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**PLAT VACATION: PLANNER'S TECHNICAL REPORT
WALKER MEADOWS SUBDIVISION (BK 2008 / PG 602)
SILOAM SPRINGS, AR**

PLAT VACATION REVIEW

EXECUTIVE SUMMARY

Benton County Planning application for Major Subdivision - Plat Vacation case #16-005. The applicant proposes to vacate a previous approved Major Subdivision – Walker Meadows (BK 2008 / PG 602). The proposal details the previously approved sixteen (16) lot major subdivision as being reverted to tract land. The plat vacation proposes to eliminate all sixteen (16) lots and create three (3) tracts within the same property. Tract 1 – 2.25 acres, Tract 2 – 36.60 acres, and Tract 3 – 1.43 acres (see attached survey).

The applicant has filed for a Waiver from Preliminary Plat approval (§5.5.2.C) and elects to seek approval on one (1) final plat.

PROJECT INFORMATION

Owner(s): Brian Neisen & James Martin

Applicant: James ‘Brad’ Martin

Surveyor: Gene Buescher – Survey 1, INC.

Address of subject property: Southeast corner of Fullerton Dr. and Walker Rd., Siloam Springs. Nearest addressable structure 20376 Fullerton Dr.

Parcels Affected: 15-18362-000 through 15-18377-000 AND 18-13280-010

Parcel Size: 40.28 acres

Current Land Use: Platted residential subdivision – Walker Meadows

Proposed Land Use: Residential / Agricultural Tract Land

Attachments: The following drawings and documents are attached:

1. Location Map
2. Survey – Proposed Plat Vacation

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is comprised of Walker Meadows Subdivision inclusive of sixteen platted lots and one larger acre tract. The site is situated among low density residential and agriculture land. The proposed plat vacation is combining an array of smaller lots into two (3) tracts (see attachment).

The property is not located within the FEMA 100-yr. floodplain, or in a County designated MS4 area.

BACKGROUND

The Walker Meadows Subdivision was originally platted in 2008 and encompassed a total of sixteen (16) lots on the south side of Fullerton Drive. The scope of review for this project will include the previously approved Major Subdivision and to vacate the 16 lots. The applicant owns Lots 1-8 and 10-16 with Lot 9 not under common ownership. The applicant also owns the large tract southeast of Walker Meadows.

On January 20th, 2016 an inter-departmental review form was sent to the following agencies: Planning Division, Health Dept., Road Dept., Benton County Assessor's Office, 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 the plat vacation - consists of 40.28 +/- acres. All lots under review are currently undeveloped except Lot 9, single-family residential.

Noticing Requirements

Required: The applicant submitted USPS certified mail receipts on January 27, 2016 verifying written notice was sent to surrounding property owners regarding the February 17, 2016 Public Hearing.

The applicant shall provide photograph(s) verifying that the required public hearing notice signage along the properties frontage with Fullerton Dr. and Walker Rd. has been conspicuously posted on site on or before February 3, 2016.

Building Setback

Required: A 50 feet setback measured from the center line of the Fullerton Dr. and Walker Rd. 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: All existing structures comply with County minimum building setbacks.

Access Driveways

Required: The design and construction shall be in accordance 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.

Benton County Roads Department provided 'no comment' as part of their review for this project.

Emergency 911 Administration

Required: All addressable structures must obtain E-911 address from Benton County Emergency Administration prior to issuance of a Building Permit.

Comment: All lots affected by this plat vacation are undeveloped and/or have an existing E-911 address.

State & Local Septic Compliance

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.

County Regulation §4.6.8 Sanitary Sewer details designation of septic tank, lateral lines and alternate area shall be located on one (1) lot, parcel, tract or dwelling unit.

Comment: Survey submitted to Staff as part of the initial submittal shall be revised graphically showing all septic systems on site AND text references to the ADH permit number associated with each septic system.

