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**Planning &  
 Environmental Services  
 Planning Division**  
 905 NW 8<sup>th</sup> Street  
 Bentonville, AR 72712  
 Phone: (479) 271-1003  
 Fax: (479) 464-6170  
 Email: [rinkey.singh@bentoncountyar.gov](mailto:rinkey.singh@bentoncountyar.gov)

## **UPDATE TO AN APPROVED COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT: PLANNER'S TECHNICAL REPORT**

### **15004 Logan Cave, Siloam Springs**

#### **EXECUTIVE SUMMARY**

The applicant has submitted updates to the site plan approved on November 17, 2010. Although the approved site plan included two parcels located on the north and south sides of Logan Cave Road, the scope of the updated revisions is limited to the parcel on the north side of Logan Cave only. The proposed updates aims to consolidate the buildings shown in Phase I and II of the approved site plan into centralized buildings, thus, reducing the number of building on-site with an increase in the overall square footage. Further, the applicant has confirmed that the phase II buildings are proposed to be deleted.

At this time through this application, the applicant seeks to provide an update to the Planning Board for the updates to the approved site plan.

While no new buildings are proposed on-site, the size of the approved buildings, such as, office/security/medical and artist pre rooms have increased and the proposed restroom facilities that were scattered around the facility have been consolidated with an increase in the square footage. Following is a summary of GFA on-site. This co-relates to the proposed updated site plan submitted on June 7, 2013:

Total approved square footage- 15,663sq.ft. (Phase I and Phase II)  
 Total proposed revised square footage on-site- 21,542 sq.ft. (Phase II is deleted)  
 Total increase in building square footage- 5,879 sq.ft.

Note: well and electric buildings are not included in the GFA calculations.

Following is a summary of outstanding stipulations identified on November 17, 2010 as part of the approval:

1. Applicant must submit Health Department mass gathering approval- Applicant noted that they have made a submission to the Health Department on June 11, 2013. Applicant to provide update at the TAC on June 19, 2013. Approvals, when received, must be submitted to Planning staff.
2. Applicant must submit a copy of ADEQ approval to Board- Applicant has noted that submittal has been made to ADEQ and that no approval will be given by ADEQ until the applicant submits a full utility plan. Applicant to provide documentation of the submission to ADEQ and a copy of the approval once received. Applicant to provide update at the TAC on June 19, 2013. Approvals, when received, must be submitted to Planning staff.

3. Health Department approval of public well and septic must be submitted to the Board- Applicant to provide written confirmation of the request and status of approval to the Planning Board on June 19, 2013.
4. More paving would require applicant to come back before the Board- Applicant has submitted the application for an update to the Planning Board, however, at the DRC held on May 30, 2013, it was agreed that considering the nature and scope of the revisions, fee or public comments will not be applicable.

On May 30, 2013, Development Review Committee meeting was scheduled and the scope of the application was reviewed. It was agreed that the applicant would not pay the review fee again or go back through public Comments. In addition, it was agreed that all the outstanding items identified by staff in March 2011 would be addressed by the applicant. In staff's review the following items remain outstanding:

1. Engineer's statement regarding 100 year floodplain needs to be added to the site plan for the north parcel to be included on the site plan.
2. Applicant to provide Carroll Electric blanket easement documentation.
3. Written confirmation of availability of water supply on-site.
4. Health Department approval of septic system and public well on-site.
5. Health Department approval for the adequate provision of restroom facilities on-site.
6. Written confirmation from Fire Official regarding fire hydrants indicating proper placement, flow, and pressure throughout the development. Fire hydrants shall be installed in such a manner as to provide service throughout the entire development. It was noted that Benton County Planning had received a review letter from Will Hanna dated 2/24/2011. Mr. Hanna required a revision of a "boulevard type" entrance. Applicant to provide update.
7. Applicant must submit ADEQ approval to the Board.
8. A survey signed and sealed by a professional surveyor in the State of Arkansas for south parcel identifying the limits of the floodplain is required.
9. Floodplain development permit for the south property.
10. Erosion control plans for the south parcel for the lands that was disturbed.
11. Engineer's Certificate (Building safety) indicating that all structures "as built" when available shall be provided by the applicant.
12. A site plan incorporating all the comments, including easements and setbacks etc. for the north side.
13. Applicant to confirm the status of the south parcel. Planning had noted concerns with the laying of rocks and had specifically noted that the approved areas on the south side of Logan Cave Road do not consist of any floodplain, wetlands area, or the US Fish and Wildlife Conservation easement.

