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Benton County Development

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**SITE PLAN REVIEW – TOWMATE LLC MAJOR AMENDMENT
PLANNER’S TECHNICAL REPORT**

15704 + 15764 E. AR Hwy. 12, ROGERS AR 72756

EXECUTIVE SUMMARY

TowMate, LLC assembles, ships, and sells wireless LED lighting systems. The original Large Scale Development (*case no. 13-252*) approval by the Benton County Planning Board occurred at the April 3, 2013 Public Hearing.

On 7/16/14, the applicant, TowMate, LLC, submitted an amendment to the previously approved Large Scale Development (*Case No. 14-353 - approved 3/5/14*) at the subject property. The initial site plan approval entailed an 11,124 sq. ft. manufacturing building (*15704 Hwy. 12*), associated parking, septic disposal system, and other site improvements. It is important to note here that the initial site plans also included a gravel parking area in the far northeastern corner of the parcel, accessed via Hoover Pt. Rd. (private roadway), then crossing over Bear Creek. This parking area showed 18 standard parking spaces to supplement the 26 standard spaces shown adjacent to and fronting along the main building.

Then, an additional Major Amendment (*case no. 14-461 – approved 8/20/14*) application proposing to construct a 5,600 sq. ft. manufacturing building (*assigned E-911 address - 15764 Hwy. 12*) on the described parking area in the northeast corner of the parcel. The site plan amendment submitted included the proposed 5,600 sq. ft. building, 14 standard spaces with 1 ADA accessible, and public water connection.

Currently, the property owner proposes to enlarge to original Major Amendment application (*case no. 14-461*) to a building area of 10,000 sq. ft. in lieu of the original 5,600 sq. ft. structure. The proposed 10,000 sq. ft. structure would be used primarily for the storage of bulk and occasionally the storage of finished product associated with the manufacturing building on site (*15704 E. Hwy. 12*).

PROJECT INFORMATION

| | |
|-------------------------------------|---|
| Owner/Applicant: | TowMate LLC – Bryan Anderson |
| Engineer: | Gary Davis – Davis Engineering |
| Address of subject property: | 15764 E. AR Hwy. 12, Rogers 72756 |
| Parcel ID: | 18-03384-006 |
| Parcel Size: | 3.90 +/- acres |
| Current Land Use/Status: | Light Industrial / Manufacturing |
| Proposed Land Use: | Amendment to Previously Approved Large Scale Development - Proposed 10,000 sq. ft. storage building for the purpose of storage of bulk materials and some finished product in relation to current operations on site. |

Attachments: The following drawings and documents are attached:

1. Location Map
2. Site Graphic

PLANNING ANALYSIS**Description of Property and Surrounding Area:**

The 3.90 acre subject property is located on the north side of East AR Hwy. 12, at its intersection with Putnam Lane, approximately $\frac{3}{4}$ mile west from the Hwy. 12 bridge crossing over Beaver Lake. The parcels topography is flat, and nearby Bear Creek runs across the northern boundary of the property. The site is currently improved with a completed 11,124 sq. ft. manufacturing and assembly building, associated parking for employees, as well as loading areas (*see projects 13-252 and 13-358*). The site is currently served by public water and individual septic system. Vehicular ingress/egress for the existing building provided via a paved parking pad accessed directly from Hwy. 12. The proposed building shows two access points; one from the north via Hoover Point Rd., a private access drive stemming eastward from Putnam Ln. and from the south via an existing 16' wide private gravel drive within a 30' wide access strip fronting on Hwy. Land uses for surrounding properties are predominantly un-improved residential subdivision (north), established commercial uses (east/south), and woodlands (south/west). The property is not located in a FEMA floodplain, but, is located within a Benton County MS4 area.

Background information:

An interdepartmental review form was sent on 02/22/2016 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 currently improved with an 11, 124 sq. ft. light industrial structure. Based upon aerial imagery, the northern property line is parallel with the *Bear Creek* wet weather creek basin. The parcel has frontage along both County Road – Putnam 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 16th 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 and fifty (50) feet measured from the center line of the fronting road (AR Hwy. 12 and Putnam Road, 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: Current site plan shows the proposed 10,000 sq. ft. storage structure which is in compliance with County required side and rear setbacks.

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 10,000 sq. ft. storage building. ‘Warehouse Storage’ parking requirements: 1 space per employee + 1 space per company owned vehicle + 5 spaces for every 2,000 sq. ft. totaling 25 parking spaces required + 1 ADA compliant spaces.

Warehouse: 10,000 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. = 25 spaces
- TOTAL: 25 spaces + 1 ADA compliant spaces

Comment: Current sit plan shows a total of 5 standard parking spaces and 1 ADA compliant space. The applicant shall file for a parking Variance from Table 6.3 – On Site Parking Performance Standards or show all required parking spaces and include a Parking Table detailing all provided parking and required parking calculations.

Site Features- Loading area:

The 02/24/2016 site plan shall shows the minimum 10ft. by 25ft. loading space area in front the proposed overhead door.

Site Features – Lighting:

The site plan shall be revised to show all proposed outdoor lighting on site. The current site plan includes the ‘full cut-off’ lighting note.

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 current use is classified as ‘Regional and Light Industrial’, and is immediately adjacent to a single-family residence to the north with existing commercial properties to the south and east. This places the proposed use as being ‘questionably compatible’ with the adjacent single-family residence, and as such, will require mitigation efforts in order to buffer the proposed storage structure. 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 current site plan shows a six ft. tall wooden fence along the west and south of the proposed 10,000 sq. ft. storage building.

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 24 ft. wide asphalt access drive from AHTD ROW.

Staff has not received comment from the Benton County Roads Department or AHTD.

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 subject property is located in an MS4 area. As such, a new Storm Water permit application will need to be submitted along with a revised SWPPP and a revised drainage report.

Comment: The applicant shall submit a drainage report for the site which incorporates the existing building and the proposed 10,000 sq. ft. building, as well as all related impervious covered surfaces. Runoff coefficients are provided on the current site plan.

Site Services - Solid Waste Disposal:

The applicant shall provide written statement detailing solid waste disposal will continue with Waste Management as agreed upon in the original Large Scale Development – Major Amendment (*case 14-461*) approval.

Site Services - Electrical Power Supply:

The applicant shall provide written statement detailing electrical power service will continue with Carroll Electric as agreed upon in the original Large Scale Development – Major Amendment (*case 14-461*) 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 project proposal does not entail public facilities or private septic systems per current site plan. Applicant shall confirm if the building will need future public or private sewerage.

Site Services - Water Service:

The applicant shall provide written statement detailing electrical power service will continue with Rogers Water Authority as agreed upon in the original Large Scale Development – Major Amendment (*case no. 14-461*) approval.

Site Services - Fire & EMS:

Benton County E-911 Administration verified the address 15764 E. AR Hwy. 12, Rogers for the proposed storage structure.

The Fire Marshal provided an official comment letter regarding the proposal. (See formal letter dated 02/25/2016.)

Applicant shall provide service confirmation letter 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. Parking Table shall be included on revised site plan showing all parking calculations inclusive of provided and required parking.
 - i. If Variances for parking are sought, site plan shall note the Variance relief in detail on the site plan along with case number.
 - b. Outdoor lighting shall be shown on revised site plan
2. Applicant shall file for a Parking Variance or show all required parking on revised site plan.
3. Service Letter Confirmations
 - a. Water Authority
 - b. Electric Company
 - c. Fire/EMS Responding Departments
 - d. Solid Waste Provider
4. Necessity for Public/Employee facilities in proposed building
 - a. If private septic, an ADH permit is required prior to issuance of Building permit
5. Applicant shall provide written documentation from Army Corps of Engineers confirming if a Sect. 404 Permit is required for disturbance within ‘waters of the United States’.
6. Applicant shall comply with all Benton County Fire Marshal’s comments
7. Completion of County SWP application prior to any land disturbance
8. 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 16th Public Hearing.
9. 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.
10. Site Plan for overall property improvements (existing or proposed) shall be submitted and approved by Benton County Planning Board prior to issuance of decision letter.

Prepared by: Taylor Reamer - Planning Mngr.

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



LOCATION MAP





SITE GRAPHIC