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COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT PLANNER'S TECHNICAL REPORT

1978 SLACK STREET, PEA RIDGE, AR 72751

EXECUTIVE SUMMARY

The applicant/owner, John Dye Junior, proposes to establish a fitness center in an existing 3,200 s.f. building located at 1978 Slack Street in Pea Ridge. The applicant is requesting the following waivers:

1. Waiver from the requirement of engineered drawings
2. Waiver from detailed Stormwater management Plan.

The fitness center will remain open 24/7 and will be operated by the owner. Applicant has confirmed that one (1) employee will be on-site and approximately ten (10) customers are expected at any given time. The applicant intends to use the existing compacted gravel area in front of the building for parking. Staff has determined that the existing 3,200 s.f. building will require 16 spaces on-site including one accessible ADA compliant parking space.

The commercial use is accessed by an existing driveway from Highway 72. The residential dwelling is accessed by a separate driveway from a right-of-way to the east.

On January 29, 2014, the applicant attended the Development Review Committee Meeting. Applicant attended the February 19, 2014 public hearing; however, the matter was continued to March 5, 2014 to address the following outstanding items:

1. Applicant to provide a sketch plan, if allowed by the Planning Board, including access driveway and parking stall dimensions, location of refuse enclosure, screening details.
2. Comments received from the inter departmental review

Applicant submitted a sketch site plan on February 24, 2014 which addressed staff's requirement. Therefore, the application is being scheduled for public hearing meeting on March 5, 2014.

Building permit was issued on January 27, 2014.

Considerations for the Planning Board

I. Request for Waivers:

- a. Waiver from the requirement of engineered drawings
- b. Waiver from detailed stormwater management plan

II Request for Site Plan Approval:

- a. Standard Conditions – that applicant agrees to the standard conditions;
- b. That Applicant shall provide Health Department approval before the issuance of a certificate of occupancy.

PROJECT INFORMATION

Applicant/Owner: DYE, JOHN RAY JR

Address of subject property: 1978 SLACK STREET, PEA RIDGE, AR 72751

Parcel ID: 15-11947-000

Parcel Size: 5.05 acres; 3 acres (commercial area)

Current Land Use: Existing 3,200 s.f. commercial building and a residential use on-site
Proposed Land Use: To establish a fitness center in an existing 3,216 sq. ft. building on-site that was previously used as service repair garage. In accordance with the assessor's database, the building was constructed in 1999. There is no record of approval by the Planning Board. The applicant intends to use the existing gravel parking area and existing access from Highway 72.

The commercial use is accessed by an existing driveway from Highway 72. The residential dwelling is accessed by a separate driveway from a right-of-way to the east.

The facility will be open 24x7 and customers will have card access. The applicant is requesting the following waivers:

1. Waiver from the requirement of engineered drawings
2. Waiver from detailed stormwater management plan.

Attachments: The following drawings and documents are attached:

1. Location Map
 2. Sketch Plan
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PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is located on the north side of Highway 72. The corporate limits of the City of Pea Ridge is to the south of the highway.

The overall land area is 5.05 acres. The area of development is restricted to the re-use of the commercial building and associated parking only. The subject land is bound by Highway 72 on the south side and is part of K-D-Ranch subdivision. Please see Location Map attached.

According to staff research, the property is not located in a Benton County MS4 area or in a floodplain.

Background information:

On January 27, 2014, the Building permit was issued.

On January 29, 2014, applicant attended a Development Review Committee meeting. Based on information from the County Assessor's database, the owner is delinquent of taxes. The applicant has

verified with their bank that the taxes have been paid. Applicant will contact the County Assessor's office to update this information.

On February 5, 2014, applicant attended the Technical Advisory Committee meeting. Applicant was advised of revisions to be addressed prior to the public hearing meeting. On February 19, 2014, applicant attended the Planning Board public hearing. The matter was continued to March 5, 2014, due to a lack of updates from applicant. Applicant was given a deadline of February 24, 2014 to address the outstanding items. Applicant provided the updates on February 24, 2014.

Staff conducted a site visit on February 24, 2014.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of a 5.05 acre parcel accommodating a commercial building and a residential dwelling.

Noticing Requirements

On February 5, 2014, the applicant provided the proof of notice to abutting property owners by certified mail. Staff has verified that this is adequate.

Building Setback

Required: A fifty (50) foot 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- Based on staff's estimation the building setbacks are in compliance.

