

Benton County Planning Board

Starr Leyva, Chair
Mark Curtis, Vice Chair
Ashley Tucker, member
Jim Cole, Member
Rick Williams, Member
Ron Homeyer, Member



Benton County Development Department

Planning Division

905 NW 8th Street
Bentonville, AR 72712

Phone: (479) 271-1003

Fax: (479) 464-6170

Email: kevin.gambrill@bentoncountyar.gov

**SITE PLAN REVIEW (fka-Large Scale Development) – MAJOR AMENDMENT
PLANNER'S TECHNICAL REPORT**

4594 – 4602 Old Wire Rd., Rogers AR 72758

EXECUTIVE SUMMARY

Nathan Martin, applicant and property owner for Martin Building Products, is proposing to construct a 6,000 sf industrial / light manufacturing building on the subject property. The proposed structure would supplement existing operations on site. In addition to the proposed building, applicant proposes to install a septic system with lateral lines, a potable water tank, and grading / drainage revisions to the proposed building site. Presently, the subject property is improved with a 2,100 sf +/- single-family dwelling (containing the business office), a 1,200 sf residential accessory shed, a 4,750 sf industrial (light manufacturing) building, and a 2,400 sf industrial storage building. The site is accessed from Old Wire Road via a private gravel drive varying in width from 16 feet to 30 feet. Martin Building Products rolls out form metal, stores the metal coils as well as steel building components (including fasteners, trim, and closures). The proposed building will be used primarily as a steel coil warehouse and a trim folding shop. The existing building will continue to roll the steel product.

To date, the following items are outstanding:

1. Arkansas Department of Health (ADH) verification of approved potable water source.
2. Public Hearing sign posted on site w/ date stamped photograph submitted on or before 10/01/2014.
3. Site Plan revisions to include the following: Existing (ex) and proposed (prop) building (bldg.) GFA; ex. and prop. impervious coverage; finished grades to prop. bldg. site; required parking spaces (including ADA accessible spaces); provided parking spaces (*itemize parking requirements based on total square footage for all uses on site - i.e. industrial = 'manufacturing' - incorporating number of employees and any company owned vehicles*); separate loading areas; ADH approved septic system (currently on separate diagram), including alternate fields; ADH approved potable water source (symbolized and provided as site plan note); notation of full cut-off lighting for proposed bldg.; location of existing dumpster.
4. Revised drainage statement / cover letter from Certified Engineer confirming the adequacy of Stormwater management on-site, and indicating if Stormwater management systems will be required to mitigate site runoff resulting from increased impervious cover via proposed building.
5. Service agreement letters for fire and/or EMS services to the site.

PROJECT INFORMATION

Applicant: Martin Building Products
Owner: Nathan Martin
Agent: Gene Buescher – Survey 1, Inc. - Surveyor
Address of subject property: 4594-4602 Old Wire Road, Rogers AR 72758
Parcel ID: 18-04071-001
Parcel Size: 17.49 acres
Current Land Use: Industrial (manufacturing) + Residential / Office
Proposed Land Use: To construct a 6,000 sf light manufacturing building to supplant existing operations on-site.

Attachments: The following drawings and documents are attached:

1. Location Map
 2. Proposed Site Plan
-

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The 17.49 acre subject property is located on the west side of Old Wire Rd, approximately 1000 ft. north of its intersection with Cross Hollow Rd. Presently, the subject property is improved with a 2,100 sf +/- single-family dwelling (containing the business office), a 1,200 sf residential accessory shed, a 4,750 sf industrial (light manufacturing) building, and a 2,400 sf industrial storage building. The site is accessed from Old Wire Road via a private gravel drive varying in width from 16 feet to 30 feet. The site is currently served by private well and septic. The proposed building would be sited approximately 650 feet landward from Old Wire Road, and would occupy an area currently used for trailer storage. The proposed building continues to utilize a septic system to serve as sewerage disposal for the site, and plans to install a tank as a potable water source. Land uses for surrounding properties is residential (single-family detached) on all sides. The property is not located in a Benton County MS4 area or a FEMA identified floodplain. The parcel does contain a dry basin adjacent to the proposed development site, which is utilized as a Stormwater detention pond, and ultimately to convey runoff from the site.

Background information:

On 08/27/2014, applicant met with staff to review the project and application requirements. On 09/17/2014, the applicant consulted with planning staff and submitted the application for official Site Plan Review – Major Amendment to an approved site plan (formerly Large Scale Development – 14-498; approved 09/19/2007). An interdepartmental review form was sent on 09/18/2014 to the following: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, and Benton County 911 Administration.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records, the property is occupied by four enclosed structures, and one non-enclosed. Two of the enclosed structures are non-residential (directly related to the business) one enclosed structure is a residence, and one enclosed structure is an accessory garage. The one non-enclosed structure is an accessory garage associated with the residence. The site has numerous natural stream culverts, one of which runs north/south from the site into Monte Ne Branch to the south.

