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**Planning &  
 Environmental Services  
 Planning Division**  
 905 NW 8<sup>th</sup> Street  
 Bentonville, AR 72712  
 Phone: (479) 271-1003  
 Fax: (479) 464-6170  
 Email: [rsingh@co.benton.ar.us](mailto:rsingh@co.benton.ar.us)

## **REVISIONS TO AN APPROVED COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT: PLANNER'S TECHNICAL REPORT**

**14101 East Hwy 12, Rogers, AR 72756**

### **EXECUTIVE SUMMARY**

The proposed addition to accommodate expansion of the boat repair use on-site has been reviewed to ensure compliance with the Benton County planning regulations. This site was subject of Planning Board's approval in 2005.

Based on Planning staff's review, the proposed development satisfies the building setback, parking requirements and provision of adequate number of parking spaces. The applicant is proposing on-site landscaping to buffer the parking and service areas as follows:

- **Portion of the North Property Line:** the applicant is proposing a row of Golden forsythias 8' on center along the north property line extending from the eastern limit up to the existing access on Highway 12.
- **Portion of the West and South Limits of the Customer Parking and Customer Drop Off Area:** Hybrid poplars spaced 15' on center (approximately 7 poplars). The poplars will be provided at the same grade as the parking to help buffer the residential units. This is proposed in addition to the existing trees on-site.
- **East and South Limits of the Overflow Service Area:** Hybrid poplars spaced 15' on center (Approximately 7 poplars) to buffer the adjoining residential areas. Existing trees will be maintained.
- **South Limit of the Employee Parking and Service Areas:** Combination of a 6' high wood screening fence (up to a length of 100' from the proposed chain link fence) and hybrid poplars spaced 15' on center (Approximately 7 poplars).
- **East Limits of the Employee Parking and Service Areas:** Sky rocket junipers and knock out roses at 8' center along the frontage on Stoner Lane.

The proposed access to Stoner Lane has been relocated away from the residential units and is proposed to be shared with the property next north and is deemed to be satisfactory from safety considerations. Minor revisions to the access design are required. Applicant has addressed all outstanding items. Therefore, it is suggested that the Planning Board may consider the following stipulations in any decision for approval of the proposed development:

1. **Standard Conditions:** That the applicant agrees to fulfill all the Standard Stipulations (attached), prior to the issuance of a Building Permit;
2. **Stormwater Permit Application:** That the applicant agrees to obtain a Stormwater Permit from the Planning Department, prior to the issuance of a building permit;
3. **Storage of Materials:** That the owner is encouraged to store all building materials, tires, pallets and other hazardous materials inside a building. In any case, any storage of said materials must include secondary containment system to avoid spills and any negative impact to the environment;
4. **Shared Access from Stoner Lane:** That the owner agrees to enter into a shared access agreement describing the limit of the easement. Further the easement must be recorded with the County's recorder's office before issuance of a building permit.

**PROJECT INFORMATION**

**Applicant/Owner:** Wolfe Management LLC (Wolfe Boat Works)

**Municipal Planning Area:** Rogers, AR

**Address of Subject Property:** 14101 East Highway12, Rogers, AR 72756

**Parcel ID:** 15-16067-000, 15-16068-000, and 15-16069-000

**Parcel Size:** 3.34 acres (consolidated parcel)

**Current Land Use:** Boat repair and accessory sales

**Proposed Land Use:** Proposed 1800 sq.ft. building addition to expand existing boat repair and accessory sales use on-site from that approved in 2005. Additional plumbing is not proposed for the addition.

Proposal also includes additional land that was acquired to the south-east, fronting on Stoner Lane.

In accordance with the revised site plan received on February 20, 2013, the proposal includes fourteen (14 total) parking spaces, including one (1) accessible parking space on-site. The parking area is proposed to be gravel, except the area in front of the building along the accessible parking space, which will be concrete.

Existing gated asphalt access driveway from Highway 12 is to remain and a new shared access from Stoner Lane is proposed. This access is located so as to facilitate a shared access with the property next north (parcel ID-18-03334-002, owned by Mr. Kevin SmithPeters).

