



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

SEPTEMBER 6, 2019

TO: PLANNING COMMISSION  
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**  
**LSDP – ROGERS HIGH SCHOOL COMPETITION GYM ADDITION**

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

**PROJECT INFORMATION:**

PROJECT NAME:	Rogers High School Competition Gym Addition
PROJECT DESCRIPTION:	79,695-sf high school gym addition on 4.30 acres
ADDRESS/LOCATION:	2300 S. Dixieland Road
GROSS SITE AREA:	40.01 acres
RESIDENTIAL UNITS:	N/A
REQUESTED WAIVERS:	Waiver from required loading zones, APBP bicycle parking, Drainage Criterial Manual from requirements for a Detention Pond, Required street improvements for S. Dixieland Road, City connectivity standards, dedication of right-of-way along W Perry Road and S Dixieland Road, upgrades to the sidewalks along W Perry Road.
REQUESTED VARIANCES:	Variance from maximum building height increase.
FEES-IN-LIEU:	Suggested Fees-in-lieu. Amount to be determined.

**APPLICANT INFORMATION:**

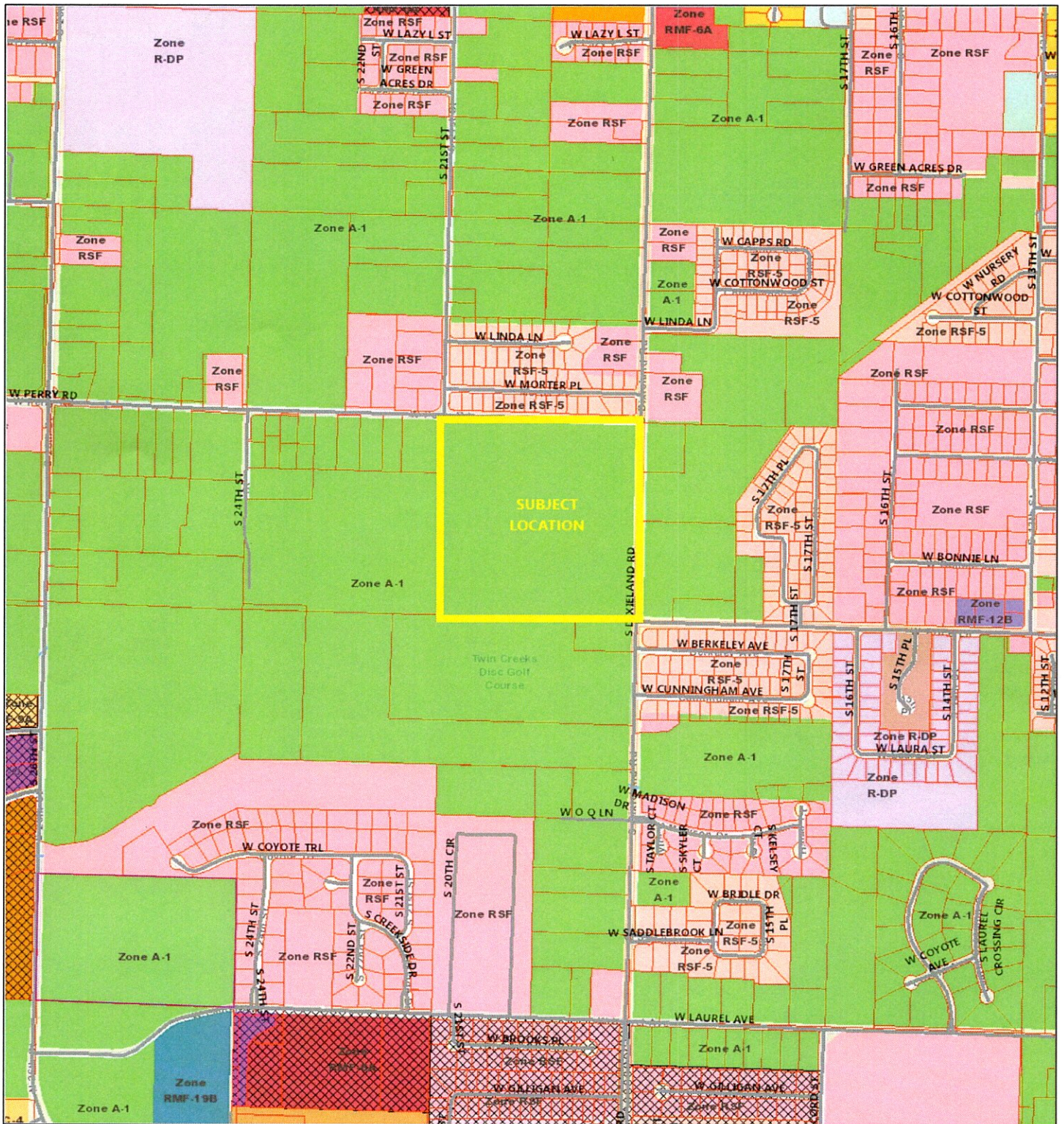
APPLICANT/REPRESENTATIVE:	Morrison Shipley
PROJECT OWNER/DEVELOPER:	Rogers Public Schools – Dan Caley
PROPERTY OWNER:	Rogers Public Schools
REQUEST:	Large-Scale Development Plan approval

**CITY INFORMATION:**

CGM GROWTH DESIGNATION:	Neighborhood
GROWTH DESIGNATION 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.
ZONING DISTRICT:	A-1 (Agricultural)
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances



## VICINITY MAP:



## BACKGROUND:

- The developer proposes to build a 79,695-sf high school gym addition on 4.30 acres off of S Dixieland Road
- The site is not located within a PUD. Surrounding properties are zoned R-SF and A-1.
- The project has gone through the technical review process and all required revisions have been completed with the exception of requested waivers and/or variances.



