

Benton County Planning Board

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SITE PLAN REVIEW PLANNER'S PUBLIC HEARING 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. 'No (semi) Trucks' signage conspicuously posted on-site.
2. Site Plan revisions to include the following: Inset graphic showing typical parking dimensions (both standard and ADA) as required
3. ADH approved septic design for on-site septic and disposal system for proposed 5,270 sf building.

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. The project was reviewed at the 08/20/2014 Technical Advisory Committee.

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 submitted certified USPS receipts showing surrounding property owners have been sent written notification of this hearing; public notice signage also posted on site and photographs of sign were sent to staff. All materials were sent to Staff on August 20th, two weeks prior to hearing.

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). Site plans have been revised to show all applicable setbacks as being met.

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 forty-five (45) standard parking on the site plan (previously 52), with three (3) of these spaces designated as ADA van accessible. Site plans have been revised to show square footage for each proposed use with respect to required parking calculations, and, has provided the number of parking spaces in tabular form. However, detailed inset diagram / graphic showing typical parking dimensions is still required on final site plans to be approved.

Site Features- Loading area:

Loading areas associated with the proposed building shown for this project (site plans dated 8/20/2014).

Site Features – Lighting:

Applicant notes outdoor lighting on the architectural elevation drawings submitted (8/20/2014 site plans).

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.

Vehicular Access:

Required: The design / 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). AHTD has noted that proposed widening project for AR Hwy. 62 did not warrant signalization with its AR Hwy. 72 intersection.

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. Applicant has revised site plans to show proposed ingress/egress from Hwy. 62 in relation to Hwy. 72 intersection and AHTD right-of-way. AHTD field inspector to comment on possible revisions to internal ingress/egress with respect to angle of entry and exit to and from AR Hwy. 62.

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. The subject property is not located in an MS4 area. The site is not located in a FEMA floodplain.

Comment: In accordance with §4.6.10, the applicant provided a drainage letter (dated 8/24/2014) prepared by a registered Professional Engineer in Arkansas, attesting to the sites ability to adequately convey Stormwater from the site during peak flow events (including runoff coefficient values).

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 (now oriented to the western portion of the site per revised plans – 8/20/2014).

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 8/14/2014, the applicants' environmental consultant submitted a separate site plan showing the proposed septic system. Site plans revised 8/20/2014 now show the lateral lines and all other components of the septic system. However, a building permit will not be issued until the ADH verifies that the proposed system meets ADH requirements.

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. 'No (semi) Trucks' signage conspicuously posted on-site.
2. Site Plan revisions to include the following: Inset graphic showing typical parking dimensions (both standard and ADA) as required
3. ADH approved design for the on-site septic and disposal system for the proposed 5,270 sf. commercial / retail building.

CONSIDERATIONS FOR THE BOARD:

1. Conditional approval for Site Plan based upon the following;
 - a. Outstanding Items –
 - i. Applicant agrees to address outstanding items one (1) and (2) by Sept. 17th 2014.
 - ii. Applicant agrees to address outstanding item three (3) prior to the issuance of a building permit.
 - b. Standard Conditions – applicant agrees to the standard conditions

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

Reviewed by: Taylor Reamer, County Planner



