



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

NOVEMBER 5, 2019

TO: PLANNING COMMISSION

RE: **STAFF SUMMARY REPORT**
CONDITIONAL USE PERMIT – SOUTHERN STORAGE

STAFF: ASHON ROBINSON, PLANNER I

REQUEST INFORMATION:

ADDRESS/LOCATION:	Lot 14 of Centre Point at Pleasant Grove
CURRENT ZONING:	C2-CU (Highway Commercial-Condominium Unit)
CURRENT USE:	Vacant
PROPOSED USE:	Warehousing and Storage, Limited

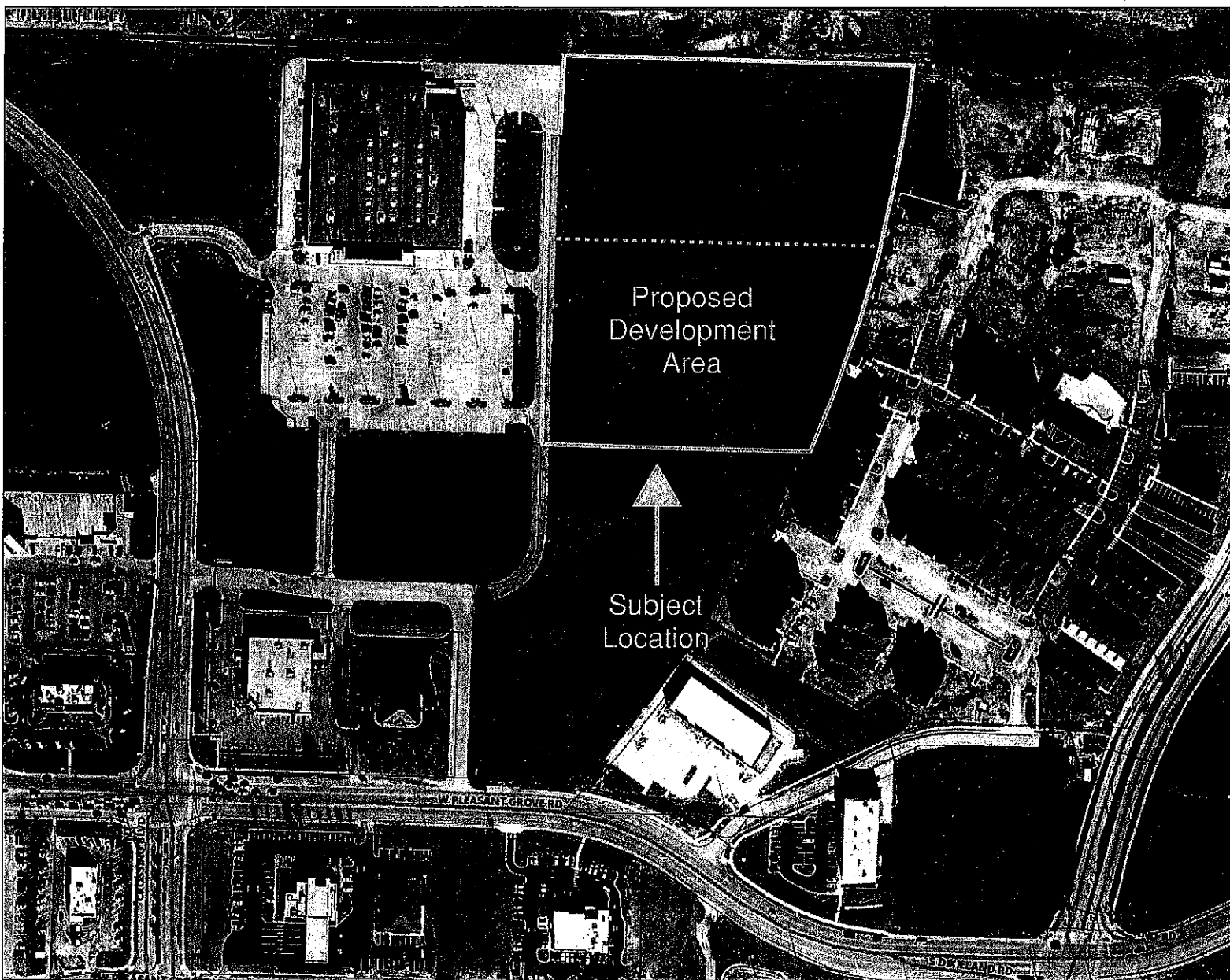
APPLICANT INFORMATION:

