



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **April 23, 2019**  
Project: **Casalini Warehouse**  
Planner: Courtney McNair

### AGENDA ITEM

## C

### i. **CONDITIONAL USE PERMIT REQUEST**

### ii. **PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL**

1044 and 1032 E. Henri de Tonti Blvd.  
Parcel # 830-37574-000, 830-37577-000

#### **Conditional Use Permit Request**

**SUMMARY:** Request to allow a light warehouse use in zone **C-2**

**CURRENT ZONING:** **C-2** General Commercial

**FUTURE LAND USE CATEGORY:** **RC-C** Residential and Commercial Core

**PROPOSED USE:** Light warehouse

**CITY WARD:** 2- Arthur Penzo and Larry Ardemagni

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

**Water:** Tontitown Water, existing 8-inch water line along E. Henri de Tonti Blvd, with a 6-inch line extended onto the property to service an existing hydrant on the adjacent property

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

#### **PROJECT SYNOPSIS:**

This property is owned by PLBTP, LLC. Ferdie Fourie with Civil Design Engineers is the project representative.

Casalini Warehouse Building is requesting a Conditional Use Permit to allow a light warehouse use within C2 zoning. Light warehousing uses are allowed by Conditional Use Permit in areas zoned C2.

They are also asking for Preliminary Large-Scale Development approval to construct a 13,500 SF building on the rear of this lot, behind their existing building.

#### **FUTURE LAND USE PLAN:**

The Future Land Use Category shown in this area is for the Residential and Commercial Core (RC-C). From the Vision Plan Document adopted by the City Council in November 2018:



## **RESIDENTIAL AND COMMERCIAL CORE (RC-C)**

*Town Center Areas contain some of the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings.*

*This is a higher intensity mixed use category, allowing for larger stores and more intense traffic patterns.*

*A mix of residential and non-residential development (excluding HEAVY industrial uses) is permitted. The residential component of this category will include higher intensity multifamily developments, and single family residential would likely be townhome or row house development models. The ideal mix of uses will be moderate to high density residential, office, and commercial uses, with additional open space amenities included within the development site.*

*These areas will accommodate row houses, apartments, local and regional retail, including large-scale stores, hotels, industry and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same areas.*

**STAFF ANALYSIS:** This project is well aligned with the Future Land Use Plan for this area.

### **153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:**

*(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.*

**STAFF ANALYSIS:** The proposed building will be placed at the back of an existing commercial development. It abuts another commercial property to the northwest, and a commercial/light industrial use to the northeast. Most of the building will not be visible from any street or residential area.

*(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.*

*(1) The proposed use is within the provision of "conditional uses," as set out in these regulations.*

**STAFF ANALYSIS:** Yes, light warehousing uses may be considered as a Conditional Use in C-2 zoning.



- (2) *The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.*

**STAFF ANALYSIS:** All setbacks, lot coverage minimums, and landscaping requirements are met with this proposal. Off street parking will be marked as “no overnight parking” by the developer so that the commercial businesses with later hours will be able to utilize the parking as well.

- (3) *The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.*

**STAFF ANALYSIS:** The applicant is proposing to connect to internal roads, and not add any additional access points on N. Maestri Road or E. Henri de Tonti. There are available sewer and water connections at this location. The applicant’s engineer must provide a Stormwater Pollution Prevention Plan prior to Construction Plan approval. Based on these factors, staff feels that this project will not have a negative impact on public health, safety and welfare.

- (4) *The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.*

**STAFF ANALYSIS:**

North-zoned C2

East-zoned C2

South-zoned C2

West-zoned C2

This property is surrounded by property that is primarily commercial or light industrial in nature.

- (5) *The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.*

**STAFF ANALYSIS:** Signage will be based on the individual tenant and permitted separately. The façade that faces N. Maestri Road is proposed to meet the standards for architectural detailing.

- (6) *The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.*

**STAFF ANALYSIS:** The applicant is proposing to connect to internal roads, and not add any additional access points on N. Maestri Road or E. Henri de Tonti Blvd. Off street parking is provided and adequate.



- (7) *The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.*

**STAFF ANALYSIS: Based on (A), the landscaping should:**

**Provide protection for water quality, reduce erosion, heat and glare**

**Retain existing trees where possible**

**Screening and buffering for uses which are marginally compatible,**

**Provide for beautification and enhancement of the property**

**No landscaping is proposed other than what is required by the Landscape Code. There are no marginally compatible uses apparent adjacent to this site.**

- (8) *Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed*

**STAFF ANALYSIS: Due to the nature of this project, noise, dust, odor, etc. are not a concern. There should be no “after hours” activity. A lighting plan was not submitted, but will be required. All lighting should be “cut off” type lighting that will not contribute significantly to light pollution.**

**TECHNICAL INFORMATION:**

*Technical information is addressed below in this report with the Preliminary Large-Scale Development stage of development request.*

**NEIGHBOR COMMENTS:** All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received no written comments at this time regarding this project.

One neighbor did call to ask if the façade facing N. Maestri Road would be metal. Staff informed them that it must meet the Large-Scale Development code and have at least 75% masonry. They had no additional questions.

**STAFF RECOMMENDATION:** Based on the current proposal which shows the development to be in accordance with the adopted Future Land Use plan, the availability of services, staff recommends approval of the Casalini Warehouse Conditional Use Permit Request to allow a light warehouse use within C-2 zoning.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. This project must proceed through the Large-Scale Development process, and address all technical information.
2. The developer shall be required to install signage that states “no overnight parking” in the parking area.
3. This project shall develop generally as is stated in the applicant’s letter and presented in the plans.