## ENGINEERING REVIEW:

1. ACCESS MANAGEMENT: The proposed development meets the City's access management standards.
2. STORMWATER MANAGEMENT: Stormwater along this portion of the Rogers High School development is not exempt from Stormwater Detention. The Drainage Criteria Manual states in Chapter 2 for Stormwater Planning that "Onsite detention shall be located at the low point(s) on the site and discharge to a public right-of-way or drainage easement unless otherwise approved by the City." An allowance is defined in the Drainage Criteria Manual for Detention Design (Chapter 5) that the property owner may pay a fee in-lieu-of implementing the Stormwater detention measures for this property because it is adjacent to a primary channel. The applicant requests a **WAIVER** from providing a detention pond and for paying a fee in-lieu of detention pond. The applicant states that "the additional impervious area will continue to be directed to the existing 3'x5' box culvert, located along the perimeter of the parking lot, which currently drains into the floodway area located on the south side of the site as in the original drainage report."
3. WATER QUALITY: Water quality will be managed through a proposed series of oil and debris stops to serve the site as defined in the provided Drainage Report.
4. MASTER STREET PLAN IMPROVEMENTS:
  - a) Street Pavement and Condition:
    - i. The Master Street Plan indicates future W Price Lane along the south boundary of the project site extending from the intersection of S Dixieland Rd and W Price Lane to a point along S 26<sup>th</sup> Street. The applicant requests a **WAIVER** to "Sec. 14-228(30) for required street improvements and right-of-way dedication for the proposed W Price Lane extension on the south side of the property.
    - ii. The Master Street Plan designates W Perry Road as a Collector Street. The condition of the asphalt street is not in substandard condition.
    - iii. The Master Street Plan designates S Dixieland Rd as a Major Arterial. The current street width is approximately 38' wide. The Typical Street Section for a Major Arterial requires a minimum of 68' width for the street portion including four 1.5' gutters, a 16' median, two 13 foot wide outer lanes, and two 10' wide inner lanes. The existing condition is substandard to the Master Street Plan requirements. Condition of the existing asphalt is not substandard. The applicant requests a **WAIVER** to Sec. 14-228(30) for required street improvements and right-of-way dedication stating that the costs would be disproportionate to the budget of the project.
  - b) Connectivity Standards: The applicant requests a **WAIVER** to Sec. 14-604(c) – Residential lot and block standards for subdivisions (connectivity) for the dedication of one north-south and one east-west Public Street through this site.
  - c) Streetscape:
    - i. Right-of-Way:
      - 1) The applicant is requesting a **WAIVER** to Sec. 14-228(30) for the requirement to dedicate minimum right-of-way width required per the Master Street Plan Collector Street section for future W. Price Lane. The applicant states that the additional costs would be disproportionate to the budget of the project.
      - 2) The applicant is requesting a **WAIVER** to Sec. 14-228(30) for the requirement to dedicate minimum right-of-way width required per the Master Street Plan Major Arterial section for S Dixieland Road. The applicant states that the additional costs would be disproportionate to the budget of the project.
    - ii. Sidewalks & Sidepaths:
      - 1) An existing 5' sidewalk exists along W Perry Road to the North of Rogers High School. The Master Street Plan identifies W Perry Road as a Collector Street which would require a minimum 6' sidewalk. The applicant requests a **WAIVER** to Sec. 14-228(30) and that additional costs would be disproportionate to the budget of the project.
      - 2) An existing 5' sidewalk exists along S Dixieland Road. The Master Street Plan identifies S Dixieland Road as a Major Arterial Street and requires a minimum 10' sidepath along this route.

The applicant requests a **WAIVER** to Sec. 14-228(30) and that additional costs would be disproportionate to the budget of the project.

- d) Trails: No trail construction is required on this site.
- e) Street Lights:
  - i. The applicant proposes street lights to be installed along the existing utility poles along W Perry Road.
  - ii. Existing street lights are located along S Dixieland Road to the east of Rogers High School.
- f) Street Trees:
  - i. The green space to the north of the existing sidewalk and south of W Perry Road does not currently have Street Trees and is approximately 3 feet wide. There is currently underground utilities to the south of the sidewalk. The applicant requests a **WAIVER** to Sec. 14-228(30) for street trees along W Perry Road. The applicant states that the installation of the street trees would not be feasible due to the utilities and lack of existing greenspace along this street.
  - ii. The green space between the existing 5' sidewalk and S Dixieland Road does not currently have Street Trees and is approximately 3 feet wide. There is currently a large drainage ditch to the west of the sidewalk with underground utilities. The applicant requests a **WAIVER** to Sec. 14-228(30) for street trees along W Perry Road. The applicant states that the installation of the street trees would not be feasible due to the utilities and lack of existing greenspace along this street.

