

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
Email: Amber.Beale@bentoncountyar.gov

**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.

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.
3. 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 of Pea Ridge, Carol Ash
Municipal Planning Area: Pea Ridge, AR
Address of subject property: 10326 Highway 72 East
Parcel ID: 18-07165-000
Parcel Size: 6.77 acres
Current Land Use: Vacant, undeveloped.

Proposed Land Use: Proposed 40' x 60' pavilion for New Life Fellowship events such as fellowship meals and cookouts on site as weather permits. The intended hours of usage will be from daylight to early evenings. There will be no public water or permanent restrooms on site. Trash will be picked up after each event by the church group. Parking area for 52 vehicles, including two accessible spaces is proposed on grass. Existing access from Highway 72 will be utilized. All driveways remain grass.

Requested Waivers: Waiver from submitting a fee of \$300.00 for the commercial/industrial large scale application due to the minor nature of the application. 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.

Attachments: The following drawings and documents are attached:

1. Location Map- 10326 Highway 72 East
2. Revised Proposed Site Plan dated June 27, 2013
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 subject land had a residential dwelling and a mobile home that have been demolished. The proposed pavilion will be installed on the existing concrete pad that remained from one of the demolished structures on-site.

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 with in an MS4 2010 stormwater area.

Staff conducted a site visit on June 11, 2013, and held a DRC meeting on June 12, 2013. The TAC meeting was held on June 19, 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.

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. Parking surfaces will remain the existing grass; however, the accessible parking area will be paved with concrete. Parking will be directed by church volunteers during events. Accessible parking will be striped in blue, with the 5' accessible pathway striped in yellow. Accessible parking signs will also be installed at the accessible parking spaces.

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. The existing vegetation on site may provide adequate screening for the 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 indicated the type of lighting will be a 250 watt street light 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. Staff contacted Carroll Electric to confirm the height of the pole, and staff was informed that a typical wooden light pole is 30' long, with 5' buried underground. Thus, the total height of the pole will rise 25' above ground. Additionally, staff confirmed with Carroll Electric that a 250 watt light is comes standard with a cobra head light fixture. Shields are also available to further prevent light from shining upward. Existing tree coverage may further diffuse light from neighboring parcels.

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 requested a waiver from stormwater management plan considering the small and minor nature of the development. The property has adequate stormwater drainage to the southwest due to an existing gully. The only new impervious area is limited to the two accessible parking spaces only.

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. Staff received a written statement June 19, 2013 from applicant indicating that the existing septic tank will be drained, filled, and abandoned.

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. 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 will not be located on site. Applicant indicates that trash will be carried back to the church for disposal.

