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Department**

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**SITE PLAN REVIEW (fka-Large Scale Development) – MAJOR AMENDMENT
PLANNER’S PUBLIC HEARING REPORT**

15206 Silica Street, Rogers 72756

EXECUTIVE SUMMARY

Julie Gall, applicant and property owner for Silica Valley Mini Storage, is proposing to construct two (2) additional storage unit buildings on the subject property. The two (2) proposed structures would supplement existing operations on site and would total 10,608 sq. ft. Presently, the subject property is improved with two (2) storage buildings totaling 16,424 sq. ft. The site is accessed from Pollock Road via a private paved drive (Silica Street) 30 feet in width. The facility is gated at the entrance with a pass code for customer access only.

The northern proposed storage building will encompass 12 storage units and total 4,896 sq. ft. The southern proposed storage building will encompass 14 storage units and total 5,712 sq. ft.

Project background, Silica Valley Storage was originally approved by Benton County Planning Board in December of 2003. The 2003 approval included two (2) storage unit buildings totaling 16,000+/- sq. ft. of finished floor area. Then, in 2006 the same applicant proposed to construct two (2) additional storage units totaling 11,520+/- sq. ft. The Ben. Co. Planning records do not include any approval from the Benton County Planning Board. Files for the 2006 submittal include stamped engineered site plan drawings, drainage report, and application. Finally in 2015, the new applicant proposes to follow through with the 2006 submittal including the two (2) proposed storage unit buildings.

The applicant, as part of the 2015 submittal, filed for two (2) variances.

1. Zero parking spaces provided in lieu of the required 68 parking spaces for ‘Warehouse and Storage’ Parking Requirements.
2. Approximately 2ft. (west corner) and 7ft. (east corner) building to property line side setback in lieu of the required 10 ft. to accommodate the existing storage unit structure.

PROJECT INFORMATION

Applicant/Owner: Julie Gall
Agent/Engineer: Tom Oppenheim – CEI Engineering Associates, Inc.
Address of subject property: 15206 Silica Street, Rogers 72756
Parcel ID: 15-17117-000
Parcel Size: 3.31+/- acres
Current Land Use: Commercial – Storage Unit Facility
Proposed Land Use: Continued Commercial - Amendment to previously approved Large Scale Development constructing a total of 10,608 sf storage unit buildings to supplement existing operations on-site.

Attachments: The following drawings and documents are attached:

1. Location Map
 2. Site Graphic
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PLANNING ANALYSIS

Description of Property and Surrounding Area:

The 3.31 acre subject property is located on the east side of Pollock Road, approximately 450 ft. south of its intersection with AR Hwy. 12. Presently, the subject property is improved with two (2) storage buildings totaling 16,424 sq. ft. The site is accessed from Pollock Road via a private paved drive (Silica Street) 30 feet in width. The facility is gated at the entrance with a pass code for customer access only. Land uses for surrounding properties is residential (single-family detached) to the east and a 10 unit Mobile Home Park to the north. The property is not located in a Benton County MS4 area or a FEMA identified floodplain.

Background information:

On 08/18/2015, the applicant consulted with Planning staff and submitted the application for official Site Plan Review – Major Amendment to an approved site plan (formerly Large Scale Development – 15-142; approved 12/2003). An interdepartmental review form was sent on 09/2/2015 to the following: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Assessor’s Office, and Benton County 911 Administration.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records indicates the property is improved by two enclosed structures. The two enclosed structures are non-residential (directly related to the business). The site has been graded for use of the two existing storage units with gravel installed in traffic areas. The property owner has installed a drainage culvert with two 36 inch pipes installed for access to the southernmost proposed storage building. The site of the current storage buildings is situated in a small valley with steep slopes to the east, west, and south.

Noticing Requirements:

On September 16th, 2015 the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the Oct. 7th Public Hearing.

On September 15th, 2015 the applicant submitted the required photographs verifying that the required public hearing notice signage along the property's frontage with Pollock Rd. has been conspicuously posted on site.

