

Benton County Planning Board
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COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT: PLANNER'S TECHNICAL REPORT

15509 Highway 12 E, Rogers, AR

EXECUTIVE SUMMARY

The applicant, Lakeside Storage, is an existing commercial business that offers on site storage for large boats along Highway 12. Applicant, represented by Don Johnston, proposes to construct an additional 14,000 s.f. storage unit on site. The storage facility has a security gate, which requires an access code. Storage units are accessible 24 hours a day by those who have the access code. The proposal includes a request for waiver from the required parking.

This matter went before the Development Review Committee on September 25, 2013, and the Technical Advisory Committee on October 16, 2013. Minor modifications to the site plan were recommended, and applicant provided updated documents on November 6, 2013.

On October 29, 2013, the property owner, Gary Tharp submitted a requested for a continuance of the public hearing. The continuance was granted at the November 6, 2013 Planning Board meeting, continuing to November 20, 2013.

The submitted application contained a site plan and drainage report. On November 6, 2013, the applicant submitted the revised storm detention calculations noting a significant reduction in run off.

The revised site plan has addressed the outstanding items identified by staff. The Planning Board may consider the following stipulations to be added to their decision:

- I. **Waiver Request-** That the applicant is granted a waiver from the required parking regulations such that no parking spaces are proposed on-site.
- II. **Site Plan Decision-** That as a condition of site plan approval, the applicant agrees to the following stipulations:
 1. **Standard Conditions:** That the owner agrees to fulfill all the Standard Stipulations;
 2. That applicant agrees to monitor stormwater drainage on-site.

PROJECT INFORMATION

Applicant/Owner: Lakeside Storage, Gary Tharp; Don Johnston, authorized agent

Municipal Planning Area: Rogers, AR

Adders of subject property: 15509 Highway 12 E

Parcel ID: 18-03384-001, 18-03384-002, 18-03384-005, & 18-03384-008
Lot consolidation approved by the City of Rogers on August 12, 2013.

Parcel Size: 3.05 acres total; .32 acres (area of development)

Current Land Use: Storage of large boats, motor homes, and other recreational vehicles utilizing four existing storage units on site, totaling 23,030 s.f.

Proposed Land Use: Construction of a new 14,000 s.f. storage unit to house additional large boats, motor homes, and other recreational vehicles.

Attachments: The following drawings and documents are attached:

1. Location Map – 15509 E. Highway 12, Rogers
2. Proposed Site Plan
3. Applicant’s written proposal and stormwater report
4. Lot Consolidation Approved by the City of Rogers

PLANNING ANALYSIS

Description of Property and Surrounding Area

The subject property is municipally known as 15509 Highway 12 East and is located east of Rogers city limit.

The overall land area is 3.04 acres. The subject land is relatively flat, sloping up to the south and down to the southeast toward Bear Creek. Timber borders the south property line. Neighboring properties to the west and east comprise of commercial uses. Residential uses are across Highway 12. No residential uses are adjacent to the subject property. Please see Location Map attached.

In accordance with the engineer’s note on the site plan, the property does not lie within a flood zone. The property is also not located in a Benton County MS4 area.

In accordance with staff site visit conducted on October 11, 2013, the parcel is as described.

Background information:

On September 25, 2013, project representative Don Johnston attended the Development Review Committee. No prior Planning Board approval has been granted to Lakeside Storage.

The scope of review for this proposal includes the entire commercial development, along with the proposed new 14,000 s.f. storage unit on site. The property consisted of four separate parcels, which was approved for a lot consolidation by the City of Rogers on August 12, 2013. On October 29, 2013, Mr. Johnston requested a continuance of the application. On November 6, 2013, the Planning Board approved the continuation of the application review to the Public Hearing scheduled on November 20, 2013.

TECHNICAL REVIEW OF SITE PLAN

Parcel Information

The proposed project area consisted of four existing parcels, totaling 3.05 acres. However, on August 12, 2013, the lot consolidation was approved by the City of Rogers. See attached documentation.

