

**Benton County Planning Board**  
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## **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 for the RV repair business and associated parking. The hours of operation will be from 8:00 a.m. to 4:30 p.m., and there will be no employees other than the property owner.

Applicant has applied for the following waivers:

1. Waiver from submitting a stormwater management plan due to the minor nature of the proposal and lack of impervious surfaces.
2. Waiver from engineered drawings.
3. Waiver from parking requirements.

This item was reviewed by the Planning Board on December 4, 2013, at the Technical Advisory Committee (TAC) meeting. A number of outstanding items were identified. Staff also provided the list of outstanding items to the applicant on December 10, 2013. The following items remain outstanding:

1. That applicant will provide a stormwater drainage analysis.
2. Applicant may consider limiting the area of development as shown on the sketch plan.

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

1. **Standard Conditions:** That the applicant agrees to fulfill all the Standard Stipulations prior to undertaking any construction activity on-site;
2. That applicant will provide to staff a letter regarding gravel compaction of the driveway and parking area before the issuance of a decision letter.
3. That Health Department approval will be required before the issuance of a building permit.
4. That the parking area should not be utilized for long term storage of RVs on site; no longer than one month.
5. That applicant is required to apply for a driveway permit with Benton County before the issuance of a building permit.

**6. That applicant will provide a stormwater drainage analysis.**

**PROJECT INFORMATION**

**Applicant/Owner:** Sheila Piha

**Municipal Planning Area:** Lowell, AR

**Address 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

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**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 due to confusion about the meeting location. 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 has requested a waiver from the parking requirement. Applicant expects to have no more than 1-2 customers at a time, as service will be by appointment only. Staff recommends reducing the number of parking spaces to no more than 3 or 4 in order to reduce the total area of development. Applicant expressed concern in needing adequate space for longer RVs.

### **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. The buffering will consist of evergreen types of trees. 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. The shop building will have one light on the north side of the building, and one light on the east side of the building. Applicant has confirmed the lighting to be full cut off.

### **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. Additionally, parking may need to be delineated with railroad ties or a similar parking stop. The buffering will consist of evergreen types of trees.

#### **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."

Applicant is to provide the gravel compaction analysis.

#### **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 is 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.

Applicant has agreed to install a detention pond if required by the Planning Board.

#### **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. Corbett Environmental has submitted a new septic design to the Health Department, and approval is awaited.

### **Site Services - Water Service**

Water service is provided by Lowell City water, and will tie into the residential connection. Applicant confirmed that no floor drains are proposed in the new structure. There is an abandoned hand dug well on site on the north side of the property that was used for a chicken house that was demolished. Applicant has confirmed to fill the well to properly abandon it.

### **Site Services - Electrical Power Supply**

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

### **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 knox 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 confirmed compliance with this requirement.

### **Site Services - Solid Waste Disposal**

Dumpsters will be located on site, and will be serviced weekly by Deffenbaugh Industries.

### **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.

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

The proposed new 60'x80' RV repair business with associated parking on-site was reviewed by planning staff. Additional information was received to satisfy outstanding items. The applicant has done their due diligence in providing the required service agreements and notice to abutting property owners.

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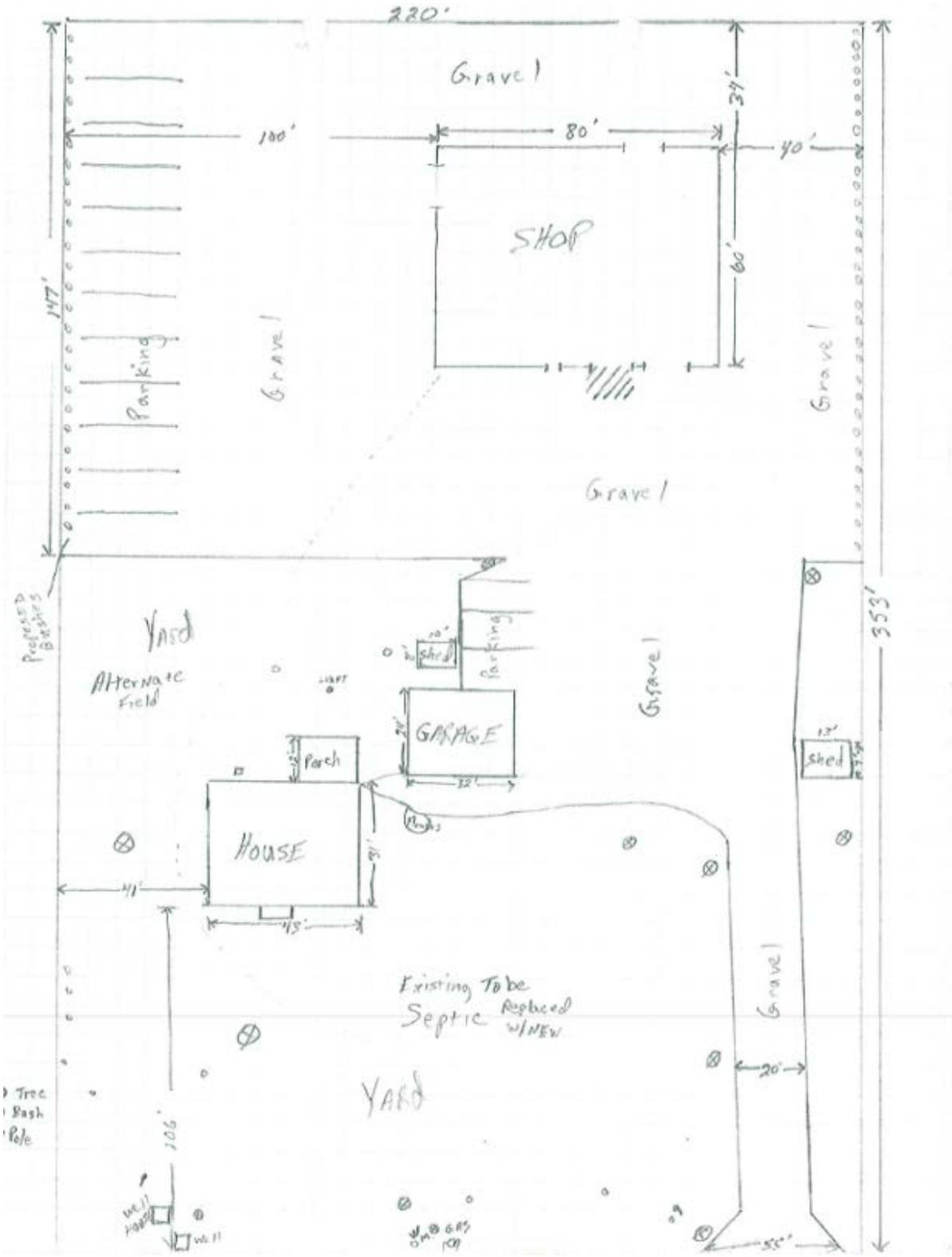
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**LOCATION MAP - 311 W Appleblossom Ave, Lowell**



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**SKETCH PLAN - 311 W Appleblossom Ave, Lowell**