A chain link fence currently exists along the north and east property lines as shown on the site plan. The proposal also includes a chain link fence on the newly acquired parcel. A chain link fence is proposed along the north property line up to the gate on Stoner Lane. Further, along the south property line a combination of chain link fence and wood privacy fence is proposed as shown on the site plan. All fences are 6' high.

**Attachments:** The following drawings and documents are attached:

1. Location Map - 14101 East Hwy 12, Rogers
2. Proposed Site Plan, dated 2/12/13
3. Appendix A - Applicant's written description of the proposal, dated February 20, 2013
4. Approved Site Plan – 2005
5. Concept Landscape Plan, March 2013

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**PLANNING ANALYSIS**

**Description of Property and Surrounding Area**

The subject property is municipally known as 14101 East Highway 12 in Rogers and is located east of the City limit in the Prairie Creek area.

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The overall land area is 3.34 acres that accommodates the boat repair building, boat storage, and parking on-site. Applicant has acquired additional property to the south fronting on Stoner Lane and the existing gravel access is proposed to be retained as part of this application.

In accordance with staff site visit conducted on January 31, 2012, the parcel fronting on Stoner Lane is mostly undeveloped. It was noted that few vehicles were parked on-site, however, the site plan does not identify the parking, and therefore, it is unclear how the applicant intends to utilize the access and the undeveloped land to the east.

The site is surrounded by existing residential units along the south and west sides with a commercial development, Dollar General, to the east of the subject lands (Please see Location Map attached).

In accordance with the Engineer's note on the site plan, "*This property does not lie in the 100 year flood zone according to FEMA Map#05007C0390J, dated September 28, 2007.*"

**Background information:**

This development was subject of a previous large scale development application and was approved by the Planning Board in 2005. The approved site plan included development on the easterly parcel only and the parcel to the west and the portions to the south, closer to the residential units, were left undeveloped.

Five (5) total parking spaces including an accessible parking space were proposed for the 6,000 sq.ft. Repair shop. A screened storage area that was limited to an area immediately to the south and east of the building were shown with setbacks from the east property line (See Approved site plan, attached).

On February 6, 2013, staff presented this application to the Planning Board at the TAC meeting. A number of outstanding issues were identified. Subsequently, staff met with the applicant on February 11<sup>th</sup> to review the outstanding items. As a result, a revised site plan was received on February 20<sup>th</sup> which addresses the outstanding items with the following revisions:

1. Additional landscaping
2. Correct location of septic tank and field
3. Bollard to protect septic tank and relocated propane tank
4. Consolidation of three lots into one parcel to be done before permit is approved
5. Parking modified to allow better flow around building
6. Revised adjacent owners property map
7. Revised fencing plan
8. Entrance to Stoner to be shared with adjacent owner added
9. Current contour lines were redone and correct new lines shown as they are to be constructed.
10. Tree canopy limits shown as determined by Google map and modified to clear new employee parking
11. Small storage building shown
12. Dumpster location shown

**TECHNICAL REVIEW OF SITE PLAN**

**Parcel Information**

The overall property comprises of three parcels. The site plan is required to identify the location of the parcel lines to determine setback requirements.

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On February 20, 2013, the applicant provided a revised site plan and confirmed that three parcels will be consolidated. Applicant has been advised to contact the City of Rogers, Planning Department for the consolidation of parcels.

The revised site plan incorporated staff's comments and provided a correct representation of existing site conditions and proposed revisions.

### **Building Setback**

Required: A fifty (50') 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.

Comment: The proposed building addition is in compliance with the setback requirements. The revised site plan identifies all the side setbacks (10'). In addition, a 25' setback is proposed along Stoner Road. The applicant later confirmed that all the setbacks will be grassed area as shown on the site plan. The grassed areas must be maintained as landscaped areas as outlined in the standard conditions.

### **Parking and Traffic Circulation**

Required: Parking calculation is based on the parking requirements for auto sales and service centers. These parking requirements require one (1) space for every 300 sq. ft.

