



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 22, 2022**
Project: **Central States Parking Lot**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

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PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

Located just south of 171 Naples Street (at the northwest corner of the intersection of Florence Ave. and Naples Street)

Parcel # 830-38663-000

SUMMARY: Central State Manufacturing is requesting Preliminary Large-Scale Development (LSD) approval for the expansion of a parking area with 35 parking spaces, approximately 16,500 SF, to the south of their existing building. The applicant is also adding a small concrete sidewalk on the west side of the building that is 30 feet in length.

CURRENT ZONING: C-2 General Commercial-the proposed development meets the current zoning.

CITY WARD: 3- Tim Burress, and Penny Baskin

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:

Central State Manufacturing is requesting Preliminary Large-Scale Development (LSD) approval for the expansion of a parking area with 35 parking spaces, approximately 16,500 SF, to the south of their existing building. The applicant is also adding a small concrete sidewalk on the west side of the building that is 30 feet in length.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line along Florence Ave. and Naples Street. No connection is needed for this project.

Electric: Ozarks Electric- OECC provided comments:

1. Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
2. All property corners and easements must be clearly marked before construction will begin.
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. All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.

5. Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozark representative.

6. Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.

7. Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.

8. Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.

9. All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.

10. Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.

11. Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion. Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com

Sewer/Septic: Sewer -no connection is needed for this project.

Phone: AT&T- No comments were received from ATT.

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 submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

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

Police:

No comments were submitted.

Fire:

There is an existing fire hydrant at the corner of Florence Ave. and Naples Street.

The entrance to the proposed parking area is only 23 feet wide. This area will most likely not be used for fire access. However, all interior drives must meet the required compaction rating to support emergency vehicles.

Drainage:

There is an existing detention pond that was intended to service this site. The applicant plans to

utilize the existing detention pond. The applicant's engineer has submitted a drainage report for review.

The City Engineer reviewed the resubmitted plans and drainage report. There are a few minor comments that remain to be addressed.

All comments from the City Engineer will be required to be addressed prior to Construction Plan approval.

Roads:

This project has access on Naples Street. There are no concerns with the location of the proposed entrance.

Planning:

The applicant is showing a sidewalk connection to the building. No landscaping is required at this time, as the expansion only includes 35 parking spaces. There may be some minor checklist items that will need to be addressed, but nothing that will impact the design of this project. No lighting is proposed with this addition.

STAFF RECOMMENDATION: There are some minor comments 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 Central States Manufacturing Parking Lot Addition Preliminary Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. Ozarks Electric- OECC provided comments:
 - Any relocation of existing facilities or extension of line that has to be built specifically to feed this project will be at full cost to the developer.
 - All property corners and easements must be clearly marked before construction will begin.
 - 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.
 - All conduits placed at road crossings by developer must have 48 inch of cover at final grade and marked with post to identify end of conduits. (3 – 4 inch schedule 40 conduits to be used for electric only at all road crossings, conduits must extend past the edge of any obstructions so that they are accessible during construction.) There must be minimum separation of 12 inches between conduits for electric and conduits for other utilities. This is NESC code 354. All conduits for road crossings and specific widths of U.E. must be shown on final plat before Ozarks Electric will sign the final plat.
 - Transformer must have a minimum of 30 feet clearance from any structure. Any variation of this requirement must have written approval from an Ozark representative.
 - Developer will need to contact Ozarks Electric and provide them with electrical load information before any cost to developer can be determined.
 - Developer to provide all trench and PVC conduits including PVC sweeps in accordance with Ozarks specifications. No metal conduit or metal sweeps are to be used.
 - Developer must provide Ozarks Electric with a Digital copy (AutoCAD) of the Final plat as well as a hard copy.

- All Utility Easements to be cleared of all trees, brush, dirt piles, buildings and debris so that the easement is accessible with equipment. If easement is not cleared developer may be subject to extra charges.
 - Developer or contractor must apply for temporary construction service and permanent service before any design and cost is determined by Ozarks.
 - Please contact Ozarks Electric when construction begins on this project and again when construction is within three months of completion. Call Wes Mahaffey At (479)263-2167 wmahaffey@ozarksecc.com
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. Correct all remaining items on the "Plat Requirement Worksheet" and any additional staff markups on the plans, prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
 5. All interior drives shall meet the required compaction rating to support emergency vehicles.
 6. Correct all comments from the City Engineer prior to Construction Plan approval.
 7. A Pre-Construction Meeting shall be held prior to construction on this site.
 8. The applicant shall apply for all required permits prior to construction.