**Preliminary Large-Scale Development (LSD) Request-** the CUP request must be approved prior to consideration of this LSD request.

**SUMMARY:** Preliminary Large-Scale Development approval to construct a 13,500 SF building.

**CURRENT ZONING:** **C-2** General Commercial

**CITY WARD:** 2- Arthur Penzo & Larry Ardemagni

**FLOODPLAIN:** No

**MS4 AREA:** No

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

**Water:** Tontitown Water, existing 8-inch water line along E. Henri de Tonti Blvd, with a 6-inch line extended onto the property to service an existing hydrant on the adjacent property

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**PROJECT SYNOPSIS:**

As discussed with the Conditional Use Permit request, the developer is proposing to construct a 13,500 SF building on the rear of this lot, behind their existing building. The building is proposed to be divided into eight (8) units.

No additional access points are proposed on to N. Maestri Road or E. Henri de Tonti Blvd.

**TECHNICAL INFORMATION:**

**Utilities:**

**Water:** Tontitown Water, existing 8-inch water line along E. Henri de Tonti Blvd, with a 6-inch line extended onto the property to service an existing hydrant on the adjacent property

**Electric:** Ozarks Electric-No comments were received from OECC.

**Sewer/Septic:** Sewer- this project proposes to connect to the City of Tontitown sewer system. The connection must be approved prior to construction.

**Phone:** AT&T- ATT has no comments on this proposal.

**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.

**Stormwater Pollution Prevention Plan (SWPPP):**

The applicant has provided a grading a drainage plan. A SWPPP shall be completed and posted on site prior to construction.

**Police:**

Tontitown Police Chief, Joey McCormick, had no comments for this project.



**Fire:**

An additional hydrant is required for this proposed project. The location should be coordinated with the Fire Marshal. The Fire Marshal stated that the building must be sprinklered or have three-hour fire wall separation between each unit. A multi-knox box is required for access into the suites. Fire lane striping may be required and should be coordinated with the Fire Marshal.

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

**Drainage:**

There is an existing detention pond that is proposed to be used for this site. The applicant's engineer has submitted a drainage report for review.

The City Engineer submitted comments, and a revised report was submitted. The City Engineer is working to review the resubmitted information. All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

**Roads/Parking/Sidewalks:**

This project has access through the existing parking lot on this commercial site.

No additional entrances are proposed on N. Maestri Road or E. Henri de Tonti Blvd.

As stated above, all interior drives must meet the required compaction rating to support emergency vehicles.

Parking must be marked as "no overnight parking".

As this proposal has no direct road frontage, sidewalks are not required.

**Architectural Design Standards:**

Architectural elevations were submitted. They do not show compliance with the Large-Scale Development standards; however, a letter was submitted addressing this issue. All facades facing N. Maestri shall be in compliance with these standards.

**STAFF RECOMMENDATION:** 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 Casalini Warehouse Building Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The SWPPP shall be completed and posted on site prior to construction.
3. 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.
4. Water and Sewer plans shall be approved prior to construction.
5. All facades facing N. Maestri shall be in compliance with the Large-Scale Development Architectural Standards.



6. An additional hydrant is required for this proposed project.
7. The building shall be sprinklered or have three-hour fire wall separation between each unit.
8. A multi-knox box is required for access into the suites.
9. Fire lane striping may be required and should be coordinated with the Fire Marshal.
10. Parking shall be marked as "no overnight parking".
11. All signage shall be permitted separately.
12. All interior drives shall meet the required compaction rating to support emergency vehicles.
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.
  - a. Pre-Construction Meeting must be held and plans approved.
  - b. SWPPP BMPs must be inspected and approved.
  - c. Building permits must be submitted and approved.
15. Once all Engineering Statements are received by the City, any additional charges will be sent to the developer in an invoice to be paid prior to the issuance of a Certificate of Occupancy.
16. Final Large-Scale Development plans, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.





April 2, 2019

Courtney McNair  
City of Tontitown  
201 E. Henri De Tonti  
Tontitown, AR 72770  
Phone: (479) 361-2700

Ferdinand Fourie, P.E.  
Project Manager  
4847 Kaylee Avenue-Suite A  
Springdale, Arkansas 72762  
479.381.1066 Telephone  
479.872.7118 Facsimile

**Re: Large Scale Development and Conditional Use  
Caslini Warehouse Building  
CDE Project No. 1123**

Ms. McNair:

Please find enclosed submittal items for the proposed Casalini Warehouse Building to be constructed behind the existing Casalini Commercial building along E. Henri De Tonti Blvd.

This will be a single story, 13,500 square-foot building and include warehouse and a small office use within each suite. Parking will be along the front of the building and connect to the rear drive of the existing Casalini Commercial building.

Drainage will utilize the existing drainage detention and a Drainage Report to illustrate this has been included.

All public utilities are available near the building so no public utility extensions are proposed. Service lines will be constructed to connect to the existing public utility lines.

Please let me know if you have any questions.

Sincerely,

Ferdi Fourie, P.E.  
Project Manager  
FF/FF





April 17, 2019

Courtney McNair  
City of Tontitown  
201 E. Henri De Tonti  
Tontitown, AR 72770  
Phone: (479) 361-2700

Ferdinand Fourie, P.E.  
Project Manager  
4847 Kaylee Avenue-Suite A  
Springdale, Arkansas 72762  
479.381.1066 Telephone  
479.872.7118 Facsimile

**Re: Proposed Lighting and Architectural design  
Casalini Warehouse Building  
CDE Project No. 1124**

Ms. McNair:

With regards to the Large Scale Development submittal for the Casalini Warehouse Building, as mentioned during our meeting today, no lighting plan has been completed for this project yet. However, we would propose wall pack cutoff type lighting that will minimize light spillage unto any adjacent property and comply with the requirements as mentioned under Chapter 152.150 Outdoor Lighting of the City Code of Ordinances. When a final light selection has been made, a photometric analysis will be completed and submitted to the city before a Grading Permit would be obtained.

