



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **April 26, 2022**  
Project: **L Saw Center**  
Planner: Courtney McNair, Garver

### AGENDA ITEM

# 1

## PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

East of Hwy. 112, south of Casey's, Venezia Piazza Phase 2  
Parcel # 830-38677-000, 830-38677-001

**SUMMARY:** L Saw Center is requesting Preliminary LSD approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 77% retail, and 23% restaurant.

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

**CITY WARD:** 1- Gene McCartney, Amber Ibarra

**FLOODPLAIN:** No

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

**Water:** Tontitown Water, existing 8" waterline

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

### PROJECT SYNOPSIS:

L Saw Center is requesting Preliminary LSD approval to construct a 13,800 SF commercial building with associated parking and drives. Currently proposed to be 77% retail, and 23% restaurant.

The lots are part of the Venezia Piazza Phase 2 plan, Lot 6 and Lot 7b. Recently Gerber Collision LSD was approved on Lot 7a.

Additional detention is not proposed and access is via private drives to the north and south that connect to Maestri Blvd (Hwy. 112). This area of Hwy. 112 may be changed due to ARDOT future plans.

The applicant is requesting one waiver regarding the building articulation on the south side of the building.

### TECHNICAL INFORMATION:

#### Utilities:

**Water:** Tontitown Water-According to the Water System information, there is an existing 8-inch water line along the private access street to the north.

**Electric:** Ozarks Electric- Submitted standard comments and noted that all existing utility lines require a utility easement.

**Sewer/Septic:** Sewer- this project proposes to connect to the City of Tontitown sewer

system. There is an existing 8-inch sewer line. The applicant is proposing to relocate a portion of the line and vacate an easement that conflicts with the placement of the proposed building. This easement shall be vacated prior to construction of the building.

**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. A SWPPP must be completed and posted on site prior to construction.

**Police:**

No comments were submitted.

**Fire:**

There is one existing fire hydrant on the private street to the north that has 1438 gpm flow available. The applicant is proposing two fire hydrants that are shown on the plans, one to the north of the building, and one to the south of the building.

The applicant is showing one access point on the private drive to the north, and one access point on the private drive to the south. "Fire Lane" striping shall be required and shall be reviewed and approved by the Fire Marshal prior to installation. All interior drives must meet the required compaction rating to support emergency vehicles.

The proposed building is 13,800 SF in size. The applicant is not planning to sprinkler the building.

A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.

**Drainage:**

There is not a detention pond proposed for this site. The applicant plans to utilize the existing detention pond on the southern Venezia property. The applicant's engineer has submitted a drainage report for review. Once the City Engineer reviews the information, any additional comments shall be addressed.

All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

**Streets:**

This project has frontage on Hwy. 112 (S. Maestri Road) but is not proposing to take access from the highway. There are two access points, one to the north, and one to the south. Both connect to existing private drives. Site visibility appears to be adequate from the proposed entrance locations.

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

**Planning:**

Architectural Plans were submitted, but do not meet Tontitown Standards for articulation and building materials on the south building facade. A waiver request has been submitted. All required setbacks are met, and most of the Landscaping Plan comments have been addressed. Hose bib locations shall be required to be shown on the Landscape Plan. Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting.

The applicant is showing the trail section along Hwy. 112. Placement should be closer to the Master Street Plan (MSP) Right of Way (ROW). Currently it is offset to align with existing sidewalks. Further discussion with the applicant will be required to determine the best location for this trail section.

**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 L Saw Center Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. All standard comments from Ozarks Electric shall be adhered to and all existing utility lines require a utility easement.
2. The portion of the sewer easement that is to be relocated shall be vacated prior to construction of the building.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. "Fire Lane" striping shall be required and shall be reviewed and approved by the Fire Marshal prior to installation.
5. All interior drives shall meet the required compaction rating to support emergency vehicles.
6. A knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
7. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
8. The SWPPP shall be completed and posted on site prior to construction.
9. If the waiver request for the building articulation on the south side of the proposed building is not approved, the applicant shall be required to meet Tontitown Standards.
10. Hose bib locations shall be required to be shown on the Landscape Plan.
11. Further discussion with the applicant regarding the trail placement shall be required to determine the best location for this trail section.
12. 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.

**PROCESS NOTES:**

1. The applicant shall submit five (5) copies of the Preliminary LSD plan with all corrections completed for signatures.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
4. Prior to the Final Certificate of Occupancy (COO), the applicant shall submit for Final Large-

- Scale Development, request all Final Site Inspections, and Final Building Inspections.
5. The applicant shall apply for all required permits prior to construction.
  6. All required fees and invoices shall be paid.

**Site location:**