5. RECOMMENDATIONS:

- a) **Deny waiver of the Drainage Criteria Manual (Ch. 2 & Ch.5) from requirements for a Detention Pond or fee in-lieu of detention.** The applicant did not demonstrate a hardship which would prevent this requirement.
- b) **Approve waiver of Sec. 14-228(30) for required street improvements for W Price Lane.** Per Sec. 14-46 (c)(3)(c) "...the application of complete streets principles is unnecessary and unduly cost prohibitive..." The upgrade or dedication would not be reasonably proportional to the impacts of the project. The Master Street Plan indicates the extension of W Price Lane from Dixieland Rd to 26<sup>th</sup> Street, of which approximately 2600 feet is along Rogers High School Property to the south. Staff recommends that the minimum right-of-way width be dedicated per the Master Street Plan Collector Typical Street Section.
- c) **Approve waiver of Sec. 14-228(30) for required street improvements for S Dixieland Road.** Per Sec. 14-46 (c)(3)(c) "...the application of complete streets principles is unnecessary and unduly cost prohibitive..." The upgrade or dedication would not be reasonably proportional to the impacts of the project. Staff recommends that the minimum right-of-way width be dedicated per the Master Street Plan Major Arterial Typical Street Section.
- d) **Approve waiver to Sec. 14-604(c)(2) for the City connectivity standards.** Per Sec. 14-604(6), "The requirements of paragraphs 14-604(c)(2) above may be waived if, in the written opinion of the City Engineer, they are... in the case of a large format retail on a single parcel or other warranted reasons." Staff recommends the minimum required right-of-way to be dedicated along future W. Price Lane.
- e) **Deny waiver of Sec. 14-228(30) from dedication of right-of-way dedications along W Perry Road and S Dixieland Road.** Staff recommends right-of-way to be dedicated for W Perry Road and S Dixieland Road per Master Street Plan requirements.
- f) **Deny waivers of Sec. 14-228(30) from requirements to build the existing upgrades to the sidewalks along W Perry Road and S Dixieland Road.** Staff recommends one of three options:
  - i. **Option 1:** Fee in-lieu of a 6' sidewalk along W Perry Road & fee in-lieu of a 10' sidepath along S Dixieland Road, or
  - ii. **Option 2:** Build the required sidewalks for W Perry Road and S Dixieland Road, or
  - iii. **Option 3:** In-lieu of the sidewalk improvements along W Perry Road and S Dixieland Road, connect the existing 10' sidewalk to the west of the proposed site which circles the west side of the parking lot to the crosswalk at the intersection of W Perry Road and S 21<sup>st</sup> Street to the North, and make a connection to the sidewalk to the north of the existing foot-bridge to the South. Dedicate a Recreation Easement along this path from W Perry Road to the footbridge in the south to include the width of the 10' sidewalk path. Install wheel stops at all parking spaces along the 10' sidewalk.



- g) **Approve waiver of Sec. 14-228(30) for Street Trees along W Perry Road.** Staff agrees that the installation of trees in the greenspace would not be a feasible location, and that installation of trees to the south of the sidewalk could potentially have negative impacts on underground utilities.
- h) **Deny waiver off Sec. 14-228(30) from requirements of Street Trees along S Dixieland Road.** Staff recommends that street trees be installed to the west of the drainage ditch south of the southern entrance to align with the trees to the north of the southern entrance, and also to the west of the drainage ditch on the south side of the northern entrance.

**STAFF SIGNATURES:**



Kristifier Paxton, Development Compliance Manager  
City of Rogers Engineering Division




Lance Jobe, City Engineer  
City of Rogers Engineering Division

## PLANNING REVIEW:

1. LAND USE:
  - a) Use Definition: Per Sec. 14-695, "Schools, Public or Private" is defined as "Encompassing educational institutions for pre-kindergarten through twelfth grade."
  - b) Zoning Compliance: The proposed project is in compliance with all A-1 zoning standards.
  - c) CGM Compliance: The proposed project is in compliance with the purpose, character, and goals of the Neighborhood Growth Designation.
2. DEVELOPMENT STANDARDS: The proposed project conforms to all development standards required by Sec. 14-697 and Article III with the exception of any requested waivers and/or variances.
  - a) Building Disposition: The applicant requests a **VARIANCE** from the maximum building height from 45' to 48'. The proposed project has met all other the building disposition requirements, as stated in Section 14-697.
  - b) Parking & Loading: The applicant requests a **WAIVER** from the minimum loading space standards, as mentioned in Sec. 14-697(f). The applicant also requests a **WAIVER** from the requirement to provide APBP approved bicycle racks. The site plan has met all other vehicle parking requirements stated in Section 14-697(e).
  - c) Screening & Transitions: The site plan has met all screening requirements.
  - d) Landscaping: All landscaping requirements have been met.
3. REPORTS FROM OTHERS: The proposed project has been reviewed by the City of Rogers Risk Reduction Division and Rogers Water Utilities (see Tab 2 for RWU Conditional Approval Letter). All projects are made available for review by franchise utilities and Benton County 911 Administration.
4. RECOMMENDATIONS:
  - a) Consider with regard to land-use compatibility and the health, safety, and general welfare of the public.
  - b) **Approve project with the following actions on variances/waivers:**
    - i. **Approve variance to Sec. 14-697(d) to increase the maximum allowed height from 45' to 48'.** The proposed building will be located approximately 156' from the nearest property line which would help minimize potential negative impacts from the increased height.
    - ii. **Deny waiver to Sec. 14-256(16) to allow bicycle racks that do not conform to the Association of Pedestrian and Bicycle Professional guidelines.** The applicant explained in his waiver request letter that they wish to continue using the type of bike rack that is used by the school district, however, Rogers High School is installing APBP bicycle racks at their softball and baseball fields, one parcel over. Since the applicant has not provided any justifiable reason to waive this requirement, staff recommends denial of this request.
    - iii. **Approve waiver to Sec. 14-697(f) from the required number of loading zones.** The applicant explains in the waiver letter that they are currently providing 6 loading zones, which adequately meet the needs of the school. Additionally, they explained that the proposed gym addition will not create additional loading zone needs.

