



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

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
WAIVER – DODSON ROAD CHARTER SCHOOL

STAFF: KRISTIFER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Dodson Road Charter School (Pre-submission)
ADDRESS/LOCATION:	Parcel 02-01671-511 - located west of 5915 W Redbud Street across S Dodson Road
PROPERTY OWNER:	Responsive Education Solutions, Inc.
NATURE OF REQUEST:	Waiver Request for Connectivity & Street Improvements ahead of LSDP Submission.
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

The applicant requests consideration of the submitted Waivers ahead of a potential development of a Charter School at the location. Engineering recommends the following actions:

- 1) Approve a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring a north and south connection along the mid-point (midway) of the property.
- 2) Approve a **WAIVER** from Sec. 14-608(5) requiring the construction of the street, in consideration of the north/south right-of-way dedication along the west side of this property.
- 3) Approve a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring an east and west connection along the north side of the property.

ENGINEERING REVIEW:

1. CONNECTIVITY:

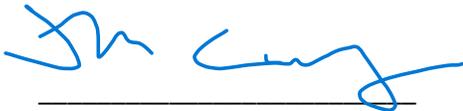
- 1) The applicant requests a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring a north and south connection along the mid-point (midway) of the property. The applicant states that providing a public access point in this location creates safety and access control concerns for an educational campus.
- 2) The applicant requests a **WAIVER** from Sec. 14-608(5) in consideration of the north/south right-of-way dedication along the west side of this property. The applicant intends to dedicate a 50-ft right-of-way along the western property line, however, requests this waiver from constructing a street within the dedication.
- 3) The applicant requests a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring an east and west connection along the north side of the property.

2. RECOMMENDATIONS:

- a) Approve a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring a north and south connection along the mid-point (midway) of the property.
- b) Approve a **WAIVER** from Sec. 14-608(5) requiring the construction of the street, in consideration of the north/south right-of-way dedication along the west side of this property. The applicant intends to dedicate a 50-ft right-of-way along the western property line. At this time the Community Development Director believes that the dedication of the right-of-way will be sufficient along this location for future construction of a minor street.
- c) Approve a **WAIVER** from Sec. 14-604(c) Connectivity standards requiring an east and west connection along the north side of the property. Due to the proximity of the east/west connection at the property to the south, and the nature of the request, Engineering Staff supports approval of this waiver.

DIRECTOR'S COMMENTS:

1. Agree with recommendations.



John McCurdy, Director
Community Development
City of Rogers



September 25, 2020

Mr. Ethan Hunter
Department of Community Development
City of Rogers
301 W. Chestnut Street
Rogers, AR 72756

RE: Connectivity Standards – Request for Pre-LSDP Waivers

Dear Mr. Hunter:

On behalf of our client, Responsive Education Solutions, Inc, we respectfully request the following waivers to the City's Connectivity Standards, Section 14-604, subsection (c) of the City of Rogers Code of Ordinances. A Pre-LSDP waiver is requested so our client can clearly identify potential development costs during the Due Diligence Phase of the real estate contract.

Our request complies with topics discussed during a September 17, 2020 virtual meeting with Mr. Lance Jobe, Mr. Dylan Cobb, Mr. Kris Paxton and Mr. Dennis Blind (Olsson).

Project Description

Responsive Education Solutions, Inc. (RES) has been in operation over twenty years and their charter schools serve more than 20,000 students on more than 70 campuses across Texas and Arkansas. As shown on the attached Conceptual Site Plan, RES proposes to develop the 20 acre parcel on Dodson Road with an Elementary (K-8) and High School (9-12). Their goal is to have an official school opening the summer of 2022. The site's surrounding land uses are: 1) North – undeveloped; 2) West – undeveloped; 3) East – residential; and 4) South – Dodson Point Apartments (under construction).

The numbers on the Conceptual Site Plan correspond to the location of our three waiver requests.

Waiver Request #1.

Dodson Pointe Apartments has provided two points of connection along our common property line. Waiver Request #1 addresses the connection point that is located "midway" on the site. Providing a public access point in this location creates safety and access control concerns for any educational campus. RES develops safe and secure schools and they request that a total waiver to this connection point be approved.

Waiver Request #2

This Waiver Request addresses the second connection point with Dodson Pointe Apartments. In compliance with discussions with City Staff, RES agrees to dedicate a 50' Right-of-Way along the western property line. RES does request a waiver of constructing a street within this ROW.

Waiver Request #3

Initial discussion with City Staff indicated the need to provide an east-west corridor along the site's northern boundary. After internal discussion the staff recommended that we request a waiver

from this connectivity standard. RES requests a waiver from ROW dedication and construction of the roadway.

Thank-you for considering our requests and we look forward to developing a safe and secure campus for our students and staff.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dennis Blind', with a stylized flourish at the end.

Dennis Blind, PLA