Although the project has faced challenges in completion of the project, the owner is committed to complete the construction and have it open for events in the near future. The Chief Building Official has confirmed that a Building Permit was first issued on December 22, 2010 with subsequent permits issued on March 16, 2011 and May 18, 2011 and that the permits are still current.

Considering that the approved site plan identifies the location of buildings, events center and parking areas including accessible parking spaces. Considering the scope of review which is limited to the changes to the

size and location of the buildings on-site, staff has not conducted a detailed review of the site plan, however, requires the applicant to address all the outstanding items and has outlined the following items that require to be addressed:

1. **Access-** Applicant to confirm if access driveway permits are obtained.
2. **Site Services - Electrical Power Supply-** Applicant to provide service agreement for electrical power supply on-site.
3. **Site Services - Firefighting Provision-** Review comments provided by Benton County Fire Marshall on June 10, 2013, "There must be access to all buildings for Fire Apparatus and or Ambulances.  
Issue 2: A Knox Box will be required on the main building and the access gate

Issue 3: Food Prep areas will be required to have fire suppression systems as required by fire code.

**Other Comments:** A written contract will need to be in place with Fire and EMS for standby at all events. This contract will need to be in place before a C of O is issued." Marc Trollinger

The applicant provided a letter of service from Gallatin Fire Department dated December 18, 2009. The Planning Board may require a current service agreement.

4. **Site Services - Solid Waste Disposal-** Applicant to provide service agreement for solid waste disposal and location of refuse enclosures on-site.
5. **The site plan notes the site acreage as 143.01 acres, however, staff data confirms that the site area is 72.54 acres for the north parcel. Kindly verify.**

It is anticipated that any further changes to the square footage or revisions to the updated site plan shall be reviewed by the Planning Board and the applicant will be required to submit an application within the scope of the revisions only along with the required fees.

### **PROJECT INFORMATION**

**Owner:** Logan Farms LLC

**Applicant:** Osage Creek Events Center

**Municipal Planning Area:** Siloam Springs, AR

**Adders of subject property:** 15004 LOGAN CAVE ROAD (new address assigned by 911 addressing)  
(15082 is the address of the house on the property)

**Parcel ID:** 18-11020-000- north side of Logan Cave Road

**Parcel Size:** 72.54 acres  
*The site plan notes the site acreage as 143.01 acres, however, staff data confirms that the site area is 72.54 acres for the north parcel. Kindly verify.*

**Current Land Use:** Partially developed Events center

**Proposed Land Use:** To provide an update to the approved site plan in 2011. The lands are partially developed and the applicant seeks to update approved buildings in changes to GFA. The

restroom facilities have been consolidated at central location and the building's revised GFA has been detailed in the attached sheet. The scope of the review is limited to the changes in GFA and Consolidation of buildings as shown on the site plan and detailed in appendix A.

No other changes are proposed.

**Attachments:** The following drawings and documents are attached:

1. Appendix A- Applicant's written description of proposal
  2. Approved site plan showing Phase I and Phase II buildings
  3. Updated Site Plan showing revisions to Phase I buildings and deletion of Phase II buildings
  4. Letter dated June 7, 2013, detailing the square footage revisions
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## **PLANNING ANALYSIS**

### **Description of Property and Surrounding Area**

The subject property is municipally known as 15004 Logan Cave Road and is located west of the city limits of Siloam Springs.

