

Benton County Planning Board

Mark Curtis, Chairman
Starr Leyva, Vice Chairman
Jim Cole, Member
Sean Collyge, Member
Ashley Tucker, Member
Rick Williams, Member
Ron Homeyer, Member



**Benton County Development Department-
Planning Division**

905 NW 8th Street
Bentonville, AR 72712
Phone: (479) 464-6166
Fax: (479) 464-6170
Email: taylor.reamer@bentoncountyar.gov

**SITE PLAN REVIEW – MAJOR AMENDMENT
PLANNER’S TECHNICAL REPORT
21153 AR HWY 16, SILOAM SPRINGS, AR, 72761**

EXECUTIVE SUMMARY

The owner, Barnett Enterprises, proposes to amend the previously approved landscaping plan schedule from the previous Site Plan Review approval (case #14-393). The revised landscaping plan proposes the use of two (2) tier plantings in lieu of the previously approved, three (3) tier plants on the constructed southern earthen berm and removal of the approved landscaping plan for the eastern berm and installation of smaller landscaping area along Hwy 16. The original landscape plan approved by Benton County Planning Board was determined to be unsustainable and not feasible due to steep slope and inability to maintain the earthen berm. Therefore, an amendment to the previously approved Site Plan Review, case #14-393, is being sought for approval.

On September 2, 2015, the applicant submitted a revised landscaping plan for the two (2) landscaped earthen berms at the subject property, which met staff’s requirements. As such, the application was placed on the Technical Advisory Committee meeting schedule for September 16, 2015.

The revised landscape plan for the earthen berms shows two (2) tier plantings on the southern berm including Leyland Cypress and Glen St. Mary. The eastern berm’s landscape schedule is proposed to include a series of Leyland Cypress, Redbuds, Burning Bush, and Glossy Abelia

PROJECT INFORMATION

Owner: Jonathan Barnett

Applicant: Amy Brooker

Address of subject property: 21153 AR Hwy 16 Siloam Springs, 72761

Parcel ID: 18-12741-001

Parcel Size: 7.5 acres (industrial area)

Current Land Use: Heavy Commercial 67,950 sq. ft. warehouse

Proposed Land Use: Continued Heavy Commercial 67,950 sq. ft. with amendment to previously approved landscaping plant schedule.

The facility is open 6:00am – 5:00pm. The facility is used to store finished products on pallets and no operational activities will occur. The facility operates with 1-5 workers and on average receives 20-25 trucks per week with seasonal spikes in traffic.

Attachments: The following drawings and documents are attached:

1. Aerial photo
-

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is located on the west side of Highway 16. The corporate limits of the City of Siloam Springs are to the west and north of the property. The overall land area is 7.5 acres. The subject land has industrial uses to the east and west with residential on the south side and pasture and timber to the north. Please see Location Map attached. According to staff research, the property is not located in a Benton County MS4 area or a floodplain.

Background information:

On April 9, 2014, applicant attended a Development Review Committee meeting. On April 23, 2014 the applicant's agent Ron Homeyer of Civil Engineering Inc. submitted an application for site plan review. An interdepartmental review form was sent to the following: Health Dept., Road Dept., Building Dept., Fire Marshal, AHTD, Administrator of General Services, Benton County 911 Administration, Administrator of Public Safety and the City of Siloam Springs. Additionally at the request of the Benton County Fire Marshal a review form was sent to the Siloam Springs Fire Chief. On May 7, 2014 this project went to the Technical Advisory Committee and was heard by the Planning Board.

The Site Plan Review application was approved May 21, 2014 by the Benton County Planning Board with the following conditions;

- a. Standard Conditions – Applicant agrees to the standard conditions (Appendix 'A').
- b. Fire flow testing must be performed and meet regulations prior to issuance of building permit.
- c. Storage of batteries and/or propane shall be to the satisfaction of the Fire Marshal, prior to the issuance of building permit.
- d. Owner agrees to post the Notice of Coverage (NOC) on site prior to the issuance of a building permit. Further agrees to install a construction entrance, silt fences, and concrete washout area, to minimize any impact from the construction activities prior to request for site inspections on-site as required by ADEQ.

To date, the construction of all approved improvements to the property have been completed and Ben. Co. Building Safety Division has issued a Temporary Certificate of Occupancy. The landscaping schedule approved in the May 2014 approval was not completed and determined by the owner to be unsustainable for previously outlined reasons. The Ben. Co. Building Safety Division has withheld the applicant's landscaping completion bond until approved Site Plan landscaping has been completed.

