



**Planning Commission
Agenda
February 13, 2018**

- I. Call to Order**
- II. New Business**

- 1. Coolwag Daycare**
1100 NE J Street (*LSD18-0001*)

Large Scale Development

- III. Other Business**
- IV. Planner's Report**
- V. Adjournment**

LARGE SCALE DEVELOPMENT STAFF REPORT



Cool Wag Daycare

1100 NE J Street

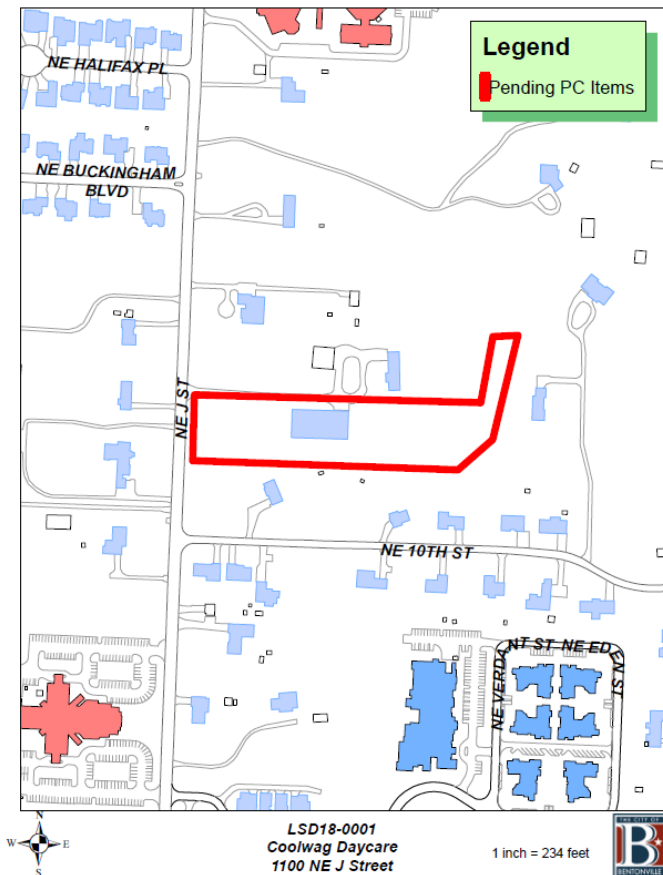
PC Date: 2/6/2018

Reviewer: Tyler Overstreet, Planner

Project Number	LSD18-0001
Applicant / Current Owner	Octopus Messaging, Inc. 1100 NE J Street Bentonville, AR 72712
Site Area	+/- 3.96 acres
Current Zoning	A-1, Agricultural
Future Land Use Map Designation	Agricultural (A)
Development Type / Use	Veterinary Clinic and Office Space

<http://geo.bentonvillear.com/mgweb/PZpending/>

Location Map



Property Description

This property is the location of an existing dog day care center. The project will be an expansion/addition to the existing site.

Project Details

The applicant is proposing a large scale development for the construction of a 6,000 square foot veterinary clinic located at 1100 NE J Street. The project provides 31 parking spaces.

Adequate landscaping is provided within the LSD. The applicant is bringing the entire site into compliance with the Subdivision Code. The primary materials depicted for the exterior elevations include: hardie plank and stone.

Projected Traffic Impact

The proposed large scale development does not have the potential to adversely affect traffic in the area. The adjacent arterial street should be adequate for any additional traffic generated by the development.

Utility Infrastructure

Per the City of Bentonville GIS website, water and sewer are currently available to the site.

Drainage Report

A drainage report was submitted and tentatively approved by the city engineer.

Waivers

No waivers requested.

Conclusion

In conclusion, this large scale development does meet the minimum requirements of the subdivision regulations.