APPLICANT/REPRESENTATIVE:	Blew & Associates, PA/Jorge Du Quesne
PROJECT OWNER/DEVELOPER:	Southern Storage
PROPERTY OWNER:	Chambers Bank
REQUEST:	CUP Approval

CITY INFORMATION:

CGM GROWTH DESIGNATION:	Commerce Corridor
GROWTH DESIGNATION CHARACTER:	Interstate-adjacent areas intended for development that maximizes land use efficiency through vertical form, shared or hidden parking, horizontal or vertical mixed-use, and judicious use of open space. Development should provide walkability and access to multi-modal transportation network. Goals include encouraging compact urban-style design, while discouraging suburban forms such as apartment complexes.
ZONING DISTRICT INTENT:	Per Sec. 14-079(a), the C-3 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)(2)(w), "Warehousing and Storage, Limited is a secondary use classification 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

VICINITY MAP:



PLANNING REVIEW:

1. LAND USE COMPATIBILITY:

- a) General Findings: Staff finds the proposed use to be compatible at the subject location based on the Comprehensive Growth Map and the surrounding development context. The property is located within the Centre Pointe commercial subdivision and continues the commercial development of the subdivision. The addition of commercial storage will likely help support nearby multifamily residential. Since the proposed use will abut a residential use (apartment complex), screening and a bufferyard must be provided per C-2 zoning regulations. This should be done along the north, south, and east sides of the property as the residential property views the subject location from those directions. Lighting must also be designed in a way which reflects away from the adjacent residential property.

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 Commerce Corridor Growth Designation allows for the C-2 zoning district.
- 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?
 - Aside from special terms of approval attached to the Conditional Use Permit itself, the business license process does not require compliance with zoning standards other than permitted uses and use limitations. Any nonconforming structures may continue to exist so long as they are not altered in a way that increases the degree of nonconformity.
- 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: The Planning Commission should always consider requests with regard to land-use compatibility and the health, safety, and general welfare of the public in making their decision.

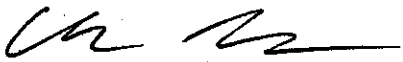
- a) **Require screening and bufferyard along the north, south, and east sides of the proposed use.**
- b) **Approve request.**

ENGINEERING REVIEW:

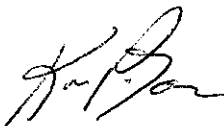
1. STREET NETWORK CAPACITY:

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

STAFF SIGNATURES:



Ashon Robinson, Planner I
City of Rogers Planning Division



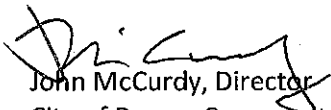
Kristifier Paxton, Development Compliance Manager
City of Rogers Engineering Division

SUGGESTED MOTIONS:

1. FOR APPROVE: "Move to approve the request by Jorge Du Quesne to allow "Warehouse and Storage, Limited" located at the subject location as presented."
2. FOR APPROVE WITH CONDITIONS: "Move to approve the request by Jorge Du Quesne to allow "Warehouse and Storage, Limited" located at the subject location subject to [conditions, contingencies, or staff recommendations]."
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.


John McCurdy, Director
City of Rogers Community Development

TABS:

1. CUP application
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: \$100 CR (\$100)
Zoning: C-2
Permit Number: 19-37
CityView Application: PL201900705
Date: 10/17/19

CONDITIONAL USE PERMIT

APPLICANT: Blew & Associates, PA, Southern Storage
ADDRESS: 3825 N. Shiloh Drive, Fayetteville, AR SUITE #: _____
PHONE #: (479) 443-4506 EMAIL: jorge@blewinc.com
PROPERTY OWNER: Chambers Bank PHONE #: (479) 582-6003
PRESENT USE: Commercial Zoned / Vacant Land ZONING: C-2
PROPOSED CONDITIONAL USE: Warehousing and Storage, Limited
PARKING SPACES AVAILABLE: N/A HOURS OF OPERATION: M-F 9am - 6pm
IF APPLYING TO OPEN A DAYCARE: Sa 9am - 2pm
NUMBER OF CHILDREN: _____ MOST CHILDREN AT ONE TIME: _____

[Signature]
Applicant Signature

10/17/19
Date

Is the property switching from a residential to non-residential use?

