



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **April 26, 2018**
Project: **Cross Pointe Church**
Planner: Courtney McNair

AGENDA ITEM

C

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

1174 W. Henri de Tonti Blvd.

Parcel # 830-37857-000, 830-37856-000, (applicant also owns adjacent parcel 830-37858-000, and a portion of the parking is being modified on this parcel)

SUMMARY: Cross Pointe Church is requesting Preliminary Large-Scale Development to construct the first of several additions to the existing church building on site.

CURRENT ZONING: C-2 General Commercial - proposed church use allowed by right

CITY WARD: 2- Arthur Penzo, Larry Ardemagni

FLOODPLAIN: No

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

Water: Tontitown Water

Sewer: Tontitown Sewer

Road Access: W. Henri de Tonti and N. Mantegani Road

Electric: Ozarks Electric

Cable: Cox Communications

Phone: ATT

Natural Gas: Black Hills Energy

School District: Springdale

PROJECT SYNOPSIS:

Cross Pointe Church is requesting Preliminary Large-Scale Development to construct the first of several additions to the existing church building on site. They have two phases proposed, with the first phase consisting of the proposed 5,000 SF addition, parking lot expansion, connection to city sewer, and related landscaping and grading.

The second phase (timeline undetermined) will consist of a 1,700 SF building addition, parking lot expansion, and related landscaping and grading. Phase 2 will be required to come back as a Large-Scale Development.

Additional phasing appears to be desired, but there is no timeline or delineate for future phasing. This appears to include a large worship expansion and additional parking.

The existing building is approximately 10,500 SF. The site includes two tracts of the C & T Business Park, tract 1 and tract 2. The site is 2.37 acres, and zoned for C2 uses, including churches.

WAIVER REQUESTS:

The applicant is requesting that sidewalk along W. Henri de Tonti be waived at this phase of the proposed development. The request would be to include the sidewalk during the second phase of this proposal.

The applicant is also requesting that curb and gutter requirements be waived from the property along Mantegani Road. This has not been investigated for the expected impact on drainage. Staff is recommending that if the Board chooses to allow this waiver, it is with the condition that an

addendum to the drainage report is reviewed and approved by the City Engineer.

Please see the attached waiver requests from the applicant.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water -According to the Water System information, there is an existing 6-inch water line along W. Henri de Tonti, an existing 6-inch line and an existing 8-inch line along N. Mantegani Road. -There were no comments from Tontitown Water.

Sewer: Tontitown Sewer- this project proposes to connect to the City of Tontitown sewer system. The connection must be approved prior to construction. There were no further comments from Tontitown Sewer

Road Access: W. Henri de Tonti and N. Mantegani Road-As this is located along a state highway, the applicant must received all permits from ARDOT and provide those to the City.

Electric: Ozarks Electric-Comments were submitted:

General Comments:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that has to be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions.
Wes Mahaffey at (479)263-2167 Or wmahaffey@ozarksecc.com

Additional Comments:

5. Highlighted Pink is a 50ft. U.E. along are Transmission Line.
6. Highlighted Orange is a 30Ft. U.E. along a Distribution Line

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

Phone: ATT- ATT had no comments.

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

School District: Springdale- Springdale school district was notified of this project, but submitted no comments.

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

Fire Safety:

According to the Water System information, there is an existing 6-inch water line along W. Henri de Tonti. There is one existing hydrant on site, and one proposed FDC. Additional hydrants will be required in future phases.

Interior drives appear to range from 20' wide to 24' wide. There appear to be three existing entrance drives, one on W. Henri de Tonti and two on N. Mantegani Road. Several areas must be marked as fire lanes.

An FDC is shown for the sprinkler system, and a full review of the architectural plans will be required prior to construction.

Drainage:

There does not appear to be a detention pond onsite. The applicant has submitted a drainage report for review. Staff has not received additional comments from the City Engineer at this time, but will require that any additional comments be addressed prior to construction plan approval.

SWPPP:

A grading plan is included, and the applicant has shown stormwater protection measures.

Police:

The Police Department has no concerns.

STAFF RECOMMENDATION:

SIDEWALK WAIVER REQUEST: Staff is recommending approval of the request to allow the sidewalks to be constructed with Phase 2 of this development.

