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SITE PLAN REVIEW PLANNER'S PUBLIC HEARING REPORT

16701 W. Hwy. 102, Decatur AR

EXECUTIVE SUMMARY

The applicant is proposing to utilize the 9.78 acre property as the home of the NWA Riding Club (the Club). Based on the NWA Riding Club website, the youth riding club aims to provide a venue for riders to practice and compete is various events. The NWA Riding Club proposes to use an existing 110 ft. by 250 ft. outdoor riding arena for Club activities. The applicant has estimated a total of 40 memberships are expected for the current riding season. The Club participates in riding activities every two weeks (twice a month) from the beginning of April to the end of October. The hours of operation for Club events would be 1:00pm to 8:00pm (maximum hours) and when lighting is obtained 4:00pm to 11:00pm (maximum hours). The average number of Club members at an event would be 25 to 40 patrons.

As part of Phase 1, the applicant aims to establish the property as the Club horse riding arena, install a total of 22 parking spaces (10 standard spaces and 1 ADA space), trailer parking area, and install a fenced buffer along the eastern property line. As part of the proposed Phase 2, the applicant has outlined the installation of outdoor lighting in the riding arena.

To date, the following items are outstanding:

1. Site Plan revisions to include the following: A.) Include the 'full-cut off lighting note' on site plan.

PROJECT INFORMATION

Applicant: Vicky Graves / Donna Straight

Property Owner: Richard Larson and Shelly Graves

Address of subject property: 16701 W. Hwy. 102, Decatur AR 72722

Parcel ID: 18-11300-040

Parcel Size: 9.783 acres

Current Land Use: Residential / Agriculture

Proposed Land Use: Other Commercial (110 ft. x 250 ft. horse riding arena)

Attachments: The following drawings and documents are attached:
1. Location Map
2. Proposed Site Plan

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The 9.78 acre subject property is located on the south side of W. Hwy. 102, east of the City Limits of Decatur. The property is currently improved with an existing 1780 sq. ft. residential dwelling, an existing 1800 sq. ft. accessory shop building, and one mobile home. Primary vehicular access is provided via an existing gravel drive from W. Hwy. 102 that extends past the proposed horse riding arena to the existing residential dwelling. The property also has access via a private road 'Hide Away Lane' along the southern boundary of the subject parcel. The site has an array of mature trees on its western border. The 9.78 acre parcel gently slopes from south to north topographical relief. The parcel is bordered by agriculture on the northern property boundary, 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 originally subject to a citizen complaint regarding the installation of fencing for the horse arena. Based upon a March 17, 2015 Staff site visit, it was determined that the horse arena operation was for non-residential / non-agricultural purposes and required Planning Board approval to continue operation. On March 25, 2015 the applicants attended a Development Review Committee meeting to discuss the project proposal with Staff. On May 11, 2015 the applicant, Vicky Graves, submitted an official Site Plan Review application, with supporting project site plan prepared by a Professional Land Surveyor.

The property has been subject to multiple citizen complaints concerning operation of NWA Riding Club activities prior to any approval from Benton County Planning Board.

NWA Riding Club, represented by Vicky Graves, is proposing to operate an outdoor horse riding arena for club activities. The current arena is 100 ft. by 250 ft. with one (1) metal observation platform on the southern end of the riding arena. As part of Phase 1, the applicants are proposing to initially develop the

riding arena, gravel parking area, and Crow's Nest observation platform. As part of Phase 2, the applicant is proposing the installation of 12 outdoor lighting fixtures in the riding arena.

On May 26, 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 reveals that the property is improved with one existing 1780 sq. ft. residential swelling and an 1800 q. ft. accessory storage shed. The proposed project area includes the 110 ft. by 250 ft. horse riding arena; the addition project area would consist of the standard and ADA parking area, and the trailer parking.

Noticing Requirements:

On May 28, 2015 the applicant submitted to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the June 17, 2015 public hearing, as well as photograph(s) verifying that the required public hearing notice signage along the properties frontage with W. Hwy. 102 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.

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.

Comment: All NWA Riding Club activities are proposed to be conducted in an outdoor setting. The GFA calculation for the required parking spaces cannot be derived for this proposed use. The applicant has provided 10 standard parking spaces and 1 ADA compliant parking space on the western side of the horse riding arena. Based on the current site plan, an area north of the riding arena is labeled 'trailer parking'. The applicant shall confirm how the trailer parking area will be utilized and how traffic will circulate in this area.

