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**Planning Division**

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**SITE PLAN REVIEW – HORSESHOE BEND BOAT & RV STORAGE  
PLANNER’S PUBLIC HEARING CONTINUANCE REPORT**

**9371 PANORAMA RD., ROGERS AR 72758**

**EXECUTIVE SUMMARY**

The property owner is proposing to construct five (5) new storage unit structures on the subject property. As part of the initial phase of the proposal, four (4) structures are proposed and would encompass 39,574 sq. ft. Phase 2 proposes one additional storage unit building encompassing 3,260 sq. ft. The total proposed development for this project would be 42,834 sq. ft.

The site’s proposed access would be from Panorama Road via a newly constructed access drive from County ROW. The current site plan details gravel drive aisles 50 ft. in width between each of the structures.

There is proposed wooden privacy link fencing along the north, south, and east property lines with a controlled access gate at the proposed entrance of the property.

## **PROJECT INFORMATION**

**Applicant/Owner:** P & P Holdings, LLC – Perry Chupp  
**Agent/Engineer:** Jorge DuQuesne – Blew and Associates  
**Address of subject property:** 9371 Panorama Rd., Rogers AR 72758  
**Parcel ID:** 18-03723-005  
**Parcel Size:** 6.62 +/- acres  
**Current Land Use:** Vacant – Residential/Agriculture  
**Proposed Land Use:** Warehouse/Storage Facility

**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 6.62 +/- acre subject property is located on the west side of Panorama Road, approximately 550 ft. north of its intersection with AR Hwy. 94 E. Presently, the subject property is unimproved with semi-dense timber throughout. The site is accessed from Panorama Road. The land uses for surrounding properties is residential (single-family detached) to the north, south, east, and west. 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 01/21/2016 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, and at the time of application, the property contains extensive vegetation (trees), with a portion of the property open to the northwest. The parcel has frontage along both County Road – Panorama Rd. and State Highway – AR Hwy. 94 E.

### **Noticing Requirements:**

On February 3, 2016 the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the February 17<sup>th</sup> Public Hearing.

On February 1, 2016 the applicant submitted the required photographs verifying that the required public hearing notice signage along the property's frontage with Panorama Rd. and Hwy 94 E has been conspicuously posted on site.

**Building Setback:**

Required: A sixty five (65) feet and fifty (50) feet setback measured from the center line of the fronting roads (AR Hwy 94 and Panorama Rd., 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 several, proposed buildings, all of which adhere to County setback requirements.

**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: Latest 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 38,508 sf. bldg. 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 107 parking spaces required + 5 ADA compliant spaces.

Warehouse: 42,834 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 = 107 spaces  
TOTAL: 107 spaces + 5 ADA compliant spaces

Comment: Applicant does not show any proposed parking spaces on the current site plan. The applicant filed for a parking Variance from Table 6.3 – On Site Parking Performance Standards, on February 9, 2016. The latest site plan shows zero (0) parking spaces provided in lieu of the required 107 standard parking spaces.

**Site Features- Loading area:**

The latest site plan shows the minimum 10ft. by 25ft. loading space area in front of each facility.

**Site Features – Lighting:**

The latest site plan includes the ‘full cut-off lighting note’ and shows the location of outdoor lighting on site.

**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) land uses surrounding. This places the proposed use as being ‘questionably compatible’ to ‘incompatible’, 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 latest site plan shows a six ft. tall wood privacy fence along the perimeter of the property, except for the western property line, A series of two-inch caliper screening trees, spaced 14 ft. on center, are placed along the entire perimeter of the property, save for provisions for easements and/or access. Additionally, 278, five gallon screening shrubs spaced 4 ft. on center are shown along the property’s frontage with the public right-of-ways (i.e. Panorama Rd. and E. Hwy. 94).

**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 proposed access is from County ROW on Panorama Rd. with a 60ft. wide access apron from County ROW and a 24ft. wide ingress/egress gravel drive. Benton County Driveway Permit shall be approved prior to issuance of Building Permit.

The latest site plan shows a recessed gate access location from the ROW of Panorama Rd.

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

Staff received the following comment from AHTD ‘Any work done in ROW requires a permit’.

**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 applicant submitted a Storm Water Management Report (SWMR) certified by Registered Professional Engineer in the State of Arkansas evaluating the site for the 2, 10, 25, 50, and 100 year storm frequencies. The Storm Water Management report included calculations for pre-development flows and post-development flows. The conclusion of the plan detail states that the proposed development shall not increase existing risk to downstream life or property.

Note: After submittal of the SWMR, Staff confirmed with Arkansas Dept. of Environmental Quality (ADEQ) that existing land disturbances falls within States’ purview.

**Site Services - Solid Waste Disposal:**

The applicant provided service confirmation letter for Solid Waste disposal from DNA Trash Service. The latest site plan shows a dumpster enclosure area on the north side of the western most proposed building.

**Site Services - Electrical Power Supply:**

Applicant provided service confirmation letter from Carroll Electric.

**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 system.

**Site Services - Water Service:**

The applicant submitted service confirmation from City of Rogers Water Authority for service to the site.

**Site Services - Fire & EMS:**

Benton County E-911 Administration issued the address 9371 Panorama Rd., Rogers for the storage unit facility.

Staff has received comment from Benton County Fire Marshal. (*See attached*)

The latest site plan details a proposed fire hydrant assembly on the frontage of Panorama Rd.