## STAFF SIGNATURES:



Elizabeth Johnson, Planner III  
City of Rogers Planning Division



Ethan Hunter, City Planner  
City of Rogers Planning Division

**TOTAL REQUESTED WAIVERS & VARIANCES:**

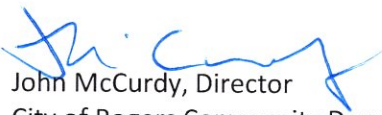
1. A variance to Sec. 14-697(d) to increase the maximum allowed height from 45' to 48'.
2. A waiver to Sec. 14-256(16) to allow bicycle racks that do not conform to the Association of Pedestrian and Bicycle Professional guidelines.
3. A waiver to Sec. 14-697(f) from the required number of loading zones.
4. A waiver of the Drainage Criteria Manual (Ch. 2 & Ch.5) from requirements for a Detention Pond or fee in-lieu of detention.
5. A waiver of Sec. 14-228(30) for required street improvements for W Price Lane.
6. A waiver of Sec. 14-228(30) for required street improvements for S Dixieland Road.
7. A waiver to Sec. 14-604(c)(2) for the City connectivity standards.
8. A waiver of Sec. 14-228(30) from dedication of right-of-way dedications along W Perry Road and S Dixieland Road.
9. A waivers of Sec. 14-228(30) from requirements to build the existing upgrades to the sidewalks along W Perry Road and S Dixieland Road.
10. A waiver of Sec. 14-228(30) for Street Trees along W Perry Road.
11. A waiver off Sec. 14-228(30) from requirements of Street Trees along S Dixieland Road.

**SUGGESTED MOTIONS:**

1. FOR APPROVE: "Move to approve the large-scale development for Rogers High School Competition Gym as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve with conditions the large-scale development for Rogers High School Competition Gym subject to [conditions, contingencies, or other actions on requested waivers/variances]."
3. FOR DENY: "Move to deny the requested large-scale development."
4. FOR TABLE: "Move to table the requested large-scale development [indefinitely or date certain]."

**DIRECTOR'S COMMENTS:**

1. Agree with recommendations.



John McCurdy, Director

City of Rogers Community Development

**TABS:**

1. Waiver/Variance Letter
2. RWU Conditional Approval Letter
3. Infrastructure Agreement
4. Site Plan





# ROGERS WATER UTILITIES

"SERVING ROGERS - PROTECTING THE ENVIRONMENT"

July 31, 2019

Mr. Larry Grelle, PE  
Morrison-Shipley Engineers, Inc.  
2407 S.E Cottonwood St. Suite 1  
Bentonville, AR 72712

Re: Conditional Approval of Civil Plans  
RHS Competition Gym

Dear Mr. Grelle:

We have reviewed the plans that were received for the referenced project and are approving them with the following conditions:

1. The following portions of the project, while not part of the site design, must also be approved by the Utility before water or sewer service is established:
  - a. Provide plumbing plans for review. The plumbing plans must include an approved RPZA for backflow protection. Food service facilities must also include an approved grease interceptor.
  - b. Provide fire suppression plans once they are complete. Approved backflow protection is required on a fire protection system.

Please forward these requirements to the appropriate design firm(s) and to your client

2. On sheet C2.0 under "Water Notes:" remove note number 7.
3. On sheet C2.0 and C2.1, Remove the "Demarcation" from the valve on the private water line and note water line as private.
4. On sheet C2.1, add a note specifying a minimum depth of three (3) feet.
5. On sheet C4.1, show existing water main on Storm Drain Line B profile.
6. The following must be submitted prior to scheduling a pre-construction meeting:
  - A. The utility contractor must be licensed by the State of Arkansas in the Underground Piping, Cable, Trenching, Boring Specialty Class or as a Municipal Utility Contractor. A copy of the contractor's license must be submitted if the contractor has

not worked recently within the Utility's service area.

