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Benton County Development Department

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SITE PLAN REVIEW PLANNER'S PUBLIC HEARING REPORT
Carroll Electric Service Station
10720 N AR Hwy 59, Gravette AR

EXECUTIVE SUMMARY

Carroll Electric Cooperative, property owner of the subject property proposes to construct a service center for emergency response during inclement weather. The facility will have 2 to 3 employees on staff and normal hours of operation from 8:00 am to 5:00pm. The purpose of this center is to provide a quick response for field operations and to provide improved reliability to Carroll Electric customers. This center will have administrative offices, truck storage areas, and outdoor storage areas for power poles and other electrical service supplies. The center will not be a location that accepts payments for electric bills. The proposed building will be 18,500 +/- sq. ft. with outdoor storage areas to the east of the facility.

PROJECT INFORMATION

Owner: Carroll Electric Cooperative

Applicant/Engineer: Blake Jorgensen – Jorgensen and Associates

Address of subject property: 10720 N AR Hwy 59, Gravette AR

Parcel ID: 18-15197-001

Parcel Size: 22.24 acres

Current Land Use: Unimproved / Agriculture

Proposed Land Use: General Commercial

Attachments: The following drawings and documents are attached:

1. Location Map
2. Proposed Site Plan

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The 22.24 acre subject property is located on the east side of AR Hwy 59, at the intersection of Hwy 59 / Mt. Olive Rd. Primary vehicular access would be provided via two (2) proposed concrete drives extending eastward from the public ROW (AR Hwy 59) and northward from the public ROW (Mt. Olive Rd.) to the proposed service center. Sewerage and water service to the site is provided by private septic and proposed public water, respectively. The applicant proposes to extend Gravette Water south along the east side of AR Hwy 59 from the intersection of Eldred Rd. to the proposed facility entrance. The site has an array of large, mature trees on its northern border. The parcel is surrounded on its north, west, and southern boundary by unimproved agriculture pasture. Single-family residential land uses exist to the east and south of the subject property. The property is not located within the FEMA 100-yr. floodplain or Unincorporated Urbanized MS4 area.

Background information:

On 01/29/2014, applicant attended the Development Departments' Development Review Committee (DRC) meeting. On 08/19/2015, an inter-departmental review form was sent to the following agencies: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Assessor's GIS Mapping Manager, and Benton County 911 Administration.

The Site Plan Review application was therefore scheduled for the September 2, 2015 Technical Advisory Committee meeting for the Benton County Planning Board. The applicant attended the TAC meeting on 09/02/2015 to discuss the project with the Planning Board.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records, the property is currently unimproved agricultural pasture land. The site was subdivided in 2013 subdividing the residence along Hwy 59 from the subject parcel.

Noticing Requirements:

On September 2, 2015, the applicant submitted to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the September 16, 2015 public hearing, as well as date stamped photograph(s) verifying that the required public hearing notice signage along the properties frontage with AR Hwy 59 AND Mt. Olive Rd. has been conspicuously posted on site.

Standard Building Setbacks:

Required: A sixty five (65) feet and fifty (50) feet setback measured from the center line of the fronting roads (AR Hwy 59 and Mt. Olive Rd., respectively) or twenty-five (25) feet from the fronting property lines, whichever is greater is required; A side and rear yard, building to property line setback of ten (10) feet is required.

Comments: Site plan accurately details all building setbacks.

Parking Requirements:

Required: Parking calculations shall be based upon the sum total of the use being proposed as part of the Site Plan Review application. For the subject property and proposal, parking calculations shall be based upon the 'Office' parking requirements: 3 parking spaces for every 1,000 sq. ft. + 'Warehouse Storage' parking requirements: 1 space per employee + 1 space per company owned vehicle + 5 spaces for every 2,000 sq. ft. totaling 38 parking space with 2 ADA compliant parking spaces.

Based on the square footages of use provided by the applicant, Office use totals 807 sq. ft.; Warehouse use totals 6,927 sq. ft.; Garage (indoor truck parking) totals 8050 sq. ft.