CURB AND GUTTER WAIVER REQUEST: Staff is recommending approval of the curb and gutter waiver request with the condition that an addendum to the Drainage Report is submitted and must be reviewed and approved by the City Engineer. If no detrimental impact is expected, then staff has no objection. If for any reason, this will have a negative impact on City infrastructure, the applicant must provide mitigation efforts that may include curb and gutter along N. Mantegani Road.

PRELIMINARY LARGE-SCALE DEVELOPMENT REQUEST: 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 Cross Pointe Church Preliminary Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. The sidewalk must be constructed with Phase 2.
2. An addendum to the Drainage Report must be submitted, and reviewed and approved by the City Engineer for the curb and gutter waiver along Mantegani Road. If there is any negative impact on city infrastructure, the applicant must provide mitigation efforts that may include adding curb and gutter along Mantegani Road.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. The SWPPP must be completed and posted on site prior to construction.
5. A full review of the architectural plans will be required prior to construction.
6. 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.
7. All interior drives must meet the required compaction rating to support emergency vehicles.
8. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).
9. Correct all comments from the City Engineer prior to Construction Plan approval.
10. The applicant must apply for all required permits prior to construction.



**Bates &
Associates, Inc.**
Civil Engineering - Land Surveying - Landscape Architecture

7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704

PH: 479-442-9350 * FAX: 479-521-9350

www.nwabatesinc.com

April 3, 2018

To the City of Tontitown Planning Staff,

Our client, Cross Pointe Church, is proposing a Large Scale Development within the City of Tontitown.

The subject parcels are 830-37856-000, & 830-37857-000, with an acreage totaling 2.37 acres. The property is currently zoned C-2 and has an existing building that has been operating as a church sanctuary.

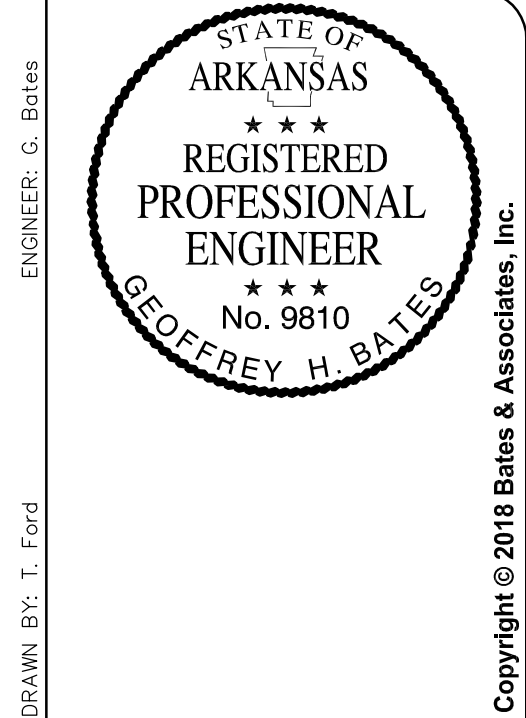
Our client would like to continue the use and develop this property in two phases. Phase I will consist of a 5,000 square foot building addition to the existing ministry building, parking lot expansion, connecting to city sewer service, perimeter landscape additions, and related grading. Phase II will consist of a 1,700 square foot building addition to the current foundry/fellowship building, with a parking expansion, interior landscaping, and related grading.

While a finalized phase timeline has not been determined yet, Phase II will complete Phase I north side proposed gravel parking area into an asphalt parking area with related curb and gutter. Phase II will also remove a proposed gravel driveway that is proposed in Phase I. Although interior landscape is not required for Phase I per 152.197(B), Phase II will also complete all interior landscaping with consideration for Phase I parking area. Interior parking lot lights are not proposed for Phase I, but will be proposed for Phase II. Parking lot lights will meet the lighting requirements with fixtures being a cut-off fixture. A lighting cut sheet and landscape plan will be provided for Phase II.

Please contact me if you have any questions.

Sincerely,

Tina Ford
Project Manager
Bates and Associates, Inc.