- B. One copy of the revised plans for review.
- C. Written approval from the Arkansas Department of Health.
- D. A signed copy of the enclosed Special Contract for Facilities Extensions. Please note and bring to the attention of your client that access fees and impact fees are defined in the contract and must be delivered to the Utility before water service will be established.
- E. A copy of the executed contract between the developer or general contractor and the utility contractor.
- F. Performance and payment bonds executed by the utility contractor.
- G. Three copies of the approved plans submitted at the pre-construction meeting.

Approval of this project is void if construction is not started within one year of the date affixed hereto.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Aaron Short', with a long horizontal flourish extending to the right.

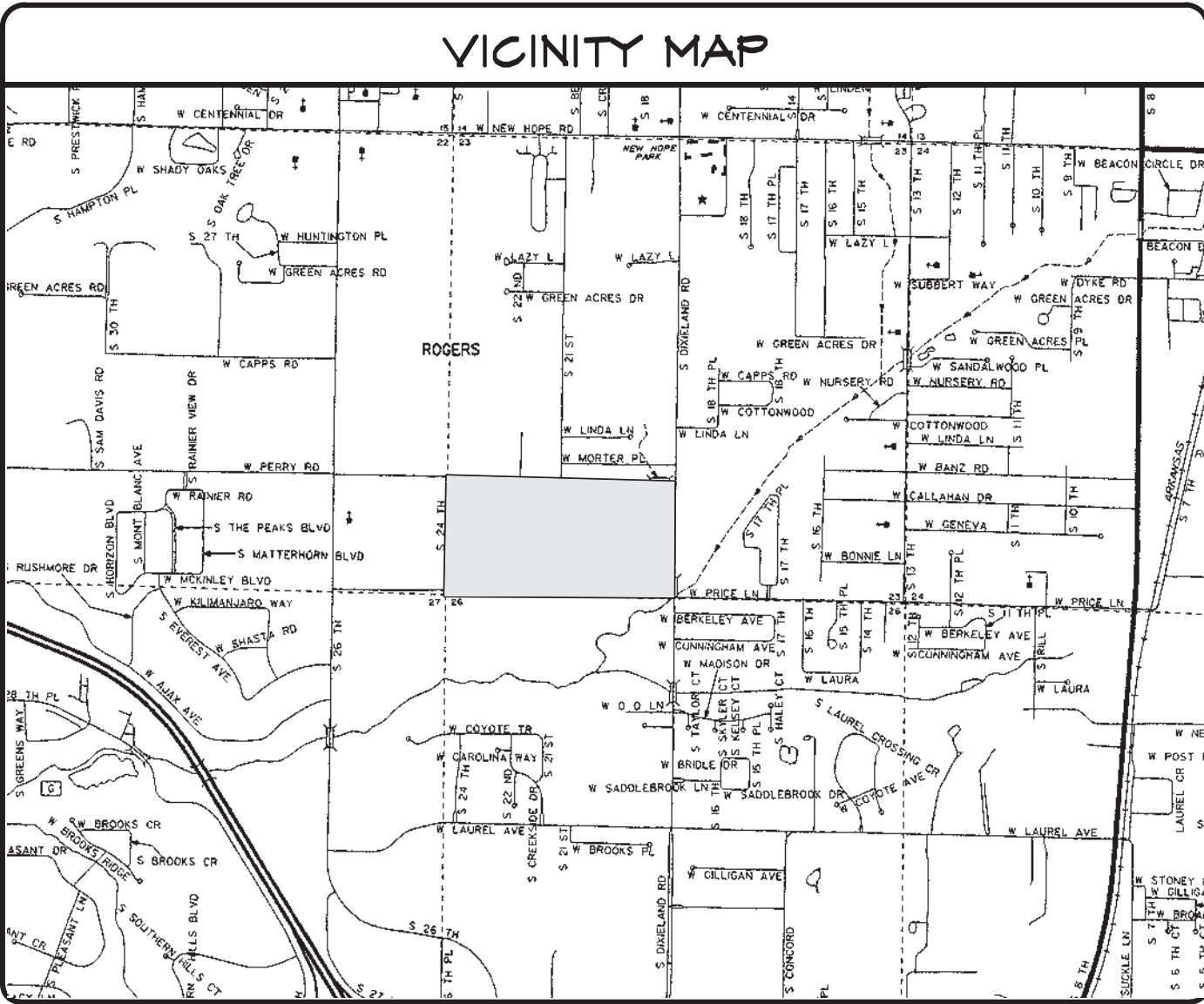
Aaron Short, PE

Attachment(s):



Issued For Review: 09.05.19
3rd Submittal: 08.27.19
2nd Submittal: 08.09.19
1st Submittal: 07.19.19

September 2019



# Large Scale Development Plans

for

# ROGERS HIGH SCHOOL COMPETITION GYM ADDITION 2300 S. DIXIELAND RD. PL201900484

# Rogers, Benton County, Arkansas

### INDEX OF SHEETS

- C0.0 Cover Sheet, Vicinity Map, & Index of Sheets
- C1.0 Site Demolition Plan
- C2.0 Site Dimension
- C3.0 Erosion Control Plan
- C3.1 Erosion Control Details
- C4.0 Utility Plan
- C4.1 Water Line Plan and Profile
- C5.0 Grading and Drainage Plan
- C5.1 Drainage Profiles
- C6.0 Miscellaneous Details
- C6.1 Miscellaneous Details
- C6.2 Miscellaneous Details
- C7.0 Perry Road Lighting Plan