Noticing Requirements

Notice has been provided to abutting property owners regarding the proposed development, and certified mail receipts have been returned to staff on September 27, 2013.

Building Setback

Required: A fifty (50) foot 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: A 50 foot setback for the proposed 14,000 square foot storage building is identified on the site plan and complies with this regulation.

Parking Requirements

Required: Parking calculations are based on Other Commercial Uses which stipulates one space for every 200 sq ft of building area. Adequate loading areas and holding areas for vehicles awaiting loading or unloading.

Comment: The storage facility has an offsite office for employees and customers. The storage facility on the subject property has no employees and no customer activity. It is solely for the storage and retrieval of boats. The existing surface type for circulation is gravel. The Planning Board may waive the parking requirement of this regulation.

Site Features- Outdoor Equipment Usage and Storage

Site is used exclusively for storing boats, motorhomes, and other recreational vehicles, both inside the storage buildings and on-site outdoors. All outdoor storage is enclosed with a 6' chain link fence and gated access driveway entrance.

Site Features – Lighting

Lighting is shown on the site plan. Applicant has confirmed existing light fixtures on the buildings and on light poles. The Planning Board may require full cut-off lighting.

Parking Buffer

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

Comment: Existing trees are proposed to be maintained. No other landscape buffers are proposed on-site. A 6' chain link fence currently encloses the property. Commercial uses to the west are compatible, and the property to the east is vacant.

Access Driveways

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

Comment: There is an existing 16' wide paved driveway entrance on site. The remaining access is gravel. Staff confirmed with Bobby Keeton with AHTD that no driveway permit will be required as long as there are no proposed changes to the existing driveway.

Site Services - Drainage/ Stormwater Management Plan

Required: Applicant is required to indicate 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: On November 6, 2013 the applicant submitted revised stormwater report. Applicant indicates on the revised stormwater report that the increase of stormwater flow will be .06 cubic feet per second, which is cited as maintaining pre-peak flow. No stormwater detention pond is proposed. The concern is that stormwater will flow to the creek to the south of the property and add additional stormwater flow to an area that experiences flooding. The Planning Board may require a detention pond or other stormwater mechanism. Considering that the property drains to Bear Creek and Bear Creek has experienced flooding issues and may have negative impact to downstream properties. Therefore, a comprehensive review is necessary in this situation.

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: No toilets will be on site, nor will there be any wastewater. The Health Department submitted no comments regarding this proposal.

Site Services - Water Service

No water will be available on site. The Health Department submitted no comments regarding this proposal.

Site Services - Electrical Power Supply

Existing electrical service is provided by Carroll Electric.

Site Services - Firefighting Provision

The Beaver Lake Voluntary Fire Department provides fire service to the subject property. Applicant has confirmed that the fire department has the access code to the gate.

Benton County Fire Marshal: Marc Trollinger, Benton County Fire Marshal, submitted a letter dated October 16, 2013 indicating that he has no objections to the plans “to install a fire wall separating the 14,000 sq ft building into two 7,000 [sq ft] spaces” . . . “as long as the fire wall is constructed to meet the specifications Mr. Don Johnston has provided on his drawings.”

Site Services - Solid Waste Disposal

The applicant has submitted a letter stating that all solid waste will be hauled off-site to a waste disposal facility or the local landfill.

Environmental Compliance

Applicant indicates that gasoline and oil in cars and boats will be stored on the property.

Comments: The Hazardous Chemical Compliance form has been submitted to the Department of Emergency Management. On October 18, 2013, the Benton County Emergency Management Agency submitted a letter stating that “Lakeside Storage, LLC is in current compliance with reporting requirements.”

