C & D)
- All roofs will be pitched (See Exhibit E)
- Landscaping will include a defined edge of no less than 2 feet around the perimeter of each house
- All proposed outbuildings subject to review/approval in advance by management to ensure quality and compatibility with architectural guidelines

All homes will be installed with semi-permanent placement but create the appearance of permanence:

- Trailer, tongue, axles, wheels, and tires to be removed
- Foundation provided in accordance with manufacturer requirements/specifications
- All home installers required to be state approved and licensed
- Facade (skirt) to be masonry or fire-resistant faux wood/rock

Finished floor elevations of homes will be 24" to 35" above existing grade, and no homes will be allowed to exceed 20' in height.

In addition, the proposed homes include the following standard features (ANSI 119.5 Building Code / RVIA Inspected and Approved):

Exterior Features:

- Hardi Cempanel Fiber Cement or similar siding (No vinyl siding)
- Metal Roof or architectural shingles
- 2" X 6" Floor and 2" X 4" Sidewall Construction 16' O.C.
- 4" - 8" Front and rear eaves

June 19, 2019

Density Concept Plan – Page 5

N. 13th Street and W. Persimmon Street

- Detachable hitch
- High density sheptex (rodent proof) underbelly (Wire mesh upgrade available)
- Steel I-beam frame with approved outriggers

Interior Features:

- Wood cabinetry
- Laminate counter tops (Upgrade to quartz or granite available)
- Pex plumbing installed with brass fittings
- OSB tongue and groove floor decking
- Sub-floor water proofing treatments
- 1/2" glued and screwed drywall
- Energy:
- Energy efficient LED can lighting
- Dual pane Low-E single hung windows
- Vented attic with vapor barrier
- Energy saver backerboard and house wrap
- Formaldehyde free batten insulation: R-22 Roof, R-11 Floors, R-13 in walls (Upgrade available in floors and ceiling)

Safety Features:

- Smoke detectors
- Fire extinguisher
- Hurricane tie down strapping (3 each side)

Proposed Zoning District:

The property is currently in the C-2 (Highway Commercial) zoning district, which is not compatible with the proposed development. Applicant requests that this property be rezoned from C-2 to RMF-12B (Residential Multi-Family District – 12 Units per Acre). A rezoning application will be submitted in addition to the Density Concept Plan to formally request rezoning of this property.

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N. 13th Street and W. Persimmon Street

Proposed Waiver:

As noted previously, the property has only 175 feet of street frontage along North 13th Street, which is classified as a Minor Arterial on the Master Street Plan. No direct vehicular access to North 13th Street from the development is proposed for the development because there is insufficient distance from the intersection of 13th and Persimmon to a potential subdivision entrance. In addition, traffic attempting to enter/exit this property directly from 13th Street would be problematic and potentially hazardous.

The property has approximately 430 feet of street frontage along the south side of West Persimmon Street, which is just a local street. Two street connections to Persimmon Street are proposed to meet requirements of fire code. They are also located as far apart as is practical to meet the intent of the fire code access requirements. However, this places the eastern subdivision entrance only 96 feet from the right-of-way of 13th Street, which is well below the 250' separation distance required by City Code from an intersection with a Minor Arterial Street.

In order to provide two entrances and as shown on the attached site plan, applicant is requesting a waiver of the requirement that the east entrance be located at least 250 feet from the right-of-way of 13th Street. A Waiver Letter formally requesting this relief is attached as Exhibit F.

The following exhibits are attached to provided additional information regarding this project:

- Exhibit A – Site Plan
- Exhibit B – RVIA Badge
- Exhibits C & D – Masonry, Faux-Wood, or Faux Rock Facade
- Exhibit E – Sample Home Exteriors
- Exhibit F – Waiver Letter
- Exhibit G - DCP Application Form
- Exhibit H - Sewer Capacity Analysis

If you have any questions regarding the development or this request, please contact me.

