

Benton County Planning Board

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**Benton County Development Department-
Planning Division**

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**SITE PLAN REVIEW – MAJOR AMENDMENT
PLANNER’S TECHNICAL REPORT (9/15/2015)
21153 AR HWY 16, SILOAM SPRINGS, AR, 72761**

EXECUTIVE SUMMARY

The owner, Barnett Enterprises, proposes to amend the previously approved landscaping plan schedule from the previous Site Plan Review approval (case #14-393). The revised landscaping plan proposes the use of two (2) tier plantings in lieu of the previously approved, three (3) tier plants on the constructed southern earthen berm and removal of the approved landscaping plan for the eastern berm and installation of smaller landscaping area along Hwy 16. The original landscape plan approved by Benton County Planning Board was determined to be unsustainable and not feasible due to steep slope and inability to maintain the earthen berm. Therefore, an amendment to the previously approved Site Plan Review, case #14-393, is being sought for approval.

On September 2, 2015, the applicant submitted a revised landscaping plan for the two (2) landscaped earthen berms at the subject property, which met staff’s requirements. As such, the application was placed on the Technical Advisory Committee meeting schedule for September 16, 2015.

The revised landscape plan for the earthen berms shows two (2) tier plantings on the southern berm including Leyland Cypress and Glen St. Mary. The eastern berm’s landscape schedule is proposed to include a series of Leyland Cypress, Redbuds, Burning Bush, and Glossy Abelia

PROJECT INFORMATION

Owner: Jonathan Barnett

Applicant: Amy Brooker

Address of subject property: 21153 AR Hwy 16 Siloam Springs, 72761

Parcel ID: 18-12741-001

Parcel Size: 7.5 acres (industrial area)

Current Land Use: Heavy Commercial 67,950 sq. ft. warehouse

Proposed Land Use: Continued Heavy Commercial 67,950 sq. ft. with amendment to previously approved landscaping plant schedule.

The facility is open 6:00am – 5:00pm. The facility is used to store finished products on pallets and no operational activities will occur. The facility operates with 1-5 workers and on average receives 20-25 trucks per week with seasonal spikes in traffic.

Attachments: The following drawings and documents are attached:

1. Aerial photo
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PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is located on the west side of Highway 16. The corporate limits of the City of Siloam Springs are to the west and north of the property. The overall land area is 7.5 acres. The subject land has industrial uses to the east and west with residential on the south side and pasture and timber to the north. Please see Location Map attached. According to staff research, the property is not located in a Benton County MS4 area or a floodplain.

Background information:

On April 9, 2014, applicant attended a Development Review Committee meeting. On April 23, 2014 the applicant's agent Ron Homeyer of Civil Engineering Inc. submitted an application for site plan review. An interdepartmental review form was sent to the following: Health Dept., Road Dept., Building Dept., Fire Marshal, AHTD, Administrator of General Services, Benton County 911 Administration, Administrator of Public Safety and the City of Siloam Springs. Additionally at the request of the Benton County Fire Marshal a review form was sent to the Siloam Springs Fire Chief. On May 7, 2014 this project went to the Technical Advisory Committee and was heard by the Planning Board.

The Site Plan Review application was approved May 21, 2014 by the Benton County Planning Board with the following conditions;

- a. Standard Conditions – Applicant agrees to the standard conditions (Appendix 'A').
- b. Fire flow testing must be performed and meet regulations prior to issuance of building permit.
- c. Storage of batteries and/or propane shall be to the satisfaction of the Fire Marshal, prior to the issuance of building permit.
- d. Owner agrees to post the Notice of Coverage (NOC) on site prior to the issuance of a building permit. Further agrees to install a construction entrance, silt fences, and concrete washout area, to minimize any impact from the construction activities prior to request for site inspections on-site as required by ADEQ.
- e. The applicant shall provide additional screening in the green/open space directly south of the loading dock area.
 - i. Loading dock screening shall be via landscaped vegetative buffer or installation of a fence.
 - ii. The applicant shall provide additional height to the western extent of the southern berm to mitigate possible light encroachment from truck traffic onto nearby residential uses.

To date, the construction of all approved improvements to the property have been completed and Ben. Co. Building Safety Division has issued a Temporary Certificate of Occupancy. The landscaping schedule

approved in the May 2014 approval was not completed and determined by the owner to be unsustainable for previously outlined reasons. The Ben. Co. Building Safety Division has withheld the applicant's landscaping completion bond until approved Site Plan landscaping has been completed.

On September 2, 2015, the applicant submitted a proposed landscape plan meeting Staff's requirements, therefore the Site Plan Review – Major Amendment case #15-142 was scheduled for the September 16, 2015 Benton County Planning Board TAC meeting.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of a 7.5 acre parcel. The current parcel was split from a larger 40 acre tract on April 22, 2014. The tract split was reviewed and approved by the Siloam Springs Planning Commission. The tract split is currently under appeal.

Noticing Requirements

On or before September 23rd, 2015, the applicant must submit to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the October 7, 2015 public hearing, as well as date stamped photograph(s) verifying that the required public hearing notice signage along the properties frontage with AR Hwy 16 has been conspicuously posted on site. All materials shall be submitted before 4:30pm September 23rd, 2015.