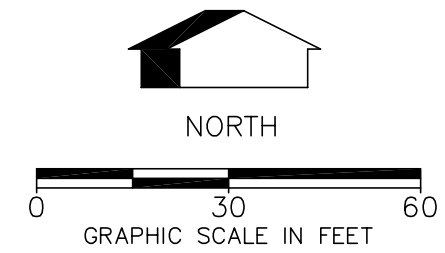
- | PROPOSED | EXISTING | DESCRIPTION |
|----------|-----------|--------------------------|
| | ---- | ASPHALT (EDGE) |
| | ---- | ASPHALT (SURFACE) |
| | | BUILDING |
| | ---- | BUILDING SETBACK LINE |
| | | BOLLARD |
| UGTV | UGTV | CABLE TV (UNDERGROUND) |
| ---- | -----OHTV | CABLE TV (OVERHEAD) |
| ---- | ---- | CENTERLINE |
| | | CONCRETE SURFACE |
| | | CONDUIT |
| 1255 | 1255 | CONTOURS |
| ---- | ---- | CURB & GUTTER |
| UGC | UGC | ELECTRICAL (UNDERGROUND) |
| ONE | ONE | ELECTRICAL (OVERHEAD) |
| | | ELECT. TRANSFORMER |
| ---- | ---- | EASEMENT |
| /// | X | FENCE (WIRE/WOOD/CHAIN) |
| | FO | FIBER OPTIC CABLE |
| | | FIRE HYDRANT ASSEMBLY |
| FM | FM | FLOWLINE |
| GAS | GAS | FORCE MAIN |
| | | GAS METER |
| | | GRAVEL SURFACE (EDGE) |
| | | GRAVEL SURFACE |
| | | IRON PIN (5/8" RE-BAR) |
| | | LIGHT |
| | | MONUMENT (CONCRETE) |
| | | POND |
| | | POWER POLE |
| ---- | ---- | PROPERTY LINE (EXTERNAL) |
| ---- | ---- | RETAINING WALL |
| ---- | ---- | RIGHT-OF-WAY |
| 8"SS | 8"SS | SANITARY SEWER PIPE |
| | | SANITARY SEWER MANHOLE |
| SSV | SSV | SANITARY SEWER SERVICE |
| | | SECTION LINE |
| | | SIDEWALK |
| | | SIGN |
| | | SILT FENCE |
| | | SPOT ELEVATION |
| | | STORM SEWER PIPE |
| | | STORM SEWER INLET |
| | | STORM SEWER BALES |
| | | TELEPHONE PED/MANHOLE |
| UGT | UGT | TELEPHONE (UNDERGROUND) |
| ---- | -----OHT | TELEPHONE (OVERHEAD) |
| | | TREE LINE CANOPY |
| | | TREE/TREE TO BE REMOVED |
| | | UTILITY EASEMENT |
| 12" W | 12" W | WATER MAIN PIPE |
| | | WATER VALVE |
| | | WATER METER |
| | | WATER THRUST BLOCK |
| | | WATER MAIN REDUCER |
| | | WATER MAIN BLOWOFF VALVE |

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CROSS POINTE CHURCH
LARGE SCALE DEVELOPMENT PLAN
SITE PLAN
TONTITOWN, ARKANSAS

