

Benton County Planning Board

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**Benton County Development
Department - Planning Division**

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SITE PLAN REVIEW PLANNER'S PUBLIC HEARING REPORT
Camp War Eagle Site Plan Review | Major Amendment
14323 Camp War Eagle Rd., Rogers AR 72756

EXECUTIVE SUMMARY

Camp War Eagle was originally approved as a Large Scale Development by the Washington County Planning Board on April 1, 2004. Based on the 2005 Arkansas 85th General Assembly House Bill 952, the southern boundary of Benton County and northern boundary of Washington County were changed and resulted in the project area to be included in Benton County.

In 2013, the Camp applied to the Benton County Planning Board for a multi-phase expansion of the Camp War Eagle Campus (case no. 13-231). This included fourteen new cabins, two new staff housing units, an office addition, and a new pavilion. The proposed Large Scale Development Expansion was approved on February 6th, 2013 by the Benton County Planning Board. Currently, the camp has constructed six cabins and the pavilion. The Camp is in the process of obtaining building permits for the two new staff house units and the office expansion.

Camp War Eagle currently has submitted a Site Plan Review | Major Amendment application for further additions/expansions for improvements on site. The submitted written narrative details an annual schedule of improvements including the following as proposed expansions of the campus:

2016-2017: Construct two staff housing units (as approved in 2013), office addition (as approved in 2013), additional potable water capacity.

2017-2018: Dining Hall expansion, additional capacity to waste water facility, zone arena road addition, and Health Center addition.

2018-2019: Construct three cabins (as approved in 2013), gymnastics center expansion, storage expansion, and Eagle Arena roof addition.

2019-2020: Construct two cabins (as approved in 2013), cover tennis courts, and construct additional swimming pool.

PROJECT INFORMATION

Owner: Camp War Eagle Inc. [Nonprofit Corporation]

Applicant: Rob Whorton – Associate Director: Facilities

Address of subject property: 14323 Camp War Eagle Rd., Rogers [property contains multiple addressable structures]

Parcel IDs: 18-00536-692 + 18-00536-701

Parcel(s) Area: 110 +/- acres [Project Area: 49.70 acres]

Current Land Use: Previously Approved Commercial – Summer Sports Camp

Proposed Land Use: Commercial – Expanded Previously Approved Summer Sports Camps

Attachments: The following drawings and documents are attached:

1. Vicinity Graphic
2. Site Graphic
3. Site Plan

PLANNING ANALYSIS

Description of Property and Surrounding Area:

The subject property consists of multiple parcels totaling approximately 110 +/- acres located on the southside of Pines Road on the east side of Benton County. Primary vehicular access would be provided via one existing private drive extending south from the public ROW (Pines Road). Sewerage and water service to the site is provided by private septic system and private water. Small portions of the property are located within the FEMA 100-yr. floodplain, but would continue as undisturbed land. No portion of the property lies within a County designated MS4 area.

The immediately surrounding land uses area as follows:

- North: Un-improved Timber
- East: United States Army Corps – Beaver Lake
- South: United States Army Corps – Beaver Lake
- West: United States Army Corps – Beaver Lake

Background information:

On December 7th, 2016, the applicant submitted Site Plan Review application and accompanying information meeting Staff's requirements. On December 12th, 2016, an inter-departmental review form was sent to the following agencies: Planning Division, Health Dept., Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Assessor's GIS Mapping Manager, City of Siloam Springs Planning, and Benton County E-911 Administration.

The Site Plan Review application was therefore scheduled for the Decmeber 21st, 2016 Technical Advisory Committee meeting for the Benton County Planning Board.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information:

Site inspection and research against State assessment records show that the property is currently an improved commercial parcel detailed as ‘Camp War Eagle’.

Noticing Requirements:

On December 21st, 2016 the applicant submitted to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the January 4th, 2016 Public Hearing.

The applicant submitted photographs verifying that the required Public Hearing notice signage along the property’s frontage with Pines Road has been conspicuously posted on site on December 21st, 2016.