Also, as discussed in our meeting, we will propose a brick façade along the west exterior wall of the building since it could be visible from N. Maestri Rd (US Highway 112). Architectural drawings will be updated to reflect this as part of the Building Permit submittal.

Please let me know if you have any questions.

Sincerely,

Ferdi Fourie, P.E.  
Project Manager  
FF/FF







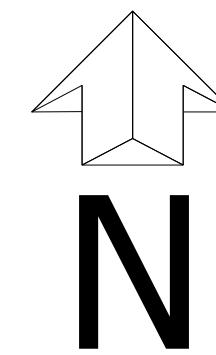
## CONTACT LIST:

OWNER/DEVELOPER:

PLANS PREPARED BY:



VICINITY MAP  
N.T.S.



1. ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE WITNESSED BY THE CITY'S REPRESENTATIVE IN THE PRESENCE OF THE ENGINEER AND CONTRACTOR OR THEIR REPRESENTATIVE.
2. THE CITY WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS, CALLS TO THE CITY FOR THE PURPOSE OF SETTING TEST TIMES SHOULD BE MADE BY 10:00 AM. IF TESTS DELAYED BY WEATHER OR OTHER FACTORS WILL BE RESCHEDULED ON THE SAME BASIS.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE CITY AND CIVIL DESIGN ENGINEERS, INC.
4. ALL EQUIPMENT, MATERIALS AND LABOR REQUIRED FOR TESTING SHALL BE FURNISHED BY THE CONTRACTOR AT HIS EXPENSE.
5. PRIOR TO FINAL ACCEPTANCE BY THE CITY, THE PROJECT SHALL BE SUBJECT TO A JOINT FINAL INSPECTION BY A DESIGNATED REPRESENTATIVE OF THE CITY'S ENGINEERING OFFICE, A REPRESENTATIVE OF THE WATER AND SEWER DEPARTMENT, THE ENGINEER OF RECORD FOR THE PROJECT AND THE CONTRACTOR.

1.	C1.0	-	COVER SHEET
2.			RECORDED PROPERTY LINE ADJUSTMENT
3.	C2.0	-	SITE PLAN
4.	C3.0	-	GRADING PLAN
5.	C4.0	-	UTILITY PLAN
6.	C5.0	-	LANDSCAPE PLAN
7.	C6.0	-	DETAIL SHEET 1

## COX COMMUNICATIONS

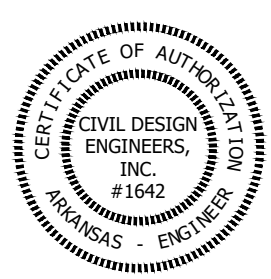


1. CIVIL DESIGN ENGINEERS, INC. OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE INSPECTION SERVICES DURING CONSTRUCTION OF PUBLIC UTILITIES.

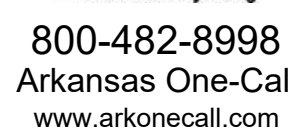


CASALINI WAREHOUSE BUILDING  
TONTITOWN, ARKANSAS

COVER SHEET



*damage prevention*



DATE	DRAWN
03-05-2019	FF
DESIGNED	CHECKED
FF	FF

SCALE

AS NOTED

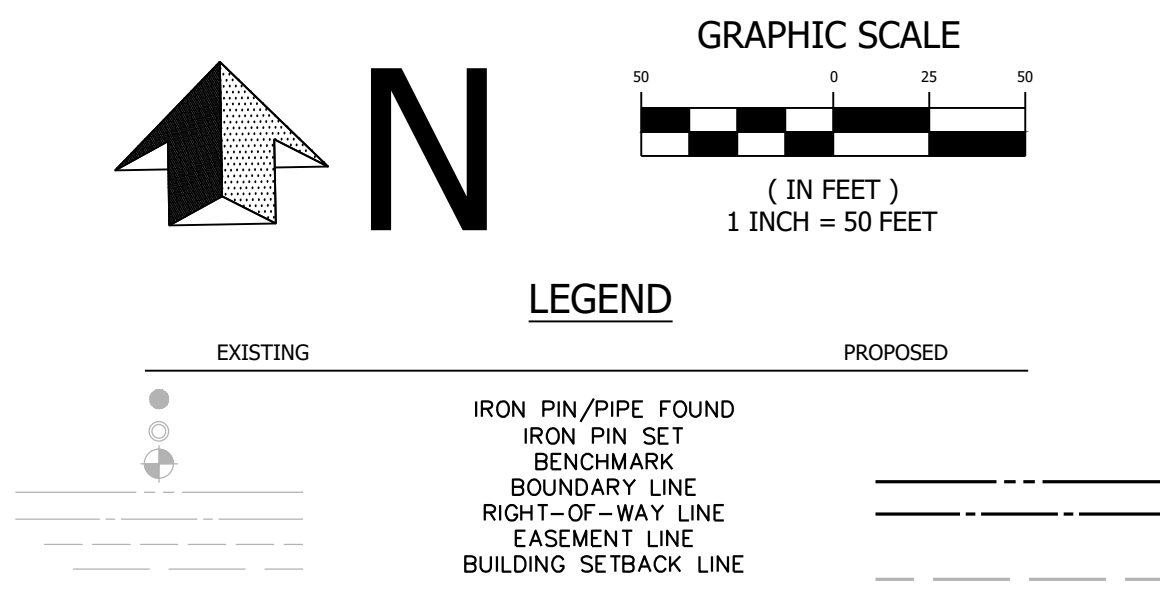
CDE PROJECT NO.


