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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. Hours of operation will be from 10:00 a.m. to 10:00 p.m., and may vary according to season and customer demand. The retail store will have 5 employees.

The submitted application contains a site plan and an erosion control plan. The following stipulations may be considered by the Planning Board:

- **Standard Conditions:** That the applicant agrees to fulfill all the Standard Stipulations prior to undertaking any construction activity on-site;
- That applicant is required to obtain a stormwater permit;
- That applicant is required to submit an engineer's statement for stormwater management;
- That applicant will provide Health Department approval of the septic system design before the issuance of a building permit;
- That applicant will confirm service for solid waste disposal before the issuance of a decision letter;
- That applicant will provide a traffic analysis before the issuance of a decision letter;
- That applicant will provide an overall development of anticipated future land uses;
- That applicant will provide stormwater quality measures on site to be detailed on the site plan.

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 and a drive thru window.

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 provided the access easement, which notes a perpetual easement.

The City of Rogers has previously approved a lot split and a lot line adjustment of the property.

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 provided 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. The site plan also confirms that the size of the ADA parking space will comply with ADA regulations.

Site Features – Lighting

Applicant has provided a site lighting plan, which shows wall-mounted lighting and light poles, and that the fixtures will 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. The site plan indicates proposed vegetative buffering to the south.

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 provided access easement documentation. A traffic analysis is requested, as well as a plan showing all future development of the property to the east.

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 gully 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 was provided by applicant with a letter dated December 10, 2013 from Rogers Water.

Site Services - Electrical Power Supply

Electrical service agreement was provided by applicant with a letter dated December 11, 2013 from Carroll Electric.

Site Services - Firefighting Provision

Fire service agreement was provided by applicant with a letter dated December 4, 2013 from Beaver Lake Fire Department.

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. Due to the proposed 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 has confirmed 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 provided details for refuse enclosure, which include a brick enclosure with a wooden gate.

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.

CONSIDERATIONS FOR THE PLANNING BOARD

The proposed new 52' x 65' (3,380 s.f.) structure for a liquor store with associated parking was reviewed by planning staff.

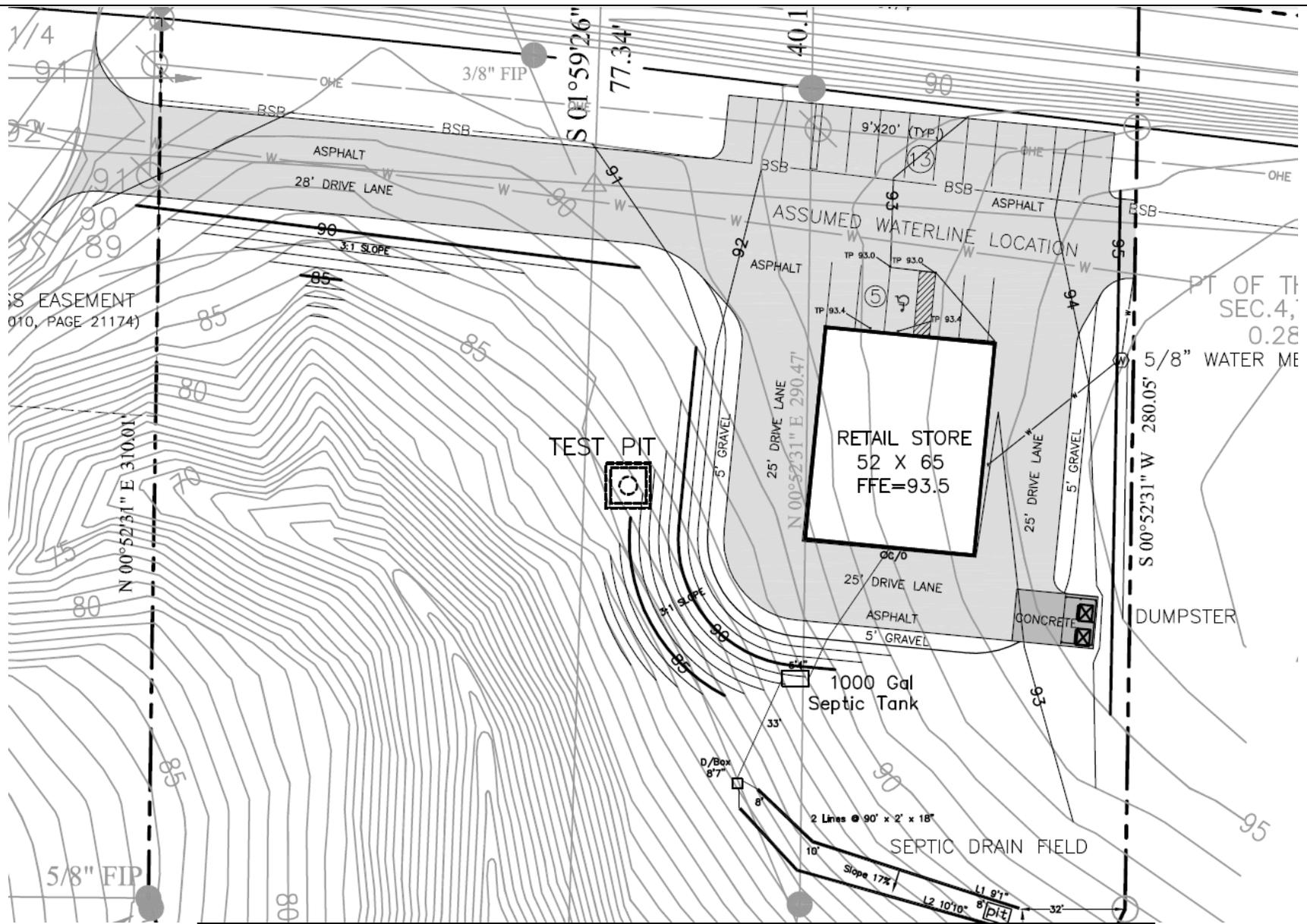
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Reviewed by: Amber Beale, Planning Coordinator
Rinkey Singh, AICP



LOCATION MAP – 14199 Highway 12 East, Rogers



SITE PLAN - 14199 Highway 12 East, Rogers