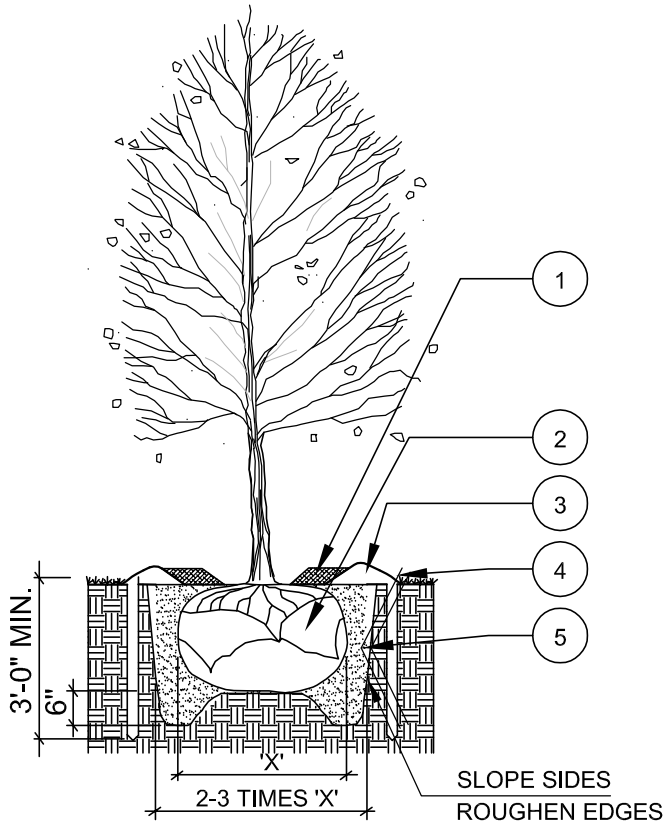

**Bates &
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Fayetteville, Arkansas 72704



PLANT LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
8	SM	SUGAR MAPLE Acer saccharum	CONT.	4' HIGH	SMALL DECIDUOUS TREE

LANDSCAPE TABLE		
LANDSCAPE REQUIRED	ONE TREE OR THREE, FIVE-GALLON SHRUBS FOR EACH TEN PARKING SPACES	8 TREES REQUIRED
TOTAL		8 TREES PROVIDED



- | DECIDUOUS TREE PLANTING LEGEND | |
|--------------------------------|---|
| SYMBOL | DESCRIPTION |
| (1) | 4" ORGANIC MULCH. 3"-4" AWAY FROM TRUNK |
| (2) | REMOVE BALL WRAP FROM TOP 1/3 OF BALL. |
| (3) | ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING. |
| (4) | TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE) |
| (5) | EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP. |

PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

TREE PLANTING DETAIL
N.T.S.

GENERAL LANDSCAPE NOTES

ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH
EVENLY APPLIED IN PLANTING BED.

ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.

PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.

HOSE BIB IRRIGATION PER CITY OF TONTITOWN SPECIFICATIONS EVERY 100'.

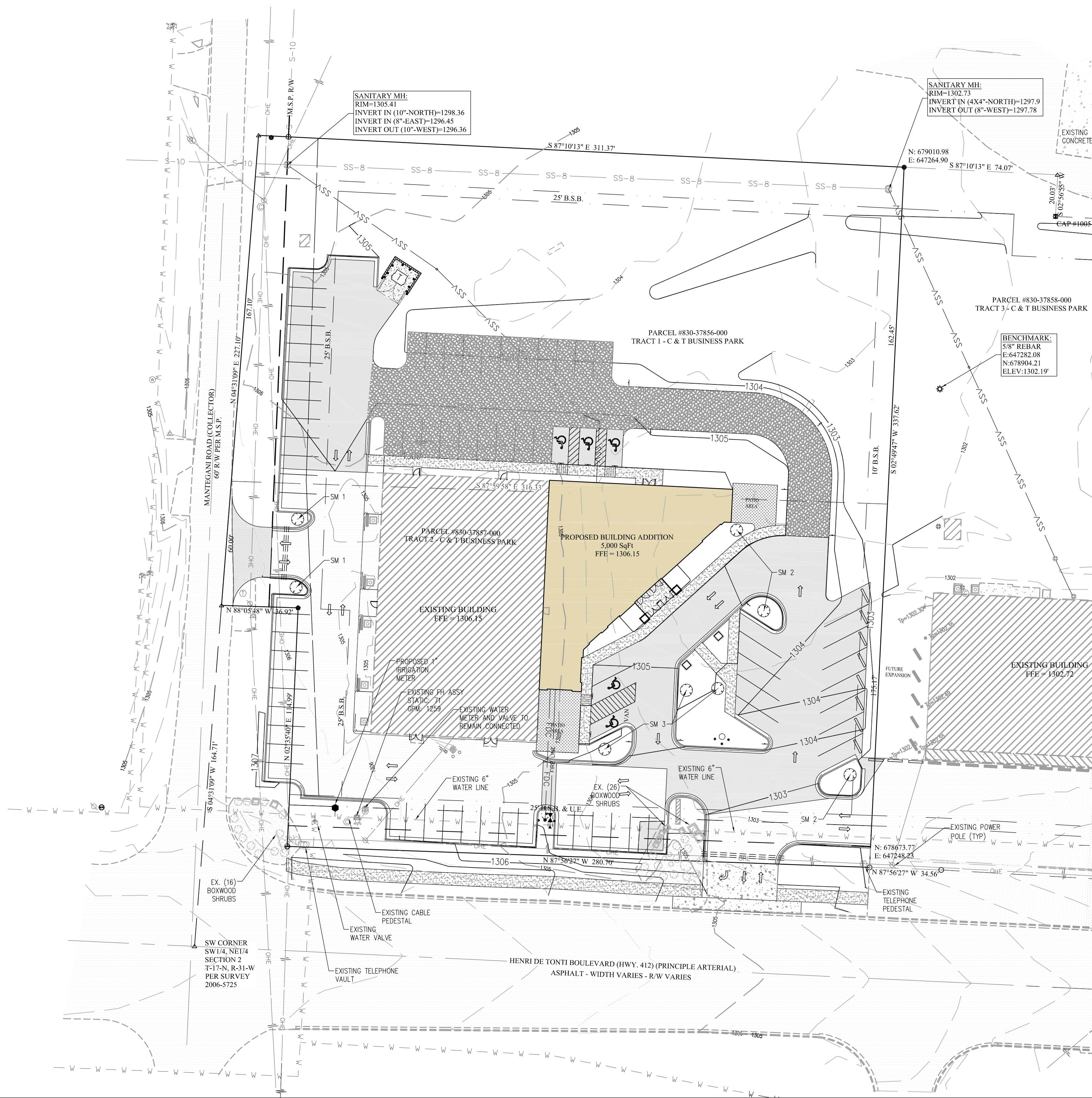
REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.

IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF TONTITOWN FOR ALL REQUIRED LANDSCAPING.

MULCH TO BE 2"-3" AWAY FROM TRUNK.

PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.

ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

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CROSS POINTE CHURCH
LARGE SCALE DEVELOPMENT PLAN
LANDSCAPE PLAN
TONTITOWN, ARKANSAS

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NOT FOR CONSTRUCTION

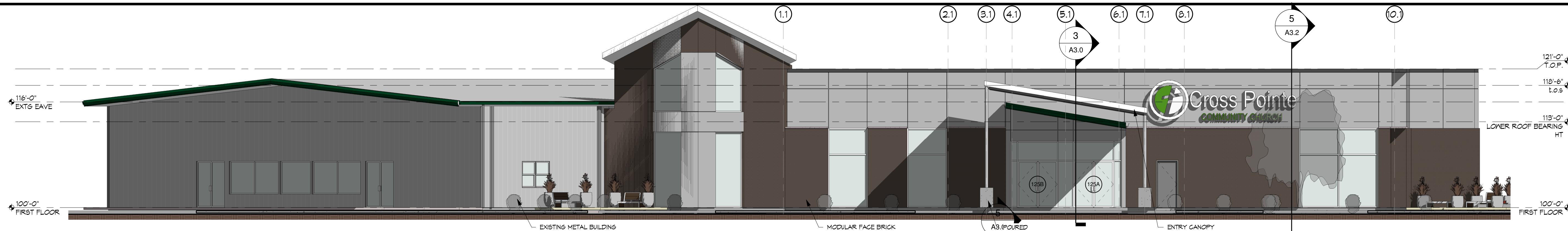
CROSS POINTE CHURCH
1174 W HENRI DE TONTI BLVD
TONTITOWN, AR

Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

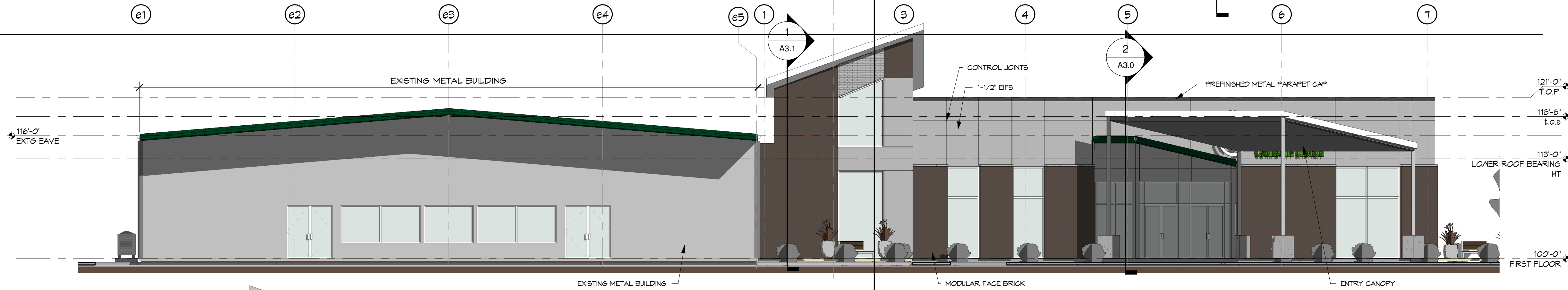
DATE