Site Features – Screening / Buffers

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

Comment: Previously approved site plans submitted by applicant shows the installation of an approximately 7' high earthen berm along the southern property line, and an approximately 9.5' high earthen berm along the eastern property line. Both berms are planned to have installed a vegetative screening consisting of White Pines (5 gal) with Red Cedar (2 gal) spaced at the midpoint of each of the White Pines. White Pines will be spaced 15-20' on center. Applicant submitted landscape installation and maintenance plan in a letter dated May 16, 2014.

The proposed (revised) landscaping plan for the southern berm details a series of Leyland Cypress 15ft on center with Glen St. Mary leafy evergreens placed at the midpoint of each Leyland Cypress. The southern earthen berm is shown to be constructed to a height of 16ft. at the western end (cross section 3) and 8ft. in height at the eastern end (cross section 2) of the berm. (See attached landscape plan)

The proposed (revised) landscaping plan for the eastern berm along Hwy 16 details an area of landscaping in the center of the berm. (See attached landscape plan)

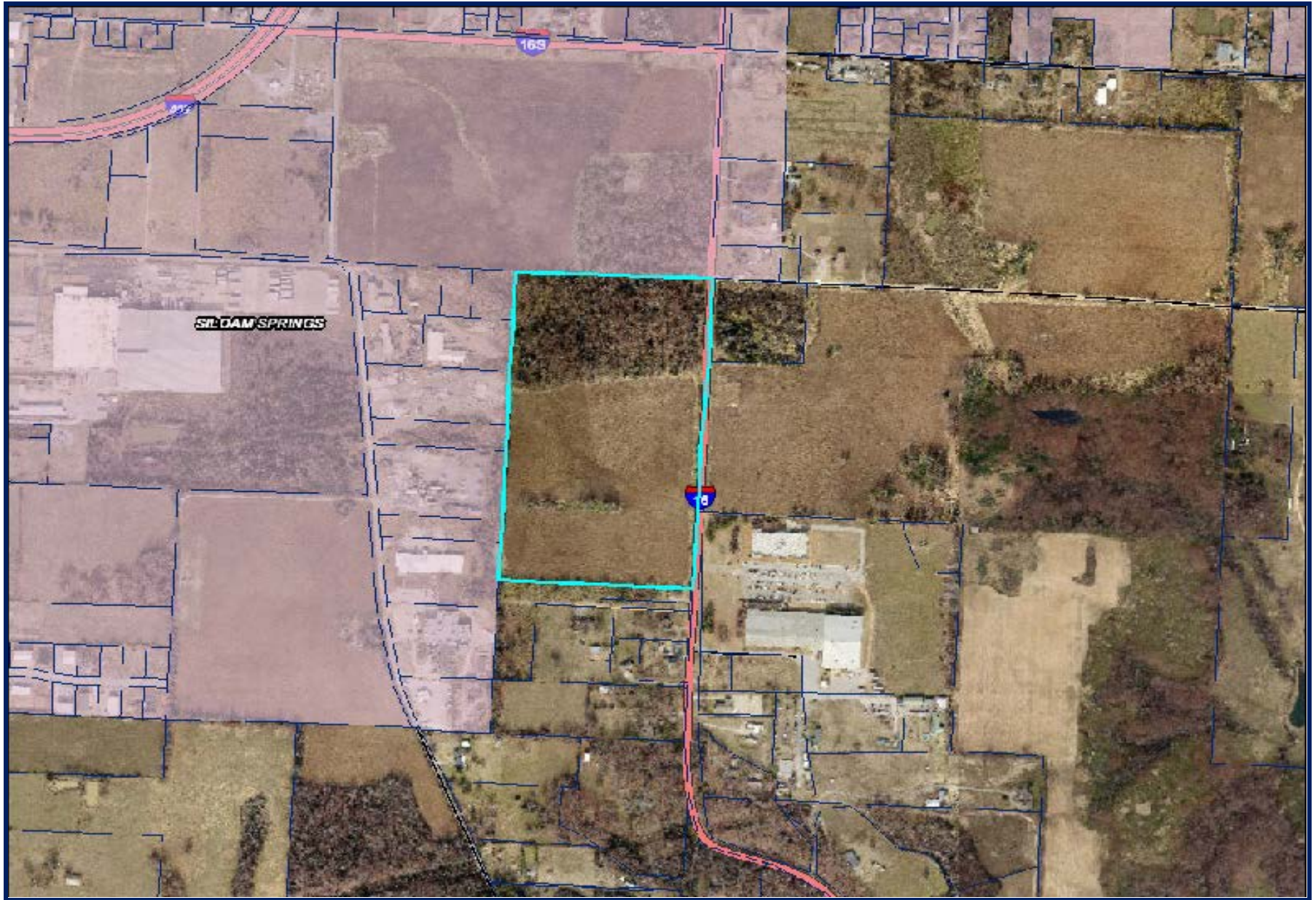
OUTSTANDING ITEMS:

The following items remain outstanding and shall be required prior to the issuance of a decision letter:

1. On or before September 23rd, 2015, the applicant must submit to Staff USPS certified mail receipts showing that written notice was sent to surrounding property owners regarding the October 7, 2015 public hearing, as well as date stamped photograph(s) verifying that the required public hearing notice signage along the properties frontage with AR Hwy 16 has been conspicuously posted on site. All materials shall be submitted before 4:30pm September 23rd, 2015.

Prepared by: Taylor Reamer, Planning Manager

Reviewed by: Kevin M. Gambrill, AICP



LOCATION MAP