CONSIDERATIONS FOR THE PLANNING BOARD

The large scale development of an existing boat storage business, along with the construction of a proposed 14,000 s.f. storage unit on site was reviewed by planning staff. This application was reviewed by the Technical Advisory Committee on October 16, 2013. Applicant has worked diligently with staff to provide all information required. However, the following items remain outstanding:

1. Applicant to confirm the availability of full cut-off lighting
2. Applicant to confirm the frequency of solid waste removal

The Planning Board may consider the following stipulations to be added to their decision:

1. **Standard Conditions:** That the owner agrees to fulfill all the Standard Stipulations;
2. That applicant will monitor stormwater drainage and obtain a stormwater permit if deemed necessary for erosion control.

Reviewed by: Amber Beale, Planning Coordinator



LOCATION MAP - 15509 Highway 12 E., Rogers

IDE STORAGE, LLC
DIXIELAND RD
2, # 250
3S, AR 72756-1123

EXISTING 16' SECURITY GATE
WITH CODE PAD. ROAD IS
10' WIDE WITH ASPHALT AS
OUTLINED

18-03384-011
DARROW GARNER INC

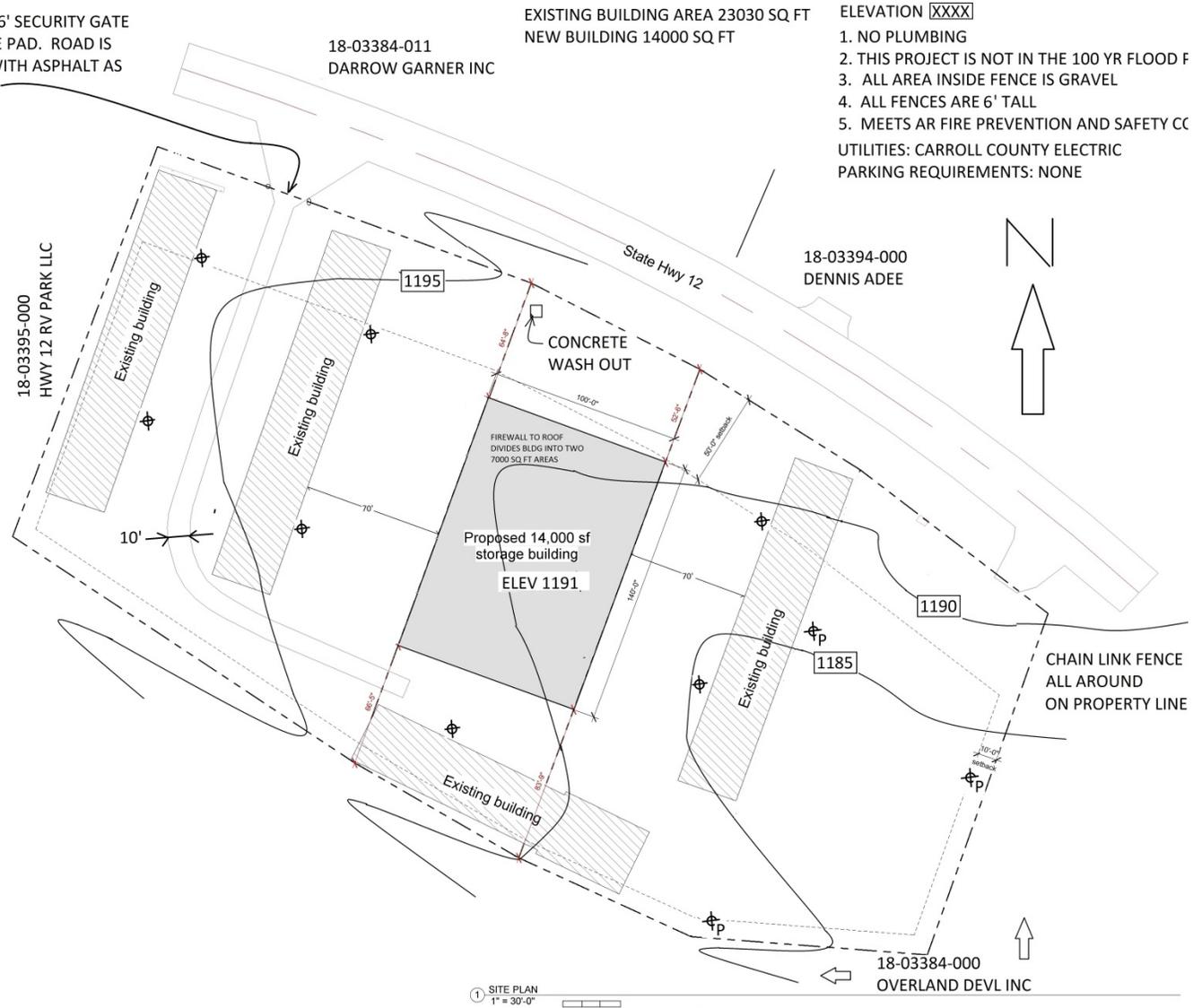
EXISTING BUILDING AREA 23030 SQ FT
NEW BUILDING 14000 SQ FT

ELEVATION XXXX

1. NO PLUMBING
 2. THIS PROJECT IS NOT IN THE 100 YR FLOOD F
 3. ALL AREA INSIDE FENCE IS GRAVEL
 4. ALL FENCES ARE 6' TALL
 5. MEETS AR FIRE PREVENTION AND SAFETY CC
- UTILITIES: CARROLL COUNTY ELECTRIC
PARKING REQUIREMENTS: NONE

⊕ 150 WATT METAL HALIDE WALL MOUNTED

⊕_P 150 WATT METAL HALIDE POLE MOUNTED



UPDATED SITE PLAN - 15509 Highway 12 E., Rogers

Don Johnston
8173 Ironwood Ct
Rogers, AR 72756

Phone 479-899-6607 Fax
Cell/Message 479-964-9641
Email: djohnstonpe@yahoo.com

November 6, 2013

Benton County Planning and Environmental
905 NW 8th St
Bentonville, AR72712

Reference: Large Scale Development Plan Amendment for Lakeview Storage, 15509
East Highway 12, Rogers, Arkansas 72756

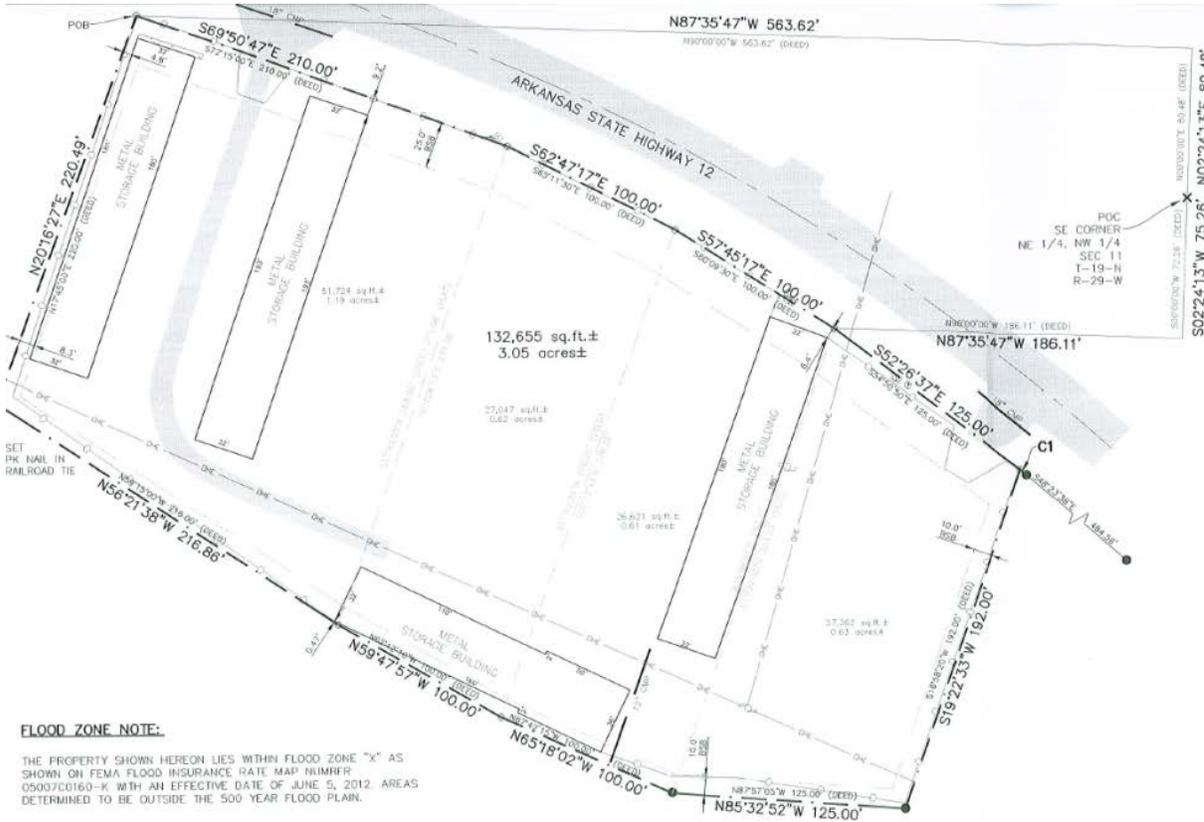
To Whom It May Concern:

Proposed plan involves adding 14,000 sq. ft. building that is used for large boat storage. Construction Type is IIIB and Use Group is S-1. Lakeview uses Carroll Electric for utilities. No plumbing on this site. The stormwater from this site runs south to the creek and then under Highway 12 and into Beaver Lake. There are no private residences in this flow path. The increase in flow by this addition of 14,000 sq. ft. building and the decrease in Service Parking by 14,000 sq. ft is 0.06 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 and is noted on the survey by Terry Ging.

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



**APPLICANT'S WRITTEN PROPOSAL and
STORMWATER REPORT**



FLOOD ZONE NOTE:

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NUMBER 05007C0160-K WITH AN EFFECTIVE DATE OF JUNE 5, 2012. AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

SURVEY NOTES:

THIS PLAT REPRESENTS A FIELD SURVEY OF A WARRANTY DEED REFERENCED IN DEED BOOK 2010 AT PAGE 34093 AND PLATS REFERENCED IN PLAT BOOKS: 2005-344, 20-90, 16-241, 12-215 & G-119 OF THE BENTON COUNTY RECORDS.

ACREAGE OR AREAS NOTED HEREON, ARE TO BE CONSIDERED MORE OR LESS.

THERE MAY EXIST OTHER DOCUMENTS OF RECORD OR CLAIMS AFFECTING THIS PARCEL.

ALL IMPROVEMENTS, SURFACE OR SUBSURFACE, ARE NOT NECESSARILY SHOWN. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY.

LEGAL DESCRIPTION (WARRANTY DEED # 2010-34093):

ROGERS PLANNING DEPARTMENT ACCEPTANCE

APPROVED AND RECOMMENDED FOR ACCEPTANCE BY THE PLANNING DEPARTMENT OF ROGERS, ARKANSAS, THIS 12 DAY OF August, 2013.

PLANNING AGENT: *[Signature]*

CERTIFICATE OF OWNERSHIP:

I, THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED, AND SUBDIVIDED SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, EASEMENTS, ETC. AS SHOWN SAID PLAT.

DATE OF EXECUTION: 8/10/13
SIGNED: *[Signature]*

NOTARY:
STATE OF AR
COUNTY OF Benton
SUBSCRIBED AND SWORN BEFORE ME THIS...
DAY OF August, 2013.
Michael P. Pardo

APPROVED LOT CONSOLIDATION