Warehouse: 6,927 sf (1 space per employee+1 space per company owned vehicle+5 spaces per 2000 sf
3 employees = 3
14 company owned vehicles = 14
5 spaces/2,000 sf= 17.32 spaces = 18
TOTAL: 35 spaces
Office: 807 sf (3 spaces per 1,000 sf)
.807x3=2.42 spaces = 3
TOTAL: 3 spaces

Grand Total: **38** parking spaces required (2 ADA).

Comment: The current site plan shows a total of 27 standard parking spaces with 1 ADA space in the proposed asphalt parking lot and 14 indoor truck bays on the east side of the facility, totaling **41** parking spaces.

Site Features - Loading area:

Current loading space is shown as having dimensions of 20ft in width and 80ft in length meeting and exceeding the required minimum of 10ft by 25ft.

Site Features – Lighting:

Applicant has indicated outdoor lighting on the site plan and included the 'full cut-off lighting' note on the revised site plan.

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 (low density) land uses to the east and south. This places the proposed use as being 'questionably compatible', and as such, will require mitigation efforts in order to buffer the proposed service station. Specifically, table 6.6 (Compatibility Levels and Criteria) requires 15 ft. to 20 ft. of additional setback, buffering 25 ft. to 40 ft. in depth, and may require 3 tier plantings as well as fencing.

The current site plan shows a planting of sixty (60) Silverberry 10 ft. on center with mulched planting beds along the immediately adjacent single family residences to the south and a series of forty-six (46) Silverberry 10 ft. on center along the property line to the southeast.

Based on additional setback requirements, the current building location meets the additional setback requirements per table 6.6.

Applicant provided a service confirmation letter for landscaping maintenance on 09/04/2015.

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 a County maintained roadway and Arkansas State Highway. The applicant proposes two (2) concrete access drives from both Mt. Olive Rd. and AR Hwy 59. Based on the current site plan, the rigid pavement (entrances and loading dock) design is as follows: 4.0 inch Class 7 base with 8.0 inch Class S (AE) concrete. Benton County Roads Department did not provide comment on the project proposal, nor AHTD.

Applicant shall provide approved access drive permits from both agencies prior to issuance of Building permit.

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 application will require a drainage statement / cover letter from a State of Arkansas Certified Engineer confirming the adequacy of stormwater management on-site. This shall be supported by both pre-development and post-development runoff coefficients, indicating if on-site stormwater management systems will mitigate site runoff resulting from increased impervious surfaces. Statement / cover letter shall also provide pre and post-development impervious cover calculations. This shall be done in accordance with §4.6.10.

The applicant shall provide a copy of the SWPPP and approved NOC from Arkansas Dept. of Env. Quality prior to issuance of Planning Board decision letter. All BMPs shall be installed prior to land disturbance, in accordance with the SWPPP.

Site Services - Solid Waste Disposal:

Service confirmation for solid waste was received from Republic Services on September 2, 2015.

Site Services - Electrical Power Supply:

Carroll Electric Cooperative will be providing electrical service to the site.

Site Services – Septic System:

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 shall provide a copy of the approved septic design prior to the issuance of a Building permit.

Site Services - Water Service:

Based on the current site plan, the applicant proposes to extend a 6 inch water line from the intersection of Eldred Rd. and AR Hwy 59 south along the east side of Hwy 59 to the entrance of the service facility.

A letter confirming service from Gravette Water will be required prior to issuance of Certificate of Occupancy from Ben. Co. Building Safety Division.

Site Services - Fire & EMS:

Benton County E-911 Administration assigned the proposed facility address as 10720 N AR Hwy 59.

Comment: The applicant shall submit service confirmation letters for Fire/EMS providing service to the site. Prior to issuance of a Certificate of Occupancy from Building Safety Division all fire flow testing (1,000 gpm), alarm system, emergency and exit lighting shall be completed and approved.

Benton County Fire Marshal provided the following comments:

1. A full alarm system will be required.
2. A Knox box will be required on building and at gate access.
3. Fire hydrants will be required to flow 1000 gpm or more.
4. Full emergency and exit lighting will be required.