Building Setback:

Required: A fifty (50) 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 setback of ten (10) feet.

Comments: The applicant submitted a building to property line setback for the northern most building on the property.

Parking Requirements:

Required: Parking calculations for the site are based on 'Warehouse and Storage' for the proposed 10,608 sf bldg. and the existing 16,242 sf storage building(s). The business does not have any employees on site nor any company owned. 'Warehouse Storage' parking requirements: 1 space per employee + 1 space per company owned vehicle + 5 spaces for every 2,000 sq. ft. totaling 68 parking spaces required.

Comment: Applicant does not show any proposed parking spaces on the current site plan. The applicant has filed for a parking variance to provide zero parking spaces in lieu of the required 68 parking spaces. The business is ran in a way that customers access the facility to store boats via a gate access code, no on-site parking is necessary for this application per the applicant's explanation.

Site Features- Loading area:

Current shit plan shows the minimum 10ft. by 25ft. loading space area in front of each facility.

Site Features – Lighting:

The current site plan includes the 'full cut-off lighting note'. The site plan shall be revised to show the locations of outdoor lighting on site.

Parking / Landscape Buffer:

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

Comment: The site is surrounded by primarily deciduous forest to the east, west and south with some coniferous vegetation interspersed throughout. The site is adjacent to medium density residential to the east and abuts Silica Valley Mobile Home Park to the north. Based on historical aerial imagery, the storage unit facility and the mobile home park were developed in approximately the same time frame, 2003-2004. The original approval did not include landscape buffering, under current regulations the subject property will require mitigation efforts to screen/buffer the storage facility from surrounding land uses. Based on Benton County Assessor's data, the abutting single family residences to the east were constructed one year after the approval of the 2003 Large Scale Development establishing the storage unit facility. The Silica Valley Mobile Home Park was developed in the same time frame as the 2003 Large Scale Development approval.

Under current Planning and Development Regulations, the applicant shall provide buffering/screening for the proposed buildings from the abutting residential uses.

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 is accessed from County ROW on Pollock Rd. with a 30ft. wide access easement from the ROW to the subject property.

Site Services - Drainage/ Stormwater Management Plan:

Required: Applicant is required to indicate on site plan storm drainage infrastructure, and, is to provide an off-site drainage study. If off-site drainage 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 site is not located in a FEMA floodplain. The 2003 prior approval included the submission of a drainage report and cover letter prepared by a State licensed professional engineer which attested that the stormwater runoff would be managed on-site and not adversely impact surrounding properties. Based on changes to the conditions on-site, inclusive of the proposed building as well as grading to the building site, the applicant provided a revised drainage letter and report prepared by a registered Professional Engineer in Arkansas, incorporating all impervious covered surfaces, and re-confirming the adequacy of Stormwater management on-site. **ADEQ Notice of (Automatic) Coverage shall be posted on site as required by State Law for site clearing between 1 and 5 acres of land prior to the issuance of a building permit.**

Applicant's engineer shall provide hydraulic analysis/report providing evidence that the current culvert configuration (three (3x) 36 inch CMP culverts) will be able to carry runoff in the stream channel.

Site plan shall be revised in regard to the stream crossing diagram in accordance with the Metal Pipe Design Manual (*Handbook of Steel Drainage & Highway Construction Products. 1994 ed. American Iron and Steel Institute. Print.*). Minimum depth of pavement required over a corrugated metal pipe to carry an 80,000 lb. load is 12 inches from top of the pipe to the top of the rigid pavement; current site plan diagram shows 10 inches.

Site Services - Solid Waste Disposal:

The applicant stated no solid waste receptacles are located on site and solid waste disposal is not required for the facility.

Site Services - Electrical Power Supply:

Service confirmation from Carroll Electric Cooperative for existing and continuing electrical service was received from the applicant on 08/19/2015.