Applicant provided 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:**

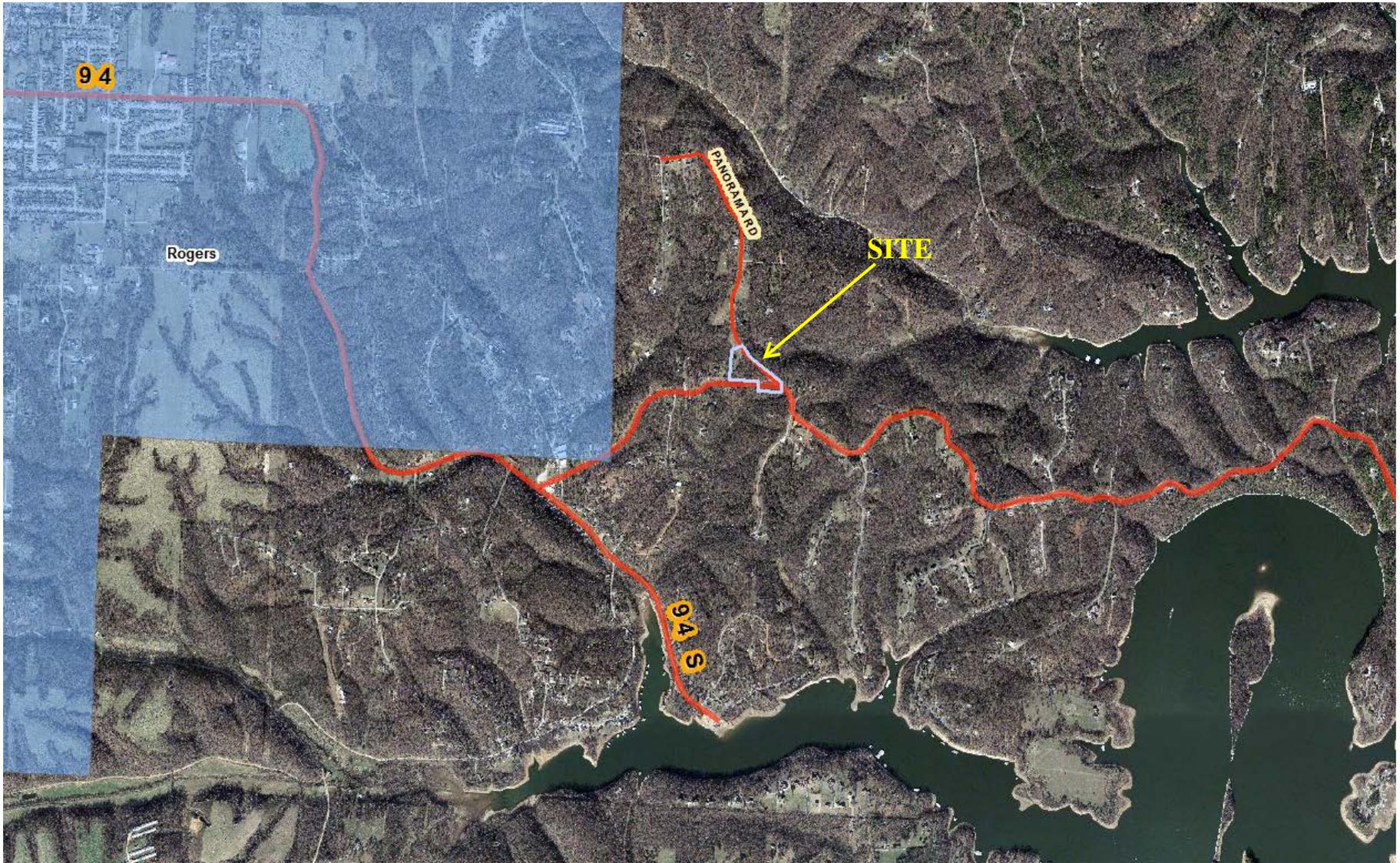
1. Applicant shall address Benton County Fire Marshal's comment(s) which directly impact orientation and frequency of vehicular ingress/egress.
2. Prior to issuance of a Certificate of Occupancy, the applicant shall address all remaining Fire Marshal comments regarding fire suppression, surface support for emergency equipment, restricted/gate access provisions for emergency responders, and internal circulation for emergency equipment.

**CONSIDERATIONS FOR THE BOARD:**

1. Approval of the Variance from Benton County Planning and Development Regulations:  
Table 6.2 – On Site Parking Performance Standards for the Horseshoe Bend Boat and RV Storage Site Plan Review, case #16-004.
  - a. Zero (0) parking spaces provided in lieu of the required 107 parking spaces for the Warehouse/Storage Facility – Horseshoe Bend Boat and RV Storage, 9371 Panorama Rd., Rogers
  
2. Approval of the Horseshoe Bend Boat and RV Storage Site Plan Review, case #16-004, 9371 Panorama Rd., Rogers with the following stipulations;
  - a. Developer agrees to Standard Conditions
  - b. Applicant shall address Benton County Fire Marshal’s comment(s) which directly impact orientation and frequency of vehicular ingress/egress.
  - c. Prior to issuance of a Certificate of Occupancy, the applicant shall address all remaining Fire Marshal comments regarding fire suppression, surface support for emergency equipment, restricted/gate access provisions for emergency responders, and internal circulation for emergency equipment.
  
3. Approval of the Horseshoe Bend Boat and RV Storage Site Plan Review PHASE 2, case #16-004, 9371 Panorama Rd., Rogers with the following stipulations;
  - a. Developer agrees to Standard Conditions

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

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



**LOCATION MAP**





**SITE GRAPHIC**