Environmental Compliance

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

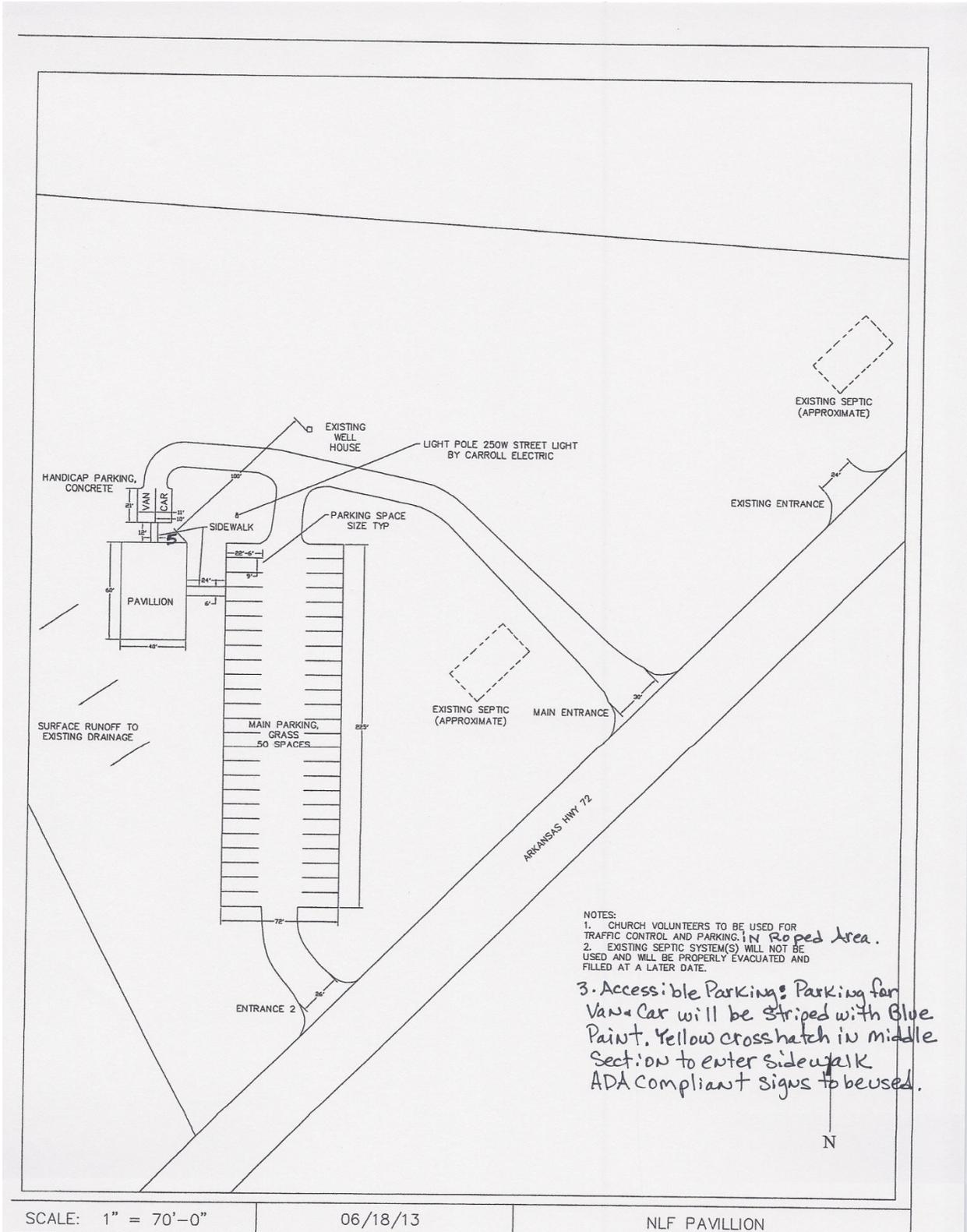
CONCLUSION

The proposed construction of a 2400 sq.ft. pavilion has been thoroughly reviewed by staff. The proposed development complies with the Planning regulations with regard to building setbacks and has proposed adequate on-site parking on-site. The pavilion is located behind a row of trees that provides adequate landscaping to screen the parking area and lighting to mitigate any potential nuisance. Currently, the abutting properties are vacant lands and the nearest residential development is shielded by the separation and the existing trees on-site.

Site services are available on the property and the applicant has done their due diligence in contacting the required departments and agencies. Considering the minor nature of this application and that the applicant has addressed all outstanding issues, any stipulations are not required to be included in the Planning Board's decision.



LOCATION MAP - 10326 Highway 72 East



Site Plan - 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. L. Jones
Eleanor Jones
Di Ann

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 92 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 _____ DATE _____
DEM OFFICE

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,

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) 473-2161

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

July 3, 2013

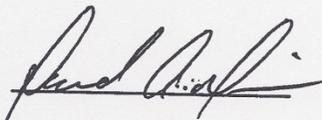
New Life Fellowship
815 Weston ST.
PO Box 202
Pea Ridge, AR. 72751

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

Handwritten notes on drawings:
 40'0" (width)
 60'0" (depth)
 5' | 30' | 5'
 Adams Hg = 10,468.88
 BRAC W/FRON
 CUMBLE LABR 4,750.00
 7-MISC
 \$15,218.88
 \$15,218.88
 ERICED FROM
 YOUR SLAB.

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

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

Bid Date: 5-16-2013

CUSTOMER INFORMATION

Name: ALAN ASH and CAROL ASH
Address: NEW LIFE CHURCH PAVILION
City: ST: Zip:
Phone: 479-451-0057 - CAROL 644-4139
Fax:
Email: ALAN CAROL @CenturyTel.NET

Building Size: 30' x 60' x 10'

ADAMS STEEL TRUSSES 1/2 LEAN TOO EA. SIDE

Qty	Size	Price			
Truss Qty: 7	10X30	\$ 582	Web Leg (6" or 8" St. Leg)	Overhang: 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:** \emptyset **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 \$ \emptyset

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

NOTES:

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

Handwritten notes on 3D drawing:
 4/12
 Colors TBD
 30'0" (width)
 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

#2 x 4 Estimated Lumber Cost	\$ 1250-
Estimated Concrete Cost	By Other
Estimated O.H. Door Cost	\$ \emptyset
Estimated Labor Cost	\$ 3400- 11/2 1/10-

Pavilion Structure Specification