The applicant re-notified surrounding property owners and updated the required Public Hearing signage to indicate the Public Hearing being held on January 18th, 2017.

Standard Building Setbacks:

Required: A fifty (50) foot measured from the center line of the fronting road 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 areas of proposed improvements and additions to existing facilities. The applicant provided site specific construction graphic verifying proposed improvements are in compliance with County setback requirements.

Parking Requirements:

Comment: Based on the previous project approvals, the Camp contains open parking areas on site. Per the current project application, the site has approximately 400 existing parking spaces on site and the applicant does not propose any additional parking.

Site Features - Loading area:

The current site plan does not detail loading areas for the facility.

Site Features – Lighting:

Applicant shall provide written acceptance that all lighting is to be full ‘cut-off’.

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 wire basket, B & B, or 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: The existing Camp War Eagle campus is situated on a narrow peninsula east of Rogers. The location of the Camp in relation to existing residential properties show the nearest residence is across the lake, west of the Camp. /buffering requirements will be the descretion of the Board.

Access Driveways:

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

Comment: The site fronts along a Private maintained roadway. The applicant proposes to utilize an existing access on the north side of property extending south from the public ROW Pines Road. Staff has not received comment from the County Roads Dept.

Site Services - Drainage/ Storm water 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 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 applicant shall confirm adherence to the 2004 submitted SWPPP for the project area.

The applicant supplied a copy of ADEQ’s Notice Coverage for the construction site.

Site Services - Solid Waste Disposal:

Applicant confirmed existing solid waste disposal service will continue as established in the 2013 Planning Board approval.

Site Services - Electrical Power Supply:

Applicant confirmed existing electrical power service will continue as established in the 2013 Planning Board approval.

Site Services – Septic System:

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 facility operates a previously approved waste water facility on site along with multiple existing separate septic systems. All existing septic systems were permitted by ADH in 2004.

The applicant provided ADEQ’s Authorization for a No-Discharge Water Permit expires.

The applicant shall provide Arkansas Department of Health (ADH) approved permit(s) prior to any proposed expansion of the facility relating to review by ADH.

Staff has not received comment from Arkansas Department of Health.

Site Services - Water Service:

Applicant confirmed existing water service will continue as established in the 2013 Planning Board approval.

Site Services - Fire & EMS:

Benton County E-911 Administration verified the address as 14323 Camp War Eagle Road, Rogers.

Staff has not received correspondence from the Benton County Fire Marshal.

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:

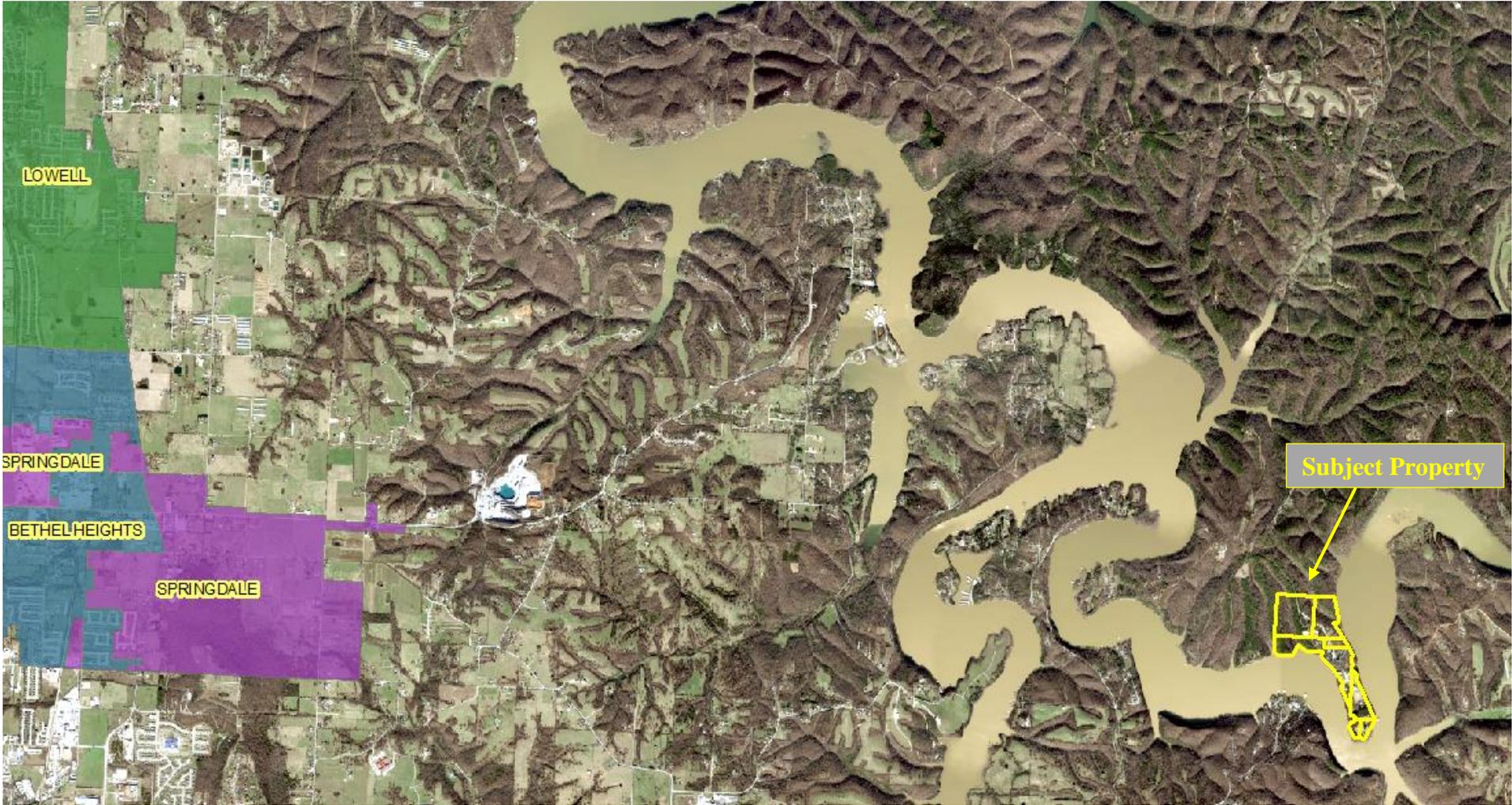
1. ADH Permitting shall be approved and submitted prior to issuance of Building Permits.
2. Adherence to the Benton County Fire Marshal’s comments as provided prior to issuance of a Building Permit.

CONSIDERATIONS FOR THE BOARD:

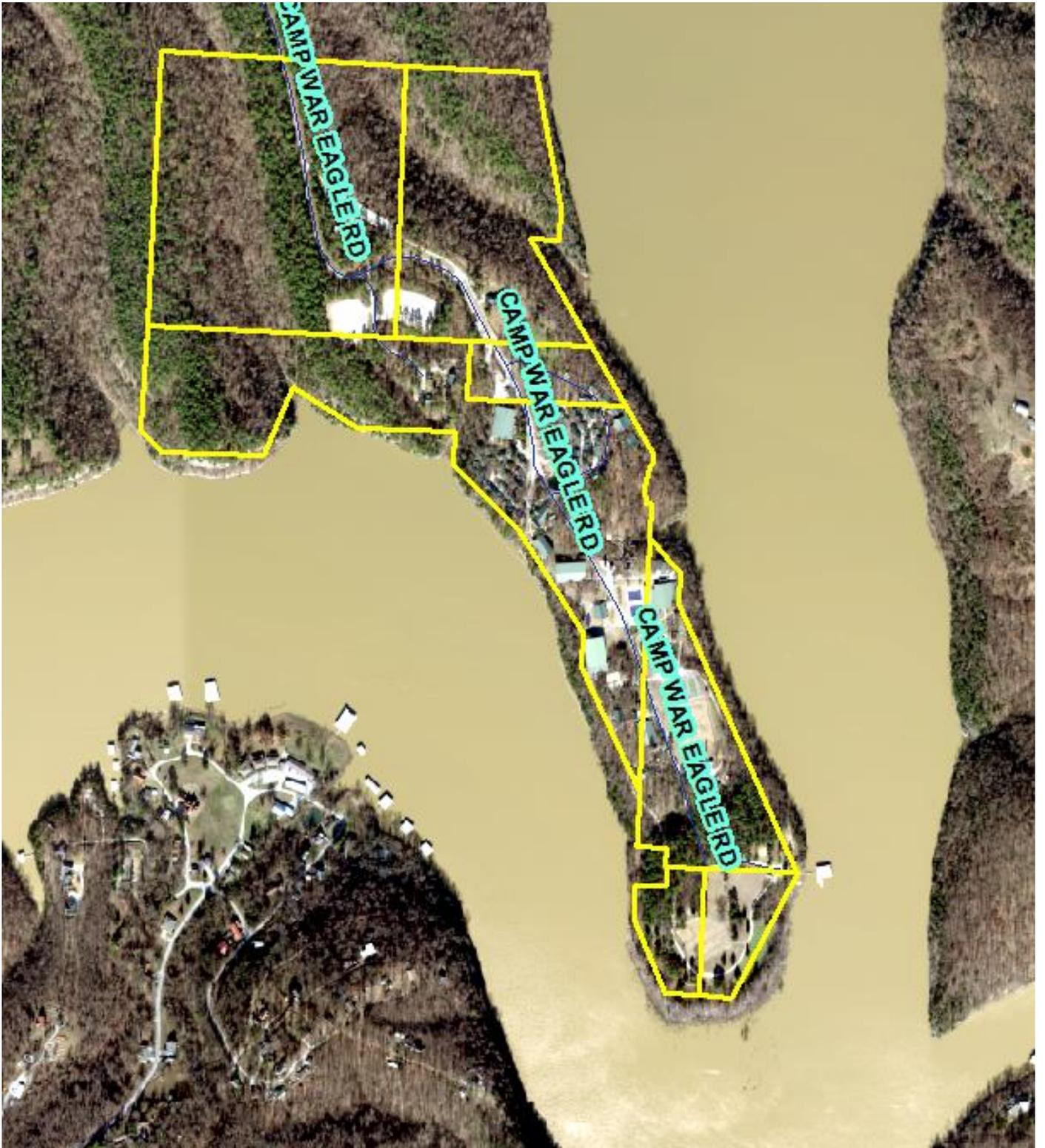
- I. Site Plan Review request, Camp War Eagle Site Plan Review | Major Amendment, case no. 16-295, 14323 Camp War Eagle Road, Rogers conditioned upon the following;
 1. ADH Permitting shall be approved and submitted prior to issuance of Building Permits.
 2. Adherence to the Benton County Fire Marshal’s comments as provided prior to issuance of a Building Permit.
 3. Project adheres to Standard Conditions

Prepared by: Taylor Reamer, Planning Division Manager
Reviewed by: Kevin M. Gambrell, AICP – Director of Planning

