



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

**MEETING DATE
OCTOBER 20, 2020**

TO: PLANNING COMMISSION
DEVELOPMENT REVIEW COMMITTEE

RE: **STAFF SUMMARY REPORT
LARGE-SCALE DEVELOPMENT PLANS – TRAILSIDE**

STAFF: ELIZABETH JOHNSON, PLANNER III
KRISTIFIER PAXTON, DEVELOPMENT COMPLIANCE MANAGER

REQUEST DETAILS

PROJECT NAME:	Trailside
ADDRESS/LOCATION:	4400-4426 W Oliver Drive
PROPOSED USE:	Multifamily Residential
CURRENT ZONING:	U-NBT (Uptown Neighborhood Transition)
CGM GROWTH DESIGNATION:	Commerce Corridor
APPLICANT/REPRESENTATIVE:	Crafton Tull – Daniel Ellis
PROJECT OWNER/DEVELOPER:	HCH Consulting – Hunter Haynes
PROPERTY OWNER:	HCH Consulting – Hunter Haynes
NATURE OF REQUEST:	Approval of Large-Scale Development Plans
AUTHORITY:	Chapter 14, Article III, Rogers Code of Ordinances

SUMMARY

This request is to allow the construction of 14 townhouse units and paved parking lot on 1.61± acres. The proposed development plans meet all City requirements (except for requested waivers) and have been forwarded to the Planning Commission for approval per Sec. 14-230(b). See STAFF REVIEW for additional findings.

Community Development recommends approval of this request subject to the following actions:

1. Approve **VARIANCE** from Sec. 14-732(5.2) from the requirement for buildings to be oriented towards the Pedestrian-Priority Frontage.
2. Approve **VARIANCE** from Sec. 14-732(4.5)(b) from the requirement to build within the general frontage build-to-zone and from the requirement to have at least a 30% building frontage along the general frontage.
3. Approve **VARIANCE** from Sec. 14-732(4.5)(c)(i) from the requirements that the first floor ceiling height be a minimum of 12' and all upper floors be a minimum of 9'.

STAFF REVIEW

ENGINEERING REVIEW

1. ACCESS MANAGEMENT:
The applicant's proposal meets Access Management standards.
2. STORMWATER MANAGEMENT:
The applicant's detention requirements were met in the Farms Commercial Subdivision as attached to the Drainage Report.
3. WATER QUALITY:
The applicant states that the water quality requirements were approved for the Farms Commercial Subdivision as attached to the Drainage Report.
4. FLOODPLAIN MANAGEMENT:
A portion of this property is within the Zone AE Special Flood Hazard Area (SFHA), and a portion of the property is within Regulatory Floodway. The applicant's construction does not infringe on the regulatory floodway. The applicant states in the drainage report that a LOMR-F will be filed on the lot shown in the floodplain.
5. MASTER STREET PLAN IMPROVEMENTS:
 - a) Street Pavement and Condition:
W Oliver Drive is in good and standard condition.
 - b) Connectivity Standards:
Connectivity standards do not apply to this project site.
 - c) Streetscape:
 - i) Right-of-Way:
 - 1) The right-of-way width for W Oliver Drive is 50-ft and meets right-of-way requirements.
 - ii) Sidewalks & Sidepaths:
The applicant's project is along a trail route, which will replace the Minor Street's sidewalk requirement.
 - d) Trails:
A 10' wide Multiuse Trail is required and proposed along the south side of W Oliver Drive. A portion of this trail is proposed in the right-of-way and the remaining trail is proposed in a recreation easement.
 - e) Streetlights:
The applicant has proposed the required streetlights.
 - f) Street Trees:
The applicant proposes the required street trees.
6. RECOMMENDATIONS:
7. Approve.

PLANNING REVIEW

1. LAND USE:

a) Use Definition:

The Uptown Rogers Development Code (Sec. 14-732) allows for the uses “Multi-family residential ground floor” and “Multi-family residential upper floors”, but does not explicitly define them.

b) Zoning Compliance:

The proposed project is in compliance with U-NBT zoning regulations.

c) CGM Compliance:

The proposed project aligns with the purpose, character, and goals of the Commerce Corridor Growth Designation.

