

**Benton County Planning Board**  
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**Planning &  
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Planning Division**  
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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 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 applicant has chosen to abandon that project and has agreed to construct the accessible parking space at the existing building and has applied for approval of the storage warehouse at this new location.

This matter went before the Development Review Committee on June 12, 2013, and the Technical Advisory Committee on June 19, 2013. Minor modifications to the site plan were recommended, and applicant provided updated documents on June 28, 2013.

The submitted application contained a site plan and drainage plan. The revised site plan has addressed the outstanding items identified by staff. The Planning Board may consider the following stipulations to be added to their decision:

1. **Standard Conditions:** That the owner agrees to fulfill all the Standard Stipulations;
2. That the applicant shall provide approval from the State Health Department prior to obtaining a building permit;
3. That the applicant will provide to planning staff the permit approval for the construction of the driveway apron and drainage pipe.
4. Applicant has agreed to discuss the possibility of creating a private drive from the access easement with Marc Trollinger, 911 Administration, and abutting property owners who use the easement for access to their property.

**PROJECT INFORMATION**

<b>Applicant/Owner:</b>	Center Point Contractors/CSM Investments LLC
<b>Municipal Planning Area:</b>	Bentonville, AR
<b>Adders of subject property:</b>	10308 East Highway 72 (new address assigned by 911 addressing)
<b>Parcel ID:</b>	18-07140-007 and 18-07167-001
<b>Parcel Size:</b>	5.51 acres (18-07140-007) 1.89 acres (18-07167-001)
<b>Current Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	To construct a 7500 sq.ft. warehouse/storage facility for Center Point Contractor's office located at 10316 East Highway 72. Four 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 an access easement known as 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.

**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

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**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 the access easement/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 four (4) parking spaces on-site including one accessible space. 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.

The remainder of the 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 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.

**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. Materials stored will be steel, and will be stored for

approximately 30 days at a time. The entire perimeter of the property is fenced with 6' height chain link fences.

### **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 and twelve (12) boxwood shrubs along the north property line. The spacing of the trees will be 30 feet apart. Two (2) 2" caliper white pine and eight (8) boxwood shrubs are proposed to screen the proposed refuse enclosure.

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 existing access easement /Old Highway 72 is identified on the site plan. Access is gravel. 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 they have confirmed that a driveway permit is not required. However, applicant indicated the construction of a driveway apron at the access to Highway 72, and a permit has been submitted to AHTD. Applicant to confirm permit approval.

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 clearly identified on the site plan.

Considering that the access easement provides access to the properties owned by Center Point Contractors and few other properties, it was suggested that the applicant contact 911 addressing to designate the access as a private 'white signed' road. This is strongly advised considering emergency response in the area.

### **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 an 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 and it is shown on the site plan. The engineer has concluded that the peak run off will be reduced to pre-developed conditions. According to correspondence with Bobby Keeton on June 28, 2013, a culvert may be required at the access driveway in the future if stormwater begins running toward Highway 72 across the driveway or pooling on either side of the driveway. Applicant indicates on

the site plan a storm drainage pipe, which will run underneath the proposed driveway apron at the access of Highway 72.

### **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 an 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**

No hazardous materials or chemicals will be stored on site.

### **Notification of Abutting property owners**

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

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**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.  
*Applicant has provided information to confirm that four (4) parking spaces will be required, and submitted an updated site plan on June 28, 2013 that identifies four (4) parking spaces.*
2. No trucks will be left outside of the building as they are for delivery only.  
*Up to 3 company vehicles and up to 6 company trailers may be parked behind the building at times.*
3. The applicant has not confirmed if an accessible restroom is proposed in the warehouse.  
*Applicant provided an updated site plan on June 28, 2013, which identifies an accessible restroom in the storage facility.*
4. It is required that the applicant identify the type and intensity of the light fixtures.  
*Cut-off, wall-mounted lights are identified on the site plan along the east and west building walls.*
5. The Board may wish to request additional clarification about the types of materials and length of storage time.  
*Materials to be stored will include miscellaneous steel items for approximately 30 days.*
6. The spacing of the trees needs to be identified on the site plan.  
*Applicant submitted an updated site plan on June 28, 2013, which identifies the spacing of trees on the site plan.*
7. The access easement is required to be clearly identified on the site plan.  
*The access easement has been 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.  
*Applicant submitted an updated site plan on June 28, 2013, which identifies the detention pond 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.  
*At the time of this report, the Health Department was reviewing applicant's septic permit application.*
10. 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.*
11. Environmental Compliance comments waited from Emergency Management.  
*Applicant provided confirmation that no hazardous materials or chemicals will be stored on site.*

12. Applicant is required to obtain a driveway permit for the proposed driveway. Roads Department comments are awaited.

*Staff has confirmed that a driveway permit will not be required for the proposed driveway. However a permit is required for construction of the driveway apron at the access of Highway 72. A permit has been submitted to AHTD for approval.*

13. A culvert may be required, per discussion with Bobby Keeton on June 28, 2013. “If they are going to make improvements to this property and the drainage is such that it would take water across the drive or pond water on either side if no culvert was installed, then a culvert would be required.”

*The issue is outlined below.*

### **CONSIDERATIONS FOR THE PLANNING BOARD**

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The proposed construction of a storage/warehouse building on-site was reviewed by planning staff. Additional information was received to satisfy outstanding items.

The applicant has done their due diligence in contacting the required departments and agencies.

The Planning Board may consider the following stipulations to be added to their decision:

1. **Standard Conditions:** That the owner agrees to fulfill all the Standard Stipulations;
2. That the applicant shall provide approval from the State Health Department prior to obtaining a building permit;
3. That the applicant will provide to planning staff the permit approval for the construction of the driveway apron and drainage pipe.
4. Applicant has agreed to discuss the possibility of creating a private drive from the access easement with Marc Trollinger, 911 Administration, and abutting property owners who use the easement for access to their property.

**Reviewed by:** Amber Beale  
                    Rinkey Singh, AICP

July 3, 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

July 3, 2013



**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 8<sup>th</sup> 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



**LOCATION MAP**