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COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT: PLANNER'S TECHNICAL REPORT

10308 East Highway 72, Pea Ridge

EXECUTIVE SUMMARY

To construct a 7,500 sq.ft. warehouse/storage facility for Center Point Contractors' office located at 10316 East Highway 72 on the newly acquired lands with the assigned address of 10308 East Highway 72. The subject lands are located south-west of the existing office and are south-west of the Old Highway 72. The facility will be used to store construction materials. The hours of operation will be 7 am to 5 pm.

The applicant Center Point Contractors is an existing business on Highway 72 near Pea Ridge, Arkansas. Center Point Contractors, owned by CSM Investments LLC, is a diverse construction company with experience ranging from basic maintenance to complete commercial construction. The applicant recently acquired the subject lands and has chosen to abandon a similar proposal to construct a warehouse on the property to the north of the existing office. The property was acquired from the New Life Fellowship of Pea Ridge and the development application was approved by the Planning Board on May 1, 2013.

The submitted application contained a site plan, drainage plan. Staff reviewed the submitted materials and has identified the following outstanding items that require to be addressed:

1. Applicant to confirm the number of employees, number of company vehicles, and information on salesman or visitors on-site is not provided, therefore, staff is unable to determine compliance with parking standards.
2. Applicant to provide in writing the types of materials and length of storage time.
3. Applicant to confirm in writing that no trucks will be left outside of the building as they are for delivery only.
4. Applicant to confirm provision of accessible restroom in the proposed warehouse. The note should be added to the site plan.
5. It is required that the applicant identify the type and intensity of the light fixtures.
6. The spacing of the trees needs to be identified on the site plan.
7. The access easement is required to be clearly identified on the site plan.
10. Applicant to verify if the access drive traverses over the easterly parcel and if the 2 parcels will be consolidated.
11. In staff's discussions with the Highway Dept. they confirmed that the right-of-way in front of your

office (south) is the abandoned highway right-of-way. Your plans note it as an easement. This was not identified in the last set of drawings as an easement and it was indicated that access is from Old Highway 72. Applicant is required to provide documentation of easement for access.

PROJECT INFORMATION

Applicant/Owner: Center Point Contractors/CSM Investments LLC

Municipal Planning Area: Pea Ridge, AR

Adders of subject property: 10308 East Highway 72 (new address assigned by 911 addressing)

Parcel ID: 18-07140-007 and 18-07167-001

Parcel Size: 5.51 acres (18-07140-007)
1.89 acres (18-07167-001)

Current Land Use: Vacant

Proposed Land Use: To construct a 7500 sq.ft. warehouse/storage facility for Center Point Contractor’s office located at 10316 East Highway 72. Two parking spaces including an accessible space are proposed on-site as shown on the site plan.

All drives are proposed to be gravel. Existing chain fence on the south property line will remain.

Access is proposed from Old Highway 72 and a portion of the gravel drive is located on the parcel fronting on Highway 72 (Parcel No.: 18-07167-001). The refuse enclosure will be screened with landscaping. The proposal also includes additional land that was acquired to the south, fronting on Stoner Lane.

Attachments: The following drawings and documents are attached:

1. Location Map- 10308 East Highway 72, Pea Ridge
2. Proposed Site Plan
3. Appendix A- Applicant’s written description of the proposal

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is municipally known as in 10308 East Highway 72 and is located southwest of the Pea Ridge city limit.

The overall land area is 5.51 acres and was recently acquired by the applicant. The subject land is flat with trees along the west property line. Neighboring properties to the north and south, 10302 East

Highway 72 and 10292 East Highway 72, comprise of residential/agricultural use. The property to the east was also acquired by the applicant and remains vacant and Center Point Contractor's office is located to the north-east of Old Highway 72. Please see Location Map attached. The applicant has provided an easement for access to the property 10302 East Highway 72.

In accordance with the engineer's note on the site plan, "No portion of this *property is located within a flood zone "A" or "AE" as determined by the National Flood (Firm Panel #05007C00095K" dated September 28, 2007.*" Further, the property is not located in the Benton County MS4 area.

In accordance with staff site visit conducted on June 11, 2013, the parcel is undeveloped.

Background information:

On May 1, 2013, the Planning Board had approved a similar proposal for a warehouse/storage building at the newly acquired parcel at the existing Center Point office located at 10316 East Highway 72. The applicant has requested to abandon the project and has agreed to install the accessible parking space on-site only. The lands acquired from the New Life Fellowship of Pea Ridge to the north-west of the existing office will remain undeveloped. The applicant has instead chosen to construct the warehouse/storage building at the subject lands to the south of the existing facility. Therefore, the File 13-259 is hereby closed.

