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Benton County Development Department

Planning Division

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SITE PLAN REVIEW PLANNER'S TECHNICAL REPORT

14723 AR HWY. 62, GARFIELD, AR 72732

EXECUTIVE SUMMARY

Charles Reeves, applicant for the property owner, T.H. Black Properties, LLC., is proposing to construct a 5,270 sf retail/commercial building on the subject property. The proposed structure would be occupied by two separate uses; a liquor store (4,410 sf +/-) and a pizza café/restaurant (860 sf +/-). Among the improvements to the site, applicant proposes to install an on-site septic and disposal system, electrical, plumbing, interior renovations, and landscaping improvements along the north, east, and western periphery of the site. Presently, the site is improved with an abandoned 1,600 sf manufactured home, two access aprons from AR Hwy. 62, and secondary ingress/egress driveway extending from a private driveway along the western side of the property into the site, and an asphalt pad along the properties frontage to the south of AR Hwy. 62. All existing improvements are to be removed, save for the existing asphalt pad to the front, which may be removed, or possibly topped off with a layer of asphalt / macadam.

To date, the following items are outstanding:

1. Arkansas Department of Health (ADH) verification of septic system design approval.
2. Certified Mail receipts postmarked by 8/20/2014
3. Public Hearing sign posted on site w/ photograph date stamped on or before 8/20/2014.
4. Site Plan revisions to include the following: Parcel acreage; ex. and prop. bldg. GFA; ex. and prop. impervious coverage; required parking spaces; provided parking spaces (*itemize parking requirements based on each use - i.e. liquor store = 'other commercial' while pizza restaurant = 'restaurant, or fast food'*); all setbacks shown (*centerline and property line to building*); dimensions for existing curb-cut ingress/egress widths from Hwy. 62, inset graphic showing typical parking dimensions (both standard and ADA) as required; separate loading areas shown; proposed location of fence with notation for height and type (*for example - '6ft. Board-on-Board'*), ADH septic system shown on overall site plan (currently on separate diagram); notation of full cut-off lighting for proposed bldg.; for existing access curb-cuts, revise site plan to show one-way ingress from AR Hwy. 62 for the western portion and a one-way egress onto AR Hwy. 62 for the eastern portion (*Staff to initiate access and circulation discussion with Planning Board*).
5. Drainage statement / report from Certified Engineer confirming the adequacy of Stormwater management on-site, and indicating if Stormwater management systems will be required to mitigate site runoff (must include runoff coefficients).
6. ADEQ Notice of Coverage to be obtained for the proposed development.
7. State issued Liquor License submitted to Staff.

PROJECT INFORMATION

Applicant: Charles Reeves
Owner: Thomas H. Black / T.H. Black Properties, LLC.
Agent: Rich Brya / Nathan Morton – Architect
Address of subject property: 14723 AR Hwy. 62, Garfield 72732
Parcel ID: 18-04268-000
Parcel Size: 2.05 acres
Current Land Use: Vacant (ex. manufactured home)
Proposed Land Use: To remove existing 1,600 sf +/- structure and constructed a 5,270 sf +/- commercial / retail building. Proposed building would entail two separate uses; a 4,410 sf +/- liquor store and an 860 sf +/- pizza café/restaurant.

Attachments: The following drawings and documents are attached:

1. Location Map
 2. Proposed Site Plan
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PLANNING ANALYSIS

Description of Property and Surrounding Area:

The 2.05 acre subject property is located on the south side of AR Hwy. 62 at its intersection with AR Hwy. 72, approximately 2.5 miles west of the town of Garfield’s incorporated limits. Improvements to the property include an abandoned 1,600 sf manufactured home, two access aprons from AR Hwy. 62, and secondary ingress/egress driveway extending from a 40’ wide private driveway along the western side of the property into the site, and an asphalt pad along the properties frontage to the south of AR Hwy. 62. The site is currently served by private well and septic. The proposed building would continue to utilize a septic system to serve as sewerage disposal for the site, but would connect to Benton Co. Water District #1 for potable water. Vehicular ingress/egress is currently provided via a paved entry along the properties northwestern frontage with Hwy. 62, while a secondary ingress/egress is provided via a separate gravel driveway on western portion of the parcel, accessed from an existing, private gravel drive extending to the rear of the property. Land uses for surrounding properties is commercial on the north, east, and west sides, while single family residential is found to the south. The property is not located in a Benton County MS4 area or a FEMA floodplain.

Background information:

On 05/19/2014, applicant along with their architect met with staff on behalf of the property owner to review the project and application requirements. On 08/06/2014, the applicant consulted with planning staff and submitted the application for official Site Plan Review. An interdepartmental review form was sent on 08/07/2014 to the following: Planning Division, Health Dept., AHTD, Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Administrator of Public Safety, and Benton County 911 Administration.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

According to State Taxation Data website, the parcel has had prior commercial uses along its primary frontage with AR Hwy. 62, while the remainder of the parcel has been used as a residence (manufactured home). Presently, the site has been cleared of any commercial uses, and the remaining manufactured home is vacant, and is in severe disrepair / distress (to be removed with project).