### **Background information**

The overall land area is 72.54 acres and has a history of planning approvals since 2004. More recently, on November 17, 2010 the Benton County Planning Board at the Public hearing approved the site plan with stipulations. The proposal included development on the north and south sides of Logan Cave Road. The following stipulations were required:

Mr. Tim Sorey represented the project. The stipulations are as follows:

- Applicant is required to show phases of the project on the site plan.
- Board requests that Staff obtain requirements for toilet facilities (Department of Health) and parking requirements (County ordinances).
- Applicant must submit Health Department mass gathering approval.
- Applicant must submit a copy of ADEQ approval to Board.
- Staff will provide Board and applicant with stipulations from previous Board reviews on the project.
- Applicant must submit architectural plans of stage to Board.
- Health Department approval of public well and septic must be submitted to Board.
- More paving would require applicant come back before the Board.
- Applicant must pay \$300.00 Large Scale Development fee.

On March 25, 2011, staff identified outstanding items, attached as Appendix B.

Although the progress on the completion of the project has been very slow, the applicant has ensured that enough progress is made to keep the building permits current. Recently, the applicant met with staff on May 31, 2013, at the Development Review Committee (DRC) meeting to provide the update to the approved site plan. Considering that the overall construction was in keeping with the approved site plan and that the proposed updates pertained to increase in building footprint and consolidation of buildings on-site, it was determined that the scope of review would be limited to the revisions only and that further public comments was not warranted. Staff's review is restricted to the scope of review only.

#### **TECHNICAL REVIEW OF SITE PLAN**

##### **Review of stipulations as part of the approval by the Planning Board on November 17, 2010:**

1. Applicant is required to show phases on the site plan-Completed as shown on the approved site plans.
2. Applicant must submit Health Department mass gathering approval- Applicant noted that they have made a submission to the Health Department on June 11, 2013. Applicant to provide update at the TAC on June 19, 2013. Approvals, when received, must be submitted to Planning staff.
3. Applicant must submit a copy of ADEQ approval to Board- Applicant has noted that submittal has been made to ADEQ and that no approval will be given by ADEQ until the applicant submits a full utility plan. Applicant to provide documentation of the submission to ADEQ and a copy of the approval once received. Applicant to provide update at the TAC on June 19, 2013. Approvals, when received, must be submitted to Planning staff.

4. Applicant must submit architectural plans of stage to Board- On June 7, 2011 a copy was submitted.
5. Health Department approval of public well and septic must be submitted to the Board- Applicant to provide written confirmation of the request and status of approval to the Planning Board on June 19, 2013.
6. More paving would require applicant to come back before the Board- Applicant has submitted the application for an update to the Planning Board, however, at the DRC held on May 30, 2013, it was agreed that considering the nature and scope of the revisions, fee or public comments will not be applicable.
7. Applicant must pay \$300 large scale development fee- Applicant submitted the fee in 2010.

**Review of outstanding items identified by staff in March 2011:**

1. Engineer's statement regarding 100 year floodplain needs to be added to the site plan for the north parcel to be included on the site plan.
2. Applicant to provide Carroll Electric blanket easement documentation.
3. Written confirmation of availability of water supply on-site.
4. Health Department approval of septic system and public well on-site.
5. Health Department approval for the adequate provision of restroom facilities on-site.
6. Written confirmation from Fire Official regarding fire hydrants indicating proper placement, flow, and pressure throughout the development. Fire hydrants shall be installed in such a manner as to provide service throughout the entire development. It was noted that Benton County Planning had received a review letter from Will Hanna dated 2/24/2011. Mr. Hanna required a revision of a "boulevard type" entrance. Applicant to provide update.
7. Applicant must submit ADEQ approval to the Board.
8. A survey signed and sealed by a professional surveyor in the State of Arkansas for south parcel identifying the limits of the floodplain is required.
9. Floodplain development permit for the south property.
10. Erosion control plans for the south parcel for the lands that was disturbed.
11. Engineer's Certificate (Building safety) indicating that all structures "as built" when available shall be provided by the applicant.
12. A site plan incorporating all the comments, including easements and setbacks etc. for the north side.
13. Applicant to confirm the status of the south parcel. Planning had noted concerns with the laying of rocks and had specifically noted that the approved area on the south side of Logan Cave Road

do not consist of any floodplain, wetlands area, or the US Fish and Wildlife Conservation easement.