Vicinity Graphic – Camp War Eagle



Site Graphic – Camp War Eagle

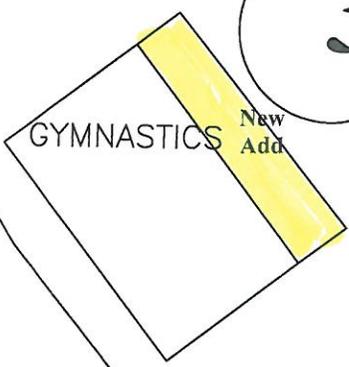


Site Graphic – Camp War Eagle

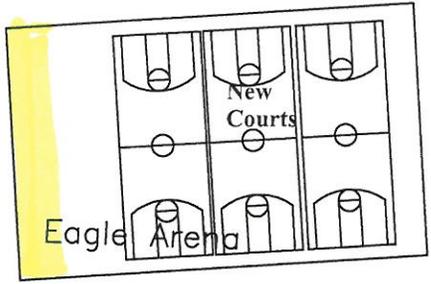


1

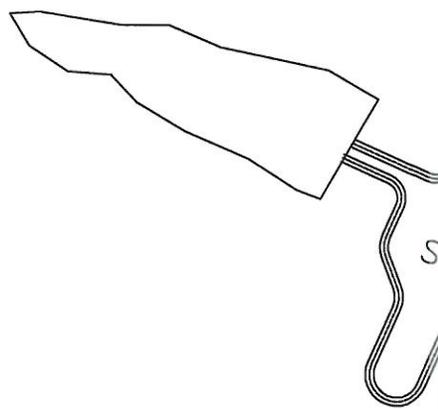
New Add



3

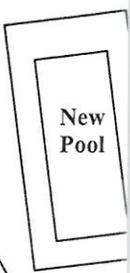


3

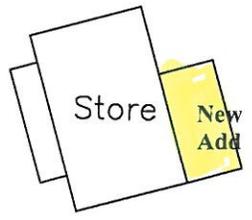


Climbing Tower

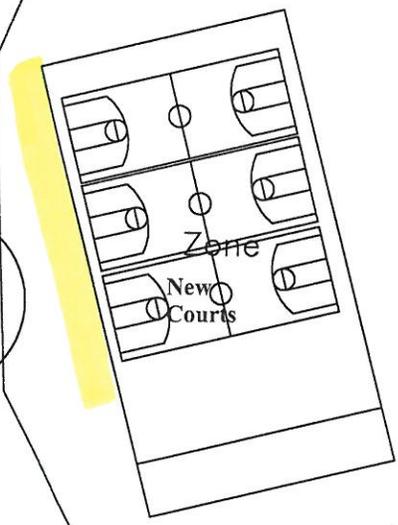
Ropes Shed



3



2



2



63/64

59/60
61/62

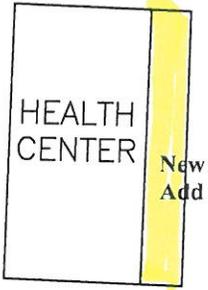
58

57

54

53

2



AMP
Expand

18

17

16

15

14

13

21

20

19

GIRLS
BH
2

POST
OFFICE

31

32

27

30

29

28

26

25

24

GIRLS
BH
1

23

22

1/2

3/4

5/6

7/8

9/10

11/12

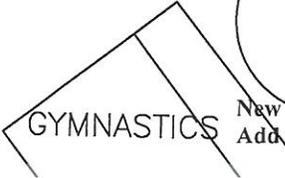
LIT

4

1



3



Ropes
Shed

4

New
Pool

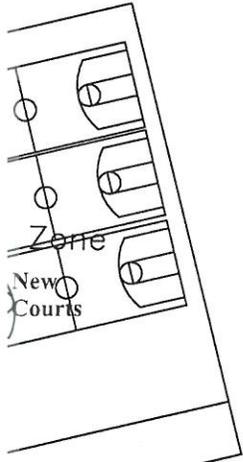
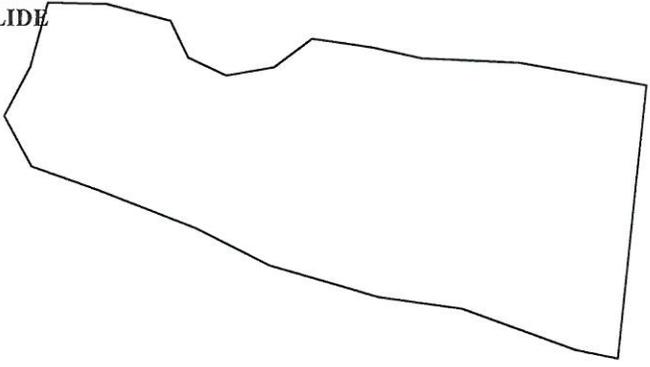
POOLS