Fire suppression sprinkler system is not required for the project proposal. Based on the Life Safety Plan provided by the project's architect, there are series of 1 hour fire barriers and 1 hour fire shaft wall in which Benton County Fire Marshal provided additional comment of the Life Safety Plan stating the facility would NOT require a sprinkler system, all other requirements continue to be valid for the project.

Site Services – Above Ground Fuel Storage Tanks

The current site plan shows two (2) above ground fuel storage tanks and fueling station. The applicant shall submit a copy of the State Fire Marshal's Fuel Storage Tank permit prior to issuance of Certificate of Occupancy.

Site Services – Hazardous Chemical Storage

In accordance with §4.6.B #5, all proposed commercial and industrial developments must submit written confirmation of hazardous materials to be used and stored on-site. Documentation is to be forwarded to the County Office of Emergency Services.

The applicant shows two (2) above ground fuel storage tanks and fueling station on the current site plan. The applicant shall provide documentation of Hazardous Material Storage to the Ben. Co. Depart. Of Emergency Management prior to issuance of Planning Board decision letter.

OUTSTANDING ITEMS:

1. Site Plan revisions to include the following: Detail location of dumpster on site; Remove internal notations 'lot' and 'tract'
2. The applicant shall provide a copy of the SWPPP and approved NOC from Arkansas Dept. of Env. Quality prior to issuance of Planning Board decision letter.
3. The applicant must submit service confirmation letters for the following:
 - a. Water (City of Gravette) prior to issuance of Certificate of Occupancy
 - b. Fire/EMS prior to issuance of Planning Board decision letter

4. Satisfy all Benton County Fire Marshal's requirements prior to issuance of Certificate of Occupancy
5. Submit Hazardous Materials Storage letter to Dept. of Emergency Management prior to issuance of Planning Board decision letter.
6. Provide an approved septic system permit from Ark. Health Department prior to issuance of Building permit
7. Provide copies of approved access drive permits prior to issuance of Building permit
 - a. AHTD
 - b. Ben. Co. Roads Dept.
8. Arkansas State Fire Marshal permit for fuel storage tanks prior to issuance of Certificate of Occupancy.

CONCLUSION:

The proposed 18,500 +/- sq. ft. commercial building was reviewed by planning staff to ensure compliance with the Planning and Development Regulation of Benton County. The project must revise its site plan as detailed in the 'outstanding items' above. Further, the inset detail showing how compatibility requirements for landscape buffering will be achieved shall be tied to the issuance of a decision letter. Finally, a drainage letter must be approved by a licensed engineer in the State of Arkansas to affirm that finished grades and additional impervious cover will not adversely impact surrounding property, and, that the site can adequately retain and disperse stormwater runoff .

