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**REPLAT: PLANNER'S TECHNICAL REPORT
FOREST PARK/PINECREST SUBDIVISIONS, ROGERS, AR
MAJOR REPLAT REVIEW**

EXECUTIVE SUMMARY

The applicant Leonard Gabbard for the two property owner's is proposing a Replat of lots 4-12, 12-22, and 24-33 in the Forest Park Subdivision and lot 12 of the Pinecrest Subdivision. Applicant is proposing to replat a portion of the existing subdivision, decreasing the density of lots in Block 1 of Forest Park Subdivision. The proposed replat is to be recorded as follows; Combining existing lot 12 of Pinecrest Subdivision and lots 11, 30, and 31 of Forest Park Subdivision creating Tract 1 (3.13 acres). Combining existing lots 4-12, 14-22 and 24-33 creating Tract 2 (8.38 acres).

The applicant has filed for a waiver from Preliminary Plat approval (§5.5.2.C) and has elected to seek approval on one (1) final replat.

The following outstanding items need to be addressed:

1. Site Survey Revisions:
 - Remove Deer Trail per comments from Benton County E-911
 - Include water utility easement information
 - Revise Benton County setback note to accurately detail required setbacks
 - 25 ft. fronting setback
 - 10 ft. side and rear setbacks
 - Road construction note shall be detailed on survey as follows"
 - "NOTICE: ROADS DETAILED ON THIS SURVEY ARE NOT CONSTRUCTED TO COUNTY STANDARDS. THE MAINTENANCE OF THESE ROADS OR FUTURE ROADS IS THE RESPONSIBILITY OF CURRENT AND FUTURE PROPERTY OWNERS."
2. On or before May 6th, 2015, USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the May 20th, 2015 public hearing.

PROJECT INFORMATION

Owner: Adventure Air, Inc. (C/O Ron Dixon) & Powell Management, LLC (C/O Dave Powell)

Applicant: Leonard Gabbard – James Layout Services, LLC

Address of subject property: E. AR Hwy. 12, Rogers – Forest Park & Pinecrest Subdivisions

Parcels Affected: 15-03200-000, 15-03201-000, 15-03202-000, 15-03203-000, 15-03204-000, 15-03205-000, 15-03206-000, 15-03207-000, 15-03208-000, 15-03209-000, 15-03210-000, 15-032011-000, 15-03213-000, 15-03214-000, 15-032015-000, 15-07561-000

Parcel Size: 5.04 acres

Current Land Use: Undeveloped

Proposed Land Use: Residential

Attachments: The following drawings and documents are attached:

1. Location Map
2. Survey – Proposed Replat

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is municipally known as Forest Park Subdivision and Pinecrest Subdivision, and is located .25 miles east of the AR Hwy. 12 Bridge. The lots subject to the proposed replat have a combined land area of 5.04 acres. The lots affected by this proposed replat are undeveloped. Site topography consists of a somewhat flat plateau in the center, slopes drastically to drainage ravines on the north and south sides, as well as slopes towards Beaver Lake. The site is situated among medium to low density residential homes and timber land. Neighboring properties to the east consist of the remaining Forest Park Subdivision; to the northeast consisting of remaining Pinecrest Subdivision;, and to the north consisting of large residential tract land. The proposed replat is combining an array of smaller lots into two (2) larger lots (see attachment).

The property is not located within the FEMA 100-yr. floodplain, or in a County designated MS4 area.

BACKGROUND

The Forest Park Subdivision was originally platted in 1964 and encompassed a total of nine (9) Blocks on the south side of AR Highway 12. The Pinecrest Subdivision was originally platted in 1965 and encompassed a total of twelve (12) lots. The scope of review for this project will only include the proposed replat of existing lots 4-12, 14-22, plus lots 24-33 in the Forest Park Subdivision, and lot 12 of the Pinecrest Subdivision.

On April 20th, 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 PLAT

Parcel Information

The proposed project area - parcels under the scope of replat - consists of 5.04 acres. All lots under review are currently undeveloped, vacant land.

Noticing Requirements

Required: If there is more than one owner involved in the property being replatted, each owner must sign the plat.

Comment: Applicant has provided notarized signatures from both property owners of the affected parcels involved in the replat.

On or before May 6th, 2015 the applicant must submit to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the May 20th, 2015 public hearing.

The applicant provided photograph(s) verifying that the required public hearing notice signage along the properties frontage with E. Hwy. 12 has been conspicuously posted on site on April 28th, 2015.