2. DEVELOPMENT STANDARDS:

The proposed development plans conform to all development standards required by Sec. 14-732 and Article III with the exception of any requested waivers and/or variances.

a) Building Disposition:

The applicant requests a **VARIANCE** from Sec. 14-732(5.2) from the requirement for buildings to be oriented towards the Pedestrian-Priority Frontage. The applicant also requests a **VARIANCE** from Sec. 14-732(4.5)(b) from the requirement to build within the general frontage build-to-zone and from the requirement to have at least a 30% building frontage along the general frontage. All other setback and height requirements have been met.

b) Building Design:

The applicant requests a **VARIANCE** from Sec. 14-732(4.5)(c)(i) from the requirements that the first floor ceiling height be a minimum of 12’ and all upper floors be a minimum of 9’. All other building design requirements have been met.

c) Parking & Loading:

All vehicle and bicycle parking requirements have been met.

d) Screening & Transitions:

All screening requirements have been met.

e) Landscaping:

All landscaping requirements have been met.

3. RECOMMENDATIONS:

a) Approve Large-Scale Development Plans subject to the following actions:

- i. Approve **VARIANCE** from Sec. 14-732(5.2) from the requirement for buildings to be oriented towards the Pedestrian-Priority Frontage. The applicant requests this variance because they would rather orient the buildings towards the Creek and existing trail system in order for the residents to have easy pedestrian use and a scenic view. The side that faces W Oliver Drive will have a very similar exterior to the side that faces the trails.
- ii. Approve **VARIANCE** from Sec. 14-732(4.5)(b) from the requirement to build within the general frontage build-to-zone and from the requirement to have at least a 30% building frontage along the general frontage. The applicant is hindered from building within the build-to-zone because of steep grades coming off of Oliver Drive. Because of this, the applicant will also have a 0% building frontage within the BTZ. The applicant will instead have the buildings front Osage/Turtle Creek.
- iii. Approve **VARIANCE** from Sec. 14-732(4.5)(c)(i) from the requirements that the first floor ceiling height be a minimum of 12’ and all upper floors be a minimum of 9’. The proposed building has a 9’-1 1/8” first floor, a 9’-1 1/8” second floor, and a 7’-8 1/4” third floor. The applicant requests these variances in order to keep the overall building height under 30’, which will allow them to work within the Residential Fire Prevention Code instead of the Building Fire Prevention Code. The applicant states the increased height would drastically change the architectural design of the development and diminish some of the amenities that they are providing. Additionally, the intent of the building height minimum is to allow for adaptability of residential spaces into future commercial spaces. This development is very unlikely to become commercial space in the future.

OTHER REVIEWS

The proposed development plans have 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, Benton County 911 Administration, and other affected agencies per Sec. 14-227.

DIRECTOR'S COMMENTS

1. Agree with recommendations.



JOHN C. McCURDY, Director
Community Development

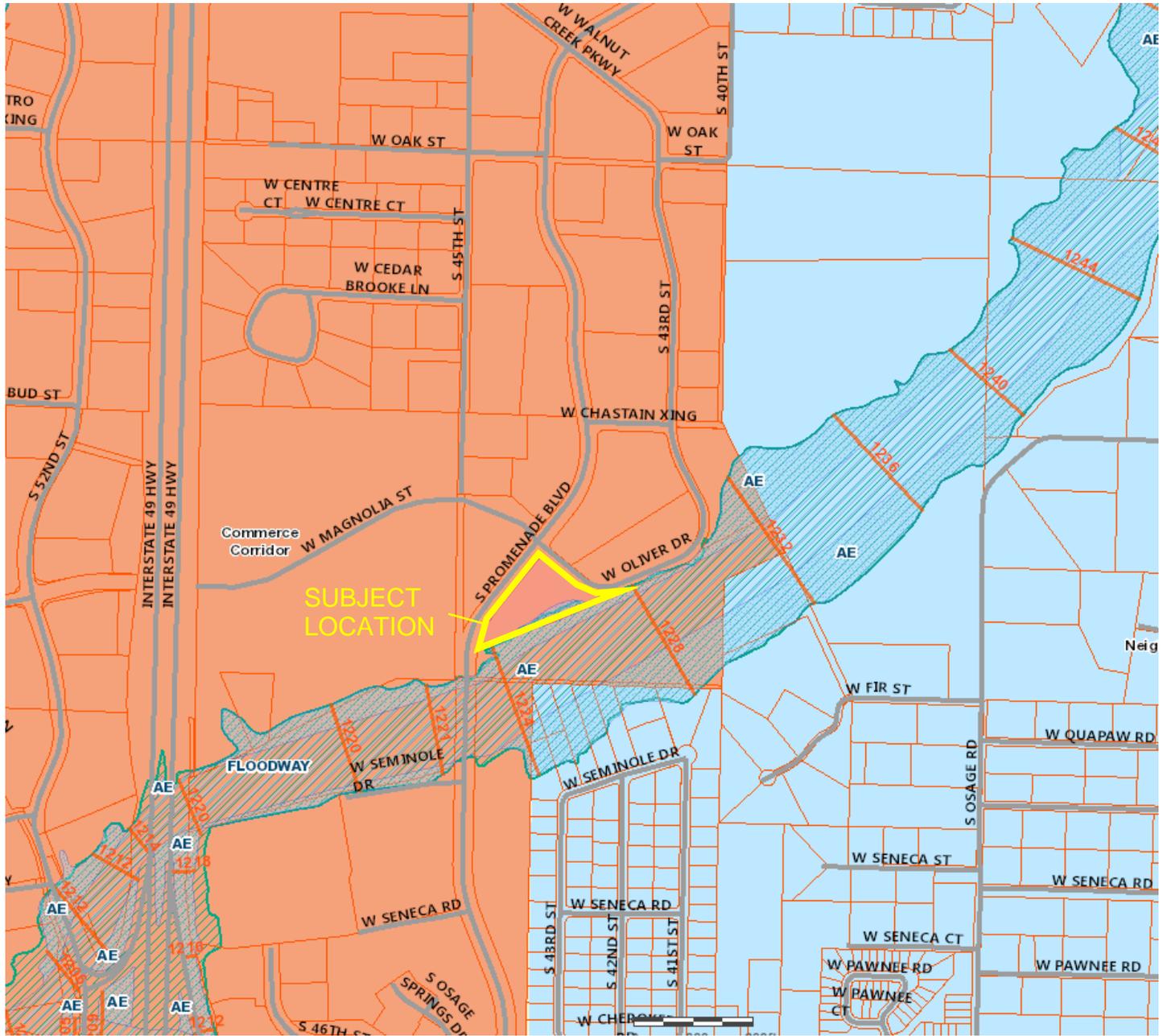
SUGGESTED MOTIONS

1. IF APPROVING:
Move to approve the request as presented.
2. IF APPROVING SUBJECT TO OTHER ACTIONS:
Move to approve the request subject to [conditions, contingencies, waivers/variances].
3. IF DENYING:
Move to deny the request as presented.
4. IF TABLING:
Move to table the request [indefinite or date certain].

