



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
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Meeting: **August 25, 2020**
Project: **Admiral Plaza LSD**
Planner: Courtney McNair, Garver

AGENDA ITEM

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PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

West of Jones Road, East of Tontitown Storage, North of Admiral Moving Company
Parcel # 830-38881-000

SUMMARY: Admiral Plaza is requesting a commercial building to be placed on 2.54 acres.

CURRENT ZONING: C-2 General Commercial

CITY WARD: 1-Gene McCartney, Amber Ibarra

FLOODPLAIN: No

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Admiral Plaza Project is proposing a 13,800 sq ft retail center with approximately 60% retail and 40% restaurant space with ancillary parking/dumpster. Additionally, they are proposing a paved storage area of 26,350 sq ft. south of the retail/restaurant space. A lotline adjustment is expected to be processed administratively to add this parking area to the large warehouse building to the south.

This property is owned by Peyton Properties, and the Project Engineer is Jorgensen and Associates.

This site is a portion of Lot 2 of the original Admiral Addition lot spit completed in 2016. In 2018, there was a replat of the Admiral Addition, and this lot is now Lot 5. The new Lot 4 contains 7 Brew Coffee.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line along the west property line.

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/CenturyTel- No comments were received from ATT/CenturyTel.

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.

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

Stormwater Pollution Prevention Plan (SWPPP):

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

Police:

No comments were received.

Fire:

There are two fire hydrants shown to be added on the plans. One existing hydrant is located on the property directly south of the subject property. These are adequate.

The building is equipped with a riser room and a dedicated FDC for the fire department. A sprinkler system will not be added with the shell building, but the riser room will allow this to be added in the future if the occupancy requires a sprinkler system.

The Fire Marshal has asked the project engineer to check the fire lane access and add striping.

A knox box will be required on the building and shall include the riser room key.

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

Drainage:

There is a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review. The City Engineer has reviewed this report, and has only minor comments remaining. All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Roads:

This project has access on E. Henri de Tonti Blvd, which is Arkansas State Highway, AR Hwy 412, via a private drive.

Site visibility appears to be adequate from the proposed entrance location.

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

Planning:

There are some minor checklist items remaining:

- Parcel 830-38880-001 is zoned C2.
- GPM flow for the existing hydrant needs to be tested.

The landscape plans have been submitted but need to be stamped or signed by a Landscape

Architect or other landscape professional.

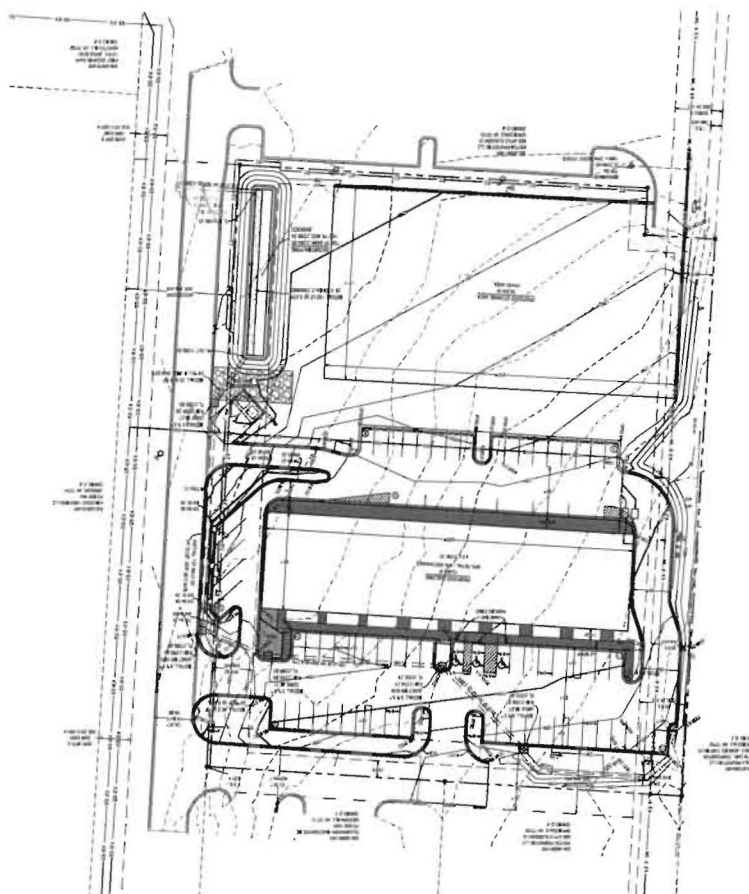
The lighting submitted is compliant with the code standards. Architectural façade plans were submitted and are adequate. Any proposed signage shall be permitted separately.