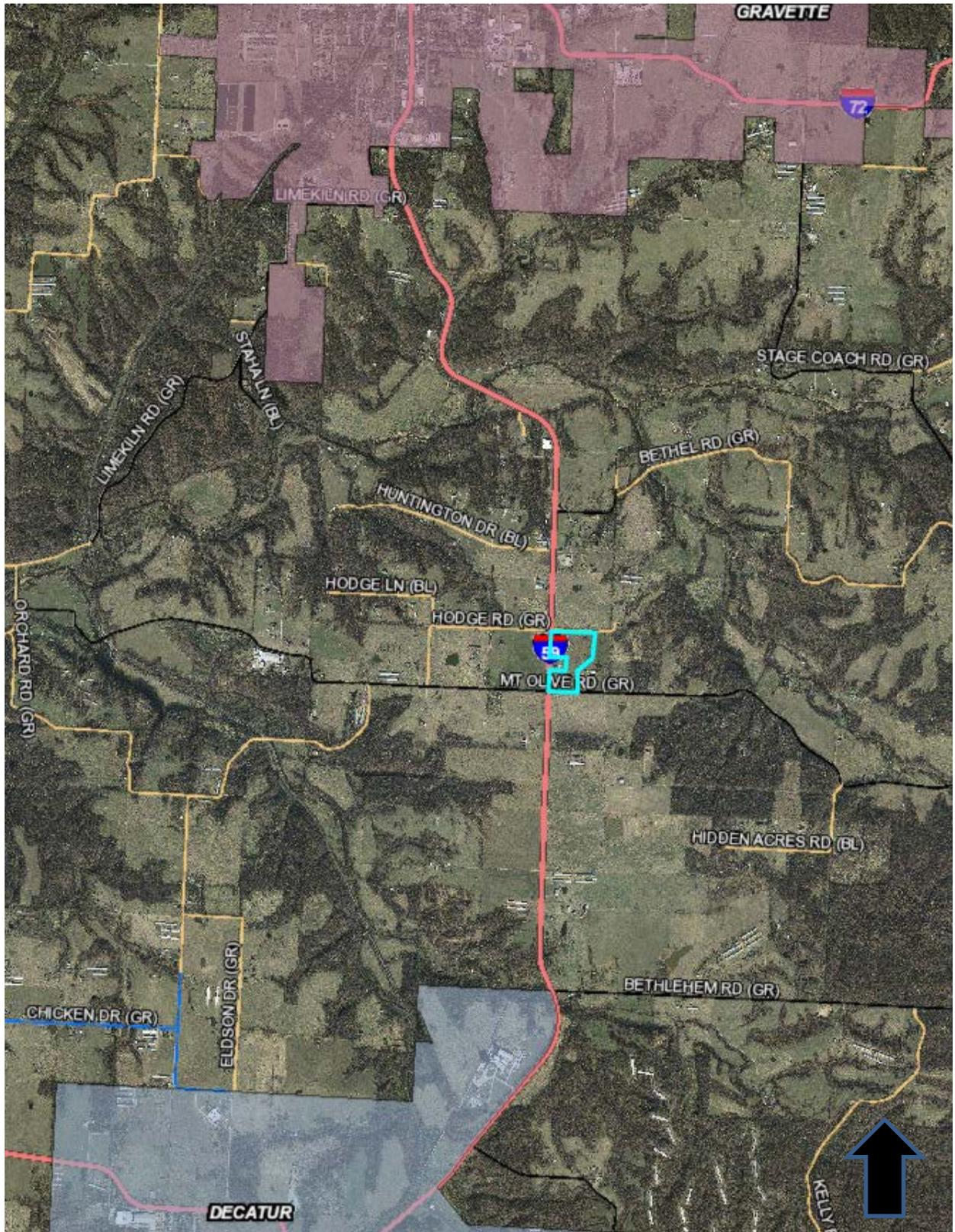
CONSIDERATIONS FOR THE BOARD:

Approval of the Carroll Electric Service Station Site Plan Review, case #15-139, 10720 N AR Hwy 59, Gravette AR conditioned upon the following;

1. Site Plan revisions to include the following: Detail location of dumpster on site; Remove internal notations 'lot' and 'tract'
2. The applicant shall provide a copy of the SWPPP and approved NOC from Arkansas Dept. of Env. Quality prior to issuance of Planning Board decision letter.
3. The applicant must submit service confirmation letters for the following:
 - a. Water (City of Gravette) prior to issuance of Certificate of Occupancy
 - b. Fire/EMS prior to issuance of Planning Board decision letter
4. Satisfy all Benton County Fire Marshal's requirements prior to issuance of Certificate of Occupancy
5. Submit Hazardous Materials Storage letter to Dept. of Emergency Management prior to issuance of Planning Board decision letter.
6. Provide an approved septic system permit from Ark. Health Department prior to issuance of Building permit
7. Provide copies of approved access drive permits prior to issuance of Building permit
 - a. AHTD
 - b. Ben. Co. Roads Dept.
8. Arkansas State Fire Marshal permit for fuel storage tanks prior to issuance of Certificate of Occupancy.
9. Applicant shall provide final stamped site plan drawings and stamped Life Safety Plan prior to issuance of Planning Board decision letter.
10. Applicant agrees to Standard Conditions

Prepared by: Taylor Reamer, Planning Manager

Reviewed by: Kevin M. Gambrell, Planning Director - AICP



LOCATION MAP