- L0.0 Landscape Plan
- L0.1 Landscape Details
- L0.2 Landscape Details

\* RWU Standard Details

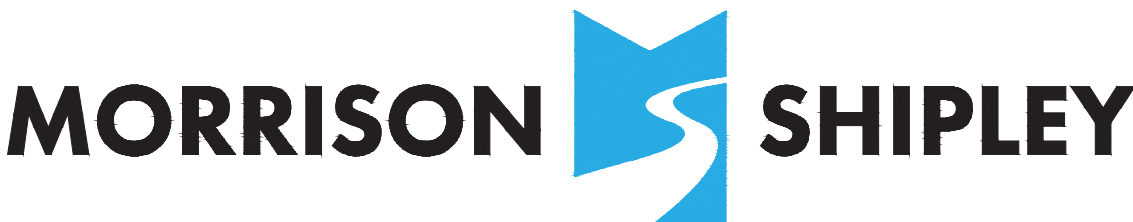
Engineer of Record  
John Wary  
John@MorrisonShipley.com  
(479)-273-2209

Parcel Description:  
A Parcel of land Described In Warranty Deeds Filed for Record on June 26, 1997 at Book 226 on Page 290 as Surveyed by Phillips Land Surveying Inc. Per Survey Document 22L Page 290, Filed for Record June 26, 1997 in the Office of the Circuit Clerk of Benton County, Arkansas.

Owner/Developer  
Rogers Public Schools  
Dan Caley, Director of Facilities  
Dan.Caley@rpsar.net  
500 W. Walnut St., Rogers, AR  
72756  
479-636-3910

- SITE INFORMATION:
- Use: Competition Gym for Senior High School
  - Total Site: 2,881,910 Sq. Ft. (66.16 Acres)
  - Total Development Area: 196,983 Sq. Ft. (4.52 Acres)
  - Total Building Coverage: 429,018 Sq. Ft.
  - Total Impervious Area: 1,452,307 Sq. Ft. (33.34 Acres)
  - Total Pervious Area: 1,429,603 Sq. Ft. (32.82 Acres)
  - Proposed Building Square Footage: 79,695 Sq. Ft.
  - Proposed Building Height: 48'-4"

- NOTES:
- All Civil Plans On Site Must Include Most Current Stamp By Rogers Planning.
  - If The Project Costs Exceed \$20,000, A State Contractors License Is Required. Per Rogers Code Sec. 14-228(6).
  - Easement Plat Must Be Approved And Recorded Prior To Certificate Of Occupancy.



2407 SE COTTONWOOD STREET • BENTONVILLE, AR 72712 • 479.273.2209 • MORRISONSHIPLEY.COM

### FLOOD CERTIFICATION:

Based upon review of NFIP FIRM, Benton County, Arkansas, and Incorporated Areas, Map Number 05007C0270K, Effective Date: June 5, 2012, and by graphic plotting only, part of the subject property lies within: Zone AE Floodway Areas; Zone AE-Special Flood Hazard Areas subject to inundation by the 1% annual chance flood, Base Flood Elevations determined and ranging from an B.F.E. value of 1293 feet to a B.F.E. value of 1299 feet; and Zone X-Other Areas, areas determined to be outside the 0.2% annual chance floodplain.

A-1- Agricultural District MINIMUM SETBACK REQUIREMENTS (Ft.)			
Front	Side		Rear
	Interior	Exterior	
40'	20'	40'	35'

A-1 ZONING REGULATIONS:  
Maximum Building Height:  
- When side yards are less than 15' in width:  
35' or 2 1/2 stories above the finished grade.  
- When side yards are 15' in width or greater:  
45' or 3 stories above the finished grade.  
Maximum Building Coverage: 30%  
Minimum Open Spaces: 30% of total lot area

### SITE UTILITY CONTACTS

NATURAL GAS  
BLACK HILLS ENERGY  
CONTACT: KENNETH PETERS  
1255 N. 13TH STREET  
ROGERS, AR 72756  
PHONE: 479-636-1759 EXT. 6021

CABLE TELEVISION  
COX COMMUNICATIONS  
CONTACT: STEVEN THOMPSON  
PHONE: 479-871-2430  
4901 S. 48TH STREET  
SPRINGDALE, AR 72762

TELEPHONE  
AT&T  
CONTACT: JOHN HILL  
627 WHITE ROAD  
SPRINGDALE, AR 72766  
PHONE: 479-442-1963

FIRE DEPARTMENT  
CITY OF ROGERS  
CONTACT: BILL RUMSEY  
201 NORTH FIRST STREET  
ROGERS, ARKANSAS 72756  
PHONE: 479-621-1117

WATER & SEWER  
ROGERS WATER UTILITIES  
CONTACT: STEPHEN PONDER  
601 S. 2ND STREET  
ROGERS, ARKANSAS 72756  
PHONE: 479-621-1156

ELECTRIC  
AEP-SWEPKO  
415 W. Stribling Drive  
Rogers, AR 72756  
Contact: Mark Beasley  
Telephone: (479) 986-1004

