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**SITE PLAN REVIEW – AREA LAKE BOAT & MINI-STORAGE  
MAJOR AMENDMENT  
PLANNER’S TECHNICAL REPORT**

**15055 E AR Hwy. 12, ROGERS AR 72756**

**EXECUTIVE SUMMARY**

The applicant, owner of Area Lake Boat & Mini-Storage, proposes to amend the previously approved Large Scale Development (12-193).

The original June 20, 2012 Large Scale Development approval encompassed the development of the subject property as Phase 1, six (6) storage unit structures totaling 38,326 sq. ft.

In November 2012, the applicant filed for an amendment to Large Scale Development 12-222 (Phase 2). The amendment application included the replacement of the one large storage building with two smaller storage buildings on the west side of the property, additional access from Hwy. 12 ROW, additional structure housing an office, apartment, and covered outdoor equipment storage area, and a large gravel lot for parking RVs and trailers. The amendment application was approved December 19, 2012 at the Benton County Planning Board Public Hearing.

Currently, the applicant proposes eight (8) additional storage unit structures expanding the current operations on site for Area Lake Boat & Mini-Storage totaling 39,050 sq. ft. The property in which the applicant proposes to develop in relation to the expansion of the storage facility is currently not under common ownership. The applicant proposes to acquire approximately 5.37 +/- acres to develop as the expansion of Area Lake Boat & Mini-Storage along the property frontage with E. Hwy. 12. The property line adjustment is to be submitted and approved contingent on the decision of the Board.

**PROJECT INFORMATION**

**Owner:** Darrow Garner (current land owner)  
**Applicant:** David Morris (owner of Area Lake Boat and Mini-Storage, contract to purchase 5.37 acres contingent of Planning Board decision)  
**Agent/Engineer:** David Platz – W/R Consulting  
**Address of subject property:** 15055 E. AR Hwy. 12, Rogers 72756  
**Parcel ID:** 18-03350-000 (proposed 5.37+/- acre acquisition)  
**Parcel Size:** 111 +/- acres (5.37 +/- acre proposed land acquisition)  
**Current Land Use/Status:** Un-Improved (Timber)  
**Proposed Land Use:** Warehouse/Storage Facility (Major Amendment to previously approved Large Scale Development)

**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:**

111 +/- acre subject property is located on the south side of AR Hwy. 12 E. The current operations for Area Lake Boat and Mini-Storage currently reside on a 6.58+/- acre parcel directly east of the proposed storage facility expansion. Owner of Area Lake Boat and Mini-Storage would acquire 5.37+/- acres from the parent parcel to expand the commercial parcel to a total of 11.85+/- acres. Presently, the subject property is unimproved with dense timber throughout. There is no designated access for the site currently.

The land uses for surrounding property for the site of the proposed commercial amendment is residential (single-family detached) and commercial (storage/warehouse) to the north, un-improved timber to the west and south, and east of the proposed site is the existing Area Lake Boat and Mini-Storage. The property is not located in a Benton County MS4 area or a FEMA identified floodplain.

**Background information:**

An interdepartmental review form was sent on 02/19/2016 to the following: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Arkansas Highway Transportation Department, Benton County 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 unimproved. Based upon aerial imagery, the property contains extensive vegetation (trees), with a portion of the property open on the frontage with Hwy. 12. The parcel has frontage along both County Road – Pollock Rd. and State Highway – AR Hwy. 12 E.

**Noticing Requirements:**

On or before March 2, 2016 the applicant shall submit USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the March 16<sup>th</sup> Public Hearing.

On or before March 2, 2016 the applicant shall submit the required photographs verifying that the required public hearing notice signage along the property’s frontage with Hwy. 12 E has been conspicuously posted on site.

**Building Setback:**

Required: A sixty five (65) feet measured from the center line of the fronting road (AR Hwy. 12) 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: Current site plan shows eight (8) proposed buildings, all of which adhere to County setback requirements. Site Plan shall be revised to graphically show all required setback.

**Outdoor Storage Areas:**

Required: Per §4.3.D, Planning and Development Regulations of Benton County, outdoor storage shall not be permitted in a required setback or in the front yard.

Comment: Site plan does not show any outdoor storage areas.

**Parking Requirements:**

Required: Parking calculations for the site are based on ‘Warehouse and Storage’ for the proposed 39,050 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 98 parking spaces required + 4 ADA compliant spaces.

Warehouse: 39,050 sf. (1 space per employee+1 space per company owned vehicle+5 spaces per 2000 sf.)  
0 on site employees = 0  
0 company owned vehicles = 0  
5 spaces/2,000 sf. = 98 spaces  
TOTAL: 98spaces + 4 ADA compliant spaces

Comment: Applicant does not show any proposed parking spaces on the current site plan. The applicant shall file for a parking Variance from Table 6.3 – On Site Parking Performance Standards – on or before March 11<sup>th</sup>, 2016 or show all required parking spaces.

**Site Features- Loading area:**

The site plan shall be revised to show the minimum 10ft. by 25ft. loading space area in front of each facility.

**Site Features – Lighting:**

The site plan shall be revised to show all proposed outdoor lighting on site with ‘full cut-off lighting note’ noted on the 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 and/or have wire basket(s), B & B, or be 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 'Regional and Light Industrial' to 'Heavy Commercial', and is immediately adjacent to single-family residential (low density) and commercial warehouse/storage land use to the north and undeveloped timber land to the east and south. This places the proposed use as being 'questionably compatible' to 'incompatible' with the single-family residential parcel, and as such, will require mitigation efforts in order to buffer the proposed storage facility. Specifically, table 6.6 (Compatibility Levels and Criteria) requires up to 20 ft. of additional setback, buffering up to 40 ft. in depth, and may require 3 tier plantings and wall/fencing.

The site plan shows a series of sixteen (16) shrubs along the frontage with E. Hwy. 12. The site plan shall be revised to include size, type, and spacing of the proposed shrubbery along the frontage with Hwy. 12.

**Access Driveways/Internal Traffic Circulation:**

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

Comment: The applicant proposes to utilize the existing concrete access drive from AHTD ROW with an existing recessed controlled access gate.

Staff has not received comment from the Benton County Roads Department, nor AHTD.

**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 original Large Scale Development approval included the development of approximately 51,000 cu. ft. detention pond with an 18 inch outlet to the existing drainage swale.

The applicant submitted a Storm Water Management Site Plan as part of the initial submitted, the plan details BMPs throughout the proposed construction site.

The applicant shall submit a Drainage Report inclusive of pre-development and post-development runoff coefficients for the overall site drainage.

**Site Services - Solid Waste Disposal:**

The applicant provided written statement detailing solid waste disposal will continue with Phillips Trash Service as agreed upon in the original Large Scale Development approval.

**Site Services - Electrical Power Supply:**

Applicant submitted written notice stating service will continue with Carroll Electric as stated in original Large Scale Development approval.

**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 amendment proposal does not entail public facilities, or changes to private septic.

**Site Services - Water Service:**

The applicant submitted written notice stating service will continue with City of Rogers Water Authority as stated in original Large Scale Development approval.

**Site Services - Fire & EMS:**

Benton County E-911 Administration verified the address as 15055 E. AR Hwy. 12, Rogers for the existing storage unit facility.

Staff has received comment from Benton County Fire Marshal. (See formal comments page)

Applicant shall provide service confirmation letters from Fire and EMS providing emergency services to the site.

**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.

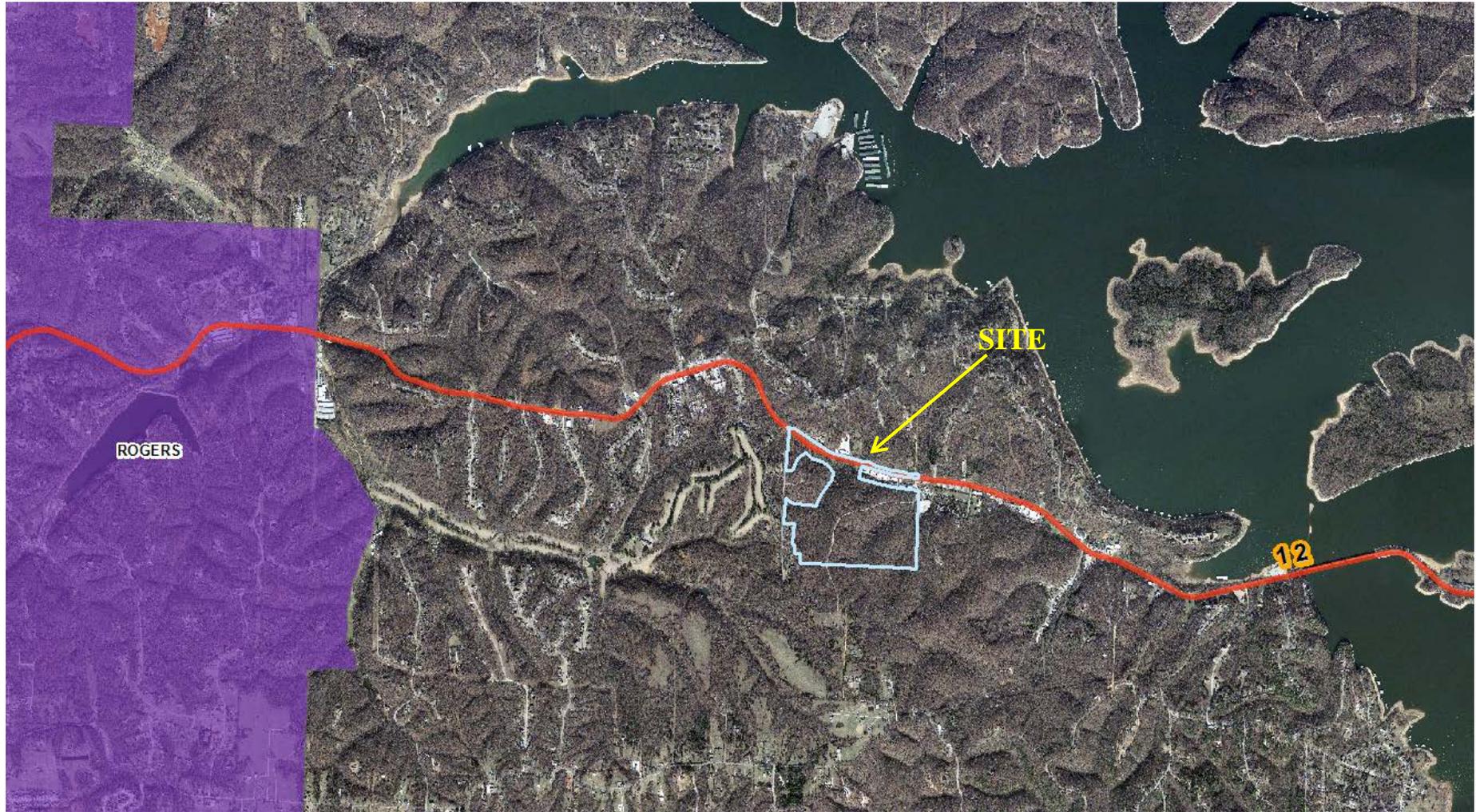
The applicant provided required documentation stating no hazardous chemicals are stored on site.

**OUTSTANDING ITEMS:**

1. Site Plan Revisions;
  - a. County required building setbacks shall be graphically shown
  - b. Parking Table with reference to parking provided and parking required
    - i. Applicant may file for parking variance OR show all required parking as noted above.
    - ii. If parking variance is filed for, site plan must have this noted by case no. on final plan.
  - c. Minimum loading and unloading areas shall be shown for each storage unit building.
  - d. Proposed outdoor lighting shall be shown and the ‘full cut-off’ lighting note shall be included.
  - e. Landscaping details shall be included (size, type, spacing of proposed shrubbery)
2. On or before March 2, 2016 the applicant shall submit USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the March 16<sup>th</sup> Public Hearing.
3. On or before March 2, 2016 the applicant shall submit the required photographs verifying that the required public hearing notice signage along the property’s frontage with Hwy. 12 E has been conspicuously posted on site.
4. Applicant shall comply with all Fire Marshal requirements.
5. Site Drainage Report inclusive of pre-development and post-development runoff coefficients for the entire site (existing and proposed).
6. Fire and EMS service letter from responding department shall be submitted.
7. Prior to issuance of a decision letter the applicant shall submit an overall site plan detailing all improvements (existing and proposed) for Area Lake Boat and Mini-Storage.
8. Prior to issuance of a decision letter the applicant shall submit a Benton County Planning Property Line Adjustment application.

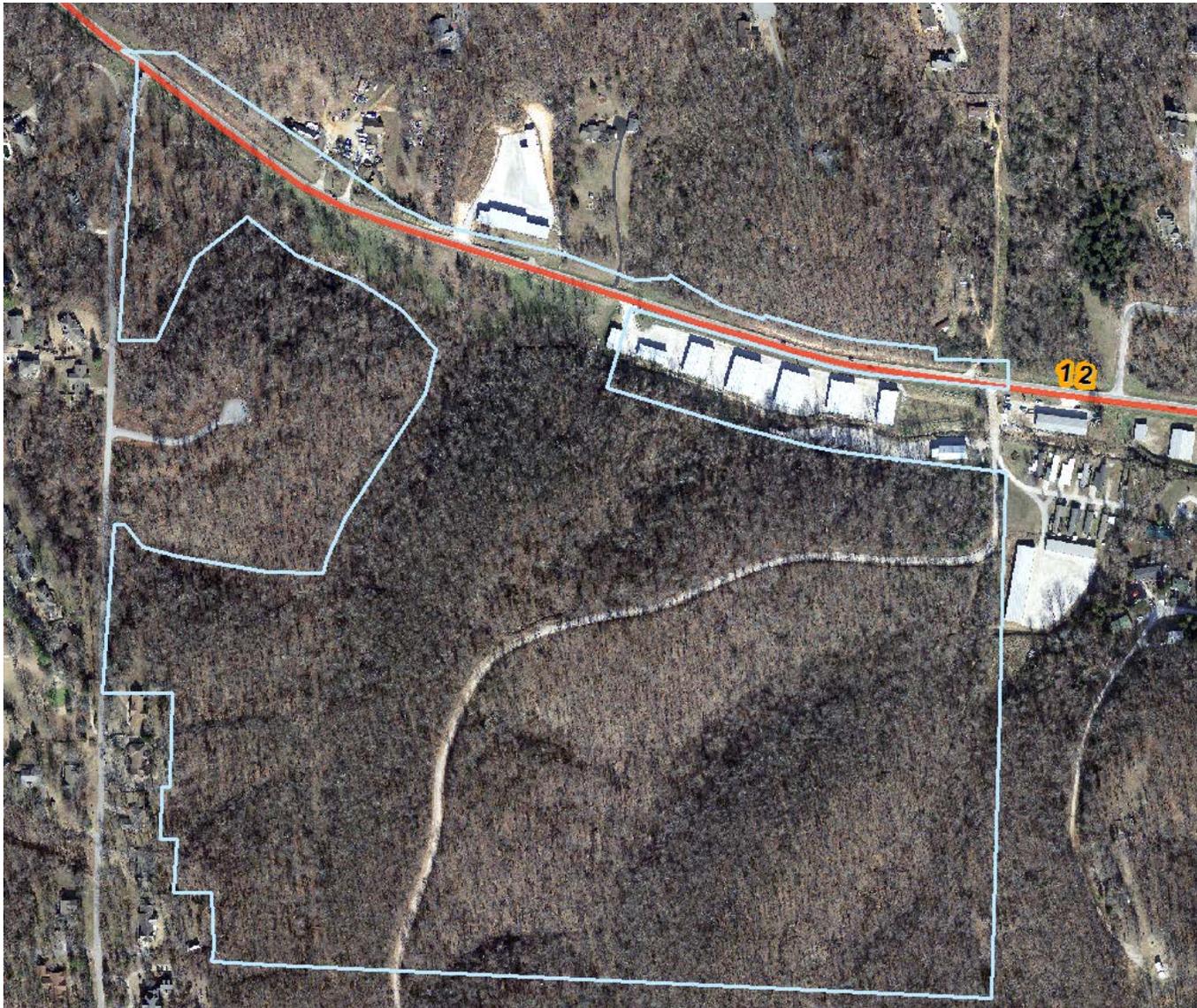
**Prepared by:** Taylor Reamer - Planning Mngr.

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



**LOCATION MAP**





**SITE GRAPHIC**