Noticing Requirements:

Applicant has not submitted noticing requirements at this time. The deadline for submittal is Aug. 20th, 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.

Comments: Site plans submitted show the proposed building being approximately 186 ft. +/- from the centerline, and 18 ft. +/- from the closest property line (east). As such, the proposed building as shown meets all applicable setbacks.

Parking Requirements:

Required: Parking calculations for the site are based on 'other commercial' for the 4,410 sf liquor store and 'restaurant, or fast food' for the 860 sf pizza restaurant. 'Other commercial' requires 5 spaces per 1000 sf, while 'restaurant or fast food' requires 5.5 spaces per 1000 sf. At the noted square footages, this calculates to a required 28 standard parking spaces (22x – liquor store; 6x pizza restaurant). Sites requiring between 26 and 50 standard spaces require a minimum 2 ADA accessible spaces.

Comment: Applicant shows fifty-two (52) standard parking on the site plan, with three (3) of these spaces designated as ADA van accessible. However, site plans must be revised to show precisely the square footage for each proposed use as provided in detailed architectural drawings with the required parking calculations for each use, and, the provided number of parking spaces all shown in tabular form.

Site Features- Loading area:

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

Comment: Revise site plans to show required loading areas.

Site Features – Lighting:

Applicant has not indicated any additional outdoor lighting on the site plan or application.

Comment: All exterior lighting on-site (existing or future) shall be a full-cutoff fixture. Architectural drawings and site plans shall be updated to show/note lighting to be full-cutoff.

Parking / Landscape Buffer:

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

Comment: Applicant notes 'landscaping' along the north, east, and western boundaries of the subject parcel, but does not show for the south side of the parcel. Additional screening may be required along south side of parcel to screen adjacent residential uses; Landscape service letters may also be required.

Access Driveways:

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

Comment: AHTD states if the entirety of the project is outside the AHTD right-of-way, then no additional access permits are required by AHTD. Further, applicant to revise site plan and indicate one-way ingress from AR Hwy. 62 for the western portion and a one-way egress onto AR Hwy. 62 for the eastern portion.

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. The site is not located in a FEMA floodplain. The applicant will need to provide a drainage letter and/or report prepared by a registered Professional Engineer in Arkansas, incorporating all impervious covered surfaces, confirming the adequacy of Stormwater management on-site. This shall be done in accordance with §4.6.10. The statement and/or report should provide the run-off coefficient used on-site.

Site Services - Solid Waste Disposal:

Service confirmation from Deffenbaugh Industries for solid waste removal was received from the applicant (dated 08/06/2014). Site plans submitted shows dumpster enclosures for proposed dumpsters.

Site Services - Electrical Power Supply:

Service confirmation from Carroll Electric Cooperative for electrical service was received from the applicant (dated August 6th, 2014).

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 (ADH) in accordance with Act 402 of 1977 as amended.

Comment: On 08/14/2014, the applicants' environmental consultant submitted a separate site plan showing the proposed septic system. Once ADH has verified the system as meeting State requirements, the revised site plans shall show the lateral lines and all other components of the septic system.

Site Services - Water Service:

Water service is currently provided by private well; Service confirmation letter dated 8/06/14 from Benton Co. Water District #1, Avoca, confirms public water connection availability.

Site Services - Fire & EMS:

Service confirmation letter dated 08/06/2014 verified that NEBCO will provided all fire & EMS service to the site. Benton County E-911 Administration verified the subject property address as consistent with its internal emergency dispatch database.

OUTSTANDING ITEMS:

1. Arkansas Department of Health (ADH) verification of septic system design approval.
2. Certified Mail receipts postmarked by 8/20/2014
3. Public Hearing sign posted on site w/ photograph date stamped on or before 8/20/2014.
4. Site Plan revisions to include the following: Parcel acreage; ex. and prop. bldg. GFA; ex. and prop. impervious coverage; required parking spaces; provided parking spaces (*itemize parking requirements based on each use - i.e. liquor store = 'other commercial' while pizza restaurant = 'restaurant, or fast food'*); all setbacks shown (*centerline and property line to building*); dimensions for existing curb-cut ingress/egress widths from Hwy. 62, inset graphic showing typical parking dimensions (both standard and ADA) as required; separate loading areas shown; proposed location of fence with notation for height and type (*for example - '6ft. Board-on-Board'*), ADH septic system shown on overall site plan (currently on separate diagram); notation of full cut-off lighting for proposed bldg.; for existing access curb-cuts, revise site plan to show one-way ingress from AR Hwy. 62 for the western portion and a one-way egress onto AR Hwy. 62 for the eastern portion (*Staff to initiate access and circulation discussion with Planning Board*).
5. Drainage statement / report from Certified Engineer confirming the adequacy of Stormwater management on-site, and indicating if Stormwater management systems will be required to mitigate site runoff (must include runoff coefficients).
6. ADEQ permit to discharge stormwater.
7. State issued Liquor License submitted to Staff.

