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

14199 Highway 12 E, Rogers, AR

EXECUTIVE SUMMARY

The applicant, J & D Liquor, proposes to construct a new 52' x 65' (3,380 s.f.) structure for a liquor store along Highway 12 East. The proposal includes 18 parking spaces, one being an ADA compliant space. Access is shared with the property owner to the west at 14161 Highway 12 E. The property is owned by the Nelson Family, and applicant has provided a signed consent by the Nelson Family allowing Darrow Garner to handle development of the subject land.

The submitted application contains a site plan and an erosion control plan. Staff conducted a review of the application and the following item remains outstanding:

- Applicant to provide notice to abutting property owners;
- Applicant to confirm the proposed hours of operation;
- Applicant to confirm the proposed number of employees;
- Applicant to confirm parking dimensions;
- Applicant to confirm if a drive thru window is proposed;
- Applicant to confirm the location of any proposed lighting on site;
- Applicant is to apply for a stormwater permit;
- Applicant is to provide an engineer's statement for stormwater management;
- Applicant is to provide Health Department approval of the septic system design;
- Applicant to confirm compliance with these requirements;
- Applicant to confirm adequate screening of dumpsters on site;
- Applicant to confirm services for electrical, water, solid waste disposal, and firefighting;
- Applicant to provide access easement documents;
- Applicant to confirm the availability of a knox box;
- Applicant to identify the fire lane on the site plan;
- Applicant to apply for a lot line adjustment.

PROJECT INFORMATION

Applicant: Timothy Duffy, on behalf of Darrow Garner, Inc.
Owner: Nelson Family Revocable Trust

Municipal Planning Area: Rogers, AR
Adders of subject property: 14199 Highway 12 E (new 911 address)
Parcel ID: 18-03334-004
Parcel Size: 9.36 acres; 0.83 acres (area of development)
Current Land Use: Vacant
Proposed Land Use: Construction of a new 52' x 65' (3,380 s.f.) structure for a proposed liquor store with associated parking

Attachments: The following drawings and documents are attached:

1. Location Map – 14199 Highway 12 E
2. Proposed Site & Grading Plan
3. Proposed Erosion Control Plan

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is municipally known as 14199 Highway 12 E, Rogers, AR and is located east of the Rogers city limit.

The overall land area is 9.36 acres. The subject land is flat along Highway 12, sloping to the south in all directions. Surrounding properties comprise of a mix of residential and commercial uses. A residential subdivision is located to the southeast and southwest of the proposed development. Please see Location Map attached.

In accordance with FEMA FIRM data, the property is not located in a floodplain. According to staff research, the property is located in a Benton County MS4 area.

Background information:

On September 25, 2013, applicant attended a Development Review Committee meeting.

The scope of review for this proposal includes the construction of a new 52' x 65' (3,380 s.f.) structure for a liquor store with associated parking. Existing access provided by Dollar General to the west located at 14161 Highway 12 E. Applicant is required to provide access easement.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of one existing parcel of 9.36 acres. The area of development is 0.83 acres.

Noticing Requirements

Applicant to provide proof that notices to abutting property owners have been mailed.

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 proposal complies with this regulation.

Parking Requirements

Required: Parking calculations are based on Commercial Uses, which stipulates one space for every 200 s.f.

Comment: The proposed structure will equal 3,380 s.f., which would require 16 parking spaces. Applicant is proposing 18 asphalt parking spaces. The proposal requires at least one ADA parking space, which is indicated on the site plan. Applicant to confirm that the size of the ADA parking space will comply with ADA regulations.

Site Features – Lighting

Applicant to confirm the location of any proposed lighting on site. All light fixtures are required to be full cut-off.

Parking Buffer

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

Comment: The property has adequate existing timber to the west, east, and south of the proposed structure. No buffering is proposed on the site plan along Highway 12.

Access Driveways

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

Comment: A proposed access easement to the west of the development is shown on the site plan. A proposed 28' asphalt drive lane is shown on the site plan, connecting the proposed development to the access easement. A proposed 25' asphalt drive lane for circulation is also shown on the site plan. According to AHTD, applicant will not need to apply for a permit as long as no work is being done in the AHTD right of way. Applicant to provide access easement documentation.

A hydro pole exists onsite where the access connection from Dollar General is shown, applicant to identify measures to protect the hydro pole.

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: Applicant to provide an engineer's statement or study for stormwater management. The subject property is located in an MS4 area. Applicant is required to obtain a stormwater permit prior to the issuance of a building permit. Applicant has submitted an erosion control plan, which includes provisions for silt fences, fiber rolls, and hay bales. A gulley exists along the southern property boundary.

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: The site plan indicates a proposed 1,000 gallon septic tank to the south of the proposed structure. Applicant is to provide Health Department approval of the septic system design.

Site Services - Water Service

Water service agreement is to be provided by applicant.

Site Services - Electrical Power Supply

Electrical service agreement is to be provided by applicant.

Site Services - Firefighting Provision

Fire service agreement is to be provided by applicant.

Benton County Fire Marshall: Marc Trollinger, Benton County Fire Marshall, had the following comments: Both sides (edges) of access driveway shall be marked with striping and signage of a fire lane. If the building is constructed with a drive thru window, the lane for the window and waiting line will not count towards the minimum width of 20' driveway access around the building. The drive thru lane will occupy 9' of the available area. So will result in a minimum width of 29'. The parking area shall have a minimum of 20" width between parking spaces to keep open fire access. Building must install a Knox box on building for FD access. Applicant to confirm compliance with these requirements.

Site Services - Solid Waste Disposal

Applicant is to confirm solid waste disposal. The location for a dumpster and concrete pad is located on the site plan. Applicant to confirm adequate screening of dumpsters on the site plan.

Environmental Compliance

Applicant has indicated that no chemicals will be stored on site. The Benton County Emergency Management Agency submitted a letter dated November 25, 2013, indicating that applicant is currently in compliance with reporting requirements.

Distances from other Uses

No schools or churches are within 1,000 feet of the proposed liquor store business.

OUTSTANDING ISSUES

The following outstanding items need to be addressed:

- Applicant to provide notice to abutting property owners;
- Applicant to confirm the proposed hours of operation;
- Applicant to confirm the proposed number of employees;
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CONCLUSION

The proposed new 52' x 65' (3,380 s.f.) structure for a liquor store with associated parking was reviewed by planning staff. Applicant is required to address the outstanding issue as noted above.

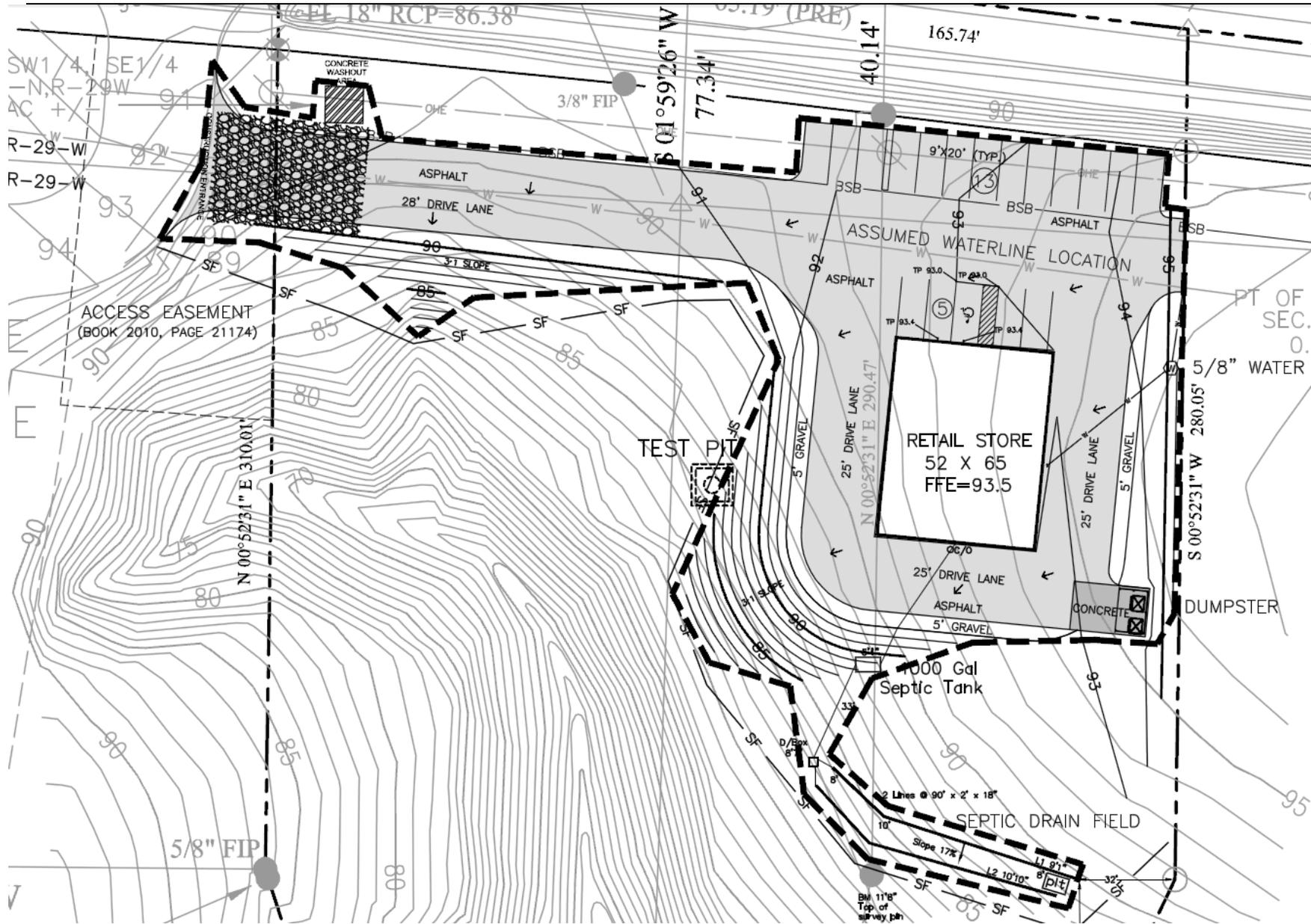
Reviewed by: Amber Beale, Planning Coordinator
 Rinkey Singh, AICP



LOCATION MAP – 14199 Highway 12 East, Rogers



SITE PLAN - 14199 Highway 12 East, Rogers



EROSION CONTROL PLAN - 14199 Highway 12 East, Rogers