◆ SITE NOTES:

1. ALL DIMENSIONS ARE AS SHOWN ON THE PLAN.
2. ALL ASPHALT RADII ARE EQUAL TO 5' UNLESS OTHERWISE SHOWN ON THE PLANS.
3. MATCH PROPOSED DRIVE TO EXISTING SIDEWALK ALONG NE "J" STREET. TRANSITION THE LAST 10' (FEET) TO MATCH IN GRADE AND ALIGNMENT.
4. PAINT STRIPING SHALL BE 4" WIDE YELLOW STRIPES.
5. ALL NECESSARY INSPECTION APPROVALS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR AUTHORITIES SHALL BE COMPLETED PRIOR TO FINAL CERTIFICATION.
6. PARKING BLOCKS SHALL BE INSTALLED ALONG THE EXTERIOR PARKING SPACES AS SHOWN ON PLANS.
7. CONTRACTOR MUST HAVE A SWEEPER MACHINE ON SITE AND ASSURE THAT ALL SILT AND TRACKING IS CLEANED OFF OF ROADWAYS ON A CONTINUAL BASIS.
8. WATER SUPPLY, IF NEEDED, WILL BE FROM CITY WATER HYDRANT WITH A CONTRACTOR METER CONNECTION PROVIDED BY THE CONTRACTOR.
9. ANY DAMAGE TO UTILITY LINES, FENCES, ETC. FROM CONSTRUCTION ACTIVITY SHALL BE THE CONTRACTORS RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
10. CONCRETE SIDEWALK SHALL NOT HAVE A CROSS SLOPE STEEPER THAN 1.5%.
11. ALL FENCING AND GATE INSTALLATION SHALL ADHERE TO BENTONVILLE FENCE SPECIFICATIONS.
12. CORRUGATED METAL PIPE SHALL HAVE A MINIMUM OF 6 INCHES OF COVER AND ONE FOOT OF COVER WHERE POSSIBLE.
13. CONTACT BEUD AT 479-271-3135 BEFORE PERFORMING ANY GRADING WITHIN 5' OF EXISTING OR PROPOSED POWER POLES.
14. BUED DESIGN LAYOUT DRAWING TAKES PRECEDENCE OVER ANY ELECTRIC INFORMATION SHOWN ON THE SITE/UTILITY PLAN.
15. BEUD DESIGN LAYOUT DRAWING TAKES PRECEDENCE WITH THE LATEST REVISION OF THE ELECTRIC SPECIFICATIONS FOUND ON THE WEB SITE. CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE WITH THIS DOCUMENT.
16. THAT ALL MECHANICAL EQUIPMENT (ROOF AND GROUND MOUNTED) WILL BE SCREENED ON ALL SIDES BY SIMILAR MATERIALS AS THE BUILDING.
17. THE DUMPSTER ENCLOSURE SHALL BE CONSTRUCTED WITH SIMILAR MATERIALS AS THE BUILDING AND PROVIDE A DETAIL.

◆ UTILITY NOTES:

