



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **June 28, 2022**
Project: **Max Alley Car Wash**
Planner: Courtney McNair, Garver

AGENDA ITEM

4

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

1256 & 1272 E. Henri de Tonti Blvd.
Parcel # 830-37572-000 & 830-37573-000

SUMMARY: The applicant is requesting Preliminary Large Scale Development approval to construct a car wash facility with a drive thru car wash and vacuums on approximately 1.4 acres. The project is located at 1256 & 1272 E. Henri de Tonti Blvd., north of Hwy. 412 / E. Henri de Tonti Blvd., adjacent to the city limits of Springdale.

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

CITY WARD: 2- Larry Ardemagni, Arthur Penzo

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

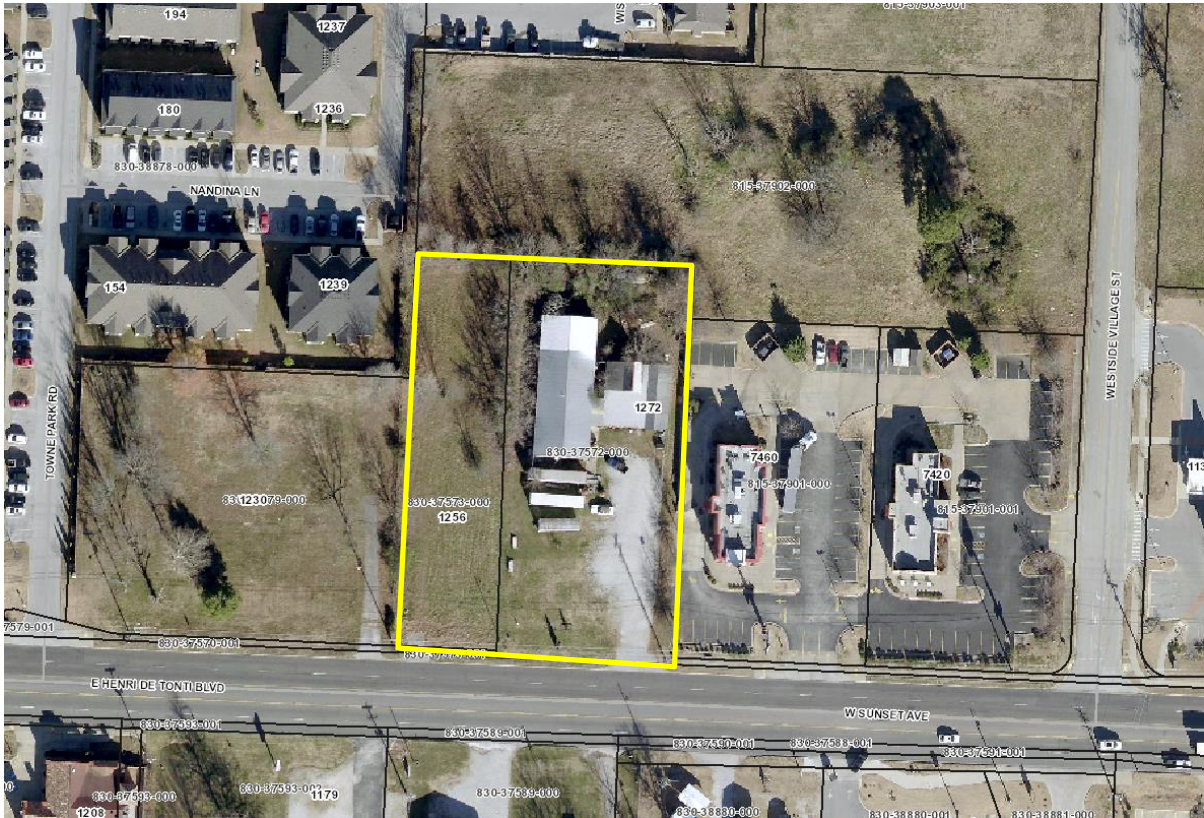
PROJECT SYNOPSIS:

The applicant is requesting Preliminary Large Scale Development approval to construct a car wash facility with a drive thru car wash (approx. 4800 SF) and vacuums on approximately 1.4 acres. The project is located at 1256 & 1272 E. Henri de Tonti Blvd., north of Hwy. 412 / E. Henri de Tonti Blvd., adjacent to the city limits of Springdale.

There is an existing commercial building on this site that is proposed to be removed.

Detention is proposed to be located underground.

SITE LOCATION:



TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-There is an existing water line along Hwy. 412 