TECHNICAL REVIEW OF SITE PLAN

Building Setback

Required: A fifty (50) feet setback measured from the center line of the fronting road or twenty-five (25) feet from the fronting property line, whichever is greater is required.

Comment: The proposed building is setback 163 feet from the fronting property line and is setback 94.94 feet from the north side property line and 95.18 feet from the south side property line as show on the site plan.

Parking Requirements

Required: Parking calculations are based Industrial Uses which stipulates one space for every employee, space for all company owned vehicles, adequate space for salesman, visitors, etc. adequate loading areas and holding areas for vehicles awaiting loading or unloading.

Comment: Applicant is proposing two parking spaces on-site including one accessible space. However, the number of employees, number of company vehicles, and information on salesman or visitors on-site is not provided; therefore, staff is unable to determine compliance with the Parking Standards.

Outside materials storage area (loading and receiving) is proposed to be 50'x75' has been noted on the site plan and is located west of the proposed building. Applicant has indicated that all drives on-site will be gravel and a total of 55,373 sq.ft. (1.27 acres) of gravel area is proposed surrounding the building.

Remainder of the site 3.98 acres is proposed to be left as grass and woods.

A detail of the proposed accessible parking space is shown and it complies with the dimensional and location criteria of American with Disabilities Act (ADA). The applicant has not confirmed if an accessible restroom is proposed in the warehouse.

- The applicant has indicated the parking flow on the site plan. Maneuvering and traffic circulation areas are clearly identified with dimensions.
- Building pedestrian access and loading doors are identified on the site plan.
- Cut-off, wall-mounted lights are located on the east and west building walls. It is required that the applicant identify the type and intensity of the light fixtures.

Site Features- Outdoor Equipment Usage and Storage

The applicant has indicated to staff that large equipment will be stored in the outdoor gravel lot to the north behind the proposed storage building. The location and type of materials and equipment to be stored should be detailed on the site plan. The Board may wish to request additional clarification about the types of materials and length of storage time.

Parking Buffer

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments.

Comment: Applicant is proposing ten (10) 2" caliper white pine along the north property line. Further, two (2) 2" caliper white pine is proposed to screen the proposed refuse enclosure. The spacing of the trees needs to be identified on the site plan.

Existing trees along the south side are proposed to be maintained. No other landscape buffers are proposed on-site. The residential unit on the south side is approximately 240 feet away from the south property line. The existing 6 foot tall chain link fence is proposed to remain.

Access Driveways

Required: The design and construction shall be in accord with the standards as presented in the Benton County Road Plan.

Comment: The proposed driveway from Old Highway 72 is identified on the site plan. Access is gravel. The proposed access is required to have the driveway apron constructed to the satisfaction of Benton County and a driveway permit is required. On June 13, 2013, the Arkansas Highway and Transportation Department confirmed that the right-of-way south of the Center Point's existing office is an abandoned highway right-of-way. Planning staff forwarded this information to the Road Department and is awaiting their comments regarding the ownership of the right of way, i.e. if the abandoned right of way is owned by the County or is it owned by the abutting property owners.

The applicant has granted an access easement to the property to the north, 10302 East Highway 72 and has provided staff with the easement agreement and will have it recorded. The access easement is required to be clearly identified on the site plan.

Site Services - Drainage/ Stormwater Management Plan

Required: Applicant is required to indicate on plan storm drainage infrastructure and to provide an off-site drainage study. If study indicates an increase in peak flow discharge downstream, the developer shall

construct a detention facility or an alternative LID methodology that shall control the peak runoff rate. The County also recommends minimizing impervious surface to limit the need for such facilities.

Comment: The subject property is not located in a MS4. The applicant has provided a drainage report prepared by a Registered Professional Engineer in Arkansas. The drainage report refers to a proposed detention facility on-site; however, it is not shown on the site plan. The engineer has concluded that the peak run off will be reduced to pre-developed conditions.

Site Services - Sewage Disposal

Required: Regardless of development size, a state-approved septic disposal method is required of all commercial and industrial developments. All disposal system criteria must meet or exceed septic requirements as established by the Arkansas Department of Health in accordance with Act 402 of 1977 as amended.

Comment: On June 12, 2013, Caroline Eastman from Health Department confirmed the following, "Septic system has been approved for this one. They do have a well that is in the area of the new drive from Hwy 72 that will need to be properly abandoned and we will require paperwork on that."