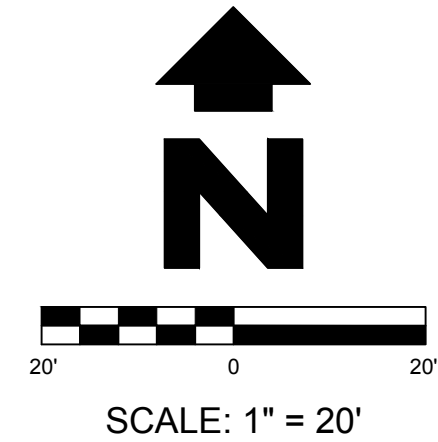
1. FIRE HYDRANT AND FIRE DEPARTMENT CONNECTION LOCATION WILL BE 3'-9" FROM EDGE OF PAVEMENT. DISTANCE WILL BE MEASURED FROM FRONT STEAMER NUT ON THE HYDRANT.
2. CONDUIT FOR LIGHTING AND CCTV SHALL BE INSTALLED PER GOVERNING AUTHORITY AND CONNECTION TO CITY ELECTRIC SHALL BE PERFORMED ONLY WITH PROPER PERMIT AND AUTHORITY FROM THE BENTONVILLE ELECTRIC DEPARTMENT.
3. WALL LIGHTS WILL BE DESIGNED ACCORDING TO BENTONVILLE SPECIFICATIONS AND INSTALLED BY CONTRACTOR PER MECHANICAL/ELECTRIC/PLUMBING (MEP) PLANS.
4. ANY NEW PARKING LOT LIGHTING OR LIGHTING ATTACHED TO STRUCTURES SHALL BE CUT-OFF OR B.U.G WITH A U-RATING OF ZERO. LIGHTING CUT-SHEET SHALL BE PROVIDED TO THE PLANNING DEPARTMENT AND APPROVED BEFORE CONSTRUCTION.
5. EXISTING WATER AND GAS MAINS ARE TO BE PROTECTED DURING EXCAVATION AND CONSTRUCTION ACTIVITY. ANY DISTURBANCE OF EITHER LINE SHOULD BE REPORTED TO THE PROPER AUTHORITY IMMEDIATELY.
6. ALL UTILITY TRENCHING THROUGH THE PARKING LOT AREA SHALL BE BACKFILLED WITH FULL DEPTH CLASS 7 GRAVEL.
7. COMBINED SEWER SERVICES WILL BE CONNECTED TO THE EXISTING SERVICE LINE, INCLUDING A COMBINED GREASE TRAP AND SEWER CLEANOUTS EVERY 100 FEET.
8. WATER SERVICES TO THE EXISTING BUILDING SHALL BE COORDINATED WITH THE OWNER BEFORE PAVEMENT IS CONSTRUCTED.
9. ANY CHANGES TO THE ELECTRICAL UTILITY DESIGN SHALL BE COORDINATED WITH THE ENGINEER ON RECORD AND BENTONVILLE ELECTRICAL UTILITY DEPARTMENT.
10. ALL TAPS MUST BE DONE BY THE CITY OF BENTONVILLE AT OWNER'S EXPENSE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE TO IDENTIFY ANY CONFLICTS WITH EXISTING UTILITIES AND FILISITATE ANY NECESSARY ADJUSTMENTS OR RELOCATIONS TO THE EXISTING UTILITY OR IMPROVEMENTS SHOWN BY THESE PLANS.

SITE LEGEND

	PROPOSED FENCE
	CENTERLINE
	PROPERTY LINE
	CURB & GUTTER
	EXISTING EASEMENT
	PROPOSED SAN. SEWER SERVICE
	PROPOSED SAN. SEWER MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED WATER VALVE
	PROPOSED DOUBLE WATER METER
	PROPOSED WATER LINE
	SIGN
	TREE
	SCREENING TREE
	WHEEL STOP



SITE DATA

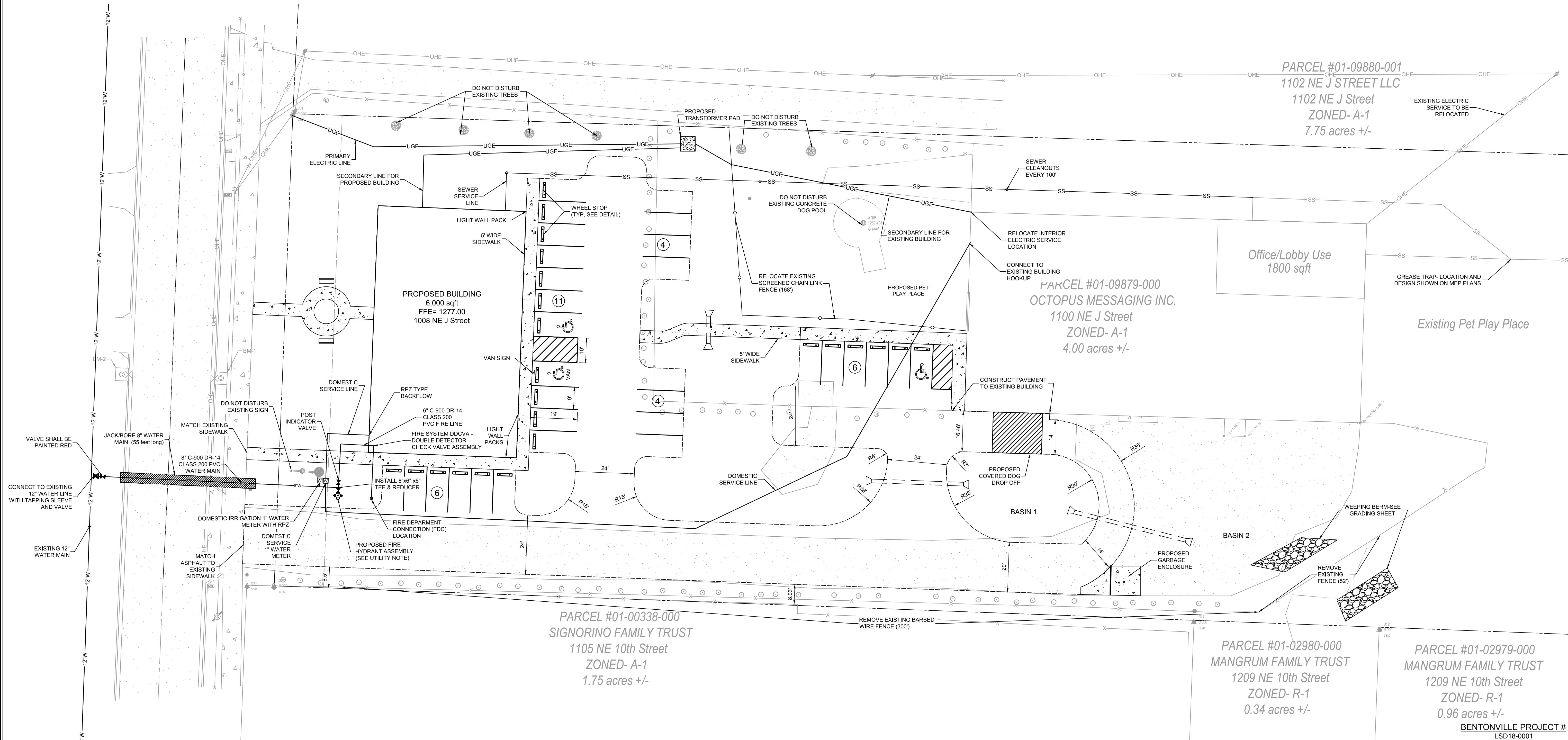
ZONING - A-1
PROPOSED USE - VETERINARY CLINIC
PROPERTY = 4 ACRES
DISTURBED AREA IS 42,689 SQUARE FEET OR 0.98 ACRES

FLOOD STATEMENT

THIS PROPERTY DOES NOT LIE IN A TYPE "A" FLOOD HAZARD AREA ACCORDING TO FEMA FLOOD INSURANCE RATE MAP #05007C0090J DATED SEPTEMBER 28, 2007 PER FEMA WEB SITE.

PARKING SUMMARY

PROPOSED BUILDING OFFICE/LOBBY/APARTMENT = 3600sqft
EXISTING BUILDING OFFICE/LOBBY = 1800 sqft
REQUIRED PARKING = 22 spaces
PROPOSED PARKING = 28
PROPOSED ACCESSIBLE SPACES = 3
TOTAL PARKING = 31



SITE/UTILITY PLAN

COOL WAG DAY DAYCARE
LARGE SCALE DEVELOPMENT
BENTONVILLE, ARKANSAS

SHEET:

PROJECT:

2nd SUBMITTAL
(NOT FOR CONSTRUCTION)

SAND CREEK
Landscape and Site Architecture, Inc.
1600 S. Main Street, Suite 100
Bentonville, Arkansas 72712
Phone: 479-271-1222 Fax: 479-271-1224



MANAGER: AHB
DESIGNED BY: AHB
DRAWN BY: AF
CHECKED BY: TRS
SCE PROJECT #: 17088
CURRENT REVISION: REV-1
DATE: 1/22/2018
SHEET: 3 OF 7

BENTONVILLE PROJECT #
LSD18-0001

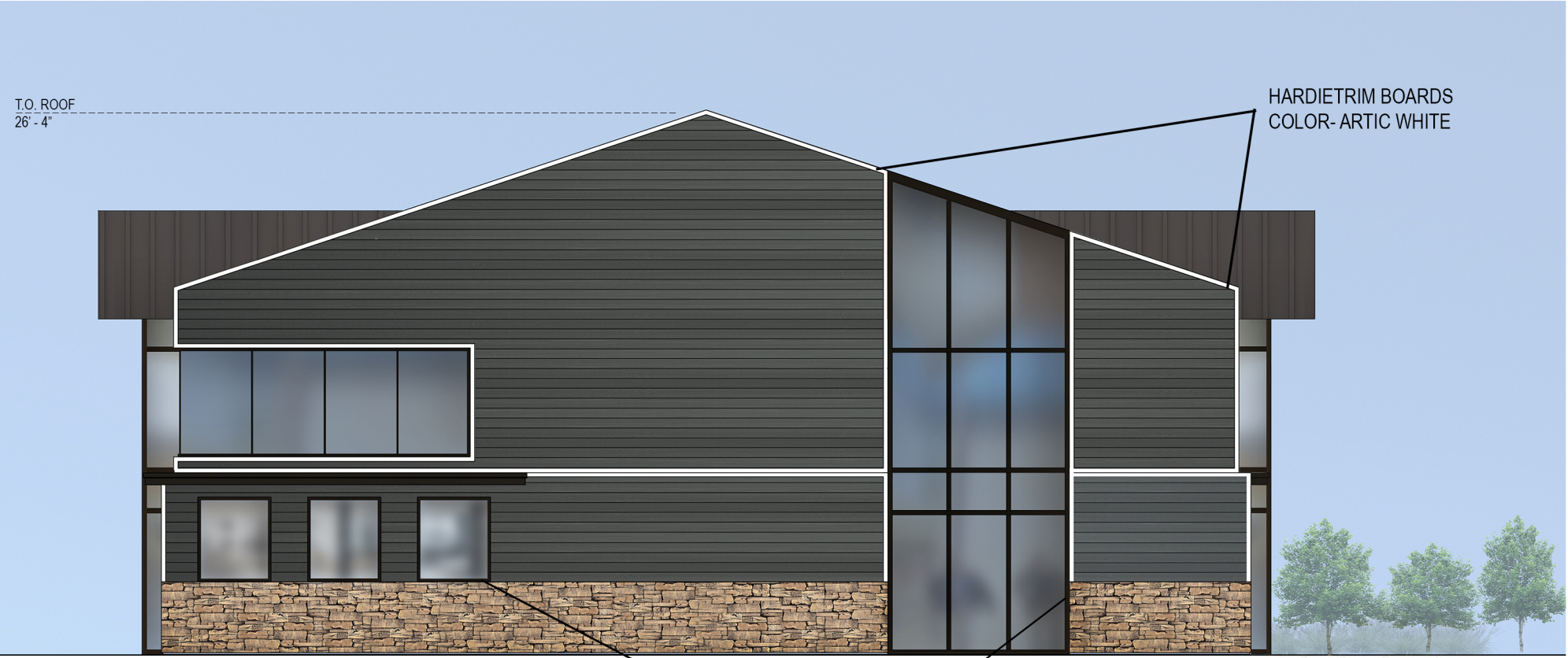
COOL WAG VETERINARY CLINIC



EAST

EAST MATERIAL PERCENTAGES

STONE: 21%
HARDIE: 79%



NORTH

NORTH MATERIAL PERCENTAGES

STONE: 18.4%
HARDIE: 81.6%

COOL WAG VETERINARY CLINIC



WEST

WEST MATERIAL PERCENTAGES

STONE: 20.8%
HARDIE: 79.2%



SOUTH

SOUTH MATERIAL PERCENTAGES

STONE: 16.2%
HARDIE: 83.8%