Parking Requirements

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

Comment: The proposed structure with a GFA of 3,216 s.f. would require 16 parking spaces including one (1) accessible space on-site.

The applicant has confirmed on the site plan that the surface type is crushed, compacted gravel.

Notwithstanding the requirement of the planning regulations, the Applicant has confirmed that one (1) employee will be on-site and approximately ten (10) customers are expected at any given time. Future expansion on-site will require review and approval by the Planning Board.

Applicant has indicated on the site plan that one employee parking space is proposed in the rear of the building. Applicant to confirm the width of the access drive for the rear of the property. The surface type is also crushed, compacted gravel. Staff conducted a site visit on February 24th, 2014 and noted that the drive aisle to the rear of the building was mostly grassed over.

Site Features- Loading area

None are proposed on-site.

Site Features – Lighting

Applicant has confirmed that one (1) wall sconce exterior light fixture exists on-site. No additional lights are proposed.

Parking Buffer

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

Comment: Applicant has changed the type of buffer from deciduous (sugar maple) to evergreen (Leyland Cyprus). The buffer will be approximately 190' long with spacing of 6'. A 1 gallon pot size is proposed.

Access Driveways

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

Comment: An access driveway from Highway 72 is existing. Benton County Road Department has indicated no comments as the access is from Highway 72. Bobby Keeton of AHTD has no comments on this proposal.

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. The applicant has requested a waiver from a Stormwater Management Plan as no development is proposed on-site and the applicant intends to use the existing building and parking area.

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 February 5, 2014, Building Official, Mr. Glenn Tracy, confirmed that all accessibility provisions have been satisfied as part of the building permit review. The location of the ADA restroom needs to be shown on the site plan. The applicant has noted that the combined septic facility will be separated such that the commercial use will be on a system than the residential on-site. Health Department officials have visited the site and submitted a design for approval. Two systems are being designed, one for the residence and another separate system for the proposed fitness center.

Site Services - Water Service

Water service is provided by Pea Ridge Water Utilities dated January 30, 2014. Applicant provided this information on dated February 5, 2014.

Site Services - Electrical Power Supply

Carroll Electric has provided a letter dated January 30, 2014, noting that they will provide electric power to the site.

Site Services - Firefighting Provision

Benton County Fire Marshall, Marc Trollinger, attended the DRC.

On February 5, 2014, Building Official, Mr. Glenn Tracy, confirmed that all Fire requirements have been satisfied as part of the building permit review. On February 5, 2014, Marc Trollinger confirmed that he had no further no comments.

On February 5, 2014 the applicant provided a service agreement from Pea Ridge Fire Department.

Site Services - Solid Waste Disposal

Applicant is to confirm the location of dumpsters on the site plan. On February 5, 2014 the applicant provided a service agreement from Republic Services regarding trash service on-site.

Applicant has confirmed that the location of the dumpster will be in the rear of the building with a concrete pad of approximate dimension of 8'x4'. The dumpster will be screened with the proposed vegetative buffer east of the area of development. Applicant has provided details of the dumpster to be used on-site.

Environmental Compliance

Applicant has indicated that no chemicals will be stored on-site. Benton County Emergency Management Agency provided a letter dated February 14th, 2014 stating that Mr. Dye is in compliance with SARA Title III and Tier II.

OUTSTANDING ISSUES

As discussed at DRC, the applicant has provided information on an aerial photo showing the parking spaces. On February 24th, 2014 applicant provided a sketch plan including parking stall and drive aisle dimensions, new details for the proposed screening including species, gallon size, spacing and total length. Applicant also provided details of the dumpster including its size and pad surface type.

The only outstanding item is the status of Health Department approval.

CONSIDERATIONS FOR THE PLANNING BOARD

The proposed use of an existing building for a fitness center was reviewed by planning staff to ensure compliance with the Planning Ordinance. The applicant is also seeking a waiver from engineered drawings and Stormwater management plan.

- I. Request for Waivers
 - a. Waiver from Engineered Drawings
 - b. Waiver from Stormwater Management Plan

- II. Request for Site Plan Approval- The Planning Board may consider the following stipulations in their decision:

- a. Standard Conditions – that applicant agrees to the standard conditions;
- b. That Applicant shall provide Health Department approval before the issuance of a certificate of occupancy.

Prepared by: Michael McConnell, Senior County Planner

Reviewed by: Rinkey Singh, AICP



LOCATION MAP