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PRE2
COLOR ELEVATIONS

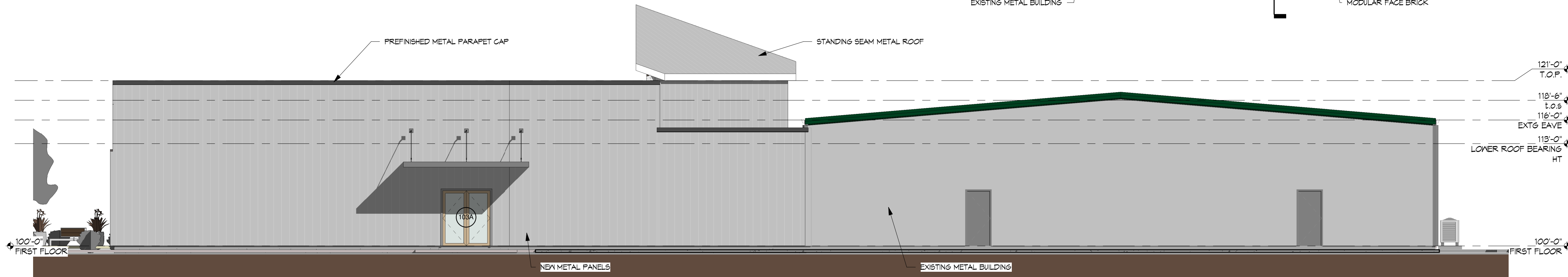
THIS DRAWING IS PROVIDED AS AN INSTRUMENT OF SERVICE BY THE ARCHITECT. IT IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM OR HER UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER. ALL DRAWINGS, SPECIFICATIONS, AND NOTES SHALL BE READ IN CONJUNCTION WITH THE PROJECT MANUAL. THE PROJECT MANUAL IS A PART OF THE CONTRACT. THE PROJECT MANUAL IS THE PROPERTY OF THE ARCHITECT AND SHALL BE RETURNED TO HIM OR HER UPON COMPLETION OF THE PROJECT. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER.



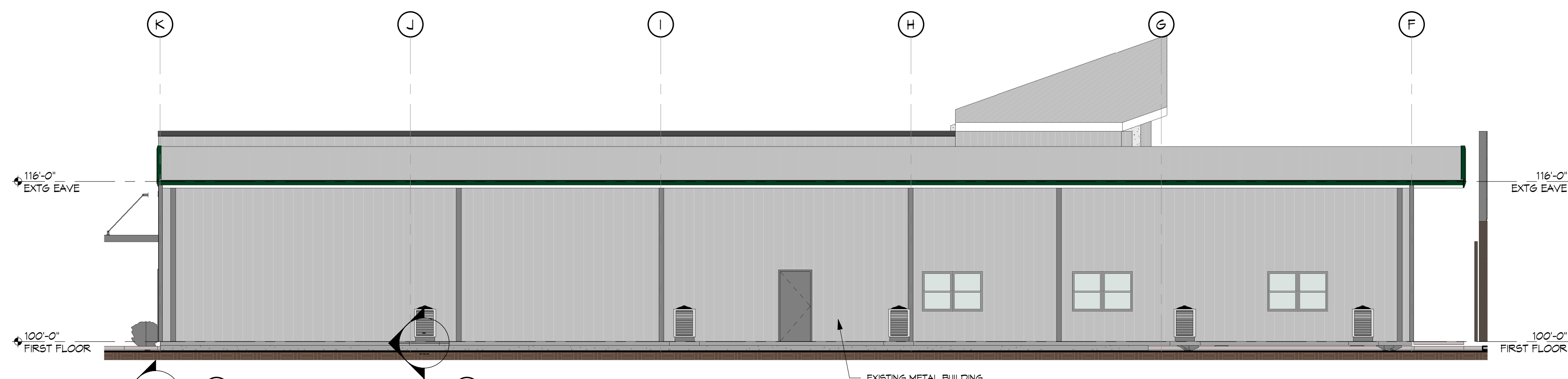
4 SOUTHEAST ELEVATION COLOR
1/8" = 1'-0"