Sincerely,

Jason Appel, P.E.
Secretary/Treasurer



Brian J. Moore, P.E.
President

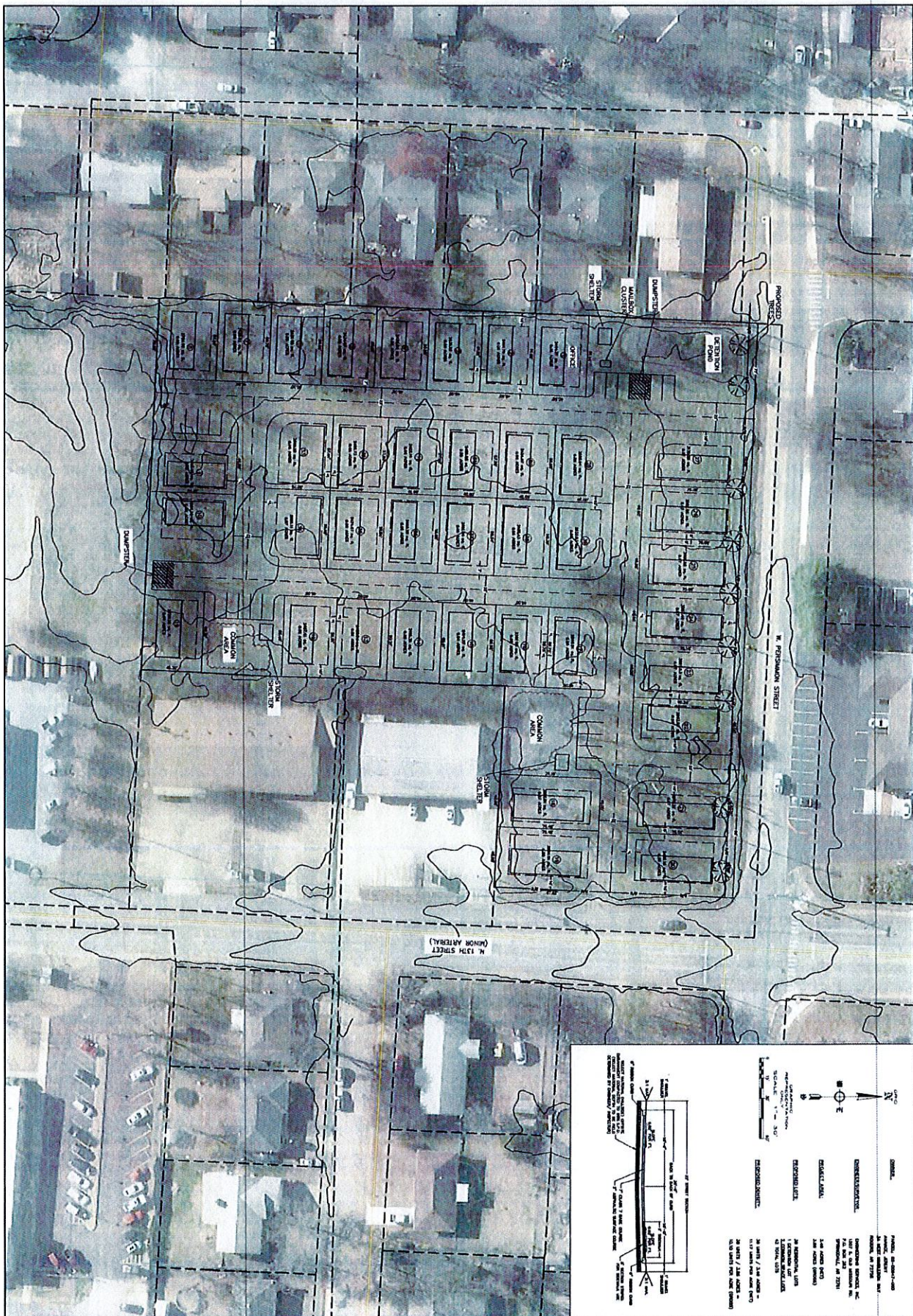
Tim J. Mays, P.E.
Vice President

Jason Appel, P.E.
Secretary/Treasurer

Jerry W. Martin
Chairman of the Board

Consulting Engineers and Surveyors

www.engineeringservices.com



REVISION	DATE	DESCRIPTION
1	11/11/2008	1.000
2	11/11/2008	1.000
3	11/11/2008	1.000
4	11/11/2008	1.000
5	11/11/2008	1.000
6	11/11/2008	1.000
7	11/11/2008	1.000
8	11/11/2008	1.000
9	11/11/2008	1.000
10	11/11/2008	1.000

EXHIBIT A - SITE PLAN
13TH STREET & PERSIMMON STREET DCP
ROGERS, ARKANSAS



Exhibit: B



Exhibit: C



Exhibit: C



Exhibit: D



Exhibit: E