1124

SHEET

C1.0





- 
- CIVIL DESIGN  
ENGINEERS, INC.**  
Springdale, Arkansas

*damage prevention  
is no accident*



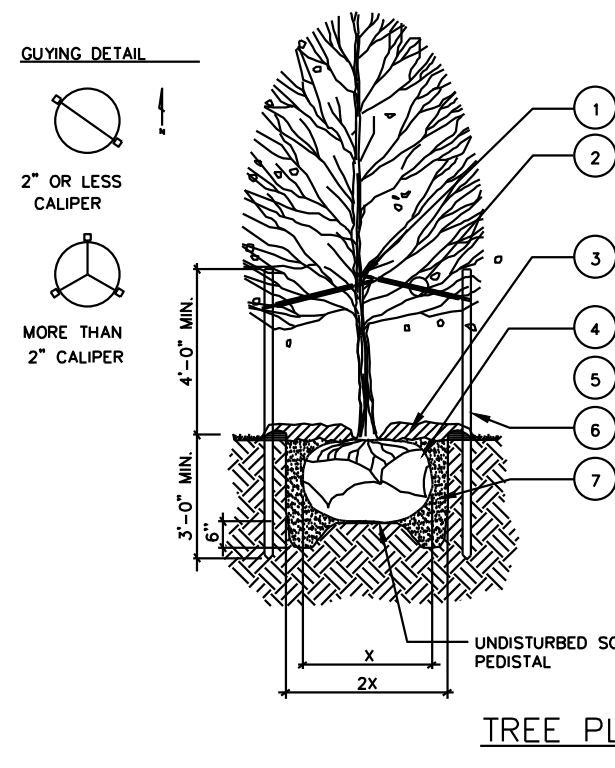
DATE	DRAWN
04-16-2019	FF
DESIGNED	CHECKED
FF	FF

SCALE
AS NOTED
CDE PROJECT NO.

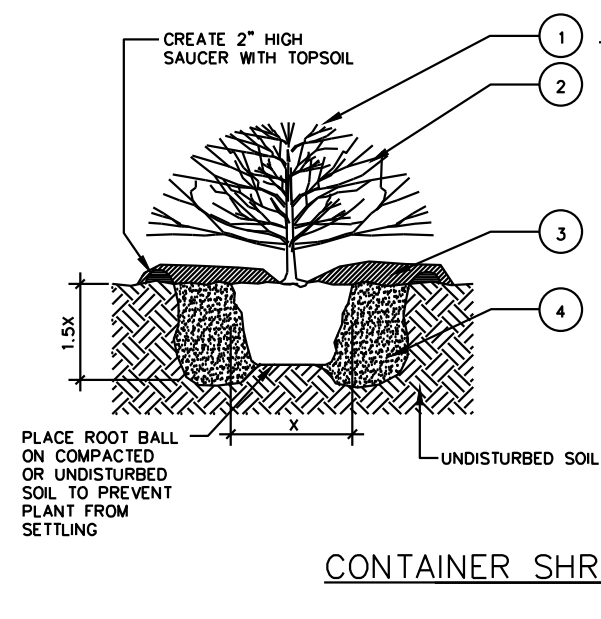
1123

SHEET

C5.0



- ## PLANTING NOTES
- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADERS. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
  - B. PRUNE ALL DAMAGED TWIGS AFTER PLANTING
  - C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
  - D. TREES TO BE INSTALLED SO TOP OF ROOT BALLS LEVEL WITH ADJACENT GRADE. TREE SHALL BEAR SAME RELATION TO FINISH GRADE AS MAINTAINED AT NURSERY
  - E. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
  - F. IF POSSIBLE MARL TREE TRUNK ON THE NORTHERN SIDE AT THE NURSERY AND PLANT TREE WITH MARK FACING NORTH
  - F. TOPSOIL USED SHALL BE AS SPECIFIED IN THE LANDSCAPE SPECIFICATIONS.



- | SHRUB PLANTING LEGEND  |   |
|--|---|
| Symbols  | Description   |
| ①  | PRUNE BRANCHES AND DAMAGED TWIGS AFTER PLANTING DO NOT PRUNE OR DAMAGE CENTRAL LEADER.  |
| ②  | PLACE PLANT IN VERTICAL, PLUMB POSITION. REMOVE CONTAINER AND PLANT LABEL PRIOR TO PLACING BACKFILL.                                  |
| ③  | 3" = 4" of MULCH AS SPECIFIED. DO NOT PLACE MULCH DIRECTLY AGAINST STEMS.   |
| ④  | PREPARED BACKFILL AND FERTILIZE PER SPECIFICATION. TAMP AND SOAK BACKFILL AFTER PLANTING. MAINTAIN AFTER PLANTING PER SPECIFICATIONS. |
| PLANTING NOTES   |   |
| A. HOLE DIAMETER SHOULD BE AT LEAST TWICE THE DIAMETER OF THE SHRUB ROOT BALL. SHRUB CROWN SHOULD BE PLACED SLIGHTLY HIGHER (1"-2") ABOVE THAN SURROUNDING FINISHED GRADE. |   |
| B. SCORE ROOTBALL BY CUTTING 1/4" - 1" VERTICAL GROVES 3" APART.   |   |
| C. SPACE PLANTS PER PLANTING PLAN.   |   |

