



COMMUNITY DEVELOPMENT
PLANNING DIVISION
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TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT**
WAIVER – NWA Ground Services

STAFF: KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	NWA Ground Services
ADDRESS/LOCATION:	2225 S Bellview Road
PROPERTY OWNER:	Alex Blass
NATURE OF REQUEST:	Waiver Request for Curb Cut requirements
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

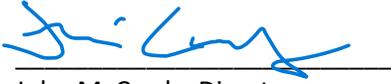
SUMMARY

The applicant requests consideration of the submitted Waiver for a project previously approved by the Planning Commission:

- 1) Deny a **WAIVER** from Sec. 14-260(1)f and require the curb cut to be closed as proposed and approved with the original Large Scale Development.

DIRECTOR'S COMMENTS:

1. Agree with recommendations.



John McCurdy, Director
Community Development
City of Rogers

**WATKINS, BOYER,
GRAY & CURRY, PLLC**

ATTORNEYS AT LAW

WRITER'S DIRECT E-MAIL
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DELYNN HALE, SECRETARY
AMY BENSON, PARALEGAL
WHITNEY DUCKER, OFFICE MANAGER

August 28, 2020

Board of Adjustments

**Re: Curb Cut Variance Request
2225 S. Bellview Road**

Dear Board of Adjustments:

This narrative will explain the request for a variance from the maximum curb cut count and curb cut distance that accompanies it.

My client has constructed commercial buildings at the above address. Attached is a drawing showing the property with 4 curb cuts labeled from north to south as 1 through 4. Code allows 2 curb cuts on this length of street frontage. In this instance the northern most curb cut, shown here as 4 highlighted in yellow, has been sold off and is no longer a part of the subject property. That leaves 3.

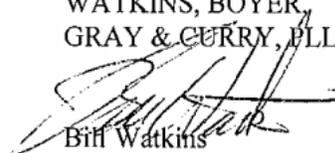
The southern most curb cut is highlighted and numbered "1". This curb cut is in an area that is not reachable from and has absolutely no utility to my client's property and is there only to serve an adjoining property to the East owned by another entity. It is our position that this curb cut should not count against my client's total nor should its distance to curb cut #2 be considered.

So, to summarize the variance request, the applicant asks (1) that curb cut #1, the southern most curb cut, be disregarded and not count against my client's total, and (2) for a variance for the distance between curb cuts 1 and 2. This will leave the two curb cuts in the middle, #2 and #3 on the drawing, to me retained and used by my client.

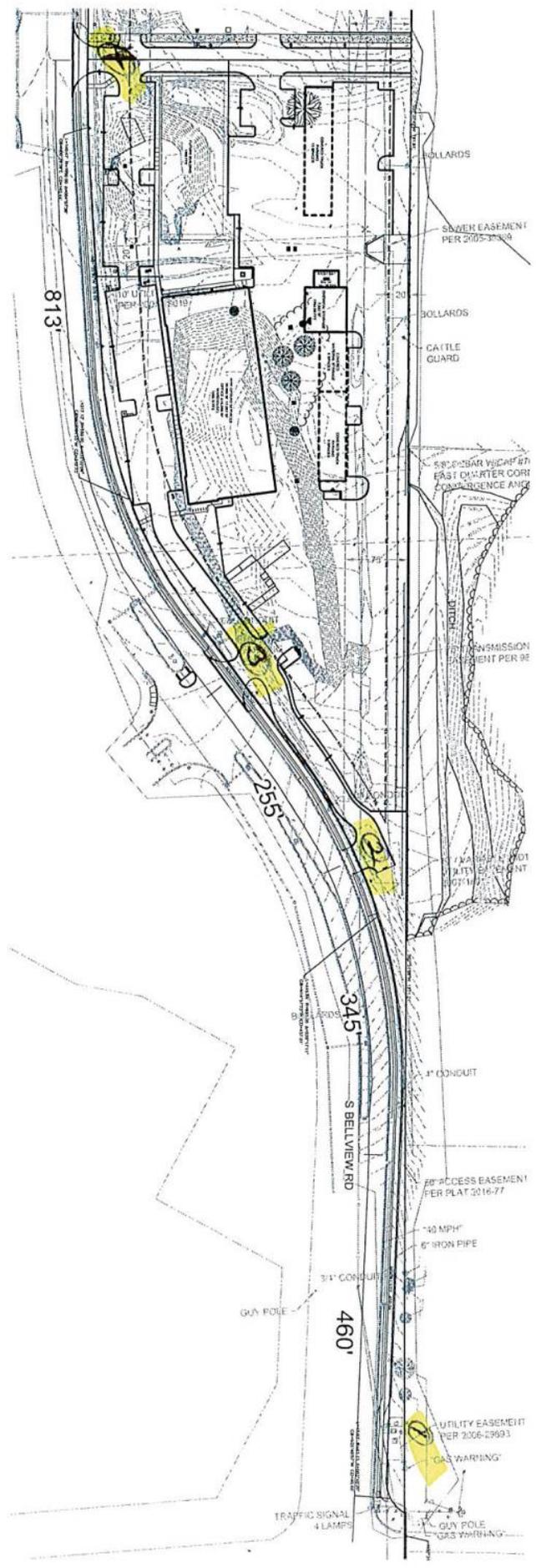
If you have any questions, please do not hesitate to contact me.

Sincerely,

WATKINS, BOYER,
GRAY & CURRY, PLLC



Biff Watkins



813'

255'

345'

S BELLVIEW RD

460'

BOLLARDS

SEWER EASEMENT PER 2005-31389

BOLLARDS

CATTLE GUARD

S.B. CASAR VISCAP #77 EAST QUARTER CORN CONCURRENCE AND

TRANSMISSION EASEMENT PER 92

UTILITY EASEMENT PER 2006-29993

1" CONDUIT

70' ACCESS EASEMENT PER PLAT 2016-77

40 MPH 6" IRON PIPE

3/4" CONDUIT

UTILITY EASEMENT PER 2006-29993

GAS WARNING

TRAFFIC SIGNAL 4 LAMPS

GUY POLE

GAS WARNING