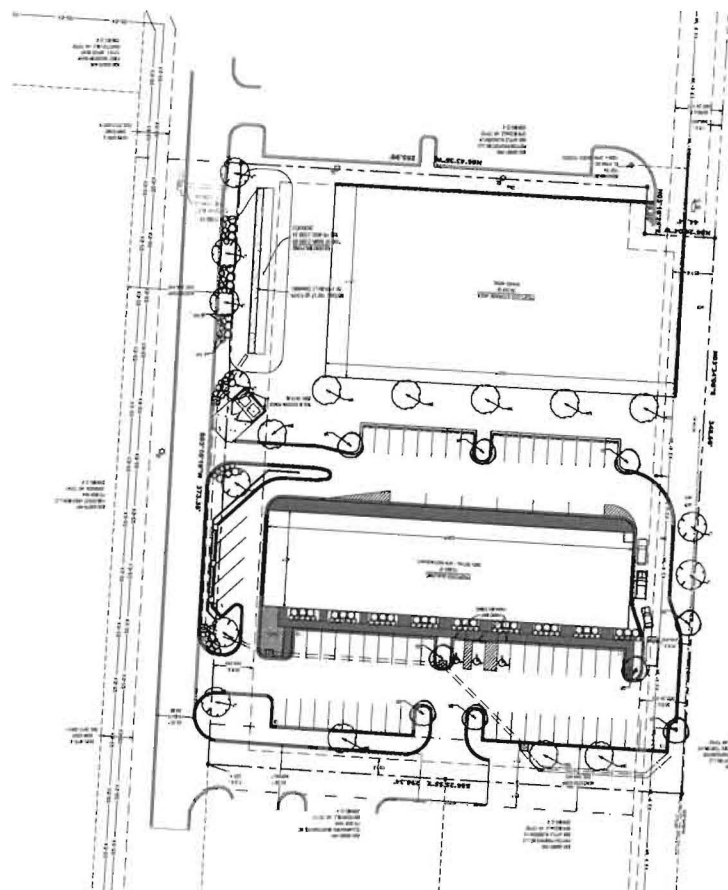
STAFF RECOMMENDATION: There are some minor plan corrections remaining, but nothing that will significantly impact the overall design.

Therefore, staff recommends approval of Admiral Plaza 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 must be completed and posted on site prior to construction.
3. Check the fire lane access and add striping.
4. A knox box will be required on the building and shall include the riser room key.
5. All interior drives must meet the required compaction rating to support emergency vehicles.
6. Correct all remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval.
 - o Parcel 830-38880-001 is zoned C2.
 - o GPM flow for the existing hydrant needs to be tested.
7. The landscape plans have been submitted but are required to be stamped or signed by a Landscape Architect or other landscape professional.
8. Correct all comments from the City Engineer prior to Construction Plan approval.
9. The applicant must apply for all required permits prior to construction.
10. Any proposed signage shall be permitted separately.



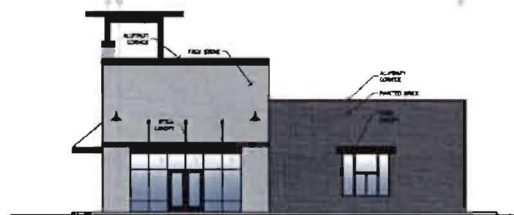


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1
A-3

EXTERIOR ELEVATION at EAST

Scale - 1/8" = 1'-0"



2 EXTERIOR ELEVATION at WEST
A-3 Scale = 1/8" = 1'-0"



3
4-3

EXTERIOR ELEVATION at NORTH

Scale: 1/8" = 1'-0"



CONTACT DEPARTMENT OF
JACKSONVILLE FLA TO
DETENTION AREA, THE STATE PL-44

4
A-3

EXTERIOR ELEVATION at SOUTH

Scale: 1/8" = 1'-0"

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