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SITE PLAN REVIEW PLANNER'S TECHNICAL REPORT

9949 E Hwy 72 Bentonville, AR 72712

EXECUTIVE SUMMARY

The agent, Dave Montgomery, for the applicant, NWA R.B.I. Baseball Academy, proposes to utilize the existing 7500 sq. ft. building to operate a public baseball training complex. The subject property is addressed 9949 E Hwy 72, Bentonville AR 72712. The baseball academy will consist of four (4) indoor batting cages in the 7500 sq. ft. building and one (1) baseball diamond in the northeast quadrant of the property. The baseball diamond will only consist of bases for base running drills, the open space will not be improved (ie. no dirt infield). Primary vehicular access is provided via an existing paved drive extending eastward from the public ROW (E Hwy 72) circling to the north and south ends of the existing 7500 sq. ft. building. The project proposal does not include any structural improvements to the subject property, though additional parking surfaces will be installed. The proposal is classified as 'Other Commercial & Retail' per §6.5 Site Plan Design Standards of the Benton County Planning and Development Regulations. Other Commercial & Retail land use requires 5 standard parking spaces per 1000 sq. ft. GFA for a total of 38 standard parking spaces plus 2 ADA compliant spaces (sites requiring 26-50 standard spaces) for this project proposal. The applicant is proposing 20 standard parking spaces plus 2 ADA van accessible parking spaces for a total of 22 parking spaces as shown on the site plan provided March 5, 2015. The applicant has provided an official variance request from the required parking regulations. The applicant is intending to install a SB-2 surfaced parking area for the proposed parking on the north side of the building. The business operation will consist of 2-3 coaches on staff during the regular business hours 3:00pm – 8:00pm.

To date, the following items are outstanding:

1. Site Plan revisions to include the following: Applicant must revise 'parking requirements' table as follows; A.) Include 'other commercial & retail' calculation (5 standard parking spaces per 1000 sq. ft. GFA) with total required standard parking spaces (38) detailed in table, B.) Include the standard parking spaces provided (20) detailed in table C.) Revise the variance request as follows 'Applicant is requesting 20 standard parking spaces in lieu of the required 38 standard parking spaces for the 7500 sq. ft. 'Other Commercial & Retail' classified building, the parking area immediately to the north of the 7500 sq. ft. building shall be revised to state nine (9) parking spaces are provided in this parking area, Revise property owner information, Revise site plan title block to include the business name in addition to the current information.
2. Applicant is to submit statement from Professional Engineer who prepared the July 2014 drainage report that the report is still valid with the addition of parking areas on current site plan.
3. Provide an estimate of persons per day or maximum usage on a given day to confirm adequacy of current septic system.
4. Confirm solid waste generated on site will not necessitate dumpster installation.
5. The applicant shall schedule a follow up site visit with the Benton County Building Official to confirm compliance with the AFPC – 2012 standards, prior to issuance of decision letter.
6. On or before March 18, 2015, USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the April 1, 2015 public hearing.
7. On or before March 18, 2015 date stamped photograph(s) verifying that the required public hearing notice signage along the properties frontage with E Hwy 72 has been conspicuously posted on site.

PROJECT INFORMATION

Applicant: NWA R.B.I. Baseball Academy (Ron, Brandt, and Tracy Barnes)

Property Owner: BBI Hwy 72 Inc.

Agent: Dave Montgomery

Address of subject property: 9949 E Hwy 72, Bentonville AR 72712

Parcel ID: 18-07376-002

Parcel Size: 5.00 acres (overall site)

Current Land Use: 7500 sq. ft. building (tenant currently operating institutional club/association)

Proposed Land Use: Other Commercial (baseball academy)

Variance Requests: Applicant is requesting 20 standard parking spaces in lieu of the required 38 standard parking spaces for the 7500 sq. ft. 'Other Commercial' classified facility.

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 5.00 acre subject property is located on the east side of E Hwy 72, north of the City Limits of Bentonville. The property is currently improved with an existing 7500 sq. ft. building. Primary vehicular access is provided via an existing circular paved drive from E Hwy 72 that extends to the north and south ends of the existing building. Sewerage and water service to the site is provided by private septic and public water, respectively. The site has an array of mature trees on its western border. The 5.00 acre parcel is completely flat in topographical relief. The parcel is bordered by agriculture on the northern and western property boundaries, with medium-density residential on the southern, eastern, and western property boundaries. The property is not located within the FEMA 100-yr. floodplain, or in a County designated MS4 area.

