



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **May 26, 2022**
Project: **Pozza Commercial**
Planner: Courtney McNair, Garver

AGENDA ITEM

4

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

South of Hwy. 412, to the west of Pozza Lane
Parcel # 830-37669-000

SUMMARY: Pozza Lane Commercial Phase 1 is proposing to construct three (3) buildings that are 11,700 SF each to be located on 12.48 acres south of Hwy. 412 and west of Pozza Lane with associated parking and detention

CURRENT ZONING: C-2 (Commercial, General) & R-3 (Residential 3units/acre) -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 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:

Pozza Lane Commercial Phase 1 is proposing to construct three (3) buildings that are 11,700 SF each to be located on 12.48 acres south of Hwy. 412 and west of Pozza Lane with associated parking and detention.

Phase 1 is located on 3.39 acres of the overall 12.48-acre site. This phase is entirely zoned C2, General Commercial. The applicant plans to have small offices and storage/interior parking for businesses within the proposed buildings.

The applicant is requesting three (3) waivers regarding the building articulation and material requirements, sidewalk and trail requirements, and street improvement requirements.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line along Pozza Lane. It appears a portion of the waterline is located outside of the easement, and additional easement will be required. The applicant may be proposing additional easement, but the plans are not clearly labelled in this area. Additional information is required.

Electric: Ozarks Electric- no comments were received from OECC.

Sewer/Septic: Sewer- this project proposes to connect to the City of Tontitown sewer system. There is an existing 8-inch sewer line along Pozza Lane. All new water and sewer lines shall be separated by a minimum of ten (10) feet, unless an alternative is approved.

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 are two (2) existing fire hydrants on Pozza Lane, however, these cannot be used for the proposed project, and the Fire Marshal is requiring two (2) additional hydrants be placed on site. The applicant is showing one (1) hydrant, located near the detention area. An additional hydrant is required, and information regarding the location of the shown hydrant is needed. The engineer has concerns that the thrust-blocking will not be able to be placed in this location.

The applicant is showing one access on Pozza Lane, and a connection to the private street to the west, Spallone Street. The turn radius on Spallone Street and Villanova Street, shall be a minimum 28 feet.

The proposed buildings are each 11,700 SF in size for a total of 35,100 SF. The applicant is not planning to sprinkler the buildings.

A Knox box allowing entry into each building shall be required. Placement is to be coordinated with the Fire Marshal. Fire lane striping and "no parking" signage is to be coordinated with the Fire Marshal.

Drainage:

There is a detention pond proposed for this site. And additional detention/swales are shown on the portion of the LSD plan marked Phase 2. As this drainage infrastructure is necessary for Phase 1, the boundary lines will need to include the drainage improvements closer to Hwy. 412 as well.

The applicant's engineer has submitted a drainage report for review, and the City Engineer has additional comments that shall be addressed.

Of specific concern is the existing drainage under Pozza Lane. It appears the necessary improvements will cause the pipes to need to be extended. The Public Works Director has indicated that this is an improvement that the city would consider working with the applicant on. A typical section for improvements on Pozza Lane will be required.

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

approval.

Streets:

This project has frontage on Pozza Lane, and the private road, Spallone Street. The property also has frontage on Hwy. 412, but Phase 1 is set back on the site, and is not proposing any access to Hwy. 412.

The applicant is requesting a waiver from required improvements along Pozza Lane, and from the trail/sidewalk improvements on Hwy. 412 and Pozza Lane.

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

Planning:

Architectural elevations were submitted, but do not meet Tontitown Standards for articulation and building materials on sides adjacent to residential uses and public right-of-way. A waiver request has been submitted.

The applicant shall be required to show that all setback requirements can be met when the "Residential Compatibility Standards" are calculated. This information has not been submitted for review.

The Landscape Plan has additional comments remaining. Information showing that the proposed landscaping meets Chapter 153.212 shall be added and a Landscape Professional shall be required to sign the Landscape Plan.

A photometric plan was provided but did not account for the light created by the proposed street lighting. This shall be updated to reflect all proposed lighting. Additionally, there did appear to be a good amount of light still leaving the site. This site is almost entirely surrounded by residential uses (single-family and multi-family). Adequate care should be taken to ensure that residents are not impacted. Lighting cut sheets were provided, and all lights appear to be cut-off type lighting.

It was staff's understanding that screening is being proposed to mitigate impact to residential properties, and as part of the waiver request regarding building design and materials, however, no screening is shown on the plans for evaluation.

The applicant is currently showing the half street improvements for Pozza Lane but has requested a waiver from this requirement. Additionally, the applicant is showing the sidewalk along Pozza Lane but has requested a waiver from this requirement. The applicant is not showing the trail section required along Hwy. 412 and has requested this be considered when Phase 2 is implemented.

STAFF RECOMMENDATION: There are several outstanding comments that may cause alterations to the Site Plan, however, the overall design should not be significantly impacted.

Therefore, staff recommends approval of Pozza Commercial 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. Any additional comments from OECC shall be adhered to.
2. It appears a portion of the waterline is located outside of the easement, and additional

- easement shall be required. The applicant may be proposing additional easement, but the plans are not clearly labelled in this area. Additional information is required.
3. All new water and sewer lines shall be separated by a minimum of ten (10) feet unless an alternative is approved.
 4. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
 5. Two (2) hydrants shall be placed on site. The applicant is showing one (1) hydrant, located near the detention area. An additional hydrant shall be required, and information regarding the location of the shown hydrant shall be provided. The engineer has concerns that the thrust-blocking will not be able to be placed in this location.
 6. The turn radius on Spallone Street and Villanova Street, shall be a minimum 28 feet.
 7. A knox box allowing entry into each building shall be required. Placement is to be coordinated with the Fire Marshal.
 8. Fire lane striping and "no parking" signage shall be required and is to be coordinated with the Fire Marshal.
 9. All interior drives shall meet the required compaction rating to support emergency vehicles.
 10. All drainage infrastructure is necessary for Phase 1, therefore, the boundary lines shall be shown to include the drainage improvements within the Phase 1 portion of this site. A portion of the drainage system is shown in Phase 2 at this time.
 11. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
 12. Drainage pipes under Pozza Lane shall be extended or replaced as necessary to accommodate street improvements.
 13. A typical section for improvements on Pozza Lane shall be required.
 14. If the waiver request is not approved, improvements shall be required to Pozza Lane.
 15. If the waiver request is not approved, sidewalks shall be required along Pozza Lane.
 16. If the wavier request if not approved, the trail section shall be required along Hwy. 412.
 17. If the waiver request is not approved, Architectural elevations that meet Tontitown Standards for articulation and building materials on sides adjacent to residential uses and public right-of-way shall be required.
 18. The applicant shall be required to show that all setback requirements can be met when the "Residential Compatibility Standards" are calculated.
 19. Information showing that the proposed Landscape Plan meets Chapter 153.212 shall be added and a Landscape Professional shall be required to sign the Landscape Plan.
 20. The photometric plan shall account for the light created by the proposed street lighting.
 21. This site is almost entirely surrounded by residential uses (single-family and multi-family). Adequate care should be taken to ensure that residents are not impacted by additional lighting leaving the site.
 22. Screening that is being proposed to mitigate impact to residential properties, and as part of the waiver request regarding building design and materials, shall be required to be shown on the plans.
 23. The SWPPP shall be completed and posted on site prior to construction.
 24. Correct all remaining items on the "Plat Requirement Worksheet" and additional Planning comments 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:

