

MINUTES

The **Rogers Planning Commission** met for a *regular session* in the Council Chambers of the Maurice H. Kolman Building on Tuesday, August 4, 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 Chad Campbell, James Gosserand, Mark Myers, Ron Shelby, Mike Shupe, Don Spann, and Jim White. Absent were Dan Brown and David Thrasher.

OTHER OFFICIALS PRESENT:

Director of Planning and Transportation Steve Glass, City Planner Derrel Smith, Assistant City Planners Candy Anderson and Lori Stone, Project Manager Lance Jobe, Deputy City Attorney Jim Clark, Administrative Assistant Donna Johnston, Water Utility Engineer Mark Johnson, Assistant Fire Marshal Bill Rumsey, Building and Inspections Director Mike Rouse, Main Street Director Kerry Jensen, and Council Member Larry Daniel.

ACTION ON MINUTES:

(July 21, 2009)

APPROVED.

Motion by Shelby, second by Myers to approve the minutes of July 21, 2009 as submitted. Voice Vote: Unanimous.

Motion carried.

REPORTS OF BOARDS AND STANDING COMMITTEES:

City Planner Smith reminded the Commissioners of the work session scheduled at 3:00 on August 18 to discuss the Master Street Plan, Master Trail System, and Bike Routes and at 3:30 a work session will be held on City growth area boundaries. Smith said once we have completed the work sessions, a Public Hearing will be scheduled to discuss any changes.

PUBLIC HEARINGS:

None.

NEW BUSINESS:

(Agenda Item #1)

Request by Benton County Cancer Center for a Revised Large Scale Development Plan at 52nd and Rosebud in the C-2 (Highway Commercial) and R-O (Residential Office) Zoning District.

Daniel Ellis, Crafton, Tull, Sparks & Associates represented this request. Ellis said this originally came in as Highlands Oncology, but will now be called Benton County Cancer Center. Ellis said the building has shrunk in size, and been relocated on the site. There will be some small outlying buildings for future phases.

Commissioner Shelby asked if the additional buildings would have a separate landscaping plan or will the landscaping plan submitted satisfy the whole site. Mr. Ellis said the landscaping plan was done to satisfy the entire site requirements per the ordinance. As the buildings are sold, they will have to comply with the plan we have submitted or do something that exceeds that plan. Shelby asked if there were four 20,000 sq. ft. two-story buildings. Ellis said that is correct. Shelby asked what would happen if one of these buildings change in shape, size or it took more than six months. Ellis said they will bring it back to Planning Commission.

Commissioner Shupe asked why a waiver on the driveways was being requested. Ellis said it would be too close to the intersection. Ellis said they will line up with the driveway across the street (Harris McHaney Building).

Commissioner Campbell asked if the proposed road which will go across I-540 be going north or south of this east/west alignment. City Planner Smith said south and that new street will be called Fir.

Smith said meetings were held with POA representatives and they seem to be okay

with what is proposed. Smith said a couple of requirements were added today.

Commissioner Myers said the zoning process will start two weeks from today for cleaning up a small section of the land.

Commissioner White said Mr. Ellis had also discussed some landscaping issues and those will be addressed. White said City Staff also has a revised version as a result of a meeting with Assistant Fire Marshal Rumsey. Ellis said we have made sure we have 26' wide drive aisles that will run parallel to the building for the apparatus. Ellis said we have widened the entrance off Redbud from 25' to 30'.

Chairman Spann asked if the neighbors were okay with the two-story buildings. Smith said the ones they met with are okay.

Commissioner Campbell asked for clarification on the landscaping issues. Ellis said the neighbors asked for some additional shrubbery to be placed along Horsebarn Road to screen the property. Ellis said one of the requirements for approval is that they plant the shrubs and trees right now.

Large Scale Committee has met and recommends approval of this large scale development plan subject to the following conditions:

1. Drainage improvements must be completed and certified by the engineer of record, Crafton, Tull, Sparks & Associates, 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. All signs will require separate permits.
4. 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.
5. Sidewalks on South 52nd Street must be 5’ in width and ramped at all curb cuts to meet ADA and AHTD specifications and installed the full width of the property 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 minimum of 3’ behind the curb (previously approved for all of Metro Park and Harris McHaney). Two handicap ramps are required at each street radius for any street that is a collector and above.
6. Sidewalks on West Redbud must be 5’ in width and ramped at all curb cuts to meet ADA and AHTD specifications and installed the full width of the property 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 minimum of 5’ behind the

curb. Two handicap ramps are required at each street radius for any street that is a collector and above.

7. Interior sidewalks are the responsibility of the lot owner and must be installed prior to issuance of a Certificate of Occupancy.
8. All site lighting must be full cut-off lights with a maximum height of 24' for all parking lot lights.
9. A cross access/parking agreement will be required for Lot 8 prior to issuance of a Certificate of Occupancy.
10. Developer to contact the U. S. Postmaster at 401 North 8th Street to schedule type of mail delivery.
11. The proposed trash dumpsters must be screened with a solid-type screening consistent with the architectural style of the building.
12. A lot combination survey must be recorded prior to issuance of a building permit. An easement release plat must be recorded prior to issuance of the first Certificate of Occupancy.
13. Engineer to schedule a pre-construction meeting with the Rogers Planning Department prior to issuance of a grading permit. All Phase I erosion control must be installed prior to the pre-construction meeting and a reduced set of construction plans (11" x 17") will be required.
14. 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.

15. A perimeter buffer strip shall be temporarily maintained around the disturbed area. The minimum width for the buffer strip is 25' with a maximum width of 40'.
16. 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.
17. All parking lots and drives must be hard surfaced.
18. All mechanical, electrical and air conditioning equipment must be screened from public view.
19. The entire facility must comply with the requirements of the Americans with Disabilities Act of 1990.
20. 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.**
21. The owner/developer will be responsible for any upstream or downstream flooding as a direct result of this development.
22. Provide the City Planner with a copy of the site plan and utility plan on compact disk formatted for AutoCAD 2004 prior to issuance of a Certificate of Occupancy.

Large Scale Committee also recommends:

1. Granting the access management waiver.
2. Parking lights will be full cut-off and limited to 24' in height.
3. Provide a light plan for the entire development to show no bleed-off.
4. Before a Certificate of Occupancy is issued, install all the trees and shrubs around the parameter of the entire project for all phases and install retaining wall.
5. All red dirt areas will be sodded and mulched.

APPROVED.

Motion by Myers, second by White to approve this large scale development plan subject to the conditions listed. Voice Vote: Unanimous. **Motion carried.**

There being no further business, motion by Gosserand, second by Campbell to adjourn the meeting. Meeting adjourned at 4:40 P.M.

ATTEST:

APPROVED:

Chad Campbell, Secretary

Don Spann, Chairman

