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**Benton County Development Department
Planning Division**

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SITE PLAN REVIEW PLANNER'S PUBLIC HEARING REPORT

9949 East Hwy 72, Bentonville AR, 72712

EXECUTIVE SUMMARY

The agent, Dave Montgomery, for the applicant, Bing Bing Investments, proposes to utilize an existing 7500 sq. ft. building to house a heavy manufacturing business at 9949 Highway 72 East. The facility will house a minimum of 7 employees with the potential for 10 per shift. This proposed facility would require a minimum of 25 parking spaces plus any additional spaces for company owned vehicles. This amount of parking would require 1 ADA compliant space. The site plan shows 11 parking spaces, the site plan does not show ADA spaces or loading spaces on-site. Currently there is an existing access drive from Highway 72. From this access the internal drive splits and goes to the north and south sides of the building.

On June 17, 2014 the applicant provided a site plan. The following items remain outstanding:

- No outstanding items

PROJECT INFORMATION

Applicant/: Bing Bing Investments (Offer to purchase)
Owner: Henson Revocable Trust
Agent: Dave Montgomery, Real Estate Agent (Remax Realty)
Address of subject property: 9949 E Hwy 72 Bentonville AR, 72712
Parcel ID: 18-07376-002
Parcel Size: 5 acres (overall site); area of development 25,600 sq. ft. (existing development)
Current Land Use: Vacant 7500 sq. ft. building
Proposed Land Use: To utilize an existing 7500 sq. ft. building for use in a heavy manufacturing business. The business will produce sustainable bio based products such as kitchen bags, kitchenware, garden mulch film and disposable aprons/bibs.

Request for a Variance: The applicant is requesting a variance from the Parking Requirements to allow for 14 spaces with 1 ADA compliant space in lieu of the required 25 spaces with 1 ADA compliant space.

Attachments: The following drawings and documents are attached:

1. Location Map
 2. Proposed Site Plan
-

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is 5 acres in size is entirely flat and is bordered on the north by agriculture, south and west by residential uses and on the east by residential.

According to staff research, the property is not located in a Benton County MS4 area or a floodplain.

Background information:

On May 28, 2014, applicants' agent Dave Montgomery of ReMax Realty attended a Development Review Committee meeting on behalf of Bing Bing Investments. On June 17, 2014, Mr. Montgomery consulted with planning staff and submitted the application for review. An interdepartmental review form was sent on June 19, 2014 to the following: Health Dept., AHTD, Road Dept., Building Dept., Fire Marshal, Administrator of General Services, Benton County 911 Administration and Administrator of Public Safety. On July 2, 2014 the applicant attended the Technical Advisory Committee.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of one existing parcel of 5 acres. The area of development as existing is 25,600 sq. ft. The remainder land will remain undeveloped.

Noticing Requirements

Applicant has submitted noticing requirements on July 2, 2014. Applicant has also installed the public hearing notification sign on the property.

Building Setback

Required: A fifty five (55) feet setback measured from the center line of the fronting road or twenty-five (25) feet from the fronting property line, whichever is greater is required.

Comments: Applicant is not requesting any variance or waiver from the setback requirements.

Parking Requirements

Required: Parking calculations are based on Industrial, Manufacturing requirements which states:

INDUSTRIAL	
Manufacturing, processing and wholesale facilities (and similar uses or establishments)	1 space for every employee/shift + 1 space for each company owned vehicle + Designated visitor parking spaces + (or) 2 spaces per 1000 s.f. of Gross Floor Area (GFA), whichever is greater. Site must have adequate loading areas and holding areas for vehicles loading or unloading.

Comment: Applicant has shown 11 parking spaces on the site plan. None of the spaces shown are ADA compliant. Based on the above table the proposed use, and potential number of employees (10) this proposal would require at least 25 spaces with one ADA compliant space.

The applicant is requesting a Variance from the Parking Requirements to allow for 14 spaces with 1 ADA compliant space.

Site Features- Loading area

There is a loading area located inside the north overhead door. The loading area is shown on the site plan.

Site Features – Lighting

Applicant has not indicated any additional outdoor lighting on the site plan or application. There are 6 existing exterior lights. The applicant has expressed a willingness to install shields to limit or eliminate light trespass.

Parking Buffer

Required: Adjoining incompatible uses should be screened with landscaping, walls, berms, or similar treatments.

Comment: Applicant is proposing a row of 7 trees to screen the south parking area from the residential dwelling. No additional screening is being proposed at this time. Applicant will also confirm maintenance of the trees through a service agreement.

Access Driveways

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

Comment: There is one access drive from Hwy 72 that then branches to either side of the building, connecting to the building on the north and south facing exterior walls.

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 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 provided a drainage letter prepared by a registered Professional Engineer in Arkansas confirming the adequacy of Stormwater management on-site due to the existing development in accordance with §4.6.10 on July 2, 2014. The statement did not provide the run-off coefficient on-site.

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 in accordance with Act 402 of 1977 as amended.