### GOVERNING AGENCIES

CITY OF ROGERS  
301 W. CHESTNUT  
ROGERS, AR 72756

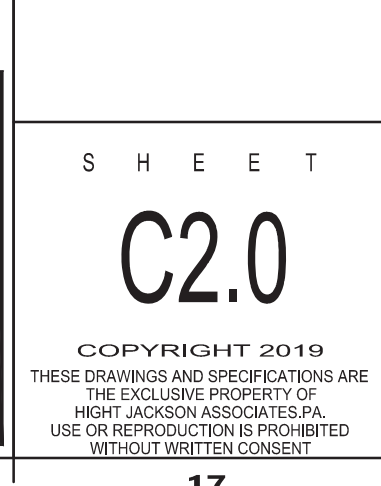
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING: JOHN MCCURDY  
ENGINEERING: DYLAN COBB  
PHONE: 479-621-1186

STREET DEPARTMENT  
CONTACT: FRANK GUYLL  
PHONE: 479-644-5008

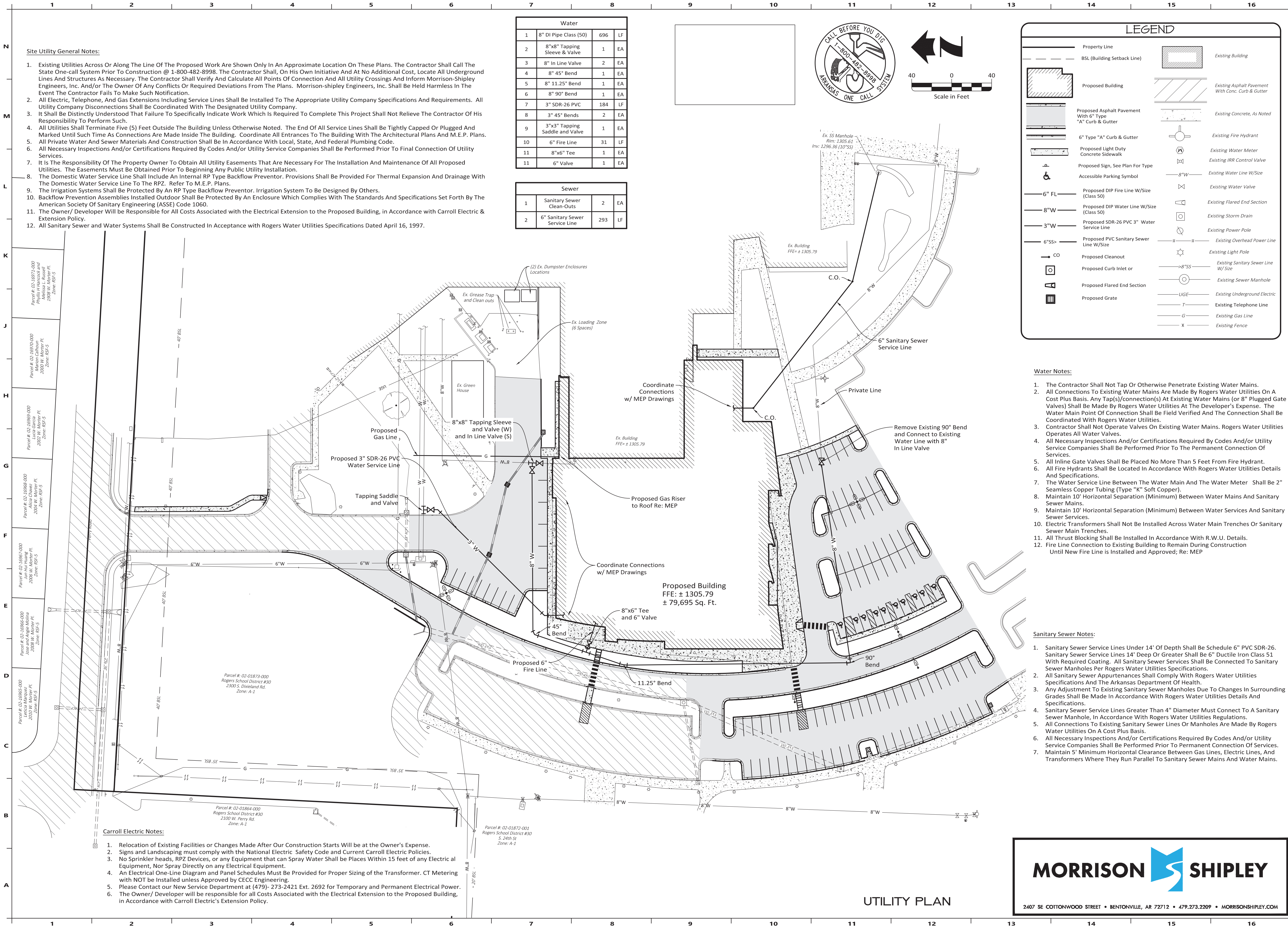
DEPARTMENT OF HEALTH  
ARKANSAS DEPARTMENT OF HEALTH  
DIVISION OF ENGINEERING, SLOT 37 4815  
W. MARKHAM  
LITTLE ROCK, AR 72205  
PHONE: 501-661-2623