On September 2, 2015, the applicant submitted a proposed landscape schedule meeting Staff's requirements, therefore the Site Plan Review – Major Amendment case #15-142 was scheduled for the September 16, 2015 Benton County Planning Board TAC meeting.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of a 7.5 acre parcel. The current parcel was split from a larger 40 acre tract on April 22, 2014. The tract split was reviewed and approved by the Siloam Springs Planning Commission. The tract split is currently under appeal.

Noticing Requirements

On or before September 23rd, 2015, the applicant must submit to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the October 7, 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 16 has been conspicuously posted on site. All materials shall be submitted before 4:30pm September 23rd, 2015.

Building Setback

Required: A sixty five (65) foot 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.

Comment: Front building setbacks meet county regulations; side and rear building setbacks exceed county regulations.

Parking Requirements

Required: Parking calculations are based on Commercial Uses, which stipulates five spaces for every 2000 s.f. plus 1 space per employee per shift plus 1 space for every company owned vehicle.

Comment: The proposed structure with a GFA of 67,950 s.f. would require 132 parking spaces including five (5) accessible spaces on-site.

The applicant has shown on the site plan that there will be 30 spaces including 2 spaces that conform to the Americans with Disabilities Act. The surface type will be concrete.

The Parking variance to allow 32 parking spaces (2 ADA accessible) in lieu of the required parking requirements of 132 parking spaces (5 ADA accessible) was approved as part of the May 21, 2014 Site Plan Review approval.

Site Features- Loading area

Required: Loading docks shall be located as far away from the residential use as possible to prevent noise and lighting nuisance and shall be adequately screened.

Comment: The loading area for the proposed warehouse is located on the west side of the building and has dimensions of 80x62.33 ft., along with a drive aisle of 422.26 ft. along both the north and south sides of the building. The north side of the property is farthest away from residences. Note: Reorientation of loading areas as a means to mitigate possible visual / noise impacts to adjacent residential uses was considered by Staff and discussed with applicant (*see with 'Parking / Loading Dock Buffer' section*).

Site Features – Lighting

Applicant has shown on the site plan that there will be full cut off wall mounted security lights on this facility. No freestanding perimeter lighting is proposed on the site plan.

Site Features - Parking / Loading Dock Buffers

Required: Adjoining incompatible uses shall be screened with landscaping, walls, berms, or similar treatments.

Comment: Previously approved site plans submitted by applicant shows the installation of an approximately 7' high earthen berm along the southern property line, and an approximately 9.5' high earthen berm along the eastern property line. Both berms are planned to have installed a vegetative screening consisting of White Pines (5 gal) with Red Cedar (2 gal) spaced at the midpoint of each of the White Pines. White Pines will be spaced 15-20' on center. Applicant submitted landscape installation and maintenance plan in a letter dated May 16, 2014.

The proposed (revised) landscaping plan for the southern berm details a series of Leyland Cypress 15ft on center with Glen St. Mary leafy evergreens placed at the midpoint of each Leyland Cypress. The southern earthen berm is shown to be constructed to a height of 16ft. at the western end (cross section 3) and 8ft. in height at the eastern end (cross section 2) of the berm. (See attached landscape plan)

The proposed (revised) landscaping plan for the eastern berm along Hwy 16 details an area of landscaping in the center of the berm. (See attached landscape plan)

Applicant shall confirm the previously approved landscaping plan for the loading dock area will be installed.

Site Features - Access Driveways

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

Comment: Two access driveways are proposed from Highway 16. Applicant has applied and been granted a permit for two drives from Highway 16. Bobby Keeton of AHTD has no additional comments on this proposal.

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 applicant has provided staff with a Stormwater Management Plan & Drainage Report on April 23, 2014. A detention pond has been proposed on site.

Site Services – Septic and Disposal 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 in accordance with Act 402 of 1977 as amended.

Comment: Applicant submitted a service agreement form the City of Siloam Springs confirming service.

Site Services - Water Service

Water service is provided by Siloam Springs Water Utilities dated April 23, 2014. Applicant provided this information on April 23, 2014.

Site Services - Electrical Power Supply

The City of Siloam Springs has provided a letter dated April 23, 2014, noting that they will provide electric power to the site.

Site Services - Firefighting Provision

Benton County Fire Marshall, Marc Trollinger, attended the DRC. He indicated that Siloam Springs Fire Department would provide the review for this project.

Chief Neely provided his comments on May 1, 2014 stating that the goal was to provide a fire flow of 4,000 gpm for 4 hours and would require 4 hydrants. The hydrants are shown on the site plan received by staff on May 13, 2014.

Site Services - Solid Waste Disposal

Applicant confirmed the location of a compactor on the site plan. On April 23, 2014 the applicant provided a service agreement from the City of Siloam Springs stating that they would provide solid waste services on-site.

