

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, March 17, 2009 at 4:30 P.M. The meeting was called to order by Chairman Don Spann. Those in attendance were led in the Pledge of Allegiance.

MEMBERS PRESENT:

Commissioners Dan Brown, Chad Campbell, James Gosserand, Mark Myers, Ron Shelby, Mike Shupe, Don Spann, David Thrasher and Jim White were present.

OTHER OFFICIALS PRESENT:

Deputy City Clerk Dena Laney, Deputy City Attorney Jim Clark, Senior Planner Derrel Smith, Assistant City Planners Candy Anderson and Lori Stone, Water Utilities Engineer Mark Johnson, Director of Planning & Transportation Steve Glass, Fire Marshal Travis Hollis, Main Street Director Kerry Jensen and Council members Bob Goodwin and Larry Daniel.

ACTION ON MINUTES:

(February 17, 2009)

Approved.

Motion by Brown, second by Shupe to approve the minutes of the meeting of February 17, 2009 as submitted.

Voice vote: Unanimous - Yes. ***Motion carried.***

REPORTS OF BOARDS AND STANDING COMMITTEES:

Senior Planner Derrel Smith announced that a Regional Development Conference will be held with the City of Bentonville on April 14, 2009. The conference will be held at the Double Tree in Bentonville, from 8:30 a.m. to 3:30 p.m. and there will be many discussions and speakers scheduled for the event.

Smith encouraged everyone to attend.

OLD BUSINESS:

(Agenda Item #1)

LSDP for Lot 2B3 on Promenade Blvd. & Rife Medical Lane in Creekside Phase II in the C-2 (Highway Commercial) zoning district

Jeremy Thompson, H2 Engineering, stated this item was before the commission four weeks ago when questions came up regarding the restaurant space and parking requirements.

Thompson said he had gone back to the developer and architect who realigned the plan to reduce the restaurant space within the building.

The Large Scale Development Committee reported the plan was reviewed and recommended approval subject to the following 20 staff comments.

1. Drainage improvements must be completed and certified by the engineer of record, H2 Engineering, with all ditches and basins solid-sodded, concrete-lined, or underground conduit installed prior to issuance of a Certificate of Occupancy. Erosion control methods must be used during construction.
2. Construction debris must be cleared from all stormwater structures and verified by a site inspection from the planning department prior to issuance of a Certificate of Occupancy.
3. This property is located in the Cave Springs Recharge Area. Best Management practices must be included in the plans and used during construction. Erosion control must be maintained until the development is built out.
4. Provide a soils report signed and sealed by a professional engineer to be included with the building permit application.
5. All signs will require separate permits.
6. Developer to dedicate a 20' recreation easement as part of the Greenway Trail System. Easement to be located at the SW corner of the site which will eventually connect the trail on City of Rogers property. The recorded easement must be provided prior to issuance of the Certificate of Occupancy.

7. Landscaping must be installed and a three-year guarantee submitted on plant replacement or a letter of credit posted prior to issuance of a Certificate of Occupancy. Minimum size of shrubs is five gallons, for shade trees it is 2 ½” B & B, and for ornamental trees it is 1 ½” B & B.
8. Sidewalks must be 5’ in width and ramped at all curb cuts to meet ADA and AHTD specifications and installed from Promenade Blvd. to the project’s entrance on Rife Medical or a letter of credit posted prior to issuance of a Certificate of Occupancy. Sidewalks must match any existing sidewalks in the area, include truncated domes at the handicap ramps and be located a min. of 5’ behind the curb.
9. Interior sidewalks are the responsibility of the lot owner and must be installed prior to issuance of a Certificate of Occupancy.
10. Developer to contact the U.S. Postmaster at 401 No. 8th St. to schedule type of mail delivery.
11. The proposed trash dumpster must be screened with a solid-type screening consistent with the architectural style of the building.
12. Engineer to schedule a pre-construction meeting with the Rogers Planning Department prior to issuance of a grading permit. All Phase 1 erosion control must be installed prior to the pre-construction meeting and a reduced set of construction plans (11” x 17”) will be required.
13. The person financially responsible for the project must obtain a grading permit including a copy of the NOI, a copy of

the Stormwater Pollution Prevention Plan, and a copy of the Grading and Erosion Control Plan.

14. A truck wash-down and concrete wash area must be shown on the plans. A typical detail will be provided by the Planning Department and must be shown on a detail sheet.
15. All parking lots and drives must be hard surfaced.
16. All mechanical, electrical and air conditioning equipment must be screened from public view.
17. The entire facility must comply with the requirements of the Americans with Disabilities Act of 1990.
18. All water and sewer plans must be approved by the Rogers Water Utility Department prior to construction. **THIS IS A SEPARATE REVIEW PROCESS AND A PRE-CONSTRUCTION MEETING WILL BE REQUIRED.**
19. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
20. Provide the city planner with a copy of the final site plan and utility plan on compact disk formatted for AutoCAD 2004 prior to issuance of a Certificate of Occupancy.

Approved.

Motion by Shelby, second by Meyers to approve the Large Scale Development Plan subject to the condition as listed.

Voice vote: Unanimous - Yes. ***Motion carried.***

PUBLIC HEARINGS:

(Agenda Item #1)

Request by Residence Inn for a Conditional Use Permit to operate a private club at 4611 W. Locust St. in the C-2 (Highway Commercial) zoning district

June Kraft, 4611 W. Locust Street, requested the conditional use permit to operate a private club at the Residence Inn on Monday, Tuesday & Wednesday evenings from 6:00 p.m. to 7:30 p.m. for the social hour.

There were no comments from anyone in the audience either for or against the conditional use permit.

The Public Hearing was declared closed.

Approved.

Motion by White, second by Meyers to approve the conditional use permit as requested for an indefinite period of time. Voice vote: Unanimous - Yes. ***Motion carried.***

NEW BUSINESS:

(Agenda Item #1)

LSDP, Pinnacle Memorial Gardens at the NW corner of Mt. Hebron Road & Wallis Road in the A-1 (Agricultural) zoning district

John George, representing the Hunt family, presented the large scale development plan and requested approval of the plan.

The Large Scale Development Committee reported the review of the plan and recommended approval subject to the compliance of the three following bulleted items to be approved by the Planning staff before a letter of approval is issued.

- Please check the Curve Number calculation for the Off-Site South area; it does not appear to be correct. Also, it appears that all of the hydrographs utilize a curve number of 61 in their calculations, but the Drainage Manual does not provide for a curve number lower than 74.
- According to the Downstream Pipe Capacity Study, the triple pipes (3-22"x34") have less capacity than the single upstream pipe. System capacity

must increase from upstream to downstream.

STORM SEWERS:

- There appears to be inlets that do not have the 2 foot of freeboard in the 10 year storm event as required from the HGL to the gutterline. See especially lines: A-15, B-6, E-1, C-1, C-2, C-3, G-1, and G-2.

Approved.

Motion by Myers, second by White to approve the large scale development plan subject to the conditions as listed.

Voice vote: Unanimous - Yes. ***Motion carried.***

There being no further business, motion by Brown, second by White to adjourn. The meeting adjourned at 4:40 P.M.

ATTEST

APPROVED

Chad Campbell, Secretary

Don Spann, Chairman