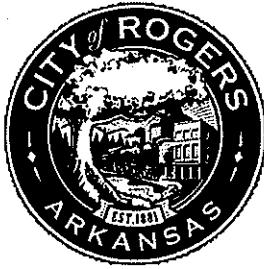
- ☐ Yes. If so, large-scale approval and/or coordination with Risk Reduction for compliance with the appropriate building codes will be required.
☐ No

Attachment Checklist:

- ☐ Letter explaining request
☐ Legal description of property
☐ Applicant Certification
☒ Site plan as needed
☒ Letter of Approval from Property Owner

PLANNING STAFF PROVIDES:

DATE FILED: 10/17/19 PUBLIC HEARING DATE: 11/05/19 CERTIFIED MAIL DATE: 10/24/19
PLANNING COMMISSION ACTION: _____
COMMENTS, CONDITIONS, LIMITS: _____



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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 **November 5, 2019 at 5:00 p.m.** on the application by **Southern Storage** for a **Conditional Use** to allow **warehousing and storage, limited** on **8.98 acres east of 3855 S. 26th Street** in the **C-2 (Highway Commercial)** zoning district at the following described location:

LEGAL DESCRIPTION:

Lot 14 of the Re-Plat Lots 1, 2, 7&8 of Centre Pointe Phase II at Pleasant Grove, to the City of Rogers, on file with the circuit clerk and ex-officio recorder in plat book 2009 at page 596, Benton County, Arkansas.

LAYMAN'S DESCRIPTION:

8.98 acres east of 3855 S. 26th St.

Mandel Samuels, Secretary
Planning Commission

PUBLISH ONE TIME ONLY: **October 21, 2019**
BILL THE CITY OF ROGERS

SELF STORAGE

Type of Business:

Southern Storage is proposing a Self / Climate Controlled / RV Storage facility to fill a need of Storage for the surrounding areas.

Hours of Operation:

Monday – Friday: 9am-6pm

Saturday: 9am-2pm

Sunday: Closed

Traffic:

Estimated 3-5 cars a day

Parking:

Parking required will be short term parking for future customers and 1 space for an onsite manager.

Signage:

Proposed Signage will be on the building(s) and a monument sign to be erected adjacent to the private drive. Signage will meet City of Rogers Signage Ordinance requirements.

Flammable or hazardous material:

No flammable or hazardous materials will be present. Tenants lease describes these items as prohibited.

Noise or Light:

No additional noise, very quiet business. Lighting will be installed according to city building requirements.

Screening:

Screened from residential areas: A combination of existing foliage, new trees, and screened fencing will be used to the screen the self-storage complex from the adjacent residential use.

Useful Information:

Self Storage is a very low traffic, quiet but very necessary neighborhood business for people in the community in that it provides storage space for personal and business items not may not otherwise have space for in their immediate residence. It is also a great neighbor for any surrounding areas.

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PROPERTY OWNER PERMISSION

I, JR Meeks, hereby permit the use of Derek Lafargue
(name) (use)
on my property at lot 13 & lot 14 Centre point Rogers, Arkansas.
(address)
Poses AR

Dated this the 17 day of October, 2019.

