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**Planning &
Environmental Services
Planning Division**
905 NW 8th Street
Bentonville, AR 72712
Phone: (479) 271-1003
Fax: (479) 464-6170
Email: amber.beale@bentoncountyar.gov

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

311 W Appleblossom Avenue, Lowell, AR

EXECUTIVE SUMMARY

The applicant, Sheila Piha, proposes to relocate an existing RV repair business onto her residential property. The proposal includes construction of a new 60'x80' structure and associated parking. The hours of operation will be from 8:00 a.m. to 4:30 p.m.

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

- Applicant to request waiver from parking requirements.
- Applicant to confirm the availability of full cut-off lighting for any proposed lighting on site.
- Applicant to confirm gravel compaction of driveway and parking lot.
- Applicant to provide further details regarding a new septic system for the house and possibly installing a separate system for the proposed shop building.
- Applicant to confirm that no floor drains are proposed in the new structure.
- Applicant to confirm that a 25' unobstructed fire lane will be around the proposed shop building at all times.
- Applicant to confirm the location of dumpsters on the sketch plan.
- Applicant to provide details of buffering from adjacent properties.
- Applicant to confirm the availability of a knox box.

Applicant is also applying for the following waivers:

- Waiver from detailed stormwater report, due to the limited impervious surface on site;
- Waiver from engineered drawings.

PROJECT INFORMATION

Applicant/Owner: Sheila Piha

Municipal Planning Area: Lowell, AR

Adders of subject property: 311 W Appleblossom Avenue (New 911 address for shop)
309 W Appleblossom Avenue (residence)

Parcel ID: 18-06030-000

Parcel Size: 1.81 acres; 0.75 acres (area of development)

Current Land Use: Residential structure on site

Proposed Land Use: Construction of a new 60'x80' RV repair business to the south of the residential structure on site

Attachments: The following drawings and documents are attached:

1. Location Map – 311 W Appleblossom Avenue
2. Proposed Sketch Site Plan

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is municipally known as in 311 W Appleblossom Avenue and is located south of the Lowell city limit and north of the Springdale city limit.

The overall land area is 1.81 acres. The subject land is relatively flat in all directions. Surrounding properties comprise of a mix of residential and commercial uses. Please see Location Map attached.

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

Background information:

On September 25, 2013, applicant attended a Development Review Committee meeting. On October 18, 2013, applicant consulted with planning staff. Applicant was scheduled for TAC on November 20, 2013, however, she was unable to attend. This matter was then placed on the December 4, 2013 TAC agenda.

The scope of review for this proposal includes the construction of a new 60' x 80' RV repair business with associated parking. The structure would have three (3) fourteen foot (14') garage doors. The business will have no employees other than the property owner.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of one existing parcel of 1.81 acres. The area of development is 0.75 acres.

Noticing Requirements

Notice has been provided to abutting property owners regarding the proposed development, and certified mail receipts have been returned to staff on November 5, 2013.

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 4,800 s.f., which would require 24 parking spaces. Applicant is proposing 16 gravel parking spaces. Applicant may request a waiver from the parking requirement. Applicant to confirm the number of customers anticipated for his business and the number of RVs parked to be picked up.

Site Features- Outdoor Equipment Usage and Storage

Applicant may have RVs stored outside for staging. Applicant is proposing vegetative buffering to screen any outdoor storage. Details of the type and caliper of the proposed landscaping is required to be included on the site plan. The nearest residential unit is approximately 150' away and will require buffering. Properties to the east/west accommodate residential land uses.

Site Features – Lighting

One existing SWEPCO light pole exists on site and is identified on the sketch plan. No additional lighting is proposed on the sketch plan. Location and types of all proposed light fixtures are required to be identified on the site plan.

Parking Buffer

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

Comment: The sketch plan indicates a row of proposed bushes along the east and west property lines. Considering the proximity of residential units, additional buffering may be required to buffer the RV parking area to the satisfaction of the Planning Board. Details of the proposed landscaping needs to be identified on the site plan. Additionally, parking may need to be delineated with railroad ties or a similar parking stop.

Access Driveways

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

Comment: There is an existing 20' gravel driveway, with a 55' gravel entrance. Applicant is proposing to extend the gravel driveway further south on the property. Comments received from Benton County Fire Marshal, Marc Trollinger indicates that applicant must ensure that the gravel driveway and parking areas must be compacted enough to allow a 60,000 lb fire apparatus to travel in all wet weather conditions. Applicant is to confirm gravel compaction. Comments received from the city of Springdale include: "Applicant does not meet requirements of many City Of Springdale codes regarding driveway surface, storage area surface or others." Typically, for commercial use, access driveways require a paved apron.

Comments received from the Road Department: applicant will be required to apply for a driveway permit. The driveway will require a 17' turning radius. The Road Department also specified the apron type to be a class 7 base (or SB-2) which is "white gravel rock, ½" – 1" in size."

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 area. Applicant has applied for a waiver from a detailed stormwater management plan. However, considering the repair business in close proximity to existing residential land use, stormwater considerations need to be reviewed.

Comments received from the city of Springdale: It appears applicant will gravel almost an acre which could have an effect on surrounding properties and downstream conditions. Gravel, especially compacted gravel with many fines, can have imperviousness close to asphalt or concrete pavement.

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: Applicant is proposing one restroom in the shop building, and proposes to replace the existing septic system with a new system. The existing system has no permit on file. According to the Health Department, applicant may not be able to tie the proposed shop into the existing house system since no information on the system is available. Applicant is to provide further details regarding a new septic system for the house and possibly installing a separate system for the proposed shop building.

Site Services - Water Service

Water service is provided by Lowell City water, and will tie into the residential connection. Applicant to confirm that no floor drains are proposed in the new structure, as the Health Department has concerns regarding wastewater and the septic system. If floor drains are proposed, applicant must obtain a permit from ADEQ.

Site Services - Electrical Power Supply

SWEPSCO provides electrical service to the existing residential structure, as well as to the existing light pole. Applicant indicates that SWEPSCO will also provide electrical service to the proposed shop building. Applicant to provide the electrical service agreement.

Site Services - Firefighting Provision

Fire and EMS services will be provided by Lowell Fire Department.

Benton County Fire Marshall: Marc Trollinger, Benton County Fire Marshall, notes that an emergency lock box will be required from the Lowell Fire Department, and a 25' fire lane will be around the proposed shop building will be required at all times. Applicant to confirm compliance with this requirement.

Site Services - Solid Waste Disposal

Dumpsters will be located on site, and will be serviced weekly by Deffenbaugh Industries. Applicant is to confirm the location of dumpsters on the sketch plan.

Environmental Compliance

Applicant has indicated that used oil, less than 5 gallons, will be stored on site to later be disposed of at a local recycler. The Benton County Emergency Management Agency provided a letter dated November 25, 2013 that states "the facility for the Brian's RV Repair will only house used motor oil and the amount will not exceed five gallons." The letter also states that the amount of used motor oil is not a reportable quantity under current requirements, and Brian's RV Repair is in current compliance.

OUTSTANDING ISSUES

The following outstanding items need to be addressed:

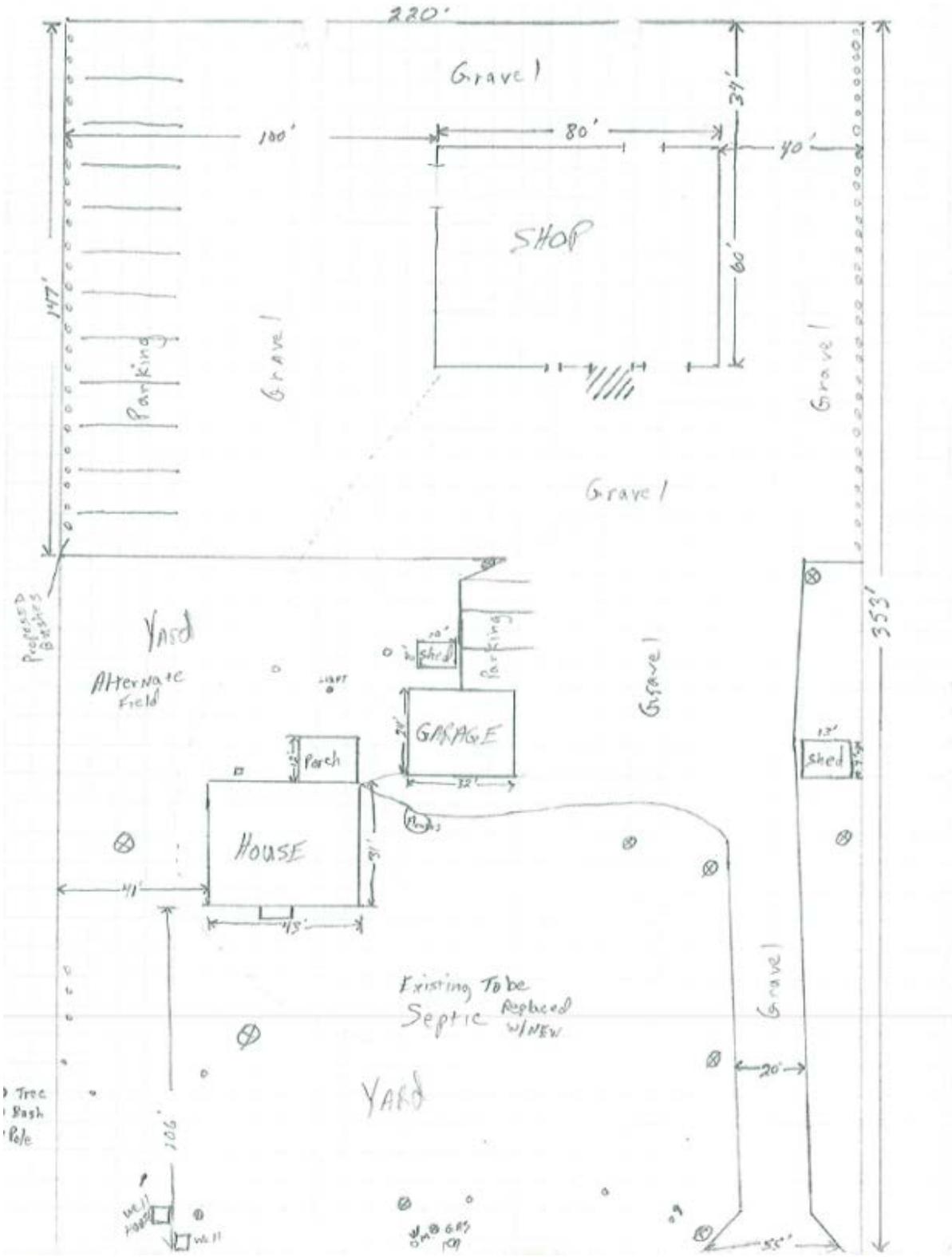
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- Applicant to confirm the availability of a knox box.

CONCLUSION

The proposed new 60'x80' RV repair business with associated parking on-site was reviewed by planning staff. Applicant has applied for waivers from a stormwater drainage report and detailed engineered drawings. Applicant is required to address the outstanding issue as noted above.



LOCATION MAP - 311 W Appleblossom Ave, Lowell



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SKETCH PLAN - 311 W Appleblossom Ave, Lowell