Rogers High School  
Addition









PRELIMINARY  
Not For Construction

ISSUED  
FOR REVIEW

**Hight Jackson**  
ASSOCIATES

5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

SITE PACKAGE FOR  
**RHS COMPETITION GYM**

2300 S Dixieland Rd, Rogers, AR 72758

DRAWN BY:  
**KES**

CHECK BY:  
**LMG**

ISSUE DATE  
**09/05/19**

PROJECT NO.  
**1924.03**

REVISION DATE  
**-**

DATE DESCRIPTION

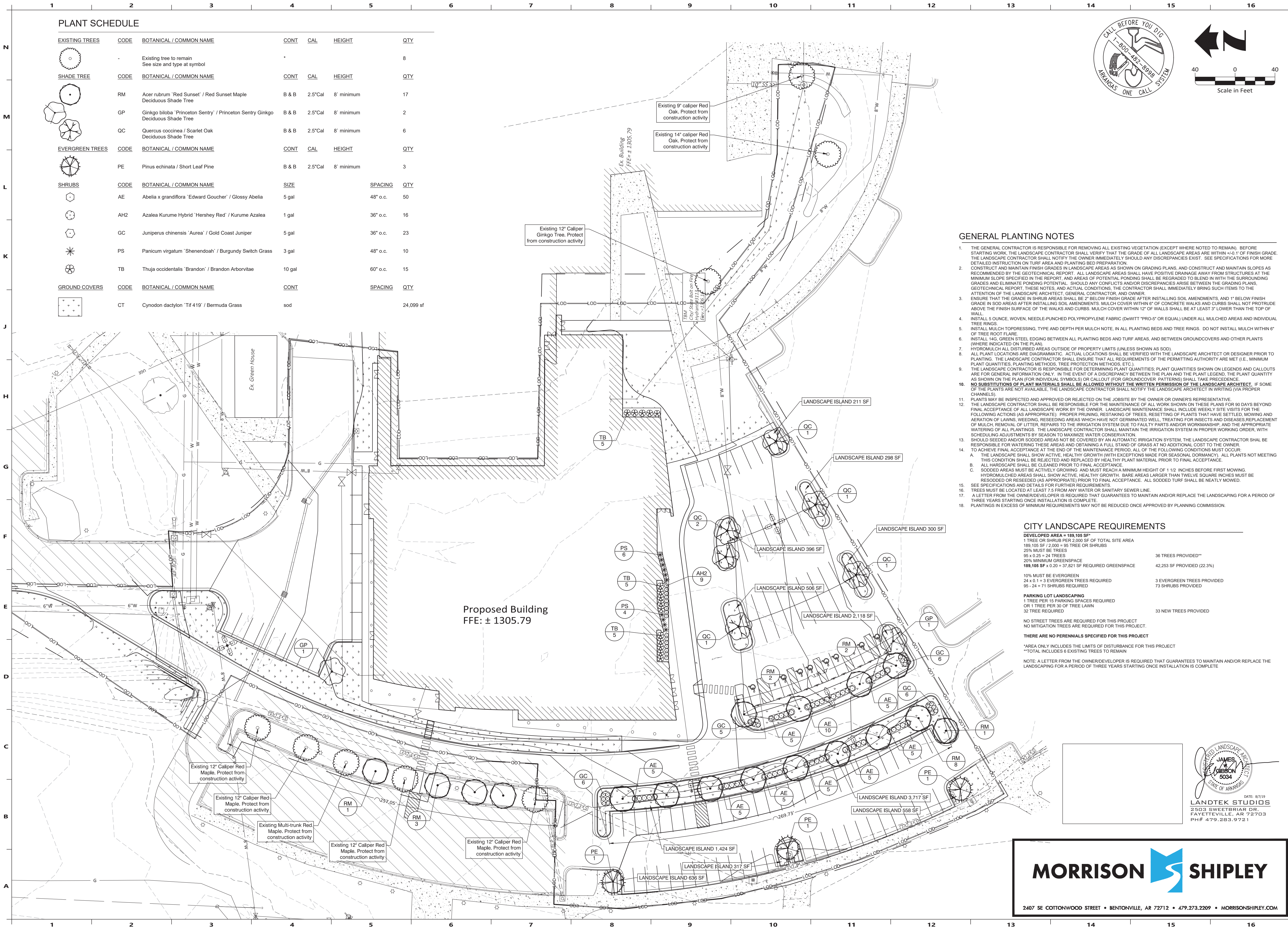
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**MORRISON SHIPLEY**

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**PRELIMINARY**  
Not For Construction

**ISSUED FOR REVIEW**

**Hight Jackson ASSOCIATES**  
5201 W Village Parkway, Suite 300 | Rogers, Arkansas 72758 | (479) 464-4965 | www.hjarch.com

**SITE PACKAGE FOR**  
**RHS COMPETITION GYM**  
2300 S Dixieland Rd, Rogers, AR 72758

DRAWN BY: JWVG  
CHECK BY: LG  
ISSUE DATE: 08/22/2019  
PROJECT NO: 1924.03  
REVISION DATE: -  
DATE: DESCRIPTION

**SHEET**  
**L0.1**

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