

Benton County Planning Board

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Benton County Development Department

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SITE PLAN REVIEW PLANNER'S PUBLIC HEARING REPORT

13888-13906 N. AR HWY 279, HIWASEE, AR 72739

EXECUTIVE SUMMARY

Paul Koosman, applicant for the property owner, Mopin LLC, is proposing infrastructure and other improvements to one of two existing light commercial/office buildings on the subject property. Both of the sites existing buildings were constructed without prior Site Plan Review and approval. As such, this project seeks to approve all existing and proposed improvements within the scope of this single site plan application. Specifically, the applicant proposes to install an on-site septic and disposal system (OSSDS), connect to public water system, interior electrical and plumbing, as well as landscaping improvements for the existing 5000 sq. ft. +/- southern building. Presently, the site is improved with the afore described southern building (2006 +/- construction); a 3000 sq. ft. +/- northern building (1999 +/- construction); a well-water house between the northern building and the roadway; driveway apron and associated paved parking between the two existing buildings; a second driveway apron along the south side of the properties roadway frontage accessing the southern building; and an existing OSSDS servicing the original, north building. No increase in building square footage or impervious cover is proposed. The north building has four tenants resulting in a minor commercial. The southern building is currently vacant and the applicant anticipates future use of the building in keeping with the septic design on-site. The applicant is also seeking variance from the parking requirements and the existing building setbacks on-site. On June 30, 2014 agent provided a site plan, with revised version provided on July 23rd, 2014.

OUTSTANDING ITEMS TO DATE:

- Revise 'form E' + site plan data table notation to request a parking variance of 18 spaces in lieu of the required 26.
- Applicant to confirm if the uses associated with either building requires loading areas.
- Confirmation that all lighting on site is and/or will be transitioned to zero-cutoff type.

CONSIDERATIONS FOR THE BOARD:

- Variance from the parking requirements
 - 18 parking spaces in lieu of the required 26 spaces.
- Variance from the building setback requirements
 - Building-to-centerline setback of 46.8 ft. in lieu of the required 55 ft. (south bldg.)
 - Building-to-centerline setback of 34 ft. in lieu of the required 55 ft. (well house)
- Site Plan Approval
 - Conditional upon receiving parking and building setback variance approval
 - Standard Conditions- That the owner agrees to the Standard Conditions (*appendix A*).

PROJECT INFORMATION

Applicant: Paul Koosman
Owner: Ira Zazulak / Mopin, LLC
Engineer: Greg Bone, PE – Engineer
Address of subject property: 13888-13906 N. AR Hwy. 279, Hiwassee AR 72739
Parcel ID: 18-09420-001
Parcel Size: 2.54 acres
Current Land Use: Light Commercial / Office
Proposed Land Use: To utilize an existing 3000 sq. ft. (north) building for use as a light commercial / office building (four tenants) and to provide on-site septic and disposal system, plumbing, electrical, and other interior renovations to the existing 5000 sq. ft. light commercial/office building (south building) for future uses (*Applicant is requesting variance from parking and building setback requirements as detailed in the report*).
Attachments:
1. Location Map
2. Final Site Plan

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The 2.54 acre subject property is located on the north side of Forest Hills Blvd. (AR Hwy. 279), at its intersection with Kings Lane, approximately 1 mile east of AR Hwy. 72. Approximately 1.45 acres +/- of the property is wooded, sloping gradually westward from the improved portion of the parcel. Improvements to the property include two existing light commercial/office buildings at approximately 3000 and 5000 square feet of interior area for the north and south buildings respectively. The north building currently is served by private well and individual septic system, whereas the south building is not served currently with water, sewerage disposal, or electrical. Vehicular ingress/egress for both buildings provided via a paved parking pad accessed directly from the main roadway and located between the two buildings. A secondary ingress/egress from the main roadway exists for the south building via separate gravel driveway on the far southern portion of the parcel, extending toward the rear of structure below roadway level grade. Land uses for surrounding properties include institutional (church) to the north, agriculture to the east, and vacant / woodlands to the west. The property is not located in a Benton County MS4 area or a FEMA floodplain.