CRAFTS

Store
New
Add

Future
Small
Slide

NEW
SLIDE



4

NEW
Cover

TENNIS COURTS

FIELDS

SKATE
PARK

NFST

BATTING
CAGE



1

3

2

3

1

New Add
MOTEL 7-8

New Add
MOTEL 4-6

MOTEL 1-3

STAFF HOUSE 2

STAFF HOUSE 1

New
STAFF HOUSE 3

63/64
61/62
59/60

58
57
56
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54
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46
45
BOYS BH 2

52
44
43
42
51
40
41

50
39
BOYS BH 1
49
38
48
37

HEALTH CENTER
New Add

AMP Expand

Storage
LIT

31
32
29

33



December 1, 2016

Benton County Planning
905 NW 8th Street
Bentonville AR, 72712

To whom it may concern,

In our continuing effort to serve the under resourced children of Northwest Arkansas Camp War Eagle desires to make additions to our facilities over the next five year period. These proposed additions will allow us to increase camper population and activities for the campers to participate in. All of the proposed additions will align with the current function of Camp War Eagle and will not change the use of the facility in any way.

In 2012 your office approved a Large Scale Development plan for Camp War Eagle. This plan included; fourteen cabins, two staff housing units, a office addition and a pavilion. We have constructed six cabins and the pavilion to date and are obtaining permits for the construction of the two staff house units and the office addition this year. We respectfully request an addendum to that Large Scale Development Plan to make these proposed additions.

2016-2017

- 1) Construct two staff housing units (approved in 2012)
- 2) Office addition (approved in 2012)
- 3) Add capacity to our potable water system (with approval from Health Department)

2017-2018

- 1) Dining Hall Expansion (proposed in this addendum)
- 2) Add capacity to our waste water facility (with approval from ADEQ)
- 3) Zone Arena roof addition (proposed in this addendum)
- 4) Health Center addition (proposed in this addendum)

2018-2019

- 1) Construct three cabins (approved in 2012)
- 2) Gymnastics Center expansion (proposed in this addendum)
- 3) Store expansion (proposed in this addendum)
- 4) Eagle Arena roof addition (proposed in this addendum)

2019-2020

- 1) Construct two cabins (approved in 2012)
- 2) Cover tennis courts (proposed in this addendum)
- 3) Construct additional swimming pool (with approval from Health Department)

These proposed additions, along with the ones approved in 2012, will increase our camper population from five-hundred and forty to eight-hundred. The overall summer population, including staff, will increase to eleven-hundred.

Thank you for your consideration in this matter. Please contact me if you have any questions.

Sincerely



Rob Whorton

Associate Director-Facilities

Camp War Eagle

479-721-5092



CAMP WAR EAGLE
Master Plan 2020

- 1) 2016-2017 Projects
 - Construct two staff house units (approved in 2012)
 - Office addition (approved in 2012)
 - Add capacity to potable water system (Health Department)
- 2) 2017-2018 Proposed Projects
 - Dining Hall expansion (proposed in this addendum)
 - Zone Arena roof addition (proposed in this addendum)
 - Health Center addition (proposed in this addendum)
 - Add capacity to waste water facility (approval from ADEQ)
- 3) 2018-2019 Proposed Projects
 - Construct three cabins (approved in 2012)
 - Gymnastics Center expansion (proposed in this addendum)
 - Store expansion (proposed in this addendum)
 - Eagle Arena roof addition (proposed in this addendum)
- 4) 2019-2020 Proposed Projects
 - Construct two cabins (approved 2012)
 - Cover Tennis Courts (proposed in this addendum)
 - Construct addition swimming pool (Health Department)