- DECIDUOUS TREE PLANTING LEGEND

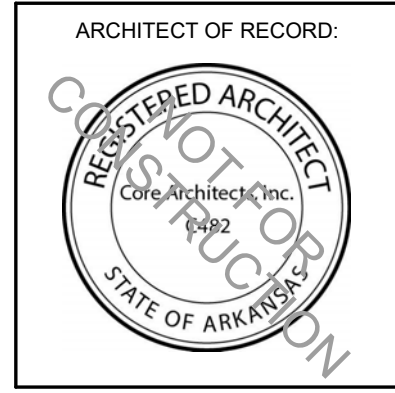
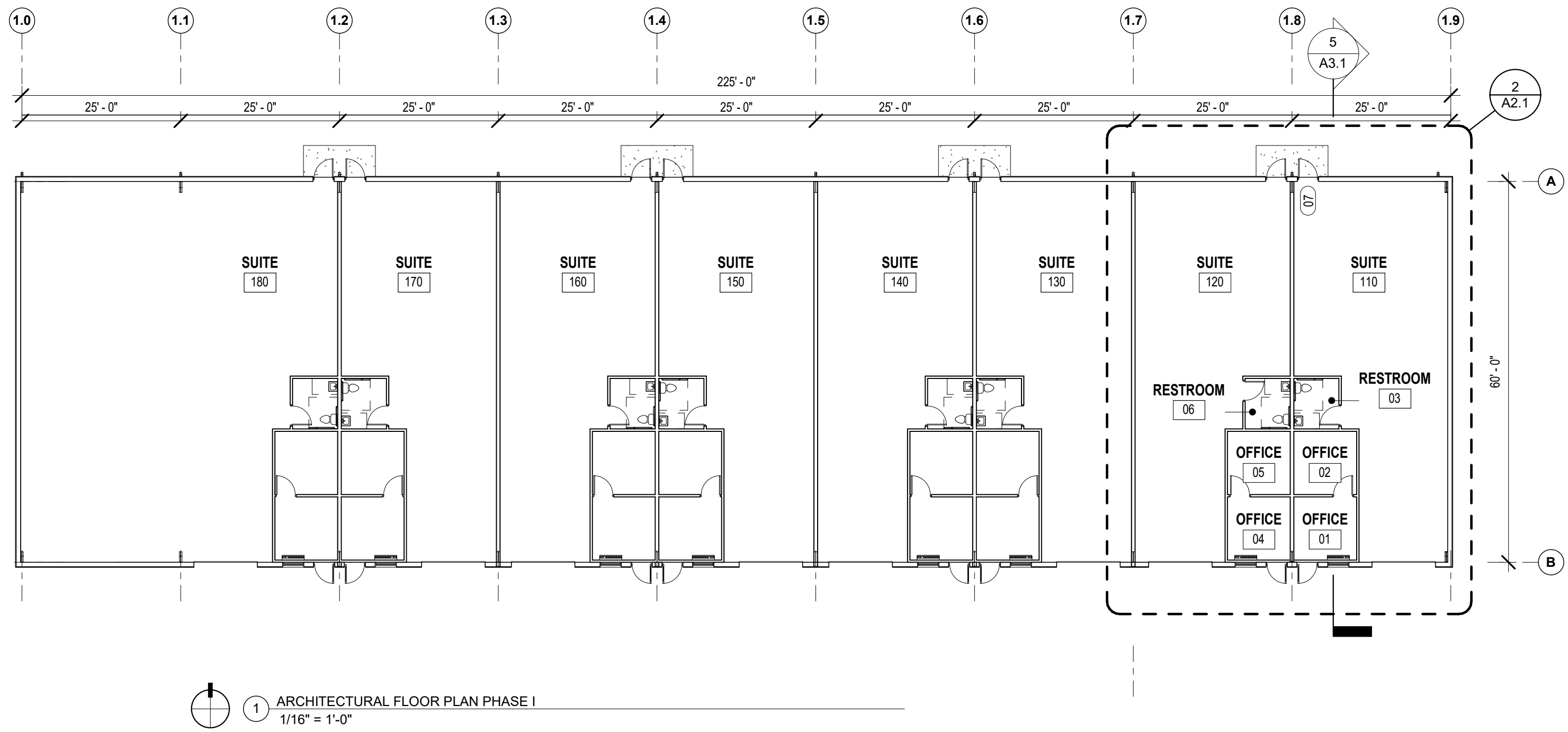
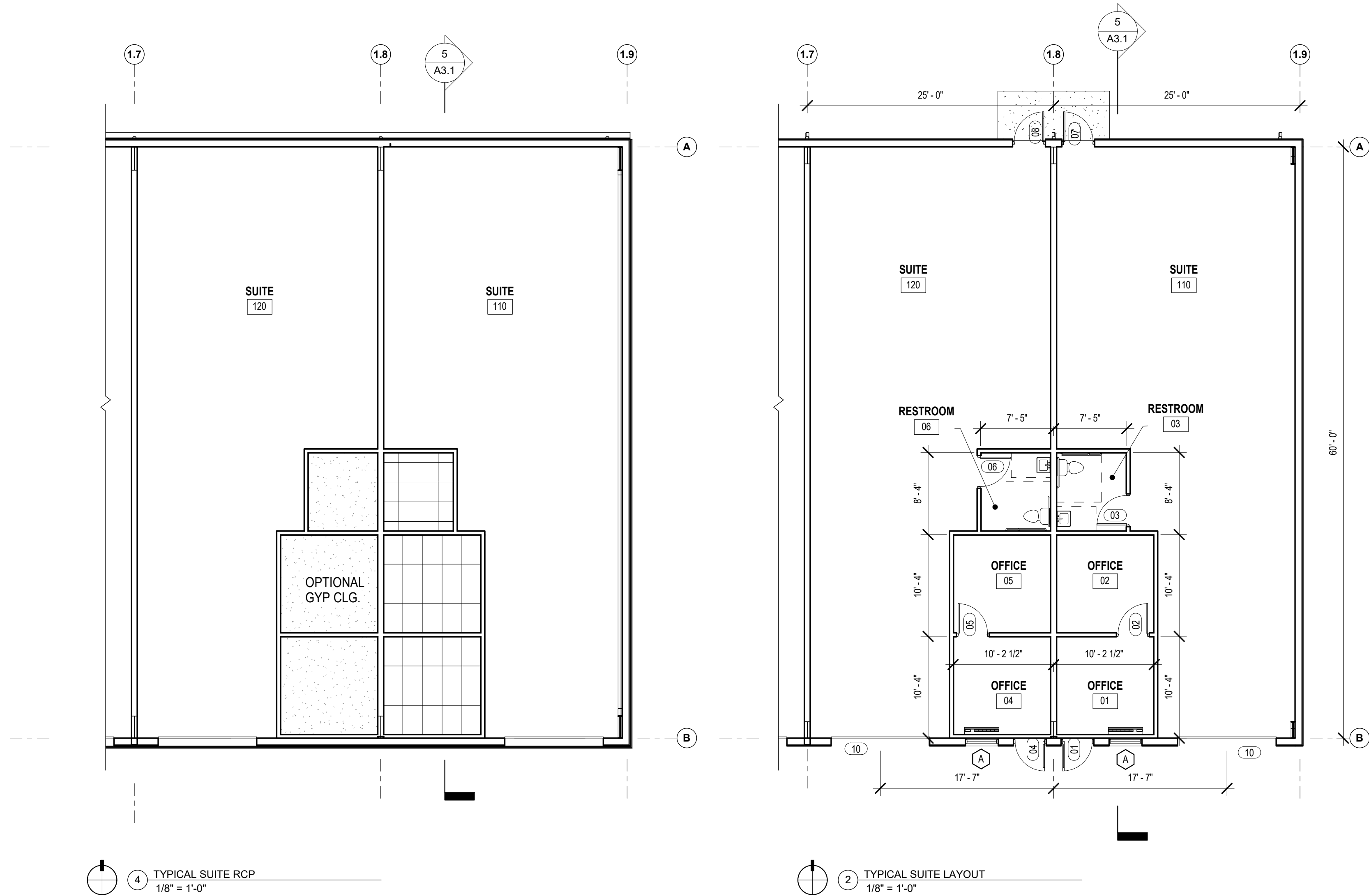
SYMBOL	DESCRIPTION
1	TREE STRAP LOOP AT FIRST BRANCH. USE RUBBER HOOP OR APPROVED EQUAL TO PREVENT DAMAGE TO TREE
2	12 GAUGE GALVANIZED WIRE & 1-1/2" PVC PIPE
3	4" ORGANIC MULCH PER SPECIFICATIONS. DO NOT PLACE MULCH AGAINST TREE TRUNK
4	REMOVE WIRE BASKET AND REMOVE BURLAP & ROPE FROM TOP 3' OF ROOT BALL
5	TREE SAUCER (FORMED BY MIN. 4" THICK MULCH)
6	8" METAL TEE STAKE. KEEP STAKE PLUMB AND SECURED OUTSIDE OF TREE PIT.
7	PREPARED BACKFILL-TAMP TO PREVENT SETTLEMENT. SOAK BACKFILL AFTER PLANTING.

## PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	PLANT SIZE	QNTY.	SPACING
RM		RED MAPLE	B&B	2.5" CAL.	3	AS SHOWN

CONTRACTOR MAY PROVIDE SEEDED EROSION CONTROL  
BLANKETS FOR STABILIZATION. PROPOSED BLANKET  
SHALL BE APPROVED BY THE ENGINEER BEFORE  
INSTALLATION.





REVISION		
NO.	ISSUE	DATE

CONSULTANT:

## CASALINI COURT PHASE II

992 E. HENRI DE TONTI BLVD.  
TONTITOWN, ARKANSAS 72762

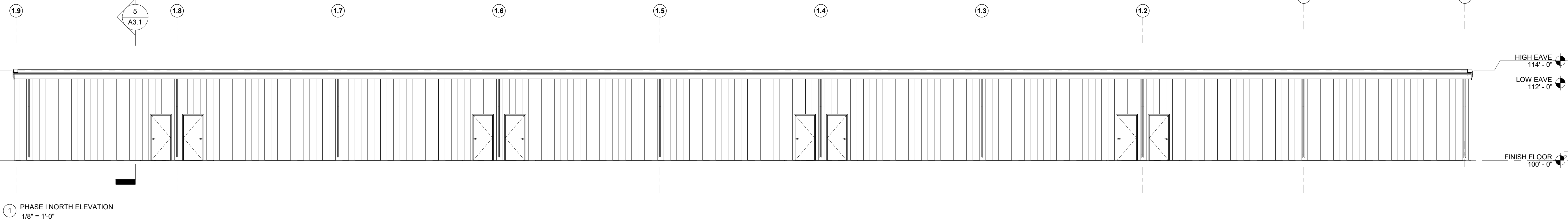
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GON  
CHECKED BY:  
DG

