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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 the Forest Park Subdivision. The proposed replat is to be recorded as follows; Proposed Tract 1 (3.13 ac.) by combining existing lot 12 of the Pinecrest Subdivision and existing lots 11, 30, and 31 of the Forest Park Subdivision. Proposed Tract 2 (8.38 ac.) by combining existing lots 4-12, 14-22 and 24-33.

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.

**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:** 11.51 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 comprised of portions of two platted subdivisions; Forest Park Subdivision and Pinecrest Subdivision, 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 portion of the Forest Park Subdivision; to the northeast consisting of remaining portions of the 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 20<sup>th</sup>, 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.

The applicant submitted USPS certified mail receipts on May 5, 2015 showing that written notice was sent to surrounding property owners regarding the May 20<sup>th</sup>, 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 28<sup>th</sup>, 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:**

None

**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 6<sup>th</sup>, 2015 as noted in ‘outstanding item #2’.

**CONSIDERATIONS FOR THE BOARD:**

1. Waiver from Preliminary Plat approval (§5.5.2.C)
2. Approval of Forest Park / Pinecrest Subdivision Major Replat case #15-040

**Prepared by: Taylor Reamer – Planning Manager**

**Reviewed by: Kevin M. Gambrell, AICP – Planning Director**



Vicinity Graphic – Forest Park / Pinecrest Replat