Site Services - Water Service

Letter dated June 7, 2013 from the City of Pea Ridge confirms that the subject lands are located within the City of Pea Ridge water service area and that a 18" waterline is available for service.

Site Services - Electrical Power Supply

On June 10, 2013, letter from Carroll Electric was received confirming that they will provide electric power to the above location. Carroll Electric will serve the property according to the rules set by the Arkansas Public Service Commission and the line extension policies of Carroll Electric Cooperative Cooperation".

Site Services - Firefighting Provision

The Pea Ridge Fire Department has provided a letter confirming that the subject land is within the primary response district of the Pea Ridge Fire Department. The Pea Ridge fire Department will respond to this address and its adjacent property within the guidelines of the Pea Ridge Fire Department and Benton County Fire Protection Association- Chef Frank S. Rizzio Jr, Pea Ridge Fire Department.

On June 10, 2013, Benton County Fire Marshall, noted no comments.

Site Services - Solid Waste Disposal

Letter dated April 17, 2013, confirmed that Deffenbaugh Industries is the current waste haul provider for Center Point Contractors and will continue to provide services to the new business address of 10316 E Hwy 72, Bentonville, AR 72712.

Environmental Compliance

Comments waited from Emergency Management.

Notification of Abutting property owners

The applicant has provided certified mail receipt of notice to the abutting property owners.

OUTSTANDING ISSUES

The following outstanding n items need to be addressed:

1. The number of employees, number of company vehicles, and information on salesman or visitors on-site is not provided, therefore, staff is unable to determine compliance with the Parking Standards.
2. No trucks will be left outside of the building as they for delivery only.
3. The applicant has not confirmed if an accessible restroom is proposed in the warehouse.
4. It is required that the applicant identify the type and intensity of the light fixtures.
5. The Board may wish to request additional clarification about the types of materials and length of storage time.
6. The spacing of the trees needs to be identified on the site plan.
7. The access easement is required to be clearly identified on the site plan.
8. The drainage report refers to a proposed detention facility on-site; however, it is not shown on the site plan.
9. Health Department approval is required. Applicant is required to confirm if the application for septic has been submitted to the Health Department.
10. Site Services - Firefighting Provision- To be provided.
12. **Environmental Compliance-** Comments waited from Emergency Management. –Staff to follow up
13. Applicant is required to obtain a driveway permit for the proposed driveway. Roads Department comments are awaited.

CONCLUSION

The proposed construction of a storage/warehouse building on-site was reviewed by planning staff. Additional information is awaited to verify compliance with parking requirements. Parking buffers are adequately proposed on-site. Applicant is required to address the outstanding issues. Health Department approval is required to be obtained and Benton County Fire Marshal's comments need to be addressed. Staff is awaiting comments from the Road Department to verify the need for a driveway permit and the status of the abandoned highway right-of-way.

Reviewed by: Rinkey Singh, AICP

June 19, 2013


Center Point
Contractors, Inc.
10316 East Highway 72 Bentonville, AR 72712
Phone (479) 426-7373 Fax (479) 451-8030

June 7, 2013

Benton County Planning Department
215 East Central Ave.
Bentonville, AR 72712

RE: Center Point Contractors Large Scale Recent Approval

To Whom It May Concern,

Due to the recent ability to acquire land to the South of our current office, we have chosen to abandon the previous building site (North of current our office) for our new warehouse.

Included is the application and documents requested to apply for approval of the new site. The use and details of the building will remain the same, only the location will change.

Please let me know if you have any questions or need additional information.

Thank you,



Shelli McDaniel
Owner

June 19, 2013

APPENDIX A 1



**Bates &
Associates, Inc.**

Civil Engineering & Surveying

91 W. Colt Square Dr. Suite Bayetteville, AR 72703
PH: 479442-9350 * FAX: 47921-9350

June 7, 2013

Rinkey Singh
Benton County Planning Department
905 NW 8th Street
Bentonville, AR 72712

RE: Center Point Contractors, Inc

Dear Ms Singh,

Center Point Contractors is wanting to build a office/warehouse at 10316 East Hwy 72, near Pea Ridge. The existing site consists of a pasture. The proposed improvements to the site are to the 7,500 sf building, add employee parking and construct a gravel storage area on the property. See the site plan for details.

If you have any questions or require additional information, please feel free to call.

Sincerely

Bates & Associates, Inc.

Geoffrey H. Bates, P.E.
President of Engineering

APPENDIX A2