Background information:

The subject property was approved July 16, 2014 by the Benton County Planning Board for the manufacturing of sustainable plastics products (Bing Bing Investments LLC). The manufacturing proposal encompassed utilizing the 7500 sq. ft. building for manufacturing with 10 employees per shift. The approved 7,500 sq. ft. facility was not developed or improved for approved manufacturing use; the 7,500 sq. ft. building is currently leased to a private tenant who is utilizing the facility for off-season baseball practice. The current tenants are now are interested in a year-round public baseball academy.

NWA R.B.I. Baseball Academy represented by Ron, Brandt, and Tracy Barnes are proposing to operate the 7,500 sq. ft. facility as an indoor batting cage where coaches and players can practice pitching and hitting. The northeast quadrant of the parcel will be used as an outdoor baseball diamond for practicing fielding and base running drills.

On March 3, 2015, the applicant's agent, Dave Montgomery, met with Staff to review the project and application requirements. On March 5, 2015, the applicant's agent consulted with planning staff and submitted the application for official Site Plan Review. On March 9, 2015, an inter-departmental review form was sent to the following agencies: Planning Division, Health Dept., Road Dept., Arkansas Highway and Transportation Dept. (AHTD), Building Safety Div., 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 improved with one existing 7500 sq. ft. structure. The proposed project area includes the existing 7,500 sq. ft. structure; the addition of base running path in the northeast corner of the property; and the installation of required parking.

Noticing Requirements:

On or before March 18, 2015 the applicant must submit to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the April 1, 2015 public hearing, as well as date stamped photograph(s) verifying that the required public hearing notice signage along the properties frontage with E. Hwy. 72 has been conspicuously posted on site.

Standard Building Setbacks:

Required: A sixty-five (65) 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, building to property line setback of ten (10) feet is required.

Comments: Site plans graphically shows the building setbacks for the subject property and there are no improvements existing or proposed within the required building setbacks. The site plan shows an illuminated business sign outside the 80 ft. AHTD ROW. AHTD representative provided the following statement concerning this project "Any construction within the State ROW must be permitted." The current site plan does not show any activity in the State ROW. The applicant's agent provided feedback on the 'sign with light' detailed on the site plan, stating the applicant will utilize the existing sign for advertising the business to the public.

Parking Requirements:

Required: Parking calculations shall be based upon the 'Other Commercial or Retail' Land Use as outlined in Table 6.3 of the Benton County Planning and Development Regulations. For the subject property and proposal, parking calculations shall be based upon 1.) Other Commercial or Retail uses requiring 5 spaces per 1000 sq. ft. of GFA. Adequate loading areas shall be provided with 'Other Commercial or Retail' land uses. Note: Sites requiring 26-50 standard spaces require minimum 2 ADA accessible spaces in addition to the required number of standard spaces.

Comment: Applicant must revise 'parking requirements' table as follows; A.) Include 'other commercial & retail' calculation (5 standard parking spaces per 1,000 sq. ft. GFA) with total required standard parking spaces (38) detailed in table, B.) Include the standard parking spaces provided (20 standard parking spaces) C.) Revise the variance request as follows 'Applicant is requesting 20 standard parking spaces in lieu of the required 38 standard parking spaces for the 7,500 sq. ft. 'Other Commercial & Retail'

building. The applicant has applied for a variance to allow 20 spaces in lieu of the required 38 spaces. The site shows 2 ADA van accessible spaces as is required for sites requiring 26-50 required standard spaces. The parking area immediately to the north of the 7500 sq. ft. building shall be revised to state nine (9) parking spaces are provided in this parking area.

Site Features- Loading area:

Current loading space on site plan is shown as having dimensions of 30 ft. in width and 40 ft. in depth meeting the 10 ft. by 25 ft. minimum requirement.

Site Features – Lighting:

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

Comment: The site plan details six (6) existing outdoor lighting fixtures. Three (3) on the north end of the building and three (3) on the south end of the building. The site plan provides the following note regarding lighting “All current and future exterior lights to be full cutoff.”

Parking / Landscape Buffer:

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments. Section 4.6.16.c states that all required vegetative screening must have a minimum height of five (5) feet. All trees should be wire basket, B & B, or container grown. Smaller flowering trees and ornamentals will be centered at four (4') feet maximum. Coniferous trees will be centered at four (4') feet to five (5') feet depending on desired effect. All shrubs are to be planted in continuous planting beds. Planting beds will be mulched to a minimum depth of three (3") inches and will be maintained weed free. Plantings consisting of trees and shrubs will be a minimum of 50% coniferous plantings.

Comment: Land Use Compatibility analysis, per sec. 6.7, shows that the proposed use is classified as 'General Commercial', and is immediately adjacent to single-family residential (medium density) land uses to the south, east, and west; agriculture to the north. This places the proposed use as being 'questionably compatible', and as such, will require mitigation efforts in order to buffer the proposed baseball academy from surrounding land uses. Specifically, table 6.6 (Compatibility Levels and Criteria) requires 10 ft.-15 ft. increased setbacks and may require 2-3 tier plantings 15 ft.-25 ft. in depth.

The site plan shows seven (7) 15 gallon Bradford Pear trees spaced 15 ft. apart along the southern property line. The site plan also shows the existing foliage along the property's frontage on E Hwy 72. The applicant has provided a service letter confirmation for grounds maintenance dated July 10, 2015. This service letter confirmation was established from the previous proposal (manufacturing facility) and landscape maintenance will continue with Ingram's Lawncare.

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 an AHTD maintained roadway. There is one (1) existing paved access drive from E Hwy 72 that branches to north and south ends of the existing building. The AHTD representative provided comment on this project stating any work within the State ROW must be permitted. Site plan does not show any development within the State ROW.

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 provided a drainage letter dated July 2, 2014 prepared by a registered Professional Engineer in Arkansas confirming the adequacy of Stormwater management on-site. Applicant is to submit statement from Professional Engineer who prepared the July 2014 drainage report that the report is still valid with the addition of parking areas on current site plan.

Site Services - Solid Waste Disposal:

Service confirmation letter from Waste Management confirming solid waste removal was received from the applicant on July 10, 2014.

Comment: Current site plans does not show a dumpster on site. Applicant is to confirm that no dumpster will be required for the site and any waste generated on site will be disposed of properly. This service letter confirmation was established from the previous proposal (manufacturing facility) and solid waste disposal will continue with Waste Management.

Site Services - Electrical Power Supply:

Service confirmation from Carroll Electric Cooperative for electrical service was received from the applicant on June 12, 2014. This service letter confirmation was established from the previous proposal (manufacturing facility) and electrical service will continue with Carroll Electric.

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: This project will be on a private septic system. The septic system for the subject property was properly permitted through the ADH. Arkansas Department of Health submitted the following comments on this project proposal 'The system is sized for 15 persons per day for commercial/office uses. The applicant shall to verify that the system will not require enlargement to accommodate the proposed use. The applicant shall submit an estimation of people per day or maximum on a given day.' Service letter agreement for maintenance of the OSSDS was provided by the applicant on July 10, 2014. This service letter confirmation was established from the previous proposal (manufacturing facility) and septic pumping service will continue with BBB Septic Service.

Site Services - Water Service:

Water service is provided by City of Pea Ridge. Applicant provided the service confirmation from the City dated June 12, 2014. This service letter confirmation was established from the previous proposal (manufacturing facility) and water service will continue with the City of Pea Ridge.

Site Services - Fire & EMS:

Benton County E-911 Administration verified the existing structure as 9949 E Hwy 72.

Applicant submitted service confirmation letter from the City of Pea Ridge Fire Department stating the subject property is under the protection of the City of Pea Ridge.

Comment: Benton County Fire Marshall provided the following comments; 1.) Emergency lighting and exit lighting will be required; 2.) ABC fire extinguishers will be required (the # as required by AFPC-2012). On March 12, 2015 Building Official – Glenn Tracy and Planning Manager – Taylor Reamer conducted a site visit to inspect for proper illuminated emergency exit lighting and current ABC fire extinguishers on site. During the inspection, Building Official Glenn Tracy informed the tenant that illuminated emergency exit lighting must be installed and the existing fire extinguishers must be inspected and/or updated to current standards. Applicant shall schedule a follow up site visit with Benton County Building Official to confirm compliance with AFPC – 2012 prior to issuance of a decision letter.

OUTSTANDING ITEMS:

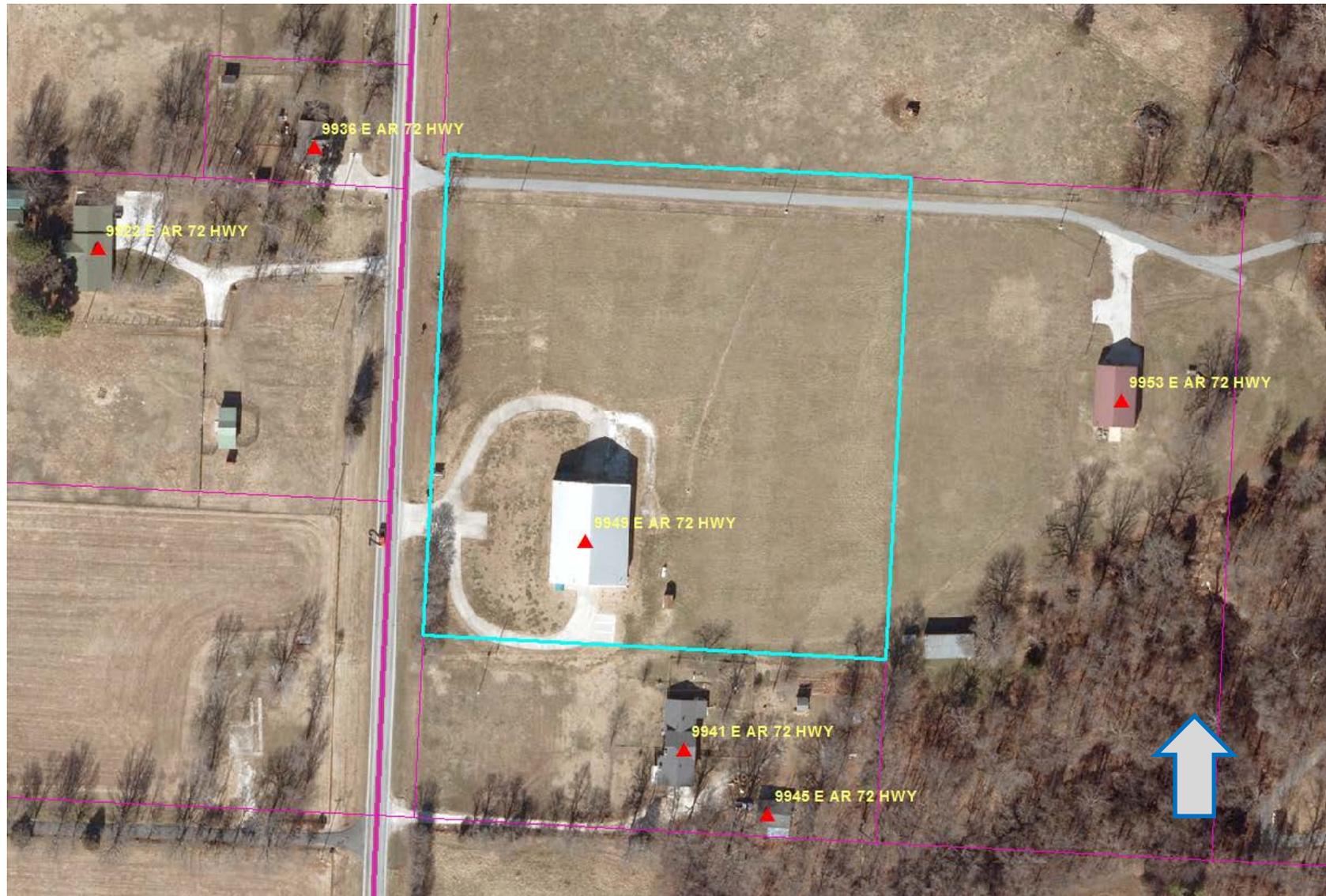
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2. Applicant is to submit statement from Professional Engineer who prepared the July 2014 drainage report that the report is still valid with the addition of parking areas on current site plan.
3. Provide an estimate of persons per day or maximum usage on a given day to confirm adequacy of current septic system.
4. Confirm solid waste generated on site will not necessitate dumpster installation.
5. The applicant shall schedule a follow up site visit with the Benton County Building Official to confirm compliance with the AFPC – 2012 standards, prior to issuance of decision letter.
6. On or before March 18, 2015, USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the April 1, 2015 public hearing.
7. On or before March 18, 2015 date stamped photograph(s) verifying that the required public hearing notice signage along the properties frontage with E Hwy 72 has been conspicuously posted on site.

CONCLUSION:

The proposed utilization of the existing 7500 sq. ft. facility and property grounds for a baseball academy was reviewed by planning staff to ensure compliance with the Planning and Development Regulations of Benton County. The project must revise its site plan as detailed in the 'outstanding items' above, item #1. Further, the required public hearing notification must be provided on or before March 18, 2015. The applicant is to schedule a site visit with Benton County Building Official or Benton County Fire Marshal to confirm facility compliance with AFPC. Finally, a statement from the Professional Engineer confirming the drainage report is still valid with the addition of parking on site.

Prepared by: Taylor Reamer, Planning Manager

Reviewed by: Kevin M. Gambrill, AICP, Planning Director



LOCATION MAP