Comment: This project will be on a private septic system. Arkansas Department of Health has submitted provided a septic permit with an approval date of 2/18/2009 under the Service Master Use.

Site Services - Water Service

Water service is provided by City of Pea Ridge. Applicant provided the service confirmation from the City dated June 12, 2014.

Site Services - Electrical Power Supply

Carroll Electric cooperative has provided a letter dated June 12, 2014, noting that they will provide electric power to the site.

Site Services - Firefighting Provision

Benton County Fire Marshall: Marc Trollinger, Benton County Fire Marshall, provided the following comments on June 25, 2014:

Additional information required regarding:

1. Amount of product stored on site
2. Dust collection & disposal system
3. Flammable & Combustible rating for raw materials, dust, finished product
4. Any manufacturing by-products
5. By-product disposal method.

A fire hydrant will be required on site

Additional requirements may be required once all questions have been answered.

Site Services - Solid Waste Disposal

Applicant provided a service agreement for Solid Waste pickup on July 11, 2014.

OUTSTANDING ISSUES TO BE ADDRESSED PRIOR TO THE ISSUANCE OF A DECISION LETTER:

- No outstanding items

CONSIDERATIONS FOR THE BOARD:

1. Site Plan Approval
2. Variance from the parking requirements
 - a. 25 required with 1 ADA space. 14 proposed with 1 ADA space.

CONCLUSION

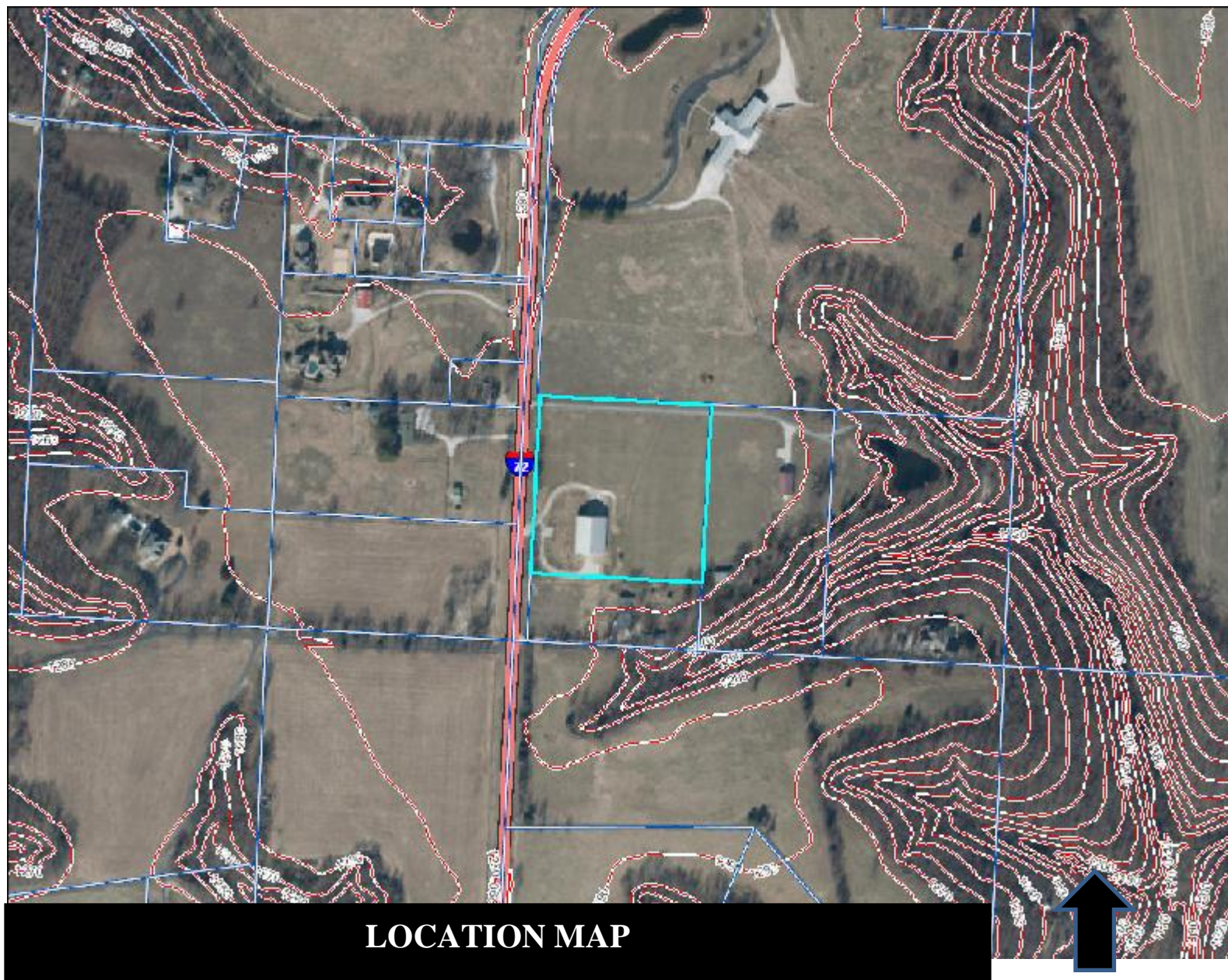
The proposed utilization of the existing 7500 sq. ft. building was reviewed by planning staff to ensure compliance with the Planning and Development Regulation of Benton County.