Site Features- Loading area:

Current site plan shows required loading area.

Site Features – Lighting:

Applicant has indicated 12 outdoor lighting fixtures in the horse riding arena as part of **Phase 2**.

Comment: The site plan shall include a note stating 'All current and future outdoor lighting 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 horse riding arena 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 applicant provided a letter dated May 29, 2015 stating the proposed buffer would be a 6 ft. tin fence 250 ft. in length along the eastern property line.

The revised site plan shows the proposed 6 ft. tin fencing along the eastern property line.

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 gravel access drive from W. Hwy. 102 that extends past the proposed horse riding arena to the existing residential dwellings. AHTD did not provide comment on this project.

Site Services - Drainage/ Stormwater Management Plan:

Comment: The subject property is not located in an MS4 area. The applicant provided Benton County Planning Staff with a copy of the State ADEQ Notice of Automatic Coverage for the subject property.

Site Services - Solid Waste Disposal:

Comment: In a letter dated May 29, 2015, applicant confirmed that no dumpster is required for the site and any waste generated on site will be disposed of properly.

Site Services – Storage Trailer:

Site plan shows the location of the storage trailer on the southern side of the horse riding arena.

The applicant plans to utilize the area for a storage trailer for Club equipment. The applicant provided a letter stating *the property owner now plans to use the trailer for storage of poles, flags, lawn chairs which are needed for the riding arena*.

Site Services - Electrical Power Supply:

The applicant provided a service confirmation letter dated May 29, 2015 from Carroll Electric stating the Carroll provides electric service to the property.

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: The applicant proposed to utilize portable toilets to service Club events. The applicant submitted a service confirmation letter dated March 30f, 2015 from Arkansas Portables NW stating the portable toilet on site is serviced weekly.

Site Services - Water Service:

The applicant provided a service confirmation letter dated June 1, 2015 from Highfill Water Department stating the City of Highfill provides water service to the property.

Site Services - Fire & EMS:

Benton County E-911 Administration issued an address for the proposed riding arena: 16701 W. Hwy. 102.

The applicant provided a service confirmation letter from Decatur Fire Department stating the City of Decatur provides Fire/EMS services to the property.

OUTSTANDING ITEMS:

1. Site Plan revisions to include the following: A.) Include the 'full-cut off lighting note' on site plan.

CONCLUSION:

The proposed utilization of the 7.83 acre property the main venue for NWA Riding Club 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. The applicant is proposing two (2) phases as part of this Site Plan Review.

CONSIDERATIONS FOR THE BOARD:

Approval of Phase 1 – NWA Riding Club (case #15-061) conditioned upon the following;

1. Site Plan revisions to include the following: A.) Include the 'full-cut off lighting note' on site plan.
2. Agree to Standard Conditions (Appendix K)