Comment: The approved site plan included four gravel parking space and one accessible space on-site with a total of five approved parking spaces on-site. The proposed 1800sq.ft. building addition for boat repair use requires six additional parking spaces on-site. Thus, eleven (11) total parking spaces are required on-site.

The proposal includes 14 total parking spaces on-site; including one (1) accessible parking space located close to the main entrance to the building. As noted on the revised site plan, the accessible space will be concrete including sidewalk to the front door. Further, the applicant has confirmed that the gravel parking areas on-site will be delineated with wooden ties.

The proposed site plan includes major revision to the existing boat storage currently located on the west and south/west property limits. This includes relocation of the boat storage to the newly acquired south-east parcel and provision of customer parking and drop-off area towards the west of the building. In staff's opinion this will help in creating adequate parking and safe traffic circulation on-site.

An overflow service parking area to the south of the property is identified that will accommodate increased demand. Based on staff site visit, this location is currently being used for boat parking.

Applicant has identified the correct location of the septic tank that clearly identifies its location outside of the proposed traffic circulation on-site. Further, the clean out has also been shown on the site plan. As suggested by staff, the proposed parking is setback 4'3" from the building wall to accommodate a concrete walkway and landscape strip.

### **Parking Buffer**

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

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- Comment: In accordance with the revised site plan, additional landscaping is proposed along Highway 12, which comprises of Golden Forsythias 8' on center. This will help buffer the proposed customer parking and drop off area along the Highway.

The proposed removal of the boat service parking from the west side will help alleviate the visual clutter from the residential areas to the south. In addition, the applicant is proposing a row of hybrid poplars, a fast growing shrub that is expected to grow approximately 5' to 8' per year, with an expected height of 40' to 50' and a width of 30' to buffer the customer parking and drop off area from the residential units to the west. Based on staff's research when planted 9' apart they grow into a solid green living wall. Although the applicant has suggested a 30' spacing, staff is recommending hybrid poplars spaced 15' center as a compromise.

Similarly, the applicant is proposing to buffer the parking and service areas, located to the south and east limits with poplars spaced 30' center. In addition, a 6 foot tall wood privacy fence is also proposed for a length of 100' from the setback on Stoner Lane on the newly acquired parcel.

In addition, a chain link fence with landscaping towards the outside is proposed along the frontage on Stoner Lane. This consists of Sky Rocket Juniper interspersed with Knockout Roses, 8' on center. The proposed landscaping meets the buffer requirements and is deemed satisfactory.

- **Boat Storage:** The covenants of the Stoner Lane Subdivision state the following, *“All inoperative marine items, including boats, boat motors, and trailers shall be screened from view. No repair work will be conducted in view of highway, streets, or houses.”*

Based on the site visit, staff is of the opinion that this stipulation is not currently being met by the applicant as boats and boat parts are clearly visible from the highway and from the adjacent residential units and Stoner Lane from various angles. The proposed landscaped and wood fence buffers may address the covenants. Note that the covenant is a private agreement between the property owners.

### **Access Driveways**

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

Comment: The existing paved driveway from Highway 12 is to remain. Additionally, a new 40' wide shared access from Stoner Lane is proposed. The design of the access allows shared driveways between the applicant and the property owner to the north. Although a development application is not available for the development of the vacant property owned by Mr. Kevin SmithPeters, the shared driveway provides a safe location for access to this site, considering the existing topography and proximity to the intersection with Highway 12.

The proposed access is gated and the gate is provided 25' from the property line on Stoner Lane. This access will provide access to the employee parking area and the boat service area. In staff's opinion, this is a desirable approach that relocates the access away from the residential on Stoner Lane and combines future driveway with adjacent property owner.

The shared driveway concept is supported by the Road Department. However, minor revisions to the design of the access are required to accommodate the maneuvering of vehicles by providing an appropriate curve for right-in, right-out movement of vehicles. Secondly, as a condition of building permit issuance, an access agreement, describing the easement for mutual access, needs to be provided to

the satisfaction of the Road Department. Lastly, the Road Department will install a sign within the Stoner Lane right-of-way noting a hidden driveway on Stoner Lane for safety of all users. The access is sufficiently offset from the intersection of Highway 12 and Stoner Lane.