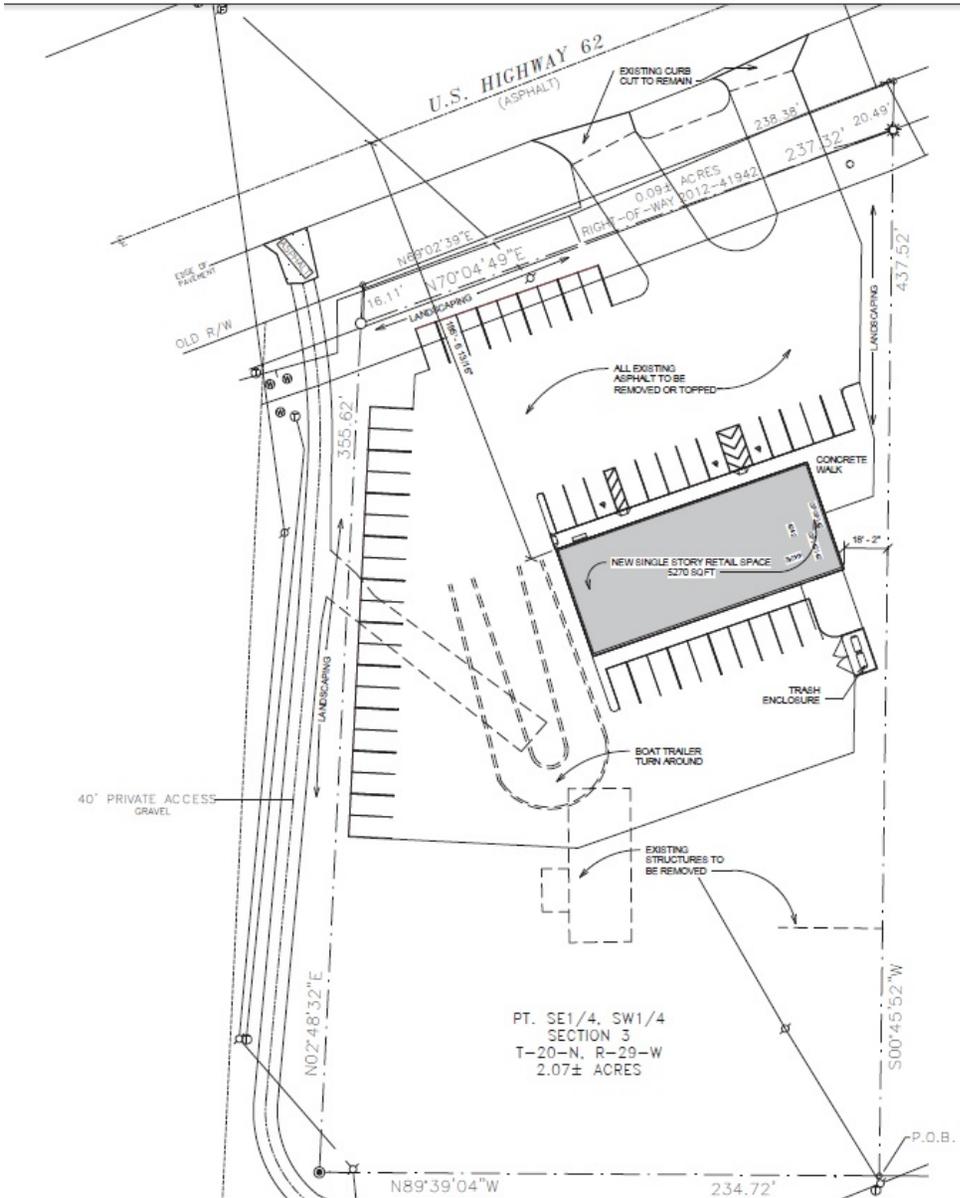
CONCLUSION:

The proposed 5,270 sq. ft. retail/commercial building was reviewed by planning staff to ensure compliance with the Planning and Development Regulation of Benton County. The project must revise its site plan to show parking requirements and parking provided, along with all standard parking details as an inset graphic. Further, all loading areas must be shown independently from parking supply on site. Ingress/egress from AR Hwy. 62 should be vetted further at by the TAC, as Staff has concerns regarding proper identification of one-way ingress relative to one-way egress for the two existing curb cut access points. Water service will be provided by public system, and will utilize a private septic and disposal system for sewerage removal from the site. Applicant must confirm ADH approval for septic system design prior to issuance of an approval letter. All outdoor lighting indicated on site plans as well as within the architectural elevation drawings shall note/indicate full-cutoff lighting fixtures as stipulated in the "standard conditions for site plan approval".

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

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





SITE PLAN

3GD inc. 214 South Second Street, Rogers, AR	
ARCHITECTURE / CONSTRUCTION	
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Project Phase:	The Ridgeline
Construction Documents:	14743 US 62 Garfield, AR 72732
Revisions:	