OUTSTANDING ITEMS:

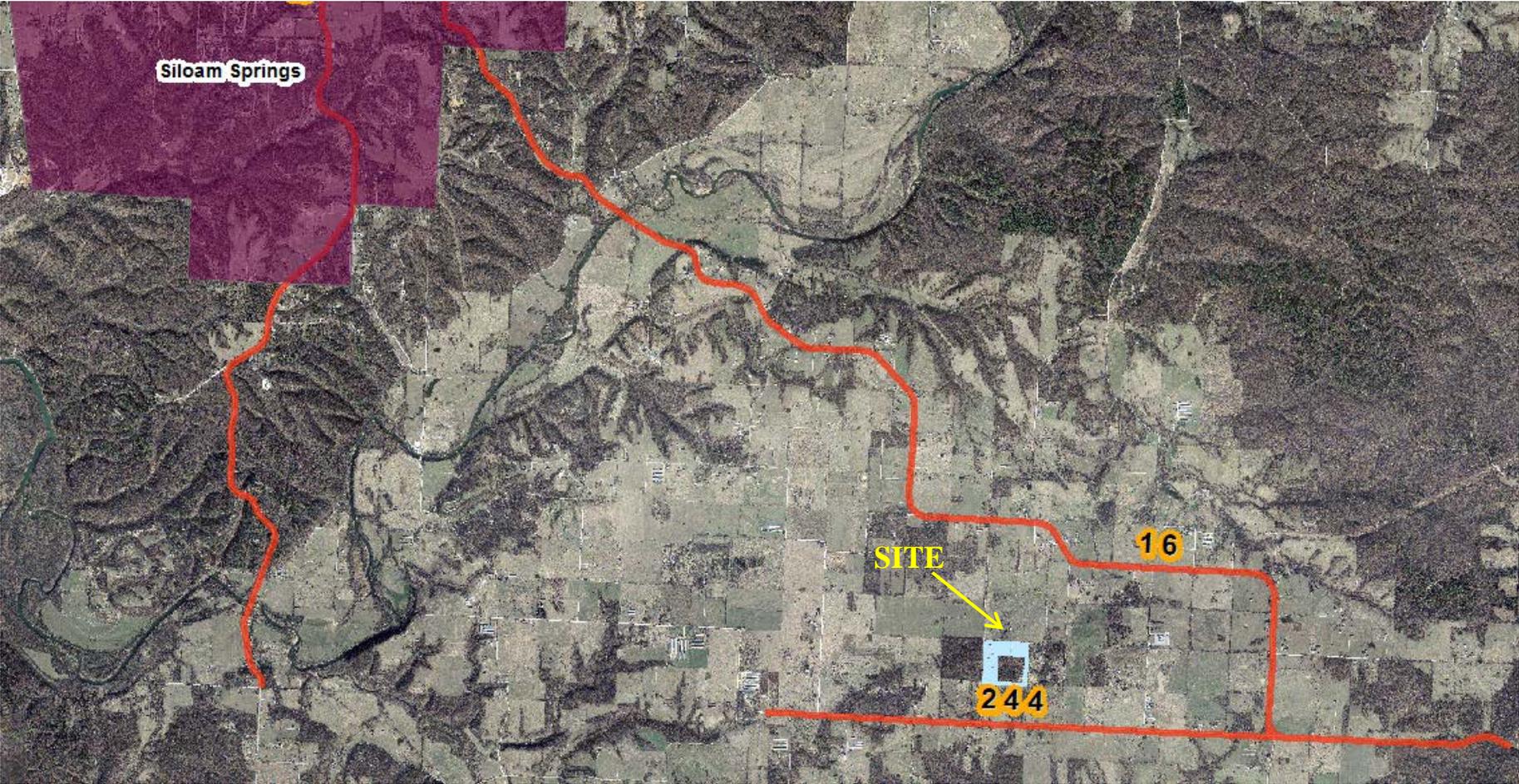
1. Site Survey Revisions:
 - a. All septic system information shall be included on revised survey plat
 - b. Survey Plat shall be revised to graphically show County required Building setbacks
2. Required Public Notice
 - a. Applicant shall provide photographs of required Public Hearing Signage posted on site.

CONCLUSION:

The proposed Vacation of Plat under §5.6.D of Walker Meadows 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 February 3, 2016 as noted in ‘outstanding item #2’.

Prepared by: Taylor Reamer – Planning Manager

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



LOCATION MAP





SITE AERIAL