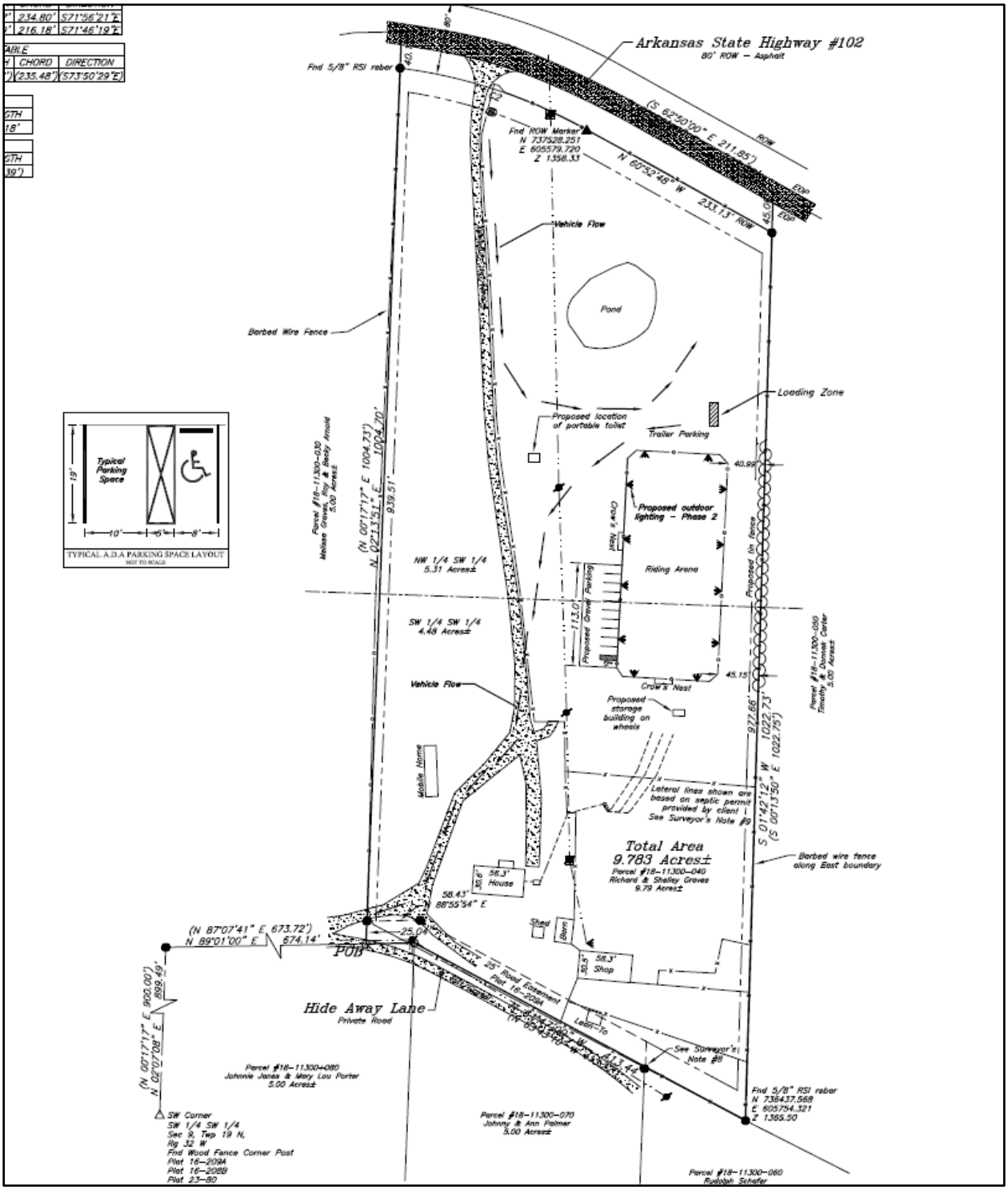
Approval of Phase 2 – NWA Riding Club (case #15-061) conditioned upon the following;

1. Site Plan revisions to include the following: A.) Include the 'full-cut off lighting note' on site plan.
2. Agree to Standard Conditions (Appendix K)

Prepared by: Taylor Reamer, Planning Manager

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

LOCATION MAP


Arkansas State Highway #102
80' ROW – Asphalt
Vehicle Flow
Pond
Barbed Wire Fence
Loading Zone
Proposed location of portable toilet
Trailer Parking
Proposed outdoor lighting – Phase 2
Riding Arena
Proposed Gravel Parking
Crow's Nest
Proposed storage building on wheels
Mobile Home
Lateral lines shown are based on septic permit provided by client | See Surveyor's Note #9
Total Area
9.783 Acres±
Parcel #18-11300-040
Richard & Shelley Graves
9.79 Acres±
Barbed wire fence along East boundary
House
Shed
Barn
Shop
Lean-To
Hide Away Lane
Private Road
POB
Parcel #18-11300-090
Johnnie Jones & Mary Lou Porter
5.00 Acres±
Parcel #18-11300-070
Johnny & Ann Palmer
5.00 Acres±
Parcel #18-11300-060
Rudolph Schafer
SW Corner
SW 1/4 SW 1/4
Sec 9, Twp 19 N,
Rg 32 W
Find Wood Fence Corner Post
Plat 16-2084
Plat 16-2089
Plat 23-80
Typical Parking Space
TYPICAL A.D.A PARKING SPACE LAYOUT
NOT TO SCALE

SITE PLAN