

Benton County Planning Board

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**Planning &
 Environmental Services
 Planning Division**
 905 NW 8th Street
 Bentonville, AR 72712
 Phone: (479) 271-1003
 Fax: (479) 464-6170
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**COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT:
 PLANNER'S TECHNICAL REPORT**

10326 HIGHWAY 72 EAST, PEA RIDGE, AR

EXECUTIVE SUMMARY

The applicant New Life Fellowship, represented by Carol Ash, is a religious establishment, providing church services and events. Currently, New Life Fellowship has a church located at 815 Weston Street in Pea Ridge. The applicant proposes to build a new 40 ft. x 60 ft. pavilion and a parking area with fifty two parking spaces including two accessible spaces on the southwest side of the vacant property located on Highway 72. The pavilion is proposed to be constructed at the location of an existing concrete pad.

The facility will be used for church fellowship and events during daylight hours and early evenings. The submitted application contained a site plan, a written description of the proposal, Certificate of Resolution, Hazardous Chemical Compliance Form, Service Agreement from Carroll Electric, letter regarding portable toilets, and pavilion specifications. Staff reviewed the submitted materials and have a number of questions regarding the application as follows:

1. Site lighting type to be identified on the site plan
2. Measures for delineation of the perimeter of the parking area to be reviewed to the satisfaction of the Planning Board
3. Parking surface type to be identified on the site plan
4. Existing septic and well to be identified on the site plan

In addition, the applicant has requested waivers from the following requirements:

1. Waiver from submitting a fee of \$300.00 for the commercial/industrial large scale application due to the minor nature of the application.
 2. Waiver from submitting a detailed or stormwater detention, plan or study due to the limited impervious surface proposed on-site.
- Waiver from engineered drawings due to the minor nature of the proposal. The applicant has noted that they plan to construct a church on-site in near future and would fulfill the requirements as part of the larger construction on-site.

PROJECT INFORMATION

Applicant/Owner: New Life Fellowship, Carol Ash

Municipal Planning Area: Pea Ridge, AR

Address of subject property: 10326 Highway 72 East

Parcel ID:	18-07165-000
Parcel Size:	1.10 (Current) 3.11(Proposed)
Current Land Use:	Vacant, undeveloped.
Proposed Land Use:	Proposed 40' x 60' pavilion for New Life Fellowship events on site and associated parking for 52 vehicles, including two accessible spaces.

Attachments: The following drawings and documents are attached:

1. Location Map- 10326 Highway 72 East
2. Proposed Site Plan
3. Applicant's written description of the proposal
4. Certificate of Resolution
5. Hazardous Chemical Compliance Form
6. Service Agreement from Carroll Electric
7. Letter Regarding Portable Toilets
8. Pavilion Specifications

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is municipally known as in 10326 Highway 72 East, Pea Ridge, AR and is located southwest of the Pea Ridge city limit.

The overall proposed project land area is 6.77 acres. The property is currently vacant. New Life Fellowship owns a religious establishment located at 815 Weston Street in Pea Ridge. The parcel topography is flat with frontage along AR Highway 72. Three unpaved driveways provide limited access to the property.

The site is situated among rural residential homes and agricultural operations. Neighboring properties in all directions consist of large parcels of rural agricultural land interspersed with barns and other agricultural buildings. The closest residences are each approximately 600 feet to the north and south. Please see Location Map attached.

In accordance with the engineer's map note on the site plan, the property does not lie within a flood zone. Staff has determined that the property does not lie within an MS4 2010 stormwater area.

Staff conducted a site visit on June 11, 2013, and held a DRC meeting on June 12, 2013.

BACKGROUND

The subject property is currently vacant and undeveloped. No previous large scale development approval was granted for the property. A portion of the land towards the south-west with an area of approximately 2 acres was previously sold to Center Point Construction early this year. The location map shows the revised configuration of the property.

The scope of review will include the construction of the pavilion, parking, and location of portable toilets. The remainder of the site will remain undeveloped.

Applicant has applied for a waiver of application fees.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consists of one existing parcel of 6.77 acres.

Noticing Requirements

Notice has been provided to abutting property owners regarding the proposed development, and certified mail receipts have been returned.

Building Setback

Required: A 50 feet setback measured from the center line of the fronting road or 25 feet from the fronting property line, whichever is greater shall be required.

Comment: Building setbacks on the site plan indicate that the structure will be over 300' from the lot line. All building setbacks have been met to County Standards.

Parking Requirements

Required: Parking calculation is based on the Other Commercial Uses category which mandates one (1) space for every 200 sq. ft. and adequate loading areas.

Comment: The required parking based upon square footage equals 40 spaces. The proposed site plan included 50 parking spaces and two (2) accessible spaces for a total of 52 dedicated parking spaces on-site. Applicant expects the parking demand to be for roughly 100 occupants. Parking surfaces will remain the existing grass. Staff suggests that the spaces be defined with railroad tiles or other means to delineate the parking area. The surface material needs to be identified as temporary pending future development. It is staff's opinion that the site has adequate space for all parking needs.

Following comments apply to parking, access, and loading zones:

1. All parking surface type should be labeled.

Parking Buffer

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

Comment: The proposed location of the pavilion is buffered by the existing tree cover on site. The applicant should indicate which vegetation areas will remain undisturbed on the site plan in order for staff to properly assess the need for additional parking buffers. The nearest homes to the north and south are over 600 ft. from the proposed structure. Existing tree cover lines the western property boundary, as well as within the property. The residence to the south is located across Highway 72. It is staff's opinion that, due to the rural nature of the property and small scale of the proposed development, it may be acceptable for the existing vegetation on the site to provide adequate screening from parking areas.

Access Driveways

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

Comment: There are three existing unpaved driveways which connect the property to existing Highway 72. Staff contacted Bobby Keaton, AHTD permit officer, on June 10th to confirm that no permit is required to use the driveway connecting the property to existing Highway 72. Staff has received confirmation that no permitting is required to use the driveways to access the proposed development and parking. Access driveway surface type will remain grass. Future upgrades may be warranted as part of the construction of the Church.

Site Features-Lighting

The applicant has not indicated the type or intensity of lighting on the site. The site plan indicates that there will be a light pole, with electricity provided and managed by Carroll Electric Cooperative Corporation. Lighting includes only the single light pole just north of the proposed parking spaces. Any additional lighting should be detailed on the site plan. Staff suggests full cut-off lights to reduce light pollution and glare.

Site Services - Drainage/ Stormwater Management Plan

Required: Applicant is required to indicate on plan storm drainage infrastructure and 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 a MS4 nor is it located in a flood zone. Applicant has requested a waiver for a stormwater plan considering its small and minor nature of the development. The property has adequate stormwater drainage to the southwest due to an existing gully.

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: The applicant indicates that permanent bathrooms will not be provided at the pavilion. Portable toilets, managed by BBB Portable Toilets, will be available on site. An existing septic system is on site, and applicant has agreed to have the system emptied and abandoned to the satisfaction of the Health Department.

Site Services - Water Service

The applicant indicates that no running water will be available at the pavilion. An existing well is on site, and applicant would like the well to remain. It is required that the well is identified on the site plan.

Site Services - Electrical Power Supply

Carroll Electric provides electric services in the area of the proposed project. The applicant has provided a service agreement to staff.

Site Services - Firefighting Provision

Pea Ridge Fire Department- A service agreement with Pea Ridge Fire Department has been obtained by applicant.

Benton County Fire Marshall: Marc Trollinger, Benton County Fire Marshal, submitted no comments regarding the proposed development.

Site Services - Solid Waste Disposal

Applicant has not provided staff with a solid waste disposal contract. A solid waste receptacle has not been located on the site plan. Staff will require a copy of a solid waste removal contract and the location and screening of the solid waste receptacle. Applicant indicates that trash will be carried back to the church for disposal in the meantime.

Environmental Compliance

Applicant indicates that no hazardous chemicals will be stored or used on site.

OUTSTANDING ISSUES

The application is deficient in certain items which need to be addressed in order to complete a comprehensive review. In addition, the proposed site plan is missing essential information. It is expected that the applicant identify all proposed aspects of the site on the site plan. Some of the deficiencies identified by staff include the following:

Site Plan deficiencies:

1. Site lighting type to be identified
 2. Parking to be delineated
 3. Parking surface type to be identified
 4. Existing well to be identified
 5. Waiver for stormwater detention
-

CONCLUSION

Upon completion of this application review, it is staff's opinion that there are outstanding issues to be addressed. The key issues surround site lighting type, parking delineation and surface type, the existing well, and a waiver for stormwater detention. A number of the issues could be addressed with an updated site plan. Before the public hearing, these issues should be addressed



LOCATION MAP - 10326 Highway 72 East

New Life Fellowship of Pea Ridge Pavilion

Location: 10326 E. Hwy. 72 Bentonville, AR. 72751

Proposed usage

Pavilion will be used for church functions such as fellowship meals and cookouts. It would be used as weather permits.

Most generally it would be used during daylight hours to early evening.

During church functions at least one handicap port-o-potty would be provided on-site.

Drinks such as bottled water, tea and soda would be provided as we do not plan to have running water available at this time.

Trash would be carried back to the church for disposal till we are permanently relocated.

CERTIFICATE OF RESOLUTION

NEW LIFE FELLOWSHIP OF PEA RIDGE

6/03/2013

The trustees of New Life Fellowship of Pea Ridge resolve that we are agreed to allow Alan & Carol Ash to represent New Life Fellowship in presenting all paperwork to the Benton County Planning Commission for the purpose of erecting a pavilion on the church property located at 10326 E. Hwy. 72, Bentonville, AR. 72712

Minutes to pass the resolution are attached.

Trustees

Gary Ryals

[Signature]

Frances Ryals

B. P. Jones

Eleanor Jones

[Signature]

Attachment C

**BENTON COUNTY DEPARTMENT OF EMERGENCY MANAGEMENT AND
HOMELAND SECURITY**

215 E. CENTRAL AVE. #7, BENTONVILLE, AR 72712
Phone 479-271-1004
FAX 479-271-1084

HAZARDOUS CHEMICAL COMPLIANCE FORM

BUSINESS NAME: New Life Fellowship TYPE OF BUSINESS: Church
OWNER'S NAME: New Life Fellowship
PHYSICAL LOCATION/ADDRESS: 10326 E. Hwy 72 Bentonville, Ar 72712
MAILING ADDRESS FOR LETTER: PO Box 202, Pea Ridge, Ar 72751
CONTACT PHONE NUMBER: 479-451-0051
CONSULTANT/ENGINEER: Dennis Nelson

A LETTER WILL BE SENT TO THE BUSINESS OWNER AND THE PLANNING OFFICE.

IF THERE ARE OTHER LOCATIONS PLEASE SPECIFY: _____

WILL THERE BE CHEMICALS STORED AT THIS FACILITY? YES ___ NO X

IF YES - LIST NAME AND QUANTITIES BELOW:

BY SIGNING BELOW, I ACKNOWLEDGE THAT ALL INFORMATION ABOVE IS TRUE AND CORRECT. I UNDERSTAND THAT IT IS MY RESPONSIBILITY TO NOTIFY THE BENTON COUNTY DEPARTMENT OF EMERGENCY MANAGEMENT IF THIS INFORMATION CHANGES.

Carol Ash
OWNER SIGNATURE _____ DATE _____
Representing New Life Fellowship

BENTON COUNTY DEPARTMENT OF EMERGENCY MANAGEMENT ONLY

LETTER COMPLETED BY _____
DEM OFFICE _____ DATE _____

LOCATED ON Y DRIVE - TEMPLATES

Hazardous Chemical Compliance Form



**Carroll Electric
Cooperative Corporation**

800-432-9720
www.carrollecc.com

Your Local Energy Partner

May 29, 2013

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

Re: New Life Fellowship
10326 E Hwy 72-Pavillion

Dear Sirs,

This is to confirm that Carroll Electric Cooperative will provide electric power to the above location.