Building Setback

Required: A 65 feet setback measured from the center line of the AR Highway 12 or 25 feet from the fronting property line, whichever is greater shall be required. Side and rear setbacks shall be 10 feet from the respective property line.

Comment: Current site plan shows all County required setbacks.

Access Driveways

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

Comment: Any new driveways will require a driveway permit through the Benton County Development Department – Building Safety Division or Arkansas Highway Transportation Department. A statement of road construction and/or maintenance shall be on the site survey.

Emergency / 911

Required: All addressable structures must obtain E-911 addresses from Benton County Emergency Administration prior to construction.

Comment: All lots affected by this replat are undeveloped and do not have an assigned E-911 address.

OUTSTANDING ITEMS:

1. Site Survey Revisions:
 - Remove Deer Trail per comments from Benton County E-911
 - Include water utility easement information
 - Revise Benton County setback note to accurately detail required setbacks
 - 25 ft. building to fronting property line setback
 - 10 ft. building to side and rear yard setbacks
 - Road construction note shall be detailed on survey as follows”
 - “NOTICE: ROADS DETAILED ON THIS SURVEY ARE NOT CONSTRUCTED TO COUNTY STANDARDS. THE MAINTENANCE OF THESE ROADS OR FUTURE ROADS IS THE RESPONSIBILITY OF CURRENT AND FUTURE PROPERTY OWNERS.”
2. On or before May 6th, 2015, USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the May 20th, 2015 public hearing.

CONCLUSION:

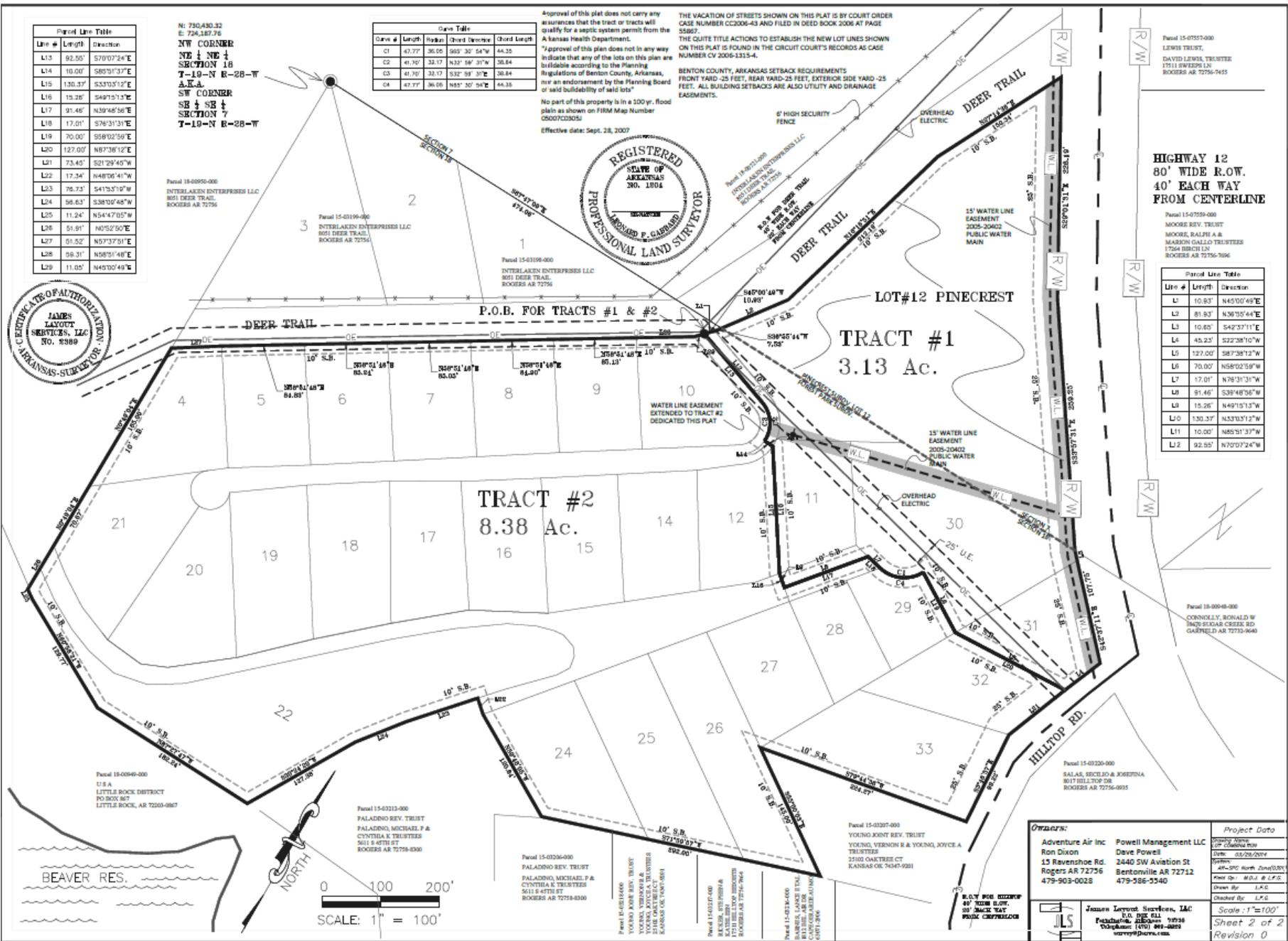
The proposed Major Replat of Block 1 Forest Park Subdivision and lot 12 of the Pinecrest Subdivision was reviewed by Planning Staff to ensure compliance with the Planning and Development Regulations of Benton County. The project must submit a revised site survey as detailed in ‘outstanding item #1’. Further, proof of the required, mailed public hearing notification must be provided to Staff on or before May 6th, 2015 as noted in ‘outstanding item #2’.