[Signature]
Signed

J.R. Meeks EUP Chambers Bank
Name Printed

STATE OF ARKANSAS

COUNTY OF WASHINGTON

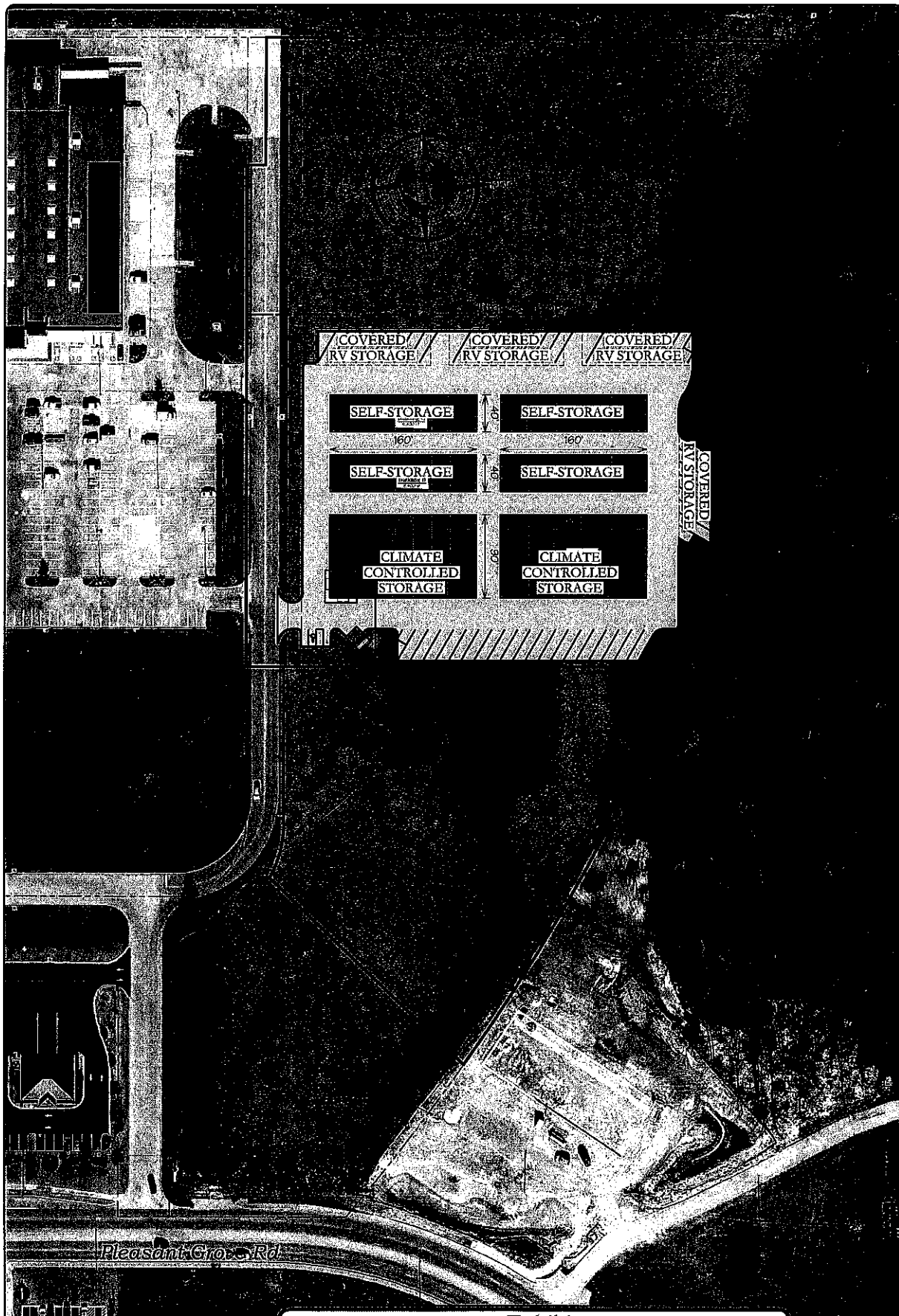
Subscribed and sworn before me this the 17TH day of OCTOBER, 2019.

[Signature]
Notary Signature

Patty Linsner
Notary Name Printed

09-28-22
Commission Expires





Exhibit

BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS



Project Number: Pleasant Grove Storage

Certificate of Authorization No 1534

Date: 10/16/2019

3825 N. Shilo Drive • Fayetteville, Arkansas 72703 • 479.443.4506 Office • 479.582-1883 Fax



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