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 site does not have public facilities; therefore no septic is existing or proposed. The applicant provided documentation from Arkansas Department of Health showing the septic system location for the Silica Valley Mobile Home Park, no development is proposed in the location of the

system. Prior to issuance of a Planning Board decision letter applicant shall mark or flag the 2 inch force main as detailed in the septic permit information.

Site Services - Water Service:

The applicant has stated the facility does not utilize water service for the site.

Site Services - Fire & EMS:

Benton County E-911 Administration verified the existing storage units as 15206 Silica Street, Rogers, 72756.

Benton County Fire Marshall provided 'no comment' on the project proposal.

Service confirmation letters for fire and EMS was submitted to Staff verifying such services on September 16th, 2015.

OUTSTANDING ITEMS:

- A. Site Plan revisions; Location of all current or future outdoor lighting, correct parcel ID number, and any required screening and/or buffering stipulated by the Board.
- B. Revise text note detailing parking variance being sought as part of the LSD Amendment to include "Benton County Planning Division Variance case #15-137"
- C. Revise text note detailing building to property line setback being sought as part of the LSD Amendment to include "Benton County Planning Division Variance case #15-161"
- D. ADEQ Notice of Automatic Coverage for site 1 to 5 acres shall be submitted to Staff
- E. Prior to issuance of a Planning Board decision letter applicant shall mark or flag the 2 inch septic force main line as detailed on the septic permit information to protect this infrastructure from damage during the construction process.
- F. Applicant's engineer shall provide hydraulic analysis/report providing evidence that the current culvert configuration (three (3x) 36 inch CMP culverts) will be able to carry runoff in the stream channel.
- G. Site plan shall be revised in regard to the stream crossing diagram in accordance with the Metal Pipe Design Manual. Minimum depth of pavement required over a corrugated metal pipe to carry an 80,000 lb. load is 12 inches from top of the pipe to the top of the rigid pavement; current site plan diagram shows 10 inches.

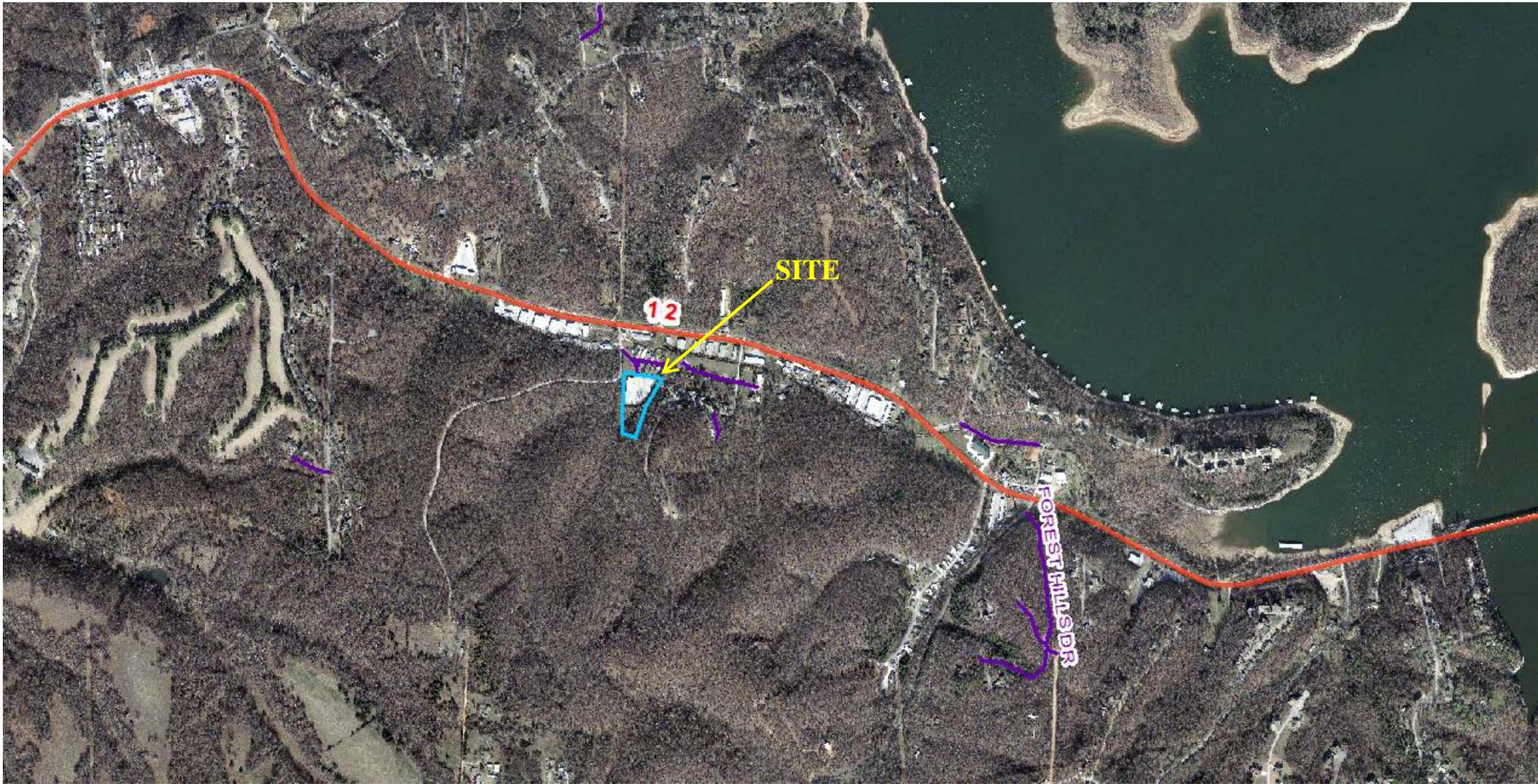
CONSIDERATIONS FOR THE BOARD:

- 1. Approval of Silica Valley LSD Major Amendment – Parking Variance case #15-137
 - a. Zero (0) parking spaces provided in lieu of the required 68 parking spaces for 'Warehouse and Storage' Parking Requirements.
- 2. Approval of Silica Valley LSD Major Amendment – Building Setback Variance case #15-161
 - a. Approximately 2ft. (west corner) and 7ft. (east corner) building-to-property line side setback in lieu of the required 10 ft. to accommodate the existing storage unit structure.
- 3. Approval of the Silica Valley LSD Major Amendment case #15-136 conditioned upon the following:
 - A. Site Plan revisions; Location of all current or future outdoor lighting, correct parcel ID number, and any required screening and/or buffering stipulated by the Board.
 - B. Revise text note detailing parking variance being sought as part of the LSD Amendment to include "Benton County Planning Division Variance case #15-137"

- C. Revise text note detailing building to property line setback being sought as part of the LSD Amendment to include “Benton County Planning Division Variance case #15-161”
- D. ADEQ Notice of Automatic Coverage for site 1 to 5 acres shall be submitted to Staff
- E. Prior to issuance of a Planning Board decision letter applicant shall mark or flag the 2 inch septic force main line as detailed on the septic permit information to protect this infrastructure from damage during the construction process.
- F. Applicant’s engineer shall provide hydraulic analysis/report providing evidence that the current culvert configuration (three (3x) 36 inch CMP culverts) will be able to carry runoff in the stream channel.
- G. Site plan shall be revised in regard to the stream crossing diagram in accordance with the Metal Pipe Design Manual. Minimum depth of pavement required over a corrugated metal pipe to carry an 80,000 lb. load is 12 inches from top of the pipe to the top of the rigid pavement; current site plan diagram shows 10 inches.
- H. Applicant agrees to Standard Conditions