Prepared by: Taylor Reamer – Planning Manager

Vicinity Graphic – Forest Park / Pinecrest Replat



Forest Park-Pinecrest Subdivision - Replat
May 6th, 2015



Parcel Line Table

Line #	Length	Direction
L13	82.50'	S70°07'24"E
L14	10.00'	S89°31'37"E
L15	130.37'	S33°05'12"E
L16	13.26'	S49°15'13"E
L17	91.46'	N39°48'56"E
L18	17.01'	S76°31'31"E
L19	70.00'	S58°02'59"E
L20	127.00'	N87°38'12"E
L21	73.43'	S21°29'49"W
L22	17.34'	N48°06'41"W
L23	76.72'	S41°31'09"W
L24	56.63'	S38°09'48"W
L25	11.24'	N54°47'05"W
L26	51.91'	N02°52'50"E
L27	51.52'	N57°37'51"E
L28	59.31'	N58°51'48"E
L29	11.05'	N45°00'49"E

Curve Table

Curve #	Length	Radius	Chord Distance	Chord Length
C1	47.77'	36.06'	S60°30'54"W	44.35'
C2	41.70'	32.17'	N32°18'31"W	38.84'
C3	41.70'	32.17'	S32°58'31"W	38.84'
C4	47.77'	36.06'	N55°30'54"E	44.35'

Parcel 15-07551-000
LEWIS TRUST,
DAVID LEWIS, TRUSTEE
17111 SWEEPERS LN
ROGERS AR 72756-7455

HIGHWAY 12
80' WIDE R.O.W.
40' EACH WAY
FROM CENTERLINE

Parcel Line Table

Line #	Length	Direction
L1	10.83'	N45°00'49"E
L2	81.83'	N36°05'44"E
L3	10.83'	S42°37'11"E
L4	45.23'	S22°38'10"W
L5	127.00'	S87°38'12"W
L6	70.00'	S58°02'59"W
L7	17.01'	N76°31'31"W
L8	91.46'	S39°48'56"W
L9	15.26'	N49°15'13"W
L10	130.37'	N33°05'12"W
L11	10.20'	N85°51'37"W
L12	92.55'	N70°07'24"W

Parcel 15-00948-000
CONNOLLY, RONALD W
3000 BEAR CREEK RD
GARFIELD AR 72733-6460

Parcel 15-03230-000
GALAS, ROSELYN & JOSEFINA
3017 HILLTOP DR
ROGERS AR 72756-0915

Owners:		Project Data
Adventure Air Inc Ron Olson 13 Ravenshoe Rd. Rogers AR 72756 479-903-0028	Powell Management LLC Dave Powell 2440 SW Aviation St Bentonville AR 72712 479-586-3340	LRS 15-07551-000 05/29/2015 40'-0" North Zone (2011) NAD 83 LRS LRS Scale: 1"=100' Sheet 2 of 2 Revision 0

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