**Review of updated site plan received on June 7, 2013:**

The approved site plan identified the location of buildings, events center and parking areas including accessible parking spaces. Considering the scope of review which is limited to the changes to the size and location of the buildings on-site, staff has not conducted a detailed review of the site plan. A cursory review confirms that the building setbacks are in compliance, however, the following items are required to be addressed:

1. Access- Applicant to confirm if access driveway permits are obtained.
2. Site Services - Sewage Disposal- Applicant to confirm status of Health Department approval.
3. Site Services - Water Service- Applicant to confirm the availability of water on-site. Based on comments received from the Health Department the water well plans have been submitted to Little Rock. They had a few questions and requested some additional information from the applicant in a comment letter that was recently sent back to them. Applicant to provide status update to the Planning Board.
4. Site Services - Electrical Power Supply- Applicant to provide service agreement for electrical power supply on-site.
5. Site Services - Firefighting Provision- Review comments provided by Benton County Fire Marshall on June 10, 2013, "There must be access to all buildings for Fire Apparatus and or Ambulances.  
Issue 2: A Knox Box will be required on the main building and the access gate  
  
Issue 3: Food Prep areas will be required to have fire suppression systems as required by fire code.  
  
Other Comments: A written contract will need to be in place with Fire and EMS for standby at all events. This contract will need to be in place before a C of O is issued." Marc Trollinger  
  
The applicant provided a letter of service from Gallatin Fire Department dated December 18, 2009. The Planning Board may require a current service agreement.
6. Site Services - Solid Waste Disposal- Applicant to provide service agreement for solid waste disposal and location of refuse enclosures on-site.
7. Applicant to provide update on the outstanding items.
8. Applicant to provide status of the stipulations outlined in the November 17, 2010 approval.