If approved by the Planning Board, this access requires a driveway permit and requires to be paved to the County's satisfaction. An access driveway permit is required to be obtained from the Benton County Planning Department.

### On-Site Lighting

The applicant confirmed that two 150 watt high pressure sodium light fixtures exist on each of the east, west, and south walls. As part of this proposal, the ones on the south wall will be relocated to the south wall of the new addition.

### 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 applicant has provided an Engineer's Certificate noting that, "*the increase in flow by this addition of 1800 sq.ft. is 0.165 cubic feet per second and with the short path to the lake can be considered pre peak flow; therefore no Stormwater detention pond is being submitted.*" Attached as Appendix A.

Based on staff visit, it was noted that a number of barrels are stored along the southern slope on-site. The applicant has confirmed that these barrels will be stored inside or removed. Staff notes that the property is located in a MS4 area and requires a Stormwater Permit. Staff has provided the Stormwater Permit application to the applicant.



### 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.

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Comment: On February 10, 2005, the Department of Health approved the application for septic tank on-site. Since the proposal does not include additional restroom or plumbing provisions, further review by the Health Department is not warranted.

**Site Services - Water Service**

Applicant's letter notes that Rogers Water supplies water on-site.

**Site Services - Electrical Power Supply**

Carroll Electric provides services on-site.  
Roper propane also provides services on-site.

**Site Services - Firefighting Provision**

**Beaver Lake Fire Department-** Mark Finocchio, Fire Chief  
Letter dated Nov. 12, 2012, confirmed that the Beaver Lake Fire Department will furnish fire protection for the proposed addition.

Letter dated February 12, 2013, notes that, “ *the Beaver Lake Fire Department supports the proposed driveway from Stoner Lane. It will allow access to the southern part of the property as well as a secondary access point should we have to fight a fire in that area. Additionally, it will provide access to other properties adjacent to yours again should we need to access that area.*”

In accordance with Benton County Fire Marshall, a knox box is required to be installed at the existing gated access for afterhours fire department access. Further, at the DRC held on March 6<sup>th</sup>, the Benton County Fire Marshall also expressed their support of the proposed access as a secondary means of firefighting.

**Site Services - Solid Waste Disposal**

Applicant has confirmed that solid waste container is serviced by Deffenbaugh Industries.

**Environmental Compliance**

On February 8, 2013, following comments were received from Emergency Management- Robert McGowen, Director:“*Mr. Jerry Wolfe from Wolfe Boat Works, LLC has notified our office of a proposed building expansion at 14101 E Hwy 12, Rogers, AR. The facility currently and with the expansion, will house oil and used oil in 55 gallon drums along with 10 gallons of solvents for daily operations. I have spoken with Mr. Wolfe, and he stated the business has a contract with Used Oil Servcie which properly disposes of the used oil generated from daily operations. Based on the amount of chemicals stored at the Wolfe facility, they do not meet the threshold for reporting requirements under the SARA Tirle III and Tier II*”.

**Property Taxes**

The applicant has provided proof of on-time tax payments. Staff acknowledges the error in data available at the assessor's information in the County G.I.S.

### OUTSTANDING ISSUES

The applicant has worked diligently with planning staff to address all the outstanding items related to the parking buffers, site plan details and access to Stone Lane. Minor revisions to the access on Stoner Lane are required to accommodate safe maneuvering of vehicles for a right-in, right-out configuration.

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### CONCLUSION

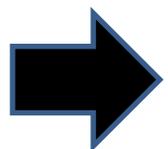
The proposed change to the approved site plan, including, property acquisition, building addition for boat repairs, revision to the parking and boat storage areas and a new access from Stoner Lane have been reviewed thoroughly by staff.