Noticing Requirements:

On Sept. 24th 2014, the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the Oct. 15th public hearing. However, the applicant must still post the required public hearing notice signage along the properties frontage with Old Wire Rd. and provide to staff a date stamped photograph verifying the signage has been posted. The deadline for the sign posting and date stamped photograph is Oct. 1st, 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; A side and rear yard setback of ten (10) feet.

Comments: Site plans submitted show all existing as well as the proposed building as meeting all applicable building to property line setback requirements.

Parking Requirements:

Required: Parking calculations for the site are based on 'industrial' for both the proposed 6,000 sf and existing 4,950 sf manufacturing building(s). The applicant has stated that the business employs three (3) persons directly related to the industrial uses, and has five (5) company owned vehicles. 'Industrial - manufacturing' requires 1 parking space per employee, plus 1 space per employee owned vehicle, plus two (2) spaces per 1000 sf of GFA. At the noted square footage, this calculates to a required 22 standard parking spaces. Sites requiring 25 standard spaces or less require a minimum 1 ADA accessible spaces.

Comment: Applicant must show the required standard parking spaces, with one (1) of these spaces designated as ADA van accessible. However, site plans must be revised to show precisely the total square footage for the industrial uses (existing and proposed), how the required parking calculations relate to those square footages, and the provided number of parking spaces 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 all 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 associated with the proposed structure shall be of a zero/full cut-off variety. 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: The entire site is surrounded by primarily deciduous forest, with some coniferous vegetation (pines) interspersed throughout. Applicant notes prior attempts to provide a row of evergreen plantings to the rear of the existing manufacturing building to screen it from direct view by the adjacent property owner to the west. This planting row has not established itself successfully. However, according to a signed private letter between the applicant and the affected neighbor, the applicant was under no obligation or duty to maintain the plantings once they were imbedded.

Access Driveways:

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

Comment: The site fronts along a County maintained roadway. The Benton County Roads Dept. provided 'no comment' as part of their portion of the inter-agency review for this 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. The site is not located in a FEMA floodplain. The 2007 prior approval included the submission of a drainage report and cover letter prepared by a State licensed professional engineer which attested that the stormwater runoff would be managed on-site and not adversely impact surrounding properties. However, based on changes to the conditions on-site, inclusive of the proposed building as well as grading to the building site, the applicant will need to provide a revised drainage letter and/or report prepared by a registered Professional Engineer in Arkansas, incorporating all impervious covered surfaces, and re-confirming the adequacy of stormwater management on-site. This shall be done in accordance with §4.6.10.

Site Services - Solid Waste Disposal:

Service confirmation from Deffenbaugh Industries for solid waste removal was received from the applicant on 09/17/2014.

Current site plans do not show the location of the existing dumpster adjacent to the existing manufacturing building. Applicant will need to show location of existing dumpster on-site.

Site Services - Electrical Power Supply:

Service confirmation from Carroll Electric Cooperative for electrical service was received from the applicant on 09/17/2014.

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 09/10/2014, ADH approved the applicants' proposed septic system design (1000 gal. tank / lateral lines). The revised site plans shall show this ADH approved system inclusive of the tank, primary lateral lines, and alternate drain field.

Site Services - Water Service:

Water service for the existing residence / office is currently provided for via a private well. The existing manufacturing building has a portable toilet which is serviced on-demand. The applicant is proposing water tanks for both the existing and proposed manufacturing buildings. The applicant has submitted to ADH an application for such tanks. The site plans must be revised to show the tank locations.

Site Services - Fire & EMS:

Benton County E-911 Administration verified the existing dwelling/office as 4600 Old Wire Road, and assigned new addresses to the existing and proposed manufacturing buildings (4594 and 4602 Old Wire Road respectively).

Benton County Fire Marshall states provided the following comments; Exit signs, emergency lighting, and fire extinguishers will be required throughout building; A Knox lock box will be required on building; The property owner should explore the possibility of naming the driveway as a private road to assist emergency responders in the case they are called to this address.

Comment: The applicant must submit service confirmation letters for fire and/or EMS service to the site.

OUTSTANDING ITEMS:

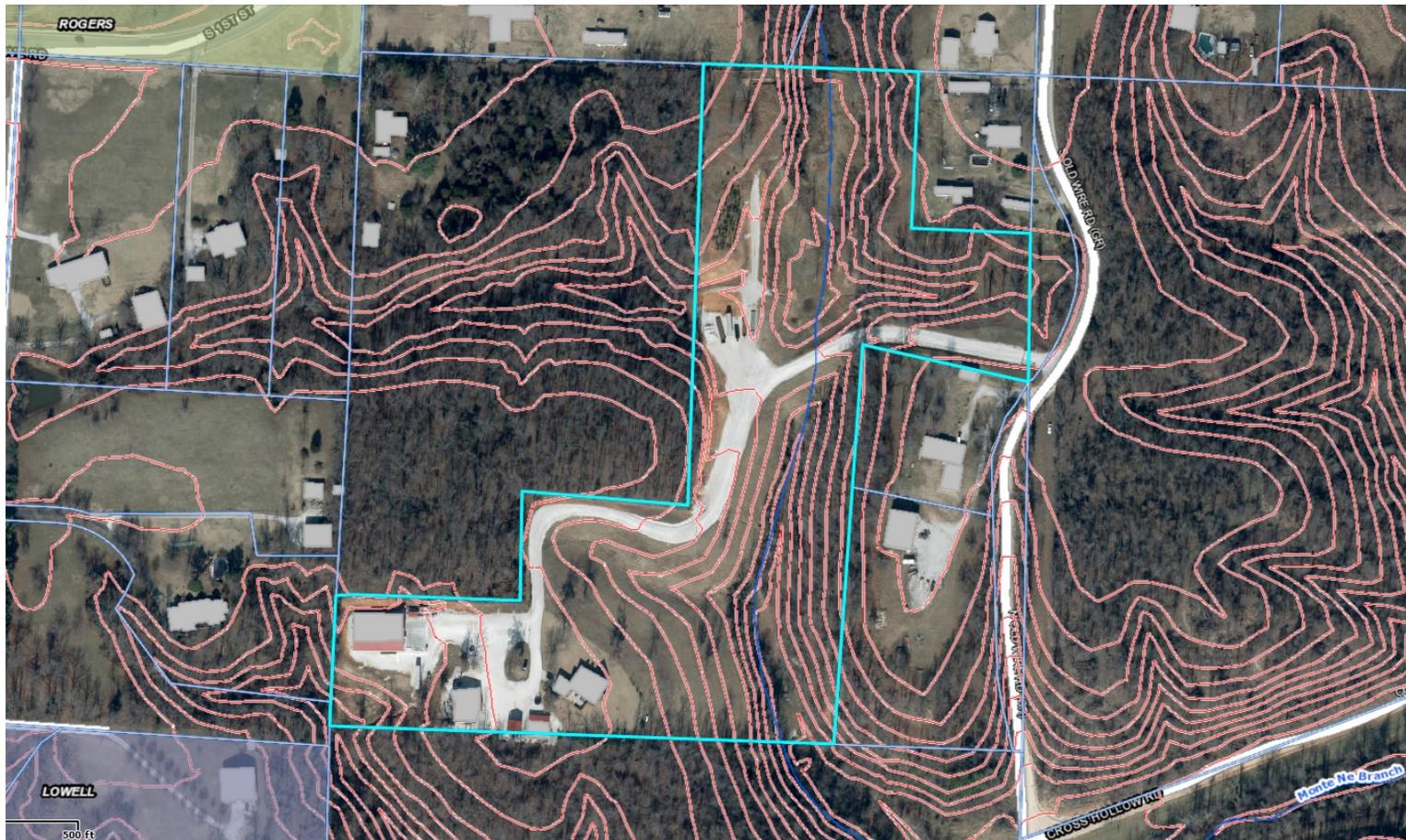
1. Arkansas Department of Health (ADH) verification of approved potable water source.
2. Public Hearing sign posted on site w/ date stamped photograph submitted on or before 10/01/2014.
3. Site Plan revisions to include the following: Existing (ex) and proposed (prop) building (bldg.) GFA; ex. and prop. impervious coverage; finished grades to prop. bldg. site; required parking spaces (including ADA accessible spaces); provided parking spaces (*itemize parking requirements based on total square footage for all uses on site - i.e. industrial = 'manufacturing' - incorporating number of employees and any company owned vehicles*); separate loading areas; ADH approved septic system (currently on separate diagram), including alternate fields; ADH approved potable water source (symbolized and provided as site plan note); notation of full cut-off lighting for proposed bldg.; location of existing dumpster.
4. Revised drainage statement / cover letter from Certified Engineer confirming the adequacy of Stormwater management on-site, and indicating if Stormwater management systems will be required to mitigate site runoff resulting from increased impervious cover via proposed building.
5. Service agreement letters for fire and/or EMS services to the site.

CONCLUSION:

The proposed 6,000 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. Further, all loading areas must be shown independently from parking supply on site. Water service will be provided by private tank systems, while on-site sewerage will be disposed of via a private tank and lateral line system. Applicant must confirm ADH approval for water supply systems prior to issuance of a building permit. All outdoor lighting indicated on site plans shall note/indicate full-cutoff lighting fixtures as stipulated in the "standard conditions for site plan approval". A revised drainage letter must be approved by a licensed engineer in the State of Arkansas to affirm that changes to previously reported grades and drainage will not adversely impact or appreciably change the results of the drainage report submitted with the 2007 approvals.

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

Reviewed by: Michael McConnell, Senior Planner
Taylor Reamer, County Planner



LOCATION MAP