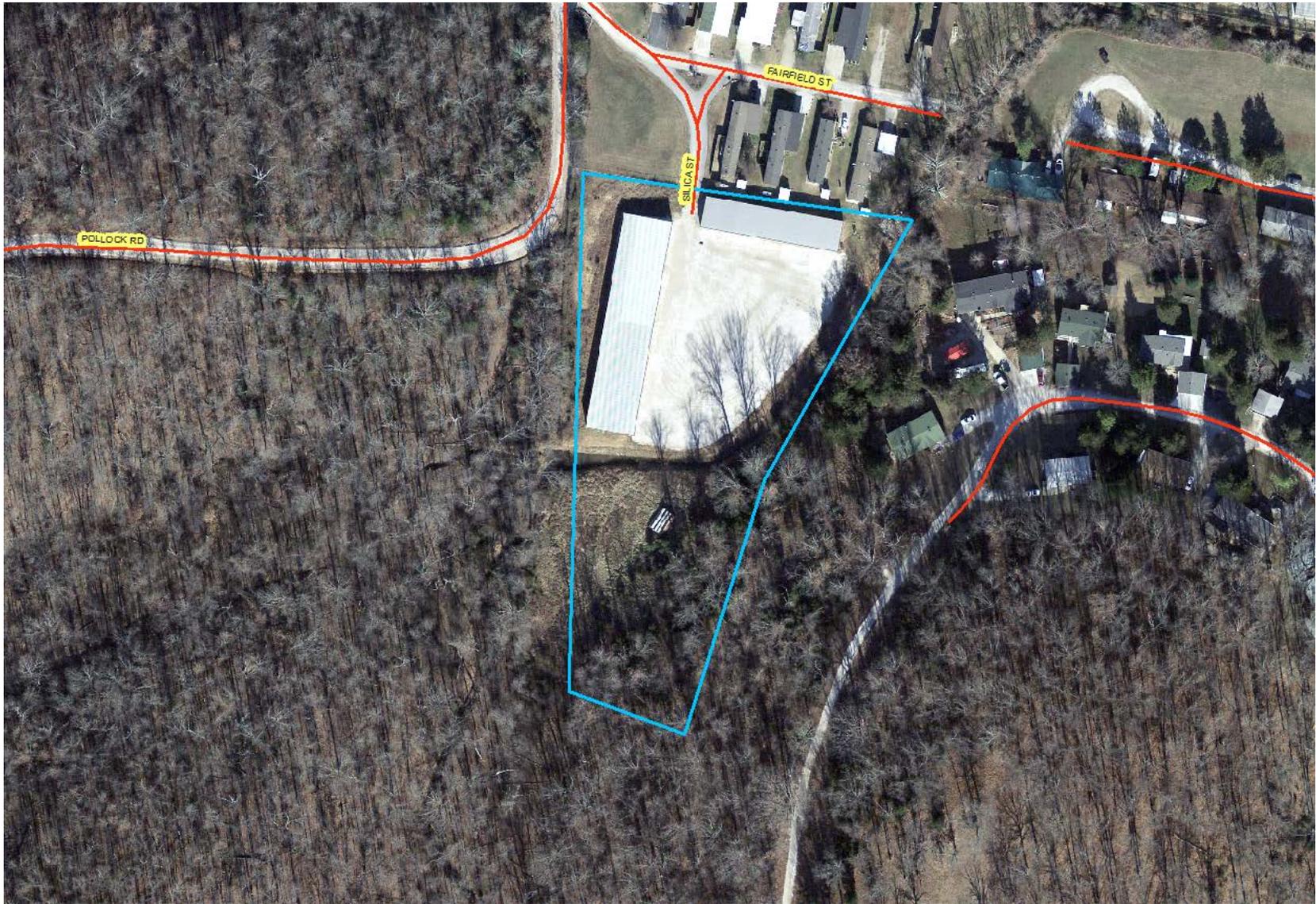
Prepared by: Taylor Reamer - Planning Mngr.

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



LOCATION MAP





SITE AERIAL