In staff's review, the revised site plan has successfully addressed all the outstanding items identified by staff. In staff's judgment, the provision of buffering, if modified as per staff's recommendation, meets the requirements of the Planning Regulations. Further, the proposed shared access to Stoner Lane is adequately setback from the intersection of Highway 12 and Stoner Lane. As noted by the Road Department, a sign will be installed in the Stoner Lane right-of-way warning users of the hidden driveway, considering the existing topography. In addition, the access from Stoner Lane also provides a secondary fire access for emergency vehicles. Minor revisions are required to the design of the proposed access for the safe maneuvering of vehicles. A shared access agreement detailing the easement will be required as a condition of building permit.

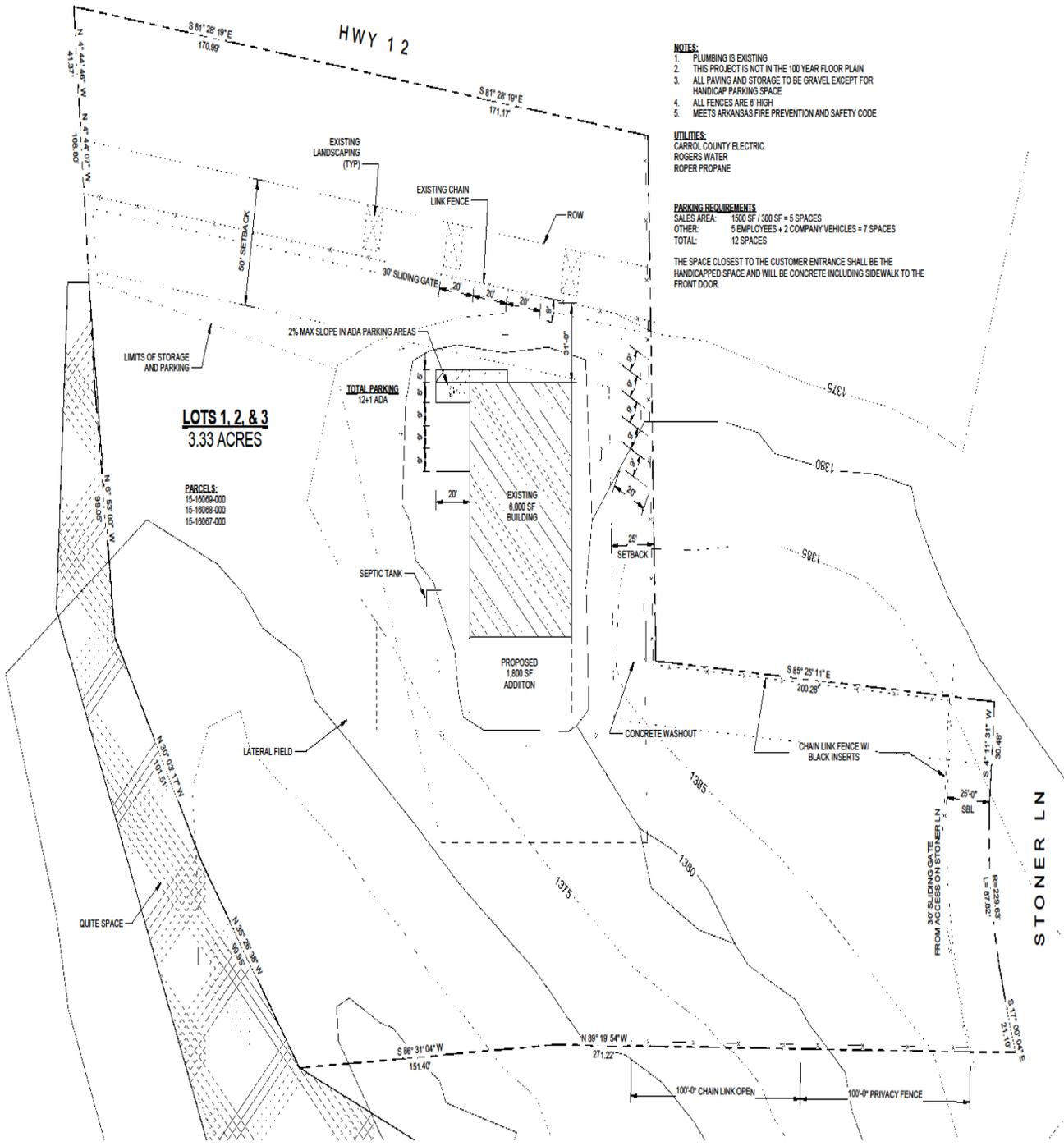
Therefore, it is suggested that the Planning Board may consider the following stipulations in any decision for approval of the proposed development:

1. **Standard Conditions:** That the applicant agrees to fulfill all the Standard Stipulations (attached), prior to the issuance of a Building Permit;
2. **Stormwater Permit Application:** That the applicant agrees to obtain a Stormwater Permit from the Planning Department, prior to the issuance of a building permit;
3. **Storage of Materials:** That the owner is encouraged to store all building materials, tires, pallets and other hazardous materials inside a building. In any case, any storage of said materials must include secondary containment system to avoid spills and any negative impact to the environment;
4. **Shared Access from Stoner Lane:** That the owner agrees to enter into a shared access agreement describing the limit of the easement. Further the easement must be recorded with the County's recorder's office before issuance of a building permit.

**Reviewed by:** Rinkey Singh, AICP







- NOTES:**
1. PLUMBING IS EXISTING
  2. THIS PROJECT IS NOT IN THE 100 YEAR FLOOR PLAN
  3. ALL PAVING AND STORAGE TO BE GRAVEL EXCEPT FOR HANDICAP PARKING SPACE
  4. ALL FENCES ARE 6' HIGH
  5. MEETS ARKANSAS FIRE PREVENTION AND SAFETY CODE

**UTILITIES:**  
 CARROLL COUNTY ELECTRIC  
 ROGERS WATER  
 ROPER PROPANE

**PARKING REQUIREMENTS**  
 SALES AREA: 1500 SF / 300 SF = 5 SPACES  
 OTHER: 5 EMPLOYEES + 2 COMPANY VEHICLES = 7 SPACES  
 TOTAL: 12 SPACES

THE SPACE CLOSEST TO THE CUSTOMER ENTRANCE SHALL BE THE HANDICAPPED SPACE AND WILL BE CONCRETE INCLUDING SIDEWALK TO THE FRONT DOOR.

**LOTS 1, 2, & 3**  
**3.33 ACRES**

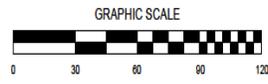
**PARCELS:**  
 15-10089-000  
 15-10088-000  
 15-10087-000

**Don Johnston, P.E.**  
 djohnstonpe@yahoo.com  
 Phone (479) 964-9641

**WOLFE BOAT WORKS, Inc.**  
 14101 Hwy 12 East  
 Rogers, AR 72756  
 Phone: 479.926.3007  
 Fax: 479.926.3136  
 Email: info@wolfeboatworks.com

**BUILDING ADDITION FOR**  
**WOLFE BOAT WORKS**  
 14101 E HWY 12 • ROGERS, AR 72756

**1 SITE PLAN**  
 SCALE: 1" = 30'-0"



**OVERALL SITE PLAN -14101 E. HWY 12, Rogers, AR**

Benton County Planning and Environmental  
905 NW 8<sup>th</sup> St  
Bentonville, AR72712

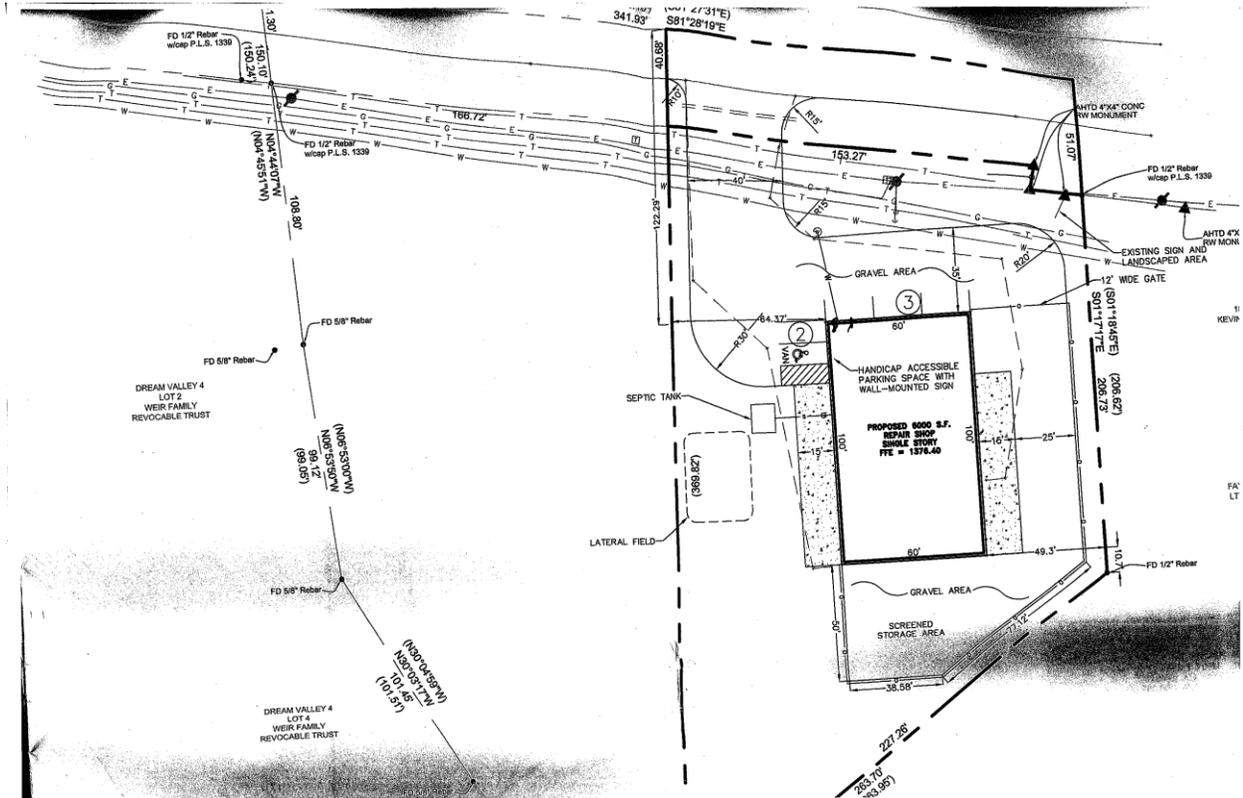
Reference: Large Scale Development Plan Amendment for Wolfe Boat Works, 14101 East Highway 12, Rogers, Arkansas 72756

To Whom It May Concern:

Proposed plan involves adding 1800 sq. ft. to an existing 6000 sq. ft. building that is used for boat repair. Construction Type is IIIB and Use Group is F-2. Wolfe uses Carroll Electric, Rogers Water, and Roper Propane for utilities. No additional plumbing will be required. Additional parking plus screening and buffering have been addressed. State Department of Health for septic system approval is attached. Solid Waste Container is serviced by Deffenbaugh Industries, 810 Lester Lane, Rogers, AR. Land acquisition was done to allow for proper setback for the new addition. This purchase increased the land from 2.32 acres to 3.34 acres. The stormwater from this site runs south to the creek on Prairie Creek Golf Course and then west to join the runoff from Lake Atlanta then under Highway 12 and into Beaver Lake. There are no private residences in this flow path and the path from Wolfe to the Golf course is not buildable. The land is owned by the developer as quite space. The increase in flow by this addition of 1800 sq. ft. is 0.165 cubic feet per second and with the short path to the lake can be considered prepeak flow; therefore no stormwater detention pond is being submitted. This land is not in the FEMA flood plain (map attached) and noted on survey.

All existing buildings conform to all applicable engineering requirements and specifications.



APPROVED SITE PLAN- 2005