Background information:

On June 30th, 2014, applicants' engineer Mr. Greg Bone, P.E. met with staff on behalf of the property owner to review the project and application requirements. On July 7th, 2014, the applicant and their agent consulted with planning staff and submitted the application and site plan for review. An interdepartmental review form was sent on July 10th, 2014 to the following: Health Dept., AHTD, Road Dept., Building Dept., Fire Marshal, Administrator of General Services, and Benton County 911 Administration. Site plans were revised per planning comments and submitted to Staff on July 23rd, 2014.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Approximately 1.45 of the 2.54 acres contained within the subject parcel is to be the developed/development area. The remainder of the parcels acreage will remain wooded and undeveloped (save for any disturbance related to installation of proposed OSSDS for southern building).

Noticing Requirements:

Required: Applicant must send written notice to surrounding property owners, submit USPS certified mail receipts to Staff, post public hearing signage on-site, and provide photograph of public hearing signage on or before 7/23/2014.

Comment: Applicant posted public hearing signage on-site and submitted photographs of the public hearing signage and scanned copies of USPS certified mail receipts on July 23rd, 2014.

Building Setback:

Required: A fifty five (55) 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: South building and well house encroaches upon the building-to-major collector setback of 55 ft. Agent for applicant submitted formal variance requests to allow a building-to-major collector (centerline) setback of 46.8 feet (South Building – 13888 N. Hwy. 279) and 34 feet (well house) in lieu of the otherwise required 55 feet. The applications and required 75.00 fees for each variance request were submitted on July 23rd.

Parking Requirements:

Required: Parking calculations on site plans submitted (revised 7/23/2014) is based on outdoor sales, business office, and warehouse uses. Outdoor sales require 1 space per 1,000 sq. ft. + 1 space per employee per shift; Business office requires 3 spaces per 1,000 sq. ft.; Warehouse uses requires 5 spaces per 2,000 sq. ft. + 1 space per employee per shift. Site with between 1 – 25 spaces require a minimum 1 ADA accessible space, and sites with between 26 – 50 spaces require a minimum 2 ADA accessible spaces. Staff utilized a land use of ‘other commercial’ to calculate parking demand for the entirety of the north building square footage (3,000 sq. ft.) to account for future use changes for the leasable spaces. Per Code, ‘other commercial’ uses require 5 parking spaces per 1,000 sq. ft. and adequate loading areas provided separately. This would require the site to provide 15 parking spaces for the north building plus adequate loading. 7/23/2014 site plan revisions updated sq. footage for the south building, along with its associated parking calculations. The table submitted shows 5,000 total sq. feet. The specific parking calculation demand is 1,500 sf. @ 5 spaces / 2,000 sf. = 4 pkg. spaces (Warehouse) + 2,000 sf. @ 3 spaces / 1,000 sf. = 6 pkg. spaces (Business Ofc.) + 1,500 sf. @ 1 space / 5,000 sf. = 1 pkg. space (Outdoor Sales); for a total of 11 spaces required for the south building. Total parking required on site is 26 standard spaces with 2 ADA accessible spaces plus any loading areas.

Comment: Site plans show 7 spaces for the north bldg. and 11 spaces for the south bldg. for a total of 18 spaces provided. However, applicant submitted a formal variance request to allow 16 standard parking spaces in lieu of the required 26 standard spaces. **The variance application, as well as notation below the parking data table will need to be revised to state “Variance from parking requirements. A total of 18 parking space are to be provided in lieu of the required 26”.** The applicant is providing 2 ADA accessible spaces. The 75.00 fee for each variance request was submitted on July 23rd, 2014.

Site Features- Loading area:

No loading areas associated with either building are shown for this project.

Comment: Applicant to confirm if the uses associated with either building require loading areas.

Site Features – Lighting:

Applicant has not indicated any additional outdoor lighting on the site plan or application. There is at least one existing flood / security attached to the north building per field inspection.

