



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **May 26, 2022**
Project: **Four Seasons
Landscaping**
Planner: Courtney McNair, Garver

AGENDA ITEM

2

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

South of Old Hwy 68, and East of Musteen Rd.

Parcel # 830-37897-700 & 830-37897-600

SUMMARY: Four Seasons Landscaping is requesting Preliminary Large Scale Development approval to construct two buildings on 5.88 acres located south of Old Hwy 68 and East of Musteen Rd. The two buildings are proposed to be 2,375 SF and a 3,568 SF.

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

CITY WARD: 3-Penny Baskin, Tim Burress

FLOODPLAIN: No

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

Water: Tontitown Water, existing line north of Old Hwy. 68

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Four Seasons Landscaping is requesting Preliminary Large Scale Development approval to construct two buildings on 5.88 acres located south of Old Hwy 68 and East of Musteen Rd. The two buildings are proposed to be 2,375 SF and a 3,568 SF.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing water line north of Old Hwy. 68. The applicant is proposing to place a hydrant near the new entrance.

Electric: Ozarks Electric- OECC submitted general comments and indicated that a 30' UE is required along the existing overhead powerline. This will be required on the plans.

Sewer/Septic: Septic-This project plans to connect to an existing septic system. Information has been provided showing that this system is adequate for the proposed use. Some of the parking lot paving is shown over the septic tank. Additional information regarding this situation will be required.

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:

The applicant is proposing to place a hydrant near the new entrance on the north side of Old Hwy. 68, and placement is to be coordinated with the Fire Marshal.

The radius at the entrance drive shall be a minimum of 28 feet.

The entrance has been updated to 26 feet in width, and parking is provided.

“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.

A knock box allowing entry into the building is shown on the plans. Placement is to be coordinated with the Fire Marshal.

Drainage:

The applicant’s engineer has submitted a drainage report for review. A detention pond is being provided.

The City Engineer has submitted comments addressing the resubmitted plans and drainage report that will be submitted to the project engineer. All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Streets:

This project plans to take access from Old Hwy. 68, which is listed as a Minor Arterial on the City Master Street Plan (MSP). Adequate right-of-way (ROW) has been dedicated, but a 6-foot-wide sidewalk is required. The applicant has requested a waiver from the requirement to place a sidewalk.

No access is proposed onto Musteen Road, a local street, but plans will need to show that adequate ROW exists. No ROW information is currently shown on Musteen Road.

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:

Architectural Plans were submitted. They have been updated to meet Tontitown Standards for articulation and building materials on the facades facing Old Hwy. 68. The sides facing Musteen Road have not been addressed and will need to be updated to reflect the requirements of the Tontitown Code.

The Landscaping Plan does not meet requirements and shall be required to be updated. The applicant will need to show that the hose bib locations are within 100 feet of all proposed landscaping. There is no scale on the landscape plans, and staff cannot verify. Buffering is required along Musteen Road as well as Old Hwy. 68.

Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting. The photometric plan shows limited light leaving the site. All required setbacks are met.

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 Four Seasons Landscaping 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 30-foot utility easement.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. A portion of the parking lot paving is shown to be located over the septic tank. Additional information regarding this situation shall be required.
4. The fire hydrant placement shall be coordinated with the Fire Marshal.
5. The radius at the entrance drive shall be a minimum of 28 feet.
6. "Fire Lane" striping shall be required and shall be reviewed and approved by the Fire Marshal prior to installation.
7. All interior drives shall meet the required compaction rating to support emergency vehicles.
8. A knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
9. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
10. If the requested waiver is not approved, the 6-foot-wide sidewalk shall be required to be constructed along Old Hwy. 68.
11. Plans shall show that adequate ROW exists on Musteen Road.
12. The SWPPP shall be completed and posted on site prior to construction.
13. The office building side facing Musteen Road has not been addressed per the Large Scale Development Design Standards and will need to be updated.
14. The Landscaping Plan does not meet the requirements in Tontitown Code and shall be required to be updated.
15. The applicant shall be required to show that the hose bib locations are within 100 feet of all proposed landscaping. There is no scale on the landscape plans, and staff cannot verify.
16. Buffering is required along Musteen Road as well as Old Hwy. 68.
17. 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:

