



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: October 23, 2018
Project: **Bolder Coffee LSD**
Planner: Courtney McNair

AGENDA ITEM

C

PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL

895 W. Henri de Tonti
Parcel #: 830-37799-000

SUMMARY: Bolder Coffee is requesting Preliminary Large Scale Development (LSD) Plan approval for approximately 1,600 SF of coffee shop space on 1.061 acres.

CURRENT ZONING: C2 General Commercial

CITY WARD: 1- Gene McCartney and Henry Piazza

FLOODPLAIN: No

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water

Sewer: Tontitown Sewer

Road Access: W. Henri de Tonti

Electric: Ozarks Electric

Cable: Cox Communications

Phone: ATT

Natural Gas: Black Hills Energy

School District: Springdale

PROJECT SYNOPSIS:

Bolder Coffee is requesting Preliminary Large Scale Development (LSD) Plan approval for approximately 1,600 SF of coffee shop space on 1.061 acres. Bolder Coffee received Preliminary Large Scale Development on April 25, 2017. However, the permit expired October 25, 2017 as no work had been started. The new plan submitted is very similar to the previously approved plan. The property is zoned C2, and the proposed use is allowed.

According to the Water System information, there is an existing 6-inch water line along E. Industrial Circle that will be extended to service this site. The new plans show this to be extended to also service Plaza Tire to the west. At this time, the applicant for Bolder Coffee and Plaza Tire are working on the agreement to allow this waterline easement and construction. This agreement and easement must be completed prior to the Pre Construction (PreCon) meeting.

The applicant has submitted architectural plans and elevations. A drainage report was submitted and has been reviewed by the City Engineer. Any additional comments from the engineer must be completed prior to the PreCon meeting.

All other comments outstanding are minor and can be addressed after Preliminary Approval is granted, prior to the PreCon Meeting.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 6-inch water line along E. Industrial Circle that will be extended to service this site

Electric: Ozarks Electric-See attached comments-30 UE required along existing overhead line.

Sewer/Septic: Sewer

Phone: AT&T- ATT had no comments.

Natural Gas: Black Hills Energy- No comments were received from BHE.

Cable: Cox Communications- No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

Police:

The Police Chief has no concerns regarding this proposal.

Fire:

According to the Water System information, there is an existing 6-inch water line along E. Industrial Circle that will be extended to service this site.

Interior drives appear to be all designated as one-way, from 18 feet to 24.5 feet wide. Some "No Parking" striping or signs may be required. All interior drives must meet the required compaction rating to support emergency vehicles.

The Fire Marshal submitted one comment on the Life Safety plan regarding the location of one of the fire extinguishers.

A hydrant is required for this project and must be coordinated with the Fire Marshal for location.

Drainage:

A drainage report was submitted and reviewed by the City Engineer. There are a few additional comments to be addressed. These must be corrected by PreCon.

Roads:

This project has access to W. Industrial Circle and Hwy. 412. No traffic leaving this site may turn left onto Hwy. 412. All striping/curbing at this entrance must be coordinated with the Fire Marshal.

This project is providing cross access with Plaza Tire to the west. Speed control devices should be used to insure traffic is slowed on the south connection.

All interior drives must meet the required compaction rating to support emergency vehicles.

STAFF RECOMMENDATION LARGE SCALE DEVELOPMENT: There are some details that remain to be addressed at the Construction Plan phase of plan review, but nothing that should significantly impact the overall design.

Therefore, staff recommends **approval** of Bolder Coffee Preliminary Large Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project shall develop generally as presented.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. The SWPPP shall be completed and posted on site prior to construction.
4. A hydrant is required for this project and must be coordinated with the Fire Marshal for location.
5. No traffic leaving this site shall turn left onto Hwy. 412.
6. All striping/curbing at entrances shall be coordinated with the Fire Marshal.
7. Speed control devices should be used to insure traffic is slowed on the south connection.
8. Correct all remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
9. "No Parking" signs/striping may be required.
10. All interior drives shall meet the required compaction rating to support emergency vehicles.
11. An easement granting access for a waterline shall be completed prior to Construction Plan approval.
12. Correct any remaining comments from reviewing agencies.
13. Correct all comments from the City Engineer prior to Construction Plan approval.
14. The applicant shall apply for all required permits prior to construction.

**Job Name:**

PROJECT NEPTUNE
Contractor: HILL ELECTRIC-FAYETTEVILLE
(FAYETTEVILLE)
Engineer: CORE STATES ENGINEERS (ROGERS)

Catalog Number:

XLCS 5E LED SS CW UE BLK

Notes:**Type:****S1**

PORTER16-52201

LED AREA LIGHTS - LSI SLICE SMALL (XLCS)**DOE LIGHTING FACTS**

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCS							
		Lumens (Nominal)					Watts (Nominal)
		Type 3	Type FT	Type 5	Type5E	TypeFTE	
Cool White	SS	10100	11400	11400	8200	7800	97
	HO	14000	15500	15700	11600	10600	140
Neutral White	SS	9700	10400	10800	7900	7500	97
	HO	13400	14700	15200	11000	10500	140

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. Available with High Output (HO) drive current only.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K), or Neutral White (4000K) color temperature, 70 CRI.

DISTRIBUTION/PERFORMANCE - Types 3, FT, 5 and enhanced 5E and FTE. Exceptional uniformity creates bright environment at lower light levels. Internal Louver (IL) option available for improved backlight control without sacrificing street side performance for FT distribution.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather).

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* -CLR). Proprietary pole quick mount accessories available with horizontal mounting or fixed 15° angled mounting (PQMH-KIT-CLR and PQM15-KIT-CLR) for mounting to square poles. See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 17.5 lbs. (7.9 kg). Packed two per carton: 30 lbs. (13.6 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.



Project Name _____ Fixture Type _____
Catalog # _____

11/13/15
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