**CONCLUSION**

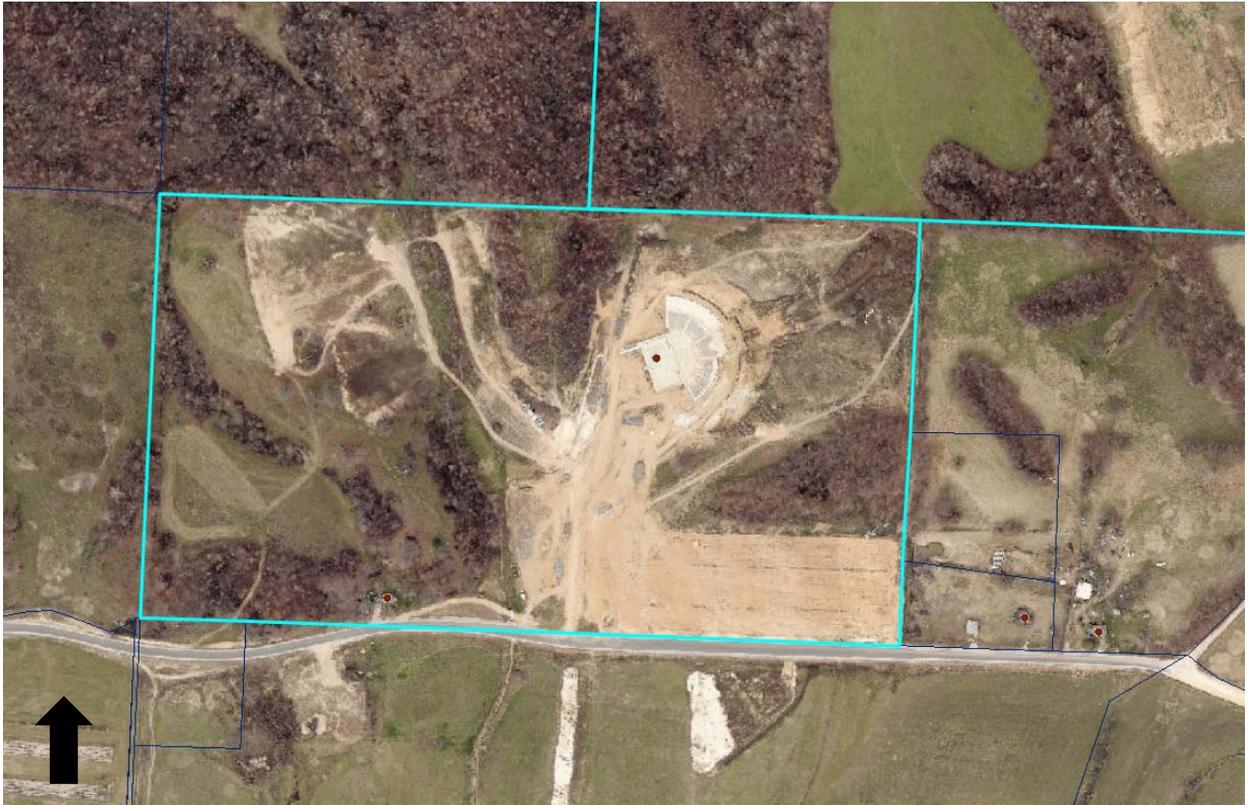
The proposed events center was approved in 2010 by the Planning Board with stipulations. Subsequently, on March 25, 2011 staff had identified a number of outstanding items. Although the applicant addressed some of them, staff in their subsequent review in 2011 had identified items that were required to be submitted. More recently, on June 7, 2011 the applicant provided an updated site plan for review by the

Planning Board. On May 30, 2013, the application was reviewed and the Chief Building Official had confirmed that the Building permits are current and active. Based on the scope of the updated revisions, it was agreed that application or fees or public comments are not required for the subject updated review.

Notwithstanding the above, it is anticipated that any further changes to the square footage or revisions to the updated site plan shall be reviewed by the Planning Board and the applicant will be required to submit an application within the scope of the revisions only along with the required fees.

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**Reviewed by:** Rinkey Singh, AICP



**LOCATION MAP**

June 19, 2013



Date: June 11, 2013

Job # 10059

RE: Osage Creek Events Center

To: Ms. Rinkey Singh, Benton County Planning

Ms Singh,

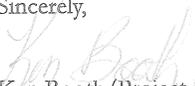
On behalf of our client, Mr. Greg Smith, we hereby request an update review of the plans for the above referenced project and do submit a plan to basically combine the buildings shown on the approved plan for Phases 1 and 2 into larger, more accessible, buildings.

Please refer to the sheets submitted as "SITE PLAN FROM 2011" and "BUILDING COMBINATION", and the submitted area breakdown, to compare the square footage difference and building location proposal. The developer feels this scenario will better serve the facility and his patrons, as well as be easier to maintain and police. No phase 2 buildings are planned at this point.

No function of the site, or the particular areas, will change, just the size of the buildings and adjustments to their location to better fit the terrain.

Upon approval of this revision the sewer and water plans can be completed and submitted to the Arkansas Department of Health for their continued review.

