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VARIANCE REVIEW PLANNER'S TECHNICAL REPORT

Solórzano Property

21353 Highway 16, Siloam Springs, AR 72761

EXECUTIVE SUMMARY

The applicant, Vanessa Solórzano, proposes to construct a 30x40 shop building. The new proposed building would be a single story building to be constructed 44 feet from the center line of Highway 16.

The living space addition is proposed to be 44 ft. from the centerline of Highway 16, within the 65 ft. County building setback for arterial roads.

The applicant is requesting one (1) variance for the property.

1. 44 ft. building to centerline setback in lieu of the required 65 ft. setback for arterial roads to accommodate the proposed shop building.

On February 11, 2015 the applicant submitted a variance request.

Variance request is from Section 4.3.B – Lot Size and Building Setbacks

1. Minimum Setbacks – No structures shall be constructed or other improvements undertaken within the following minimum setback lines:
    - Arterial Roads – Sixty-five (65) feet measured from the centerline of the fronting arterial road or twenty-five (25) feet from the fronting property line, whichever is greater.

PROJECT INFORMATION

Applicant/Owner: Vanessa Solórzano

Address of subject property: 21353 Highway 16, Siloam Springs, AR 72761

Parcel ID: 18-12886-000

Parcel Size: 1.52 acres

Current Land Use: Existing residential

Proposed Land Use: Residential

Request for a Variance: The applicant is requesting one (1) variance for the property.

1. 44 ft. building to centerline setback for arterial roads in lieu of the required 65 ft. setback to accommodate the proposed 30 ft. x 40 ft. shop building.

Attachments: The following drawings and documents are attached:

1. Site Graphic – Proposed additions
2. Location Map

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is east of the City limits of Siloam Springs. The subject parcel is 1.52 acres and the current land use is residential. The surrounding land use is residential and agriculture/timber.

According to staff research, the property is not located in a 100 year floodplain. The subject property is not located in a MS4 designated area.

Background information:

On February 11, 2015 the applicant submitted a variance request.

An interdepartmental review form was sent on 02/23/2015 to the following: Planning Division, Health Dept., 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

The subject 1.52 parcel currently contains one residential dwelling approximately 1,720 sq. ft. in area. The applicant is proposing to construct a 30 ft. by 40 ft. shop building.

Noticing Requirements

Applicant submitted certified mail receipts on February 24, 2015 verifying that the required mailings were sent to property owners within 500 feet of the subject property.

Building Setback

Required: Minimum setbacks: Arterial Roads – Sixty-five (65) feet measured from the centerline of the fronting arterial road or twenty-five (25) feet from the fronting property line, whichever is greater. The minimum side setbacks shall be ten (10) feet.

Comments: The applicant is requesting one (1) variance for the property – see project summary.

Access Driveways

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

Comment: The applicant is not proposing a new access drive from Highway 16. The Benton County Roads Department provided 'no comment' on this project proposal.

Site Services - Drainage/ Stormwater Management Plan

Required: Site is not within MS4 and less than one acre is being disturbed.

Site Services - Sewerage 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. If shop building is to have waste disposal, all septic plans must be submitted and inspected by Arkansas Health Department.

Comment: In an email dated February 27, 2015 representative Caroline Eastman from the Arkansas Department of Health provided the following comment on the Solórzano variance request:

1. Based on the proximity of the proposed building to the spring fed stream, they would not have room to put any septic system in for this building. Therefore, the building would not be able to have any plumbing or restroom in it. They would also not be able to have any floor drains that would drain into the creek.

   If it is strictly just a shop building, then we do not have any objections to the proposed plan. He also needs to be aware that he cannot disturb or change the spring/stream in any way during the construction.

OUTSTANDING ITEMS:

- None

CONCLUSION

The proposed setback variance was reviewed by Planning Staff to ensure compliance with the Benton County Planning and Development Regulations. The applicant is requesting one (1) variance for the property.

1. 44 ft. building to centerline setback in lieu of the required 65 ft. setback for arterial roads to accommodate the proposed 30 ft. x 40 ft. single-story shop building.

Prepared by: Kelsey Kreher, Senior Planner

Reviewed by: Kevin M. Gambrill, AICP – Planning Director
Taylor Reamer, Planning Manager
Caitlynn Kimbrough, County Planner

Site Graphic – Solórzano Variance

Siloam Springs
Subject Property