Carroll Electric Cooperative will serve the property according to the rules set by the Arkansas Public Service Commission and the line extension policies of Carroll Electric Cooperative Corporation.

If you need further information, please feel free to contact us.

Sincerely,

A handwritten signature in cursive script that reads "Derek Thurman".

Derek Thurman
Manager, Engineering Support

DT/sw
CC: File

Bentonville
707 SE Walton Blvd.
PO Box 329
Bentonville, AR 72712
(479) 273-2421

Berryville
920 Hwy. 62 Spur
PO Box 4000
Berryville, AR 72616
(870) 423-2161

Huntsville
5056 Hwy. 412 B
PO Box 280
Huntsville, AR 72740
(479) 738-2217

Jasper
511 E Court St.
PO Box 389
Jasper, AR 72641
(870) 446-5114

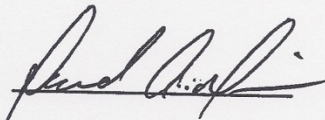
New Life Fellowship
815 Weston ST.
PO Box 202
Pea Ridge, AR. 72751

June 6, 2013

New Life Fellowship has contracted BBB Portable Toilets PO Box 1271, Bentonville, AR 72712 (479) 271-0058 for our port-o-potty's as we will not have bathrooms at the pavilion.

Carol Ash

Representative New Life Fellowship



Representative BBB Portable Toilets

Letter Regarding Portable Toilets

ADAMS TRUSS, INC.
 12425 South Collins Avenue
 Gentry, Arkansas 72734
 (479) 736-8581 ~ (800) 228-9221 ~ (479) 736-2690 Fax
 Monday - Friday 8 A.M. - 5 P.M.
 Web Site: adamstruss.com ~ Email: adamstruss@centurytel.net

Adams Hg = 10,468.88
 BRAC W/FRONT Lumber LABOR 4,750.00
 r/misc \$15,218.88

CLEAR SPAN STEEL BUILDING TRUSSES
 -DESIGNED FOR ECONOMY-
 -ENGINEERED FOR STRENGTH-

Bid Date: 5-16-2013

CUSTOMER INFORMATION

Name: Mr ALAN ASH and CAROL ASH
Address: NEW LIFE CHURCH Pavilion
City: ST: Zip:
Phone: 479-451-0051 - Carol Cell 644-4139
Fax:
Email: ALAN CAROL @CenturyTel.NET

Building Size: 30' x 60' x 10'

ADAMS STEEL TRUSSES *W/5' LEAN-TOO Ea. Side*

Qty	Size	Price	Web Leg	Overhang: Yes or No	
Truss Qty: 7	10X30	\$ 582	6" or 8" St. Leg	Yes or No	\$ 4074-
Lean-Too: 14	5'	\$ 125-			\$ 1750-

Additional Notes: 4/12 NO 4/12

SHEET METAL: 29 ga. - 40 year warranty on painted panel loc, includes trim, screws and closures. *Roof + Gable*

Color Request - Roof: TBD **Siding:** Ø **Trim:** TBD Painted Metal or #1 Galvalume \$ 3860-

INSULATION: 1 in. Thermax Insulation Board 6.5 R-Factor - 4' x 21'3" sheets w/tape

NOTES: Roof Only or Complete \$ Ø

ACCESSORIES: 3' 0" x 6' 8" Pre-Hung Steel Door(s) QTY: @ \$ EA. = \$ Ø

NOTES:

- Estimated availability 30 working days
- Prepaid Anchor Bolt Shipment provided
- Estimated Lumber List provided
- Technical Support during construction

4/12 Colors TBD

30'0"

Thank You!

Dale F. Adams, Owner

Check/Visa/Master Card Accepted

Deposit Required \$ 3,000.-

Balance Delivery/Pick Up \$ 7,468.88

TOTAL \$ 10,468.88

Materials Supplied by Others

2x4 Estimated Lumber Cost \$ 1250-

Estimated Concrete Cost \$ By Other

Estimated O.H. Door Cost \$ 2

Estimated Labor Cost \$ 3400- *10x12 100-*

Pavilion Structure Specification