Sincerely,

  
Ken Booth/Project Manager  
Sand Creek Engineering

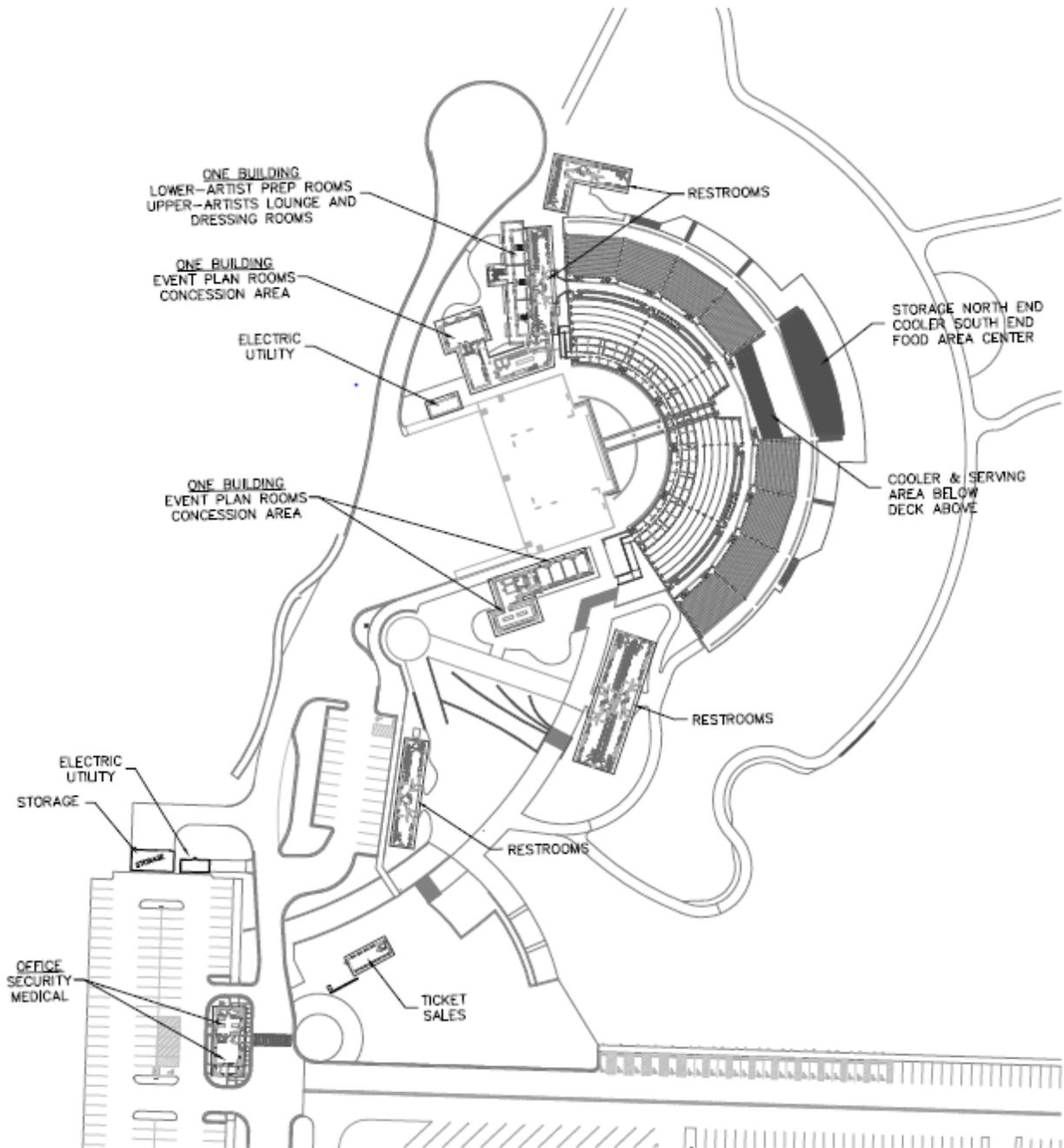
1610 NW 12<sup>th</sup> Street

Bentonville, AR 72712

Phone: (479) 464-9282

Fax: (479) 464-9284

## APPENDIX A –APPLICANT’S WRITTEN DESCRIPTION



**UPDATED SITE PLAN- JUNE 7, 2013**