Environmental Compliance

Applicant has indicated that no chemicals will be stored on-site. Benton County Emergency Management Agency provided a letter dated April 28th, 2014 stating that Barnett Enterprises are in compliance with SARA Title III and Tier II. There has been no information submitted regarding the storage and disposal of batteries.

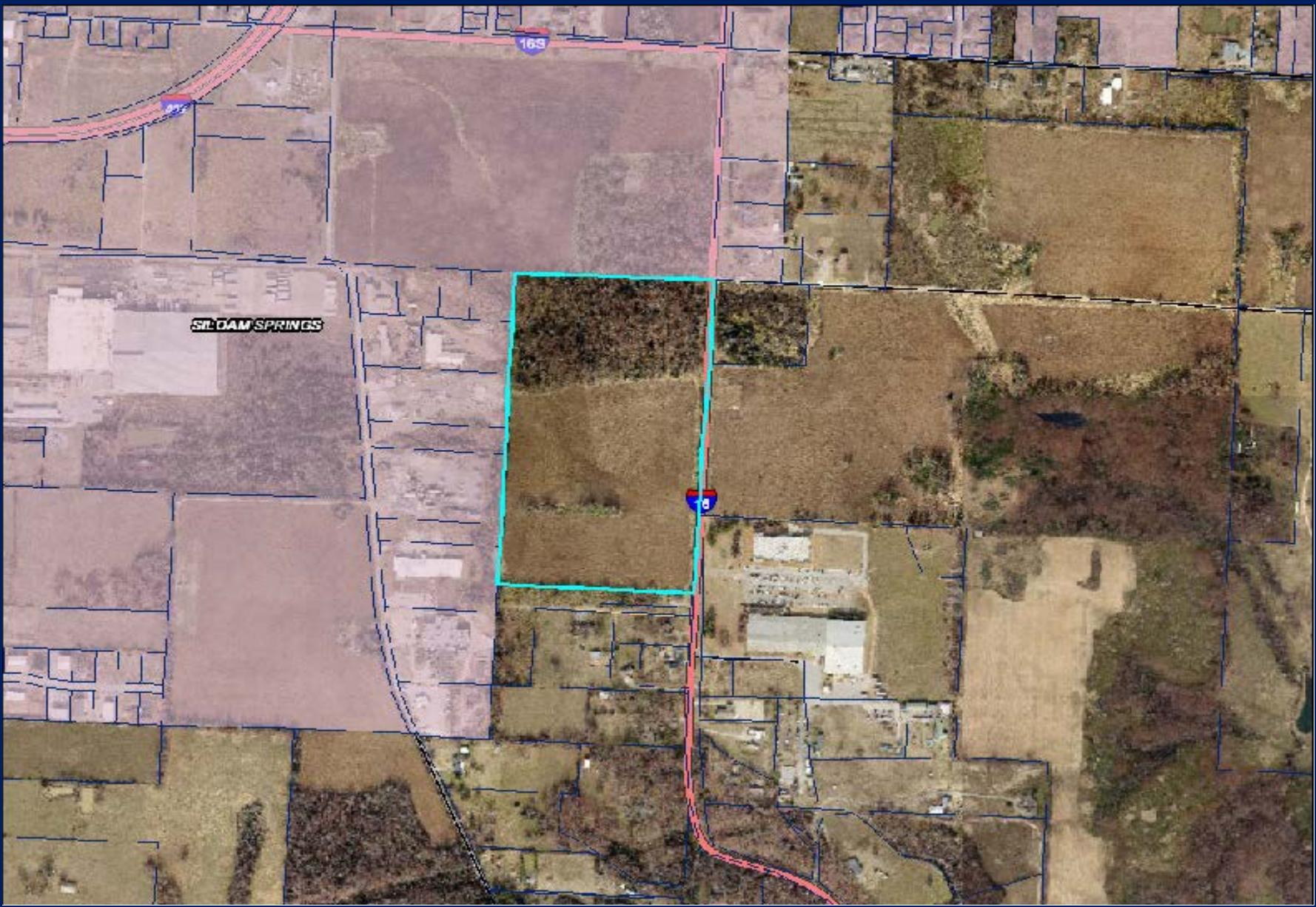
OUTSTANDING ITEMS:

The following items remain outstanding and shall be required prior to the issuance of a decision letter:

1. Applicant to confirm the loading dock buffer will be installed at the location previously approved with Site Plan Review case #14-393

Prepared by: Taylor Reamer, Planning Manager

Reviewed by: Kevin M. Gambrell, AICP



LOCATION MAP