PROJECT #:  
19-014

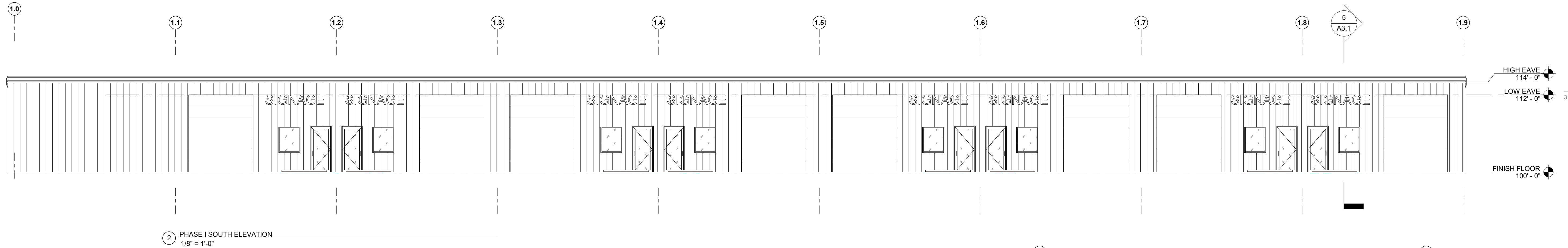
DATE:  
2019.03.25

DRAWING:  
**A2.1**  
ARCHITECTURAL  
FLOOR PLAN(S)

