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Department**

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**SITE PLAN REVIEW – HUMANE SOCIETY FOR ANIMALS
PLANNER’S PUBLIC HEARING REPORT**

407 E. NURSERY ROAD, ROGERS AR 72758

EXECUTIVE SUMMARY

The project application and site plan detail the subject property, currently improved with the Humane Society of Benton County’s facility. The current site plan details a proposed 11,668 sq. ft. facility for the Humane Society with associated parking areas, stormwater detention area, and landscaping plan.

Per the Assessor’s database, the subject property has been under the Humane Society’s ownership since 2005. The current proposal includes the demolition of the existing facilities and the construction of a new facility to house Human Society operations.

The applicant provided all required documentation on September 21st, and was then reviewed at the October 5th, 2016 Technical Advisory Committee meeting with the Benton County Planning Board.

PROJECT INFORMATION

Owner: Humane Society for Animals INC.
Engineer: Crafton Tull – Daniel Ellis
Address of subject property: 407 E. Nursery Road, Rogers 72758
Parcel ID: 18-03578-000
Parcel Size: 6.97 +/- acres
Current Land Use/Status: General Commercial – Hospitals or Veterinary Clinics for Animals
Proposed Land Use: General Commercial (Expansion)

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 6.97 +/- acre subject property is located on the north side of Nursery Road. The operations for the Humane Society for Animals currently reside on the 6.97 +/- acre parcel(s). Presently, the subject property is improved existing structures housing the Humane Society of Benton County. The property is located in a Benton County MS4 area. The subject property is not located in the FEMA designated regulatory floodplain.

The immediately surrounding land uses are as follows:

- North: Industrial (City Limits of Rogers)
- East: Single Family Residential (City Limits of Rogers)
- South: Commercial – Storage/Warehouse
- West: Single Family Residential (common ownership)

Background information:

An interdepartmental review form was sent on 09/21/2016 to the following: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, GIS Mapping Manager, Benton County Assessor’s Office, Benton County E-911 Administration, and City of Rogers Planning.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records indicates the property is improved as a tax exempt property containing the Humane Society for Animals.

Noticing Requirements:

On October 4th, 2016 the applicant submitted USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the October 19th Public Hearing.

On October 4th, 2016 the applicant submitted the required photographs verifying that the required public hearing notice signage along the property's frontage with Nursery Rd. has been conspicuously posted on site.

Building Setback:

Required: Fifty (50) feet measured from the center line of the fronting road (Nursery Rd.) 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: Revised site plan shows the one (1) new general commercial structure totaling 11,668 sq. ft. which is in compliance with the County minimum 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 'Other Commercial or Retail' for the proposed 11,668 sf. commercial building. 'Other Commercial or Retail' parking requirements: 5 spaces per 1,000 sq. ft.

Proposed General Commercial Facility: 11,668 sq. ft.

$11,668/1,000 = 11.668 * 5 = 58$ spaces

REQUIRED PARKING FOR PROPOSED FACILITY: 58 standard parking spaces

Comment: The applicant filed for a parking variance on October 12th. Current site plan shows a total of 15 standard parking spaces and 2 ADA compliant parking spaces.

Site Features- Loading area:

The revised site plan details the minimum 10 ft. by 25 ft. loading space area for the facility.

Site Features – Lighting:

The current site plan does not detail any proposed outdoor lighting.

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 'General Commercial' and is immediately adjacent to single-family residential (medium density) to the

east. This places the proposed use as being ‘questionably compatible – Minor to Moderate’ with the single-family residential parcels, 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 15 ft. of additional setback, buffering up to 25 ft. in depth, and may require 2-3 tier plantings.

The current Site Plan shows a detailed planting schedule inclusive of a total of 44 mixed species trees, 55 mixed species shrubs, and grass/hydro seed plan for the site.

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 a proposed asphalt drive extending north from the public ROW.

Benton County Roads Department has not provided comment on the project proposal.

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 located in an MS4 area. The site is not located in a FEMA floodplain.

The current site plans include the proposed grading plan, two-phase erosion control plan, and post-construction stabilization for the site.

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

Prior to site disturbance the applicant shall complete the Benton County Stormwater Permit Application and the on-site contractor shall complete the pre-construction Stormwater training.

Site Services - Solid Waste Disposal:

The applicant shall provide written documentation for solid waste disposal.

Site Services - Electrical Power Supply:

The applicant provided written documentation for electrical service 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: Current utility plan details the installation of 2-inch public water line and 4-inch public sewer line for the proposed facility.

Staff has received comment from the Arkansas Department of Health, stating that the existing septic system (s) must be properly abandoned.

Site Services - Water Service:

The applicant provided written documentation for water service from the City of Rogers.

Site Services - Fire & EMS:

Benton County E-911 Administration verified the addresses as 407 E. Nursery Rd., Rogers for the existing facility.

Benton County Fire Marshal provided the following comment:

1. Applicant will be required to install a Knox Box with the City of Rogers Fire Department

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 the required documentation for hazardous chemicals to be stored on site.

OUTSTANDING ITEMS:

1. Stormwater Permit application to Benton County Planning Division
2. Service Letters:
 - a. Solid Waste Disposal
3. Applicant shall comply with Fire Marshal comments

CONSIDERATIONS FOR THE BOARD:

- I. Variance Review decision on the Humane Society Parking Variance, case no. 16-248, 407 E. Nursery Rd., Rogers AR 72758 as follows;
 - Applicant requests to provide 15 standard parking spaces, plus 2 ADA compliant parking spaces in lieu of the required 58 standard parking spaces, plus 3 ADA.
- II. Site Plan Review decision on the Humane Society SPR case no. 16-230, 407 E. Nursery Rd., Rogers AR 72758 conditioned upon the following;
 1. Stormwater Permit application to Benton County Planning Division
 2. Service Letter:
 - i. Solid Waste Disposal
 3. Applicant shall comply with Fire Marshal comments
 4. Applicant shall complete all required Commercial Building Permitting procedures
 5. Project adheres to Standard Conditions

Prepared by: Taylor Reamer - Planning Division Manager

Reviewed by: Kevin M. Gambrell, AICP – Director of Planning
Derek Linn – Senior County Planner





SITE GRAPHIC