The proposed development must have a minimum of 25 parking spaces including 1 ADA compliant space based on the parking requirements for industrial manufacturing uses. The applicant is requesting a Variance from this requirement to provide 14 spaces with 1 ADA space in lieu of the required 25 parking spaces and 1 ADA compliant space.

The proposed development is not in an MS4 or a floodplain and will have Pea Ridge as its service provider for water, Carroll Electric for electric service and has a privately operated septic system approved on 2/18/2009.

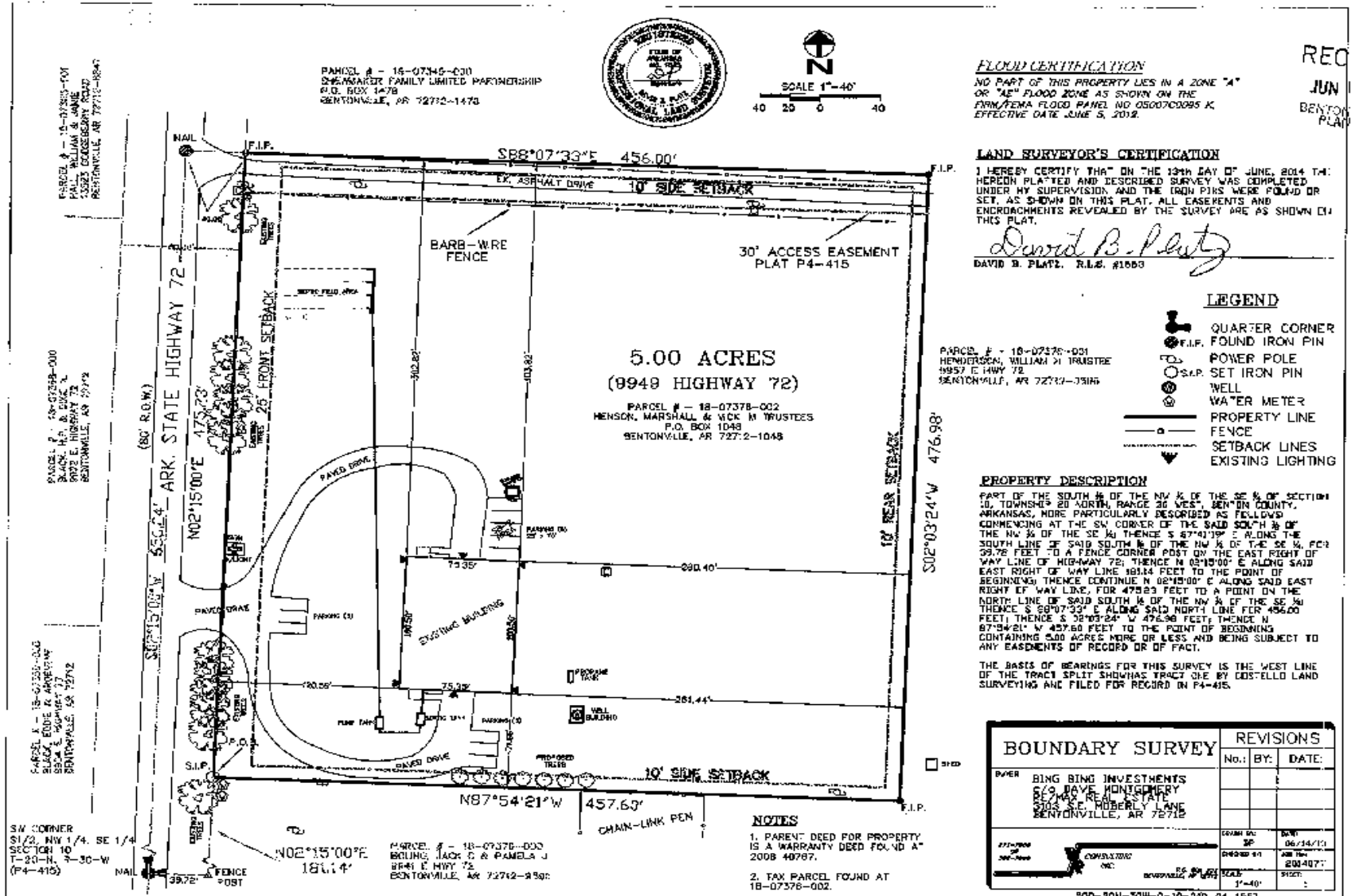
Prepared by: Michael McConnell, Senior County Planner

Reviewed by: Rinkey Singh, AICP, CSM, CFM, Planning Director



LOCATION MAP

RECEIVED
JUN 17 2014
BENTON COUNTY
PLANNING



SITE PLAN