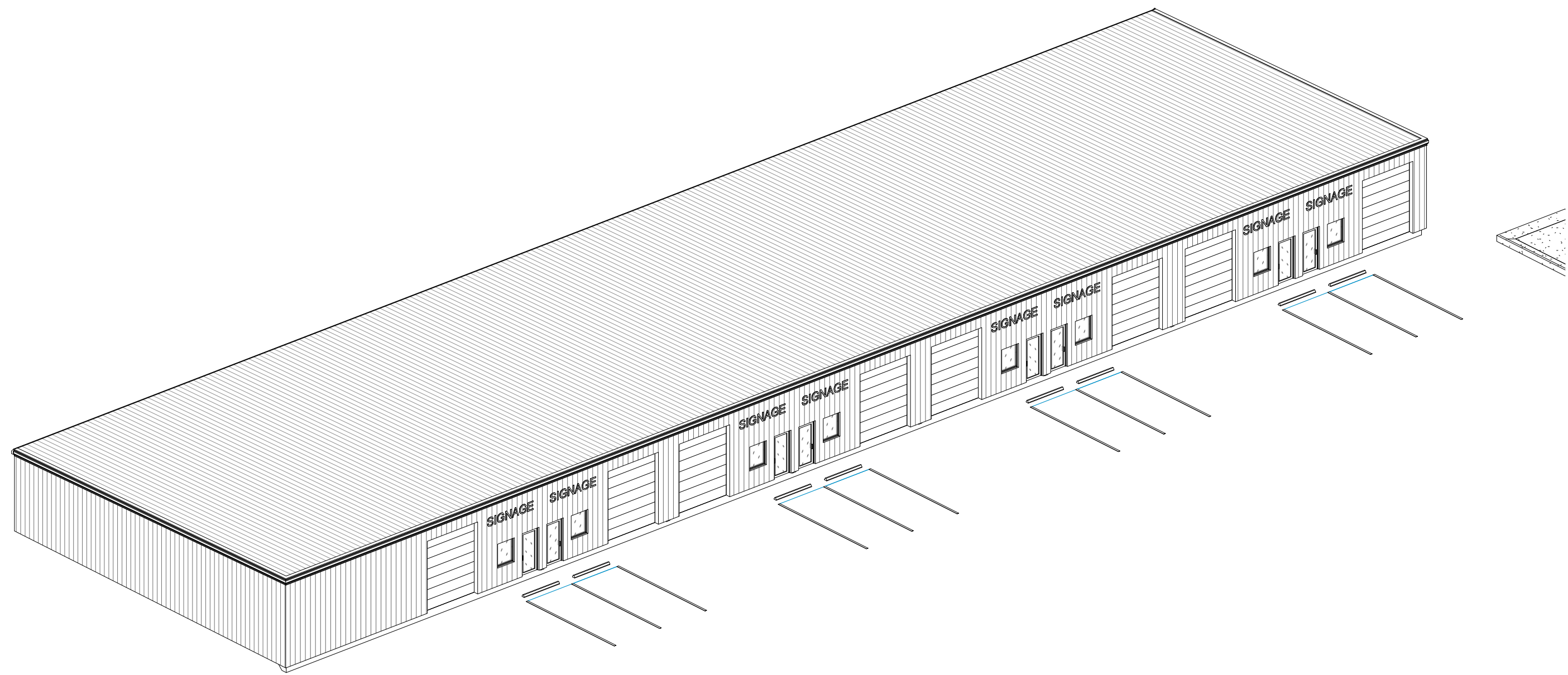




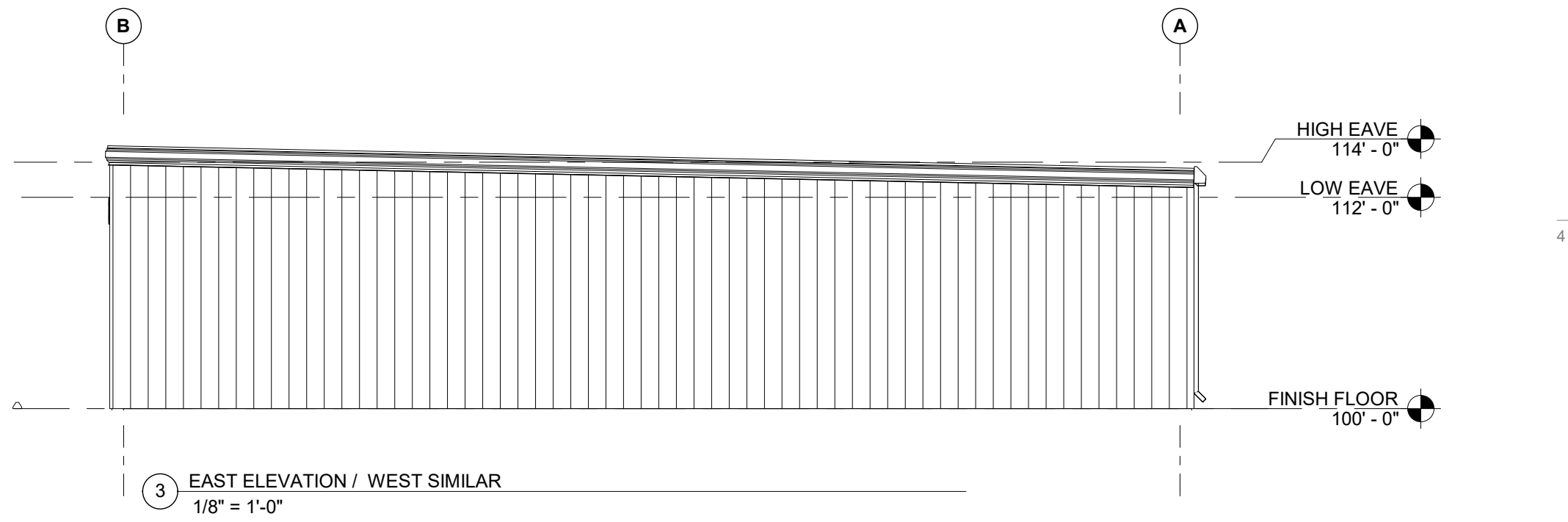
1 PHASE I NORTH ELEVATION  
1/8" = 1'-0"



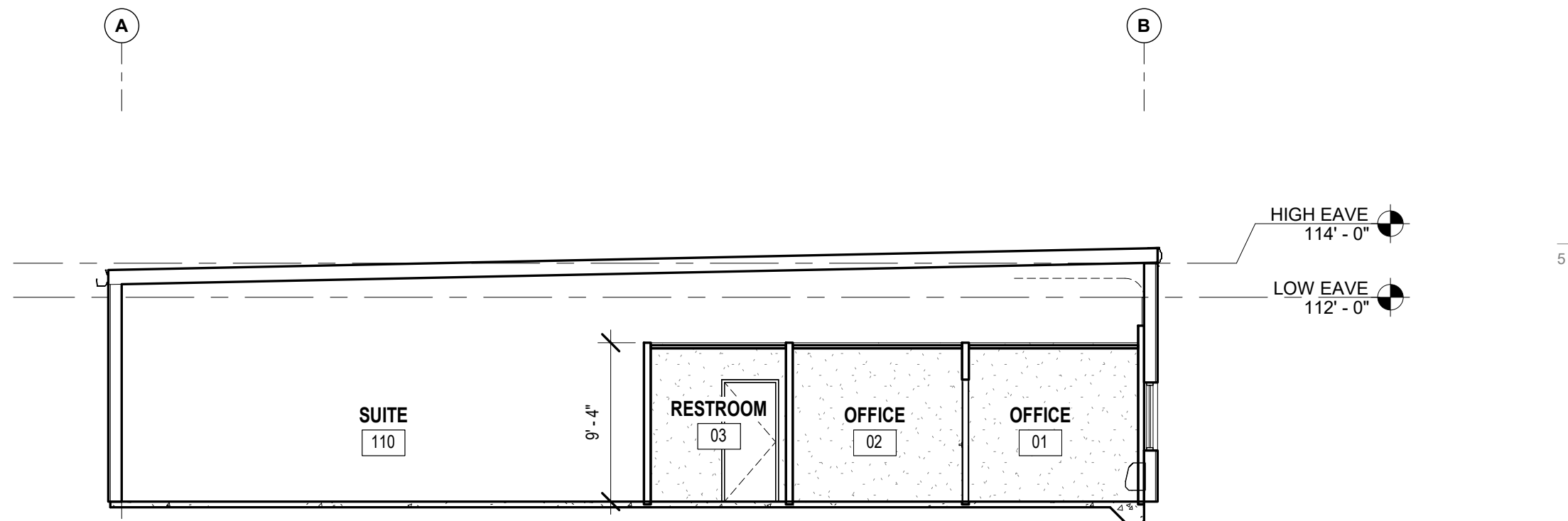
2 PHASE I SOUTH ELEVATION  
1/8" = 1'-0"



4 PHASE I AXON



3 EAST ELEVATION / WEST SIMILAR  
1/8" = 1'-0"



REVISION		
NO.	ISSUE	DATE

CONSULTANT:

CASALINI COURT PHASE II

992 E. HENRI DE TONTI BLVD.  
TONTITOWN, ARKANSAS 72762

DRAWN BY:  
GON  
CHECKED BY:  
DG

PROJECT #:  
19-014

DATE:  
2019.03.25

DRAWING:  
A3.1  
EXTERIOR BUILDING  
ELEVATION(S)