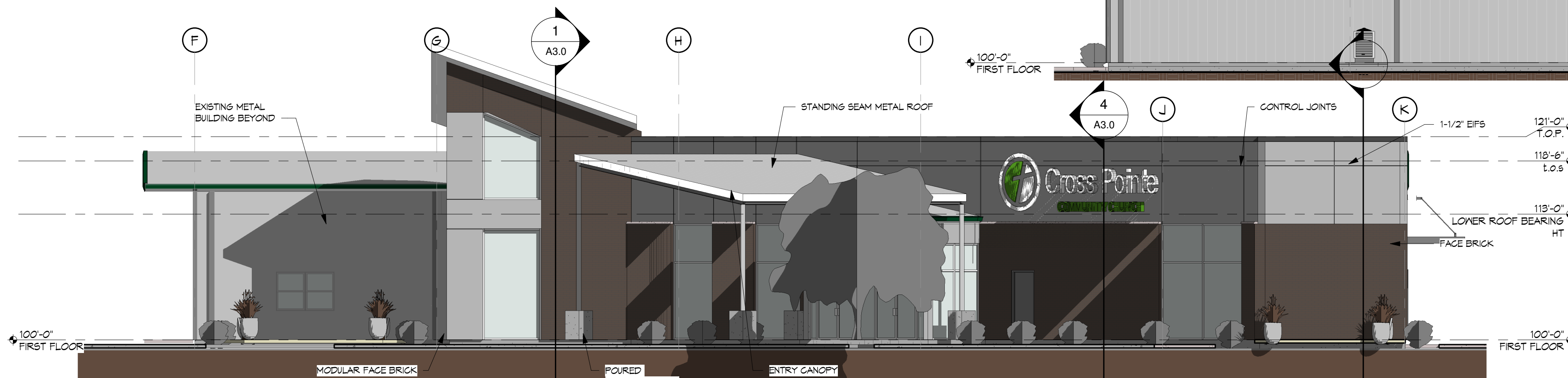
3 SOUTH ELEVATION COLOR
1/8" = 1'-0"



2 NORTH ELEVATION COLOR
1/8" = 1'-0"



5 WEST ELEVATION COLOR
1/8" = 1'-0"



1 EAST ELEVATION COLOR
1/8" = 1'-0"



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April 16, 2018

To: City of Tontitown

RE: Waiver Request for Cross Pointe Church

Bates & Associates, Inc. would like to request of the Planning Commission a waiver from the Tontitown Code of Ordinances Article 90.900 *SIDEWALKS* for the Cross Pointe Church LSD.

Cross Pointe Church will be a phased large scale development project, with the initial phase consisting of a 5,000 square foot building addition and related parking. The church has plans to also include their adjacent property to the east for the next phase development, and would like to include the Principal Arterial sidewalk at the same time that they construct the sidewalk for that phase development's sidewalk.

We appreciate your consideration. Please, feel free to get in touch with us anytime.

Sincerely,

Tina Ford
Bates & Associates, Inc.

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PH: 479-442-9350 * FAX: 479-521-9350

www.batesnwa.com

April 26, 2018

To: City of Tontitown

RE: Waiver Request for Cross Pointe Church

Bates & Associates, Inc. would like to request a waiver from parking lot curb and gutter that is located on parcel 830-37856-000. This parking lot is north of the entrance from Mantegani Rd. and also runs parallel with Mantegani Rd.

We appreciate your consideration. Please, feel free to get in touch with us anytime.

Sincerely,

Tina Ford

Bates & Associates, Inc.