Comment: Applicant to confirm if any existing lighting is NOT of a zero-cutoff type, and if so, that those fixtures will be transitioned to zero-cutoff.

Parking / Landscape Buffer:

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

Comment: Applicant is proposing a row of landscape beds with Junipers, boxwoods, and barberry shrubs along the front of the south building. No additional screening is being proposed at this time.

Access Driveways:

Required: The property fronts along a major collector, State Highway, and under the purview of the Arkansas Transportation and Highway Department (ATHD). The design and construction of the access drive shall be in accordance with the standards as presented in the Benton County Road Plan.

Comment: Since the project is outside the ATHD ROW, and existing access drive meets ATHD minimum requirements, ATHD will not require the owner to obtain access permits for the project.

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, and a SWP3 will not be required. In accordance with §4.6.10, the applicants' agent provided a drainage report on July 23rd, 2014, incorporating both buildings and all related impervious covered surfaces, confirming the site adequately provides for its own stormwater management without the need for SWM detention structures.

Site Services - Solid Waste Disposal:

Applicant has stated that use of a common dumpster for solid waste has proven problematic in the past (*i.e. dumpster left full*). Lease agreement submitted by applicant's agent between states "*F. Garbage Disposal. All garbage and trash removal are the tenants responsibility*". Deffenbaugh Industries provide solid waste service conditioned upon agreement with individual tenants.

Comment: Service confirmation letters were submitted on July 23rd, 2014 for both buildings.

Site Services - Electrical Power Supply:

Carroll Electric cooperative supplies electrical service to all buildings on site.

Comment: Service confirmation letters were submitted on July 23rd, 2014 for both buildings.

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 north building is served by private septic system, with permits for this system issued on Feb. 26th, 1999 by ADH. The ADH has approved a proposed secondary OSSDS for the south building for a maximum capacity of 150 gal. / day, but is sized for small commercial/office/retail and/or a single bedroom apartment only. Any other uses that would exceed the allowable capacity for the permitted system (including but not limited to food service, salons, dog grooming) will require an ADH approved enlargement to the proposed OSSDS. Site plans submitted July 23rd, 2014 show existing fields, alternate fields, and lateral lines for both septic systems.

Site Services - Water Service:

Water service for the north building is currently provided by private well; proposed interior plumbing for the south building was granted ADH approval on April 10th, 2014. Service confirmation letter dated 7/11/14 from Centerton W&S district confirms available public water capacity, and applicant proposes to connect to that municipal system.

Comment: Applicant has confirmed ADH approval for utilizing well as potable water source (*semi-public well – 7/21/14 E-mail from ADH*), and interior plumbing approval for north building. South building is proposing to connect to public water system of Centerton. Per ADH comment, it is the applicant's responsibility to ensure proper upkeep, sanitation, and sampling of the existing well.

Town of Gravette Fire & EMS:

Captain Scott Gillming with the Gravette Fire & EMS service confirmed his overseeing emergency services for the subject property via signed service confirmation forms ('Form F') dated July 8th, 2014

OUTSTANDING ISSUES TO BE ADDRESSED PRIOR ISSUANCE OF A DECISION LETTER:

1. Revise 'form E' + site plan data table notation to request a parking variance of 18 spaces in lieu of the required 26.
2. Applicant to confirm if the uses associated with either building requires loading areas.
3. Confirmation that all lighting on site is and/or will be transitioned to zero-cutoff type.

CONSIDERATIONS FOR THE BOARD:

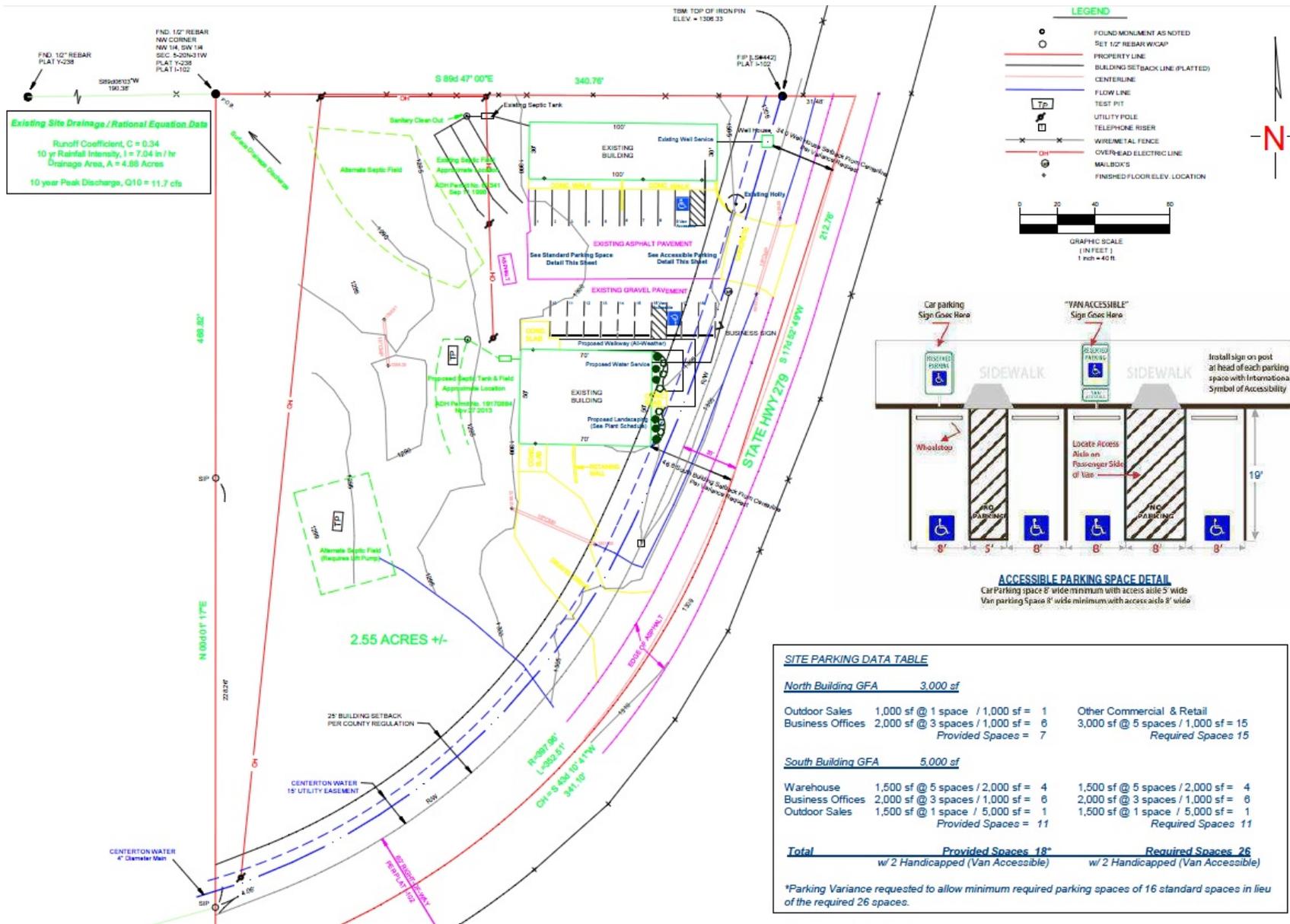
1. Variance from the parking requirements
 - a. 18 parking spaces with 2 ADA accessible in lieu of the required 26 spaces with 2 ADA.
2. Variance from the building setback requirements
 - a. Building-to-centerline setback of 46.8 ft. in lieu of the required 55 ft. (south bldg.)
 - b. Building-to-centerline setback of 34 ft. in lieu of the required 55 ft. (well house)
3. Site Plan Approval
 - a. Conditional upon receiving parking and building setback variance approval
 - b. Standard Conditions- That the owner agrees to the Standard Conditions (*appendix A*).

Prepared by: Kevin M. Gambrill, AICP – Planning Mngr.

Reviewed by: Rinkey Singh, AICP, CSM, CFM, Planning Director



LOCATION MAP



SITE PLAN