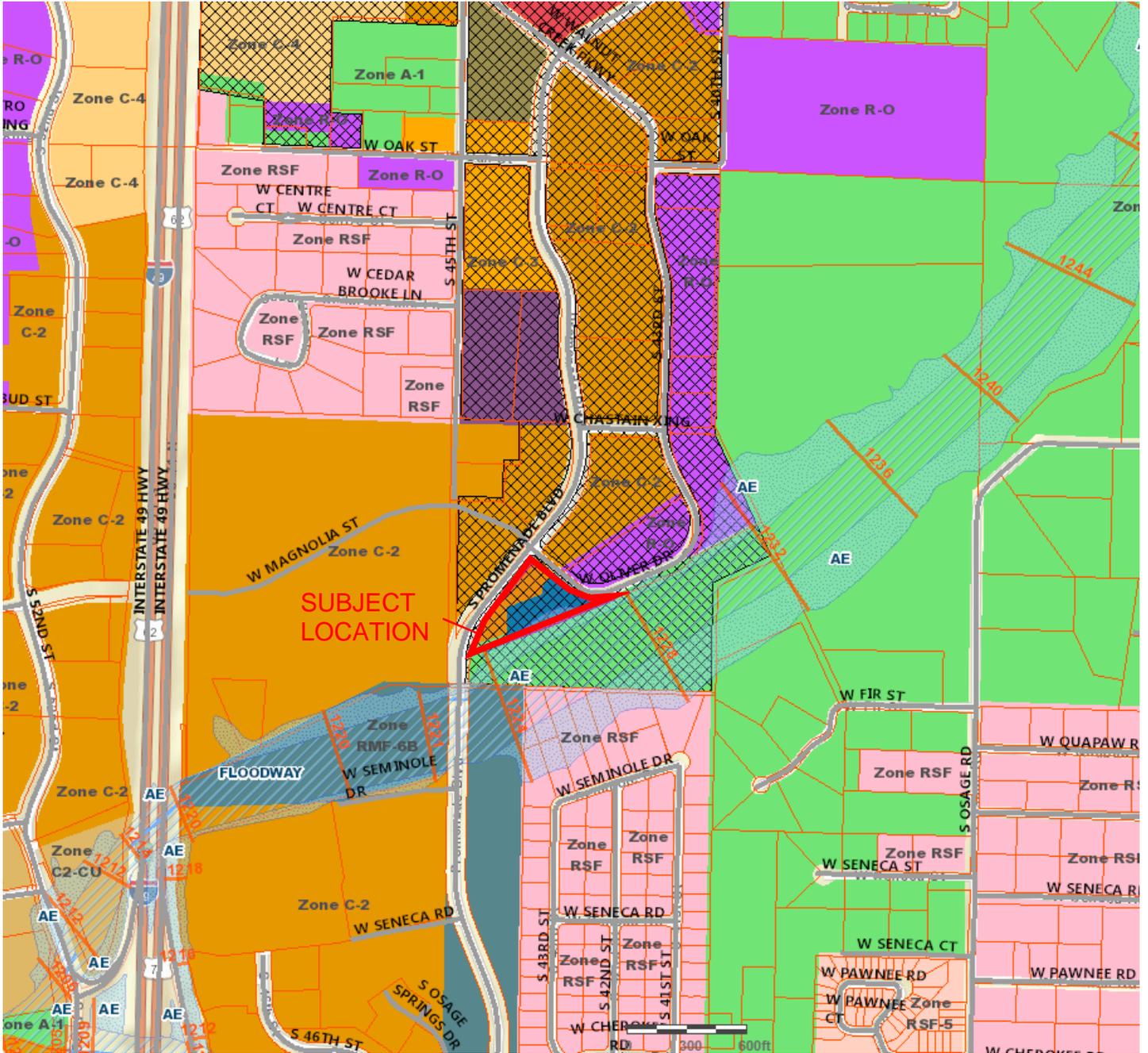
TABS

1. Vicinity maps (aerial, zoning, CGM)
2. RWU conditional approval letter
3. Waiver and/or variance request letter
4. Large-Scale Development Plans (cover, site, utility, landscape)

CGM VICINITY MAP



ZONING VICINITY MAP





August 28, 2020

Mr. Daniel Ellis, PE
Crafton Tull-Civil
901 North 47th Street, Suite 200
Rogers, AR 72756

Re: Conditional Approval of Civil Plans
Trailside (Magnolia Town Homes Ph. 2)

Dear Mr. Ellis:

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

Cover Sheet

1. Include the RWU Standard Details in the plans.

Grading Plan

2. We are concerned that your proposed grading cut gets too close to the end of the existing water main crossing Promenade Blvd, the fire hydrant, and the plugged valve. Besides you will need undisturbed earth to back the proposed elbow that will attach to the existing valve. Provide and label a minimum separation of 7.5 feet from the existing valve to the top bank of the slope at the connection to the existing main at the beginning of Water Main 1.
3. Reference Standard Detail SD-1/6A for the manhole to be raised. Also replace the frame and lid with a 24" CAP composite ring and lid.

Utility Plan

4. Show the 911 building addresses on the plans.
5. Install a valve on either side of the proposed fire hydrant tee located at Sta. 11+16, so each section of new main can be properly flushed.
6. Manifold the sewer service lines into a single connection to the existing main for each building, which will reduce the connections to the main to two.
7. Note and depict the connection to the existing water main at the beginning of Water Line 1 by removing the existing plug and connecting to the existing valve with a 90° bend.
8. Show the sizes of the proposed domestic water meters.

9. The existing water main on the northwest side of S. Promenade Blvd. is a 12” diameter line and not an 8” line as shown on the plans.
10. 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. Fire suppression plans approved by the Utility if applicable.
 - E. Architectural and plumbing plans submitted for commercial customers.
 - F. Approved offsite easements filed for record if applicable.
 - G. 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.
 - H. A copy of the executed contract between the developer or general contractor and the utility contractor.
 - I. Performance and payment bonds executed by the utility contractor.
 - J. Two full-sized copies and two half-sized 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,

Stephen T. Ponder, PE

SP:DG



October 12, 2020

Elizabeth Johnson, AICP
City of Rogers – Dept. of Community Development
Planner III
301 W. Chestnut
Rogers, AR 72756

RE: Variance Request – Trailside
Crafton Tull Job No. 20101200
PL202000430

I am writing this letter to request the following variances:

1. To allow building orientation to face away from public sidewalk

Sec 14-732(5.2)- Buildings shall be oriented towards Pedestrian-Priority Frontages, where the lot has frontage along Pedestrian-Priority Frontages. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access. Secondary and service entrances may be located from parking areas or alleys.

We are requesting a variance from this section of the code, in order to orient the buildings to face Osage Creek and the existing trail system. We are providing a sidewalk in front of the buildings that will connect to the existing walking paths and trails, which will allow for easy pedestrian access. The back of the building that will face Promenade Blvd will have the same architectural style as the front of the building, and will provide the same aesthetic enhancements for pedestrians walking along Promenade Blvd.

2. To allow an increased Build-to Zone and decreased building frontage along W Oliver Drive

Sec 14-732(4.5)(b) – General Frontage Build-to Zone is 0' minimum setback – 30' maximum setback and building frontage percentage of 30% for General Frontage

Due to the proposed finished floor elevations of 1230.0' (which will allow us to stay out of the floodplain, but not disturb the existing porous landscape/water quality treatment area and riparian zone of Osage/Turtle Creek), the grades coming off of Oliver Drive would be too steep to reach the buildings along the proposed driveway if the building was in the build-to zone. The current location of the building is as close as allowable to W Oliver Drive using the proposed finished floor elevation.

Additionally, we are requesting a decreased building frontage percentage along W Oliver Drive. We are providing 0% frontage, as opposed to the required 30% building frontage. In order to orient the buildings toward Osage/Turtle Creek and maximize scenic views of the area, the required building frontage is lost along Oliver Drive.



Bottom line, we want to nestle these as close to and provide views to all the tenants of the riparian area, Osage Creek, and the park on the other side of the creek. If the orientation and placement were different the tenants would not have the same feeling of living in nature as they would with our proposed siting of the buildings. These buildings are on the edge of great natural area, and that is there focus.

3. To allow a first floor ceiling height of less than 12' and a third floor ceiling height of less than 9'

Sec 14-732(4.5)(c)(i) – First floor ceiling height is 12' min. for all frontages and upper floor(s) height is 9' min.

We are requesting a variance from this section of the code, in order to keep the elevation of the eave of the roof under 30 ft. This will allow us to work within the Residential Fire Prevention Code rather than the Building Fire Prevention Code. The changes that would be necessary to comply with the Building Fire Prevention code will drastically change the architectural design of the development and diminish some of the amenities that would be provided to the future residents of these homes.

Thank you for your consideration in approving this variance request. Should you have any questions, please contact us at your earliest convenience.

Sincerely,
Crafton Tull & Associates, Inc.



Barry R. Williams, ASLA
Project Manager

MATERIAL AREAS:

NORTH ELEVATION (AT TOWNHOMES)

LAP SIDING: 3,260 SF (81.3%)
 ALUMINUM CLAD WOOD WINDOWS: 580 SF (14.5%)
 ALUMINUM CLAD WOOD DOORS: 168 SF (4.2%)
TOTAL: 4,008 SF

NORTH ELEVATION (AT GARAGES)

GROUND FACE INTEGRAL COLOR CONCRETE BLOCK: 846 SF (59.3%)
 PREFINISHED METAL ROLL UP GARAGE DOORS: 410 SF (28.7%)
 WOOD GARAGE ACCESS GATES: 172 SF (12.0%)
TOTAL: 1,428 SF

SOUTH ELEVATION

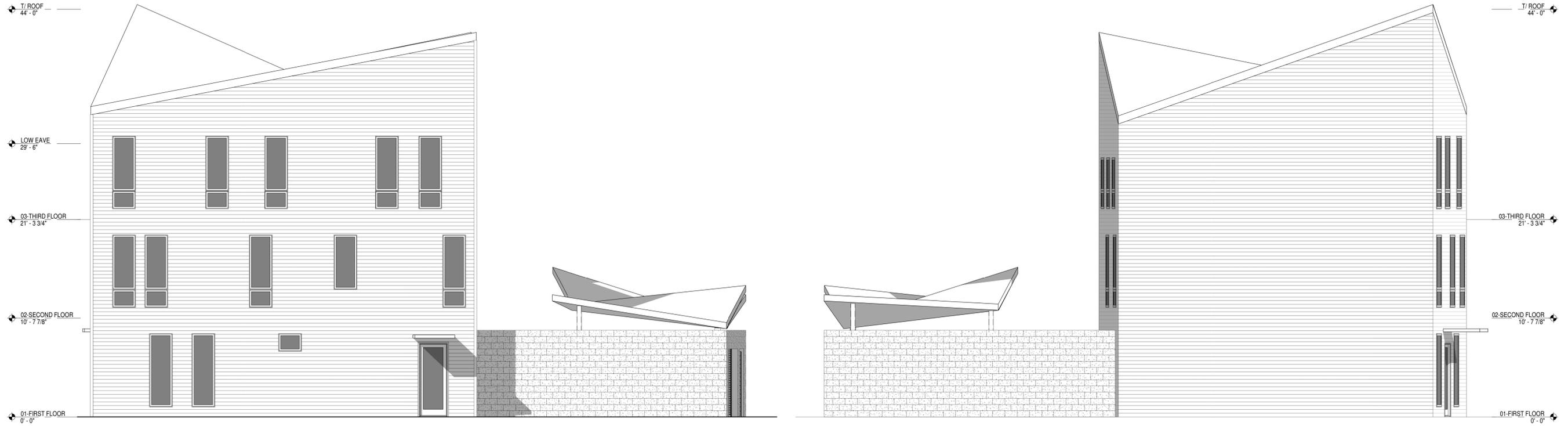
LAP SIDING: 3,623 SF (73.8%)
 ALUMINUM CLAD WOOD WINDOWS: 1,120 SF (22.8%)
 ALUMINUM CLAD WOOD DOORS: 168 SF (3.4%)
TOTAL: 4,911 SF

EAST ELEVATION

LAP SIDING: 1,272 SF (71.0%)
 ALUMINUM CLAD WOOD WINDOWS: 240 SF (13.4%)
 ALUMINUM CLAD WOOD DOORS: 24 SF (1.3%)
 GROUND FACE INTEGRAL COLOR CONCRETE BLOCK: 257 SF (14.3%)
TOTAL: 1,793 SF

WEST ELEVATION

LAP SIDING: 1,285 SF (81.3%)
 GROUND FACE INTEGRAL COLOR CONCRETE BLOCK: 295 SF (18.7%)
TOTAL: 1,580 SF



3 | EAST ELEVATION
 SCALE: 3/16" = 1'-0"

2 | WEST ELEVATION
 SCALE: 3/16" = 1'-0"



1 | NORTH ELEVATION (AT GARAGES)
 SCALE: 3/16" = 1'-0"

CONSULTANT:

REVISIONS:

PROJECT NUMBER: 20-105
 DRAWN BY:
 CHECKED BY:

EXTERIOR
 ELEVATIONS

CITY OF ROGERS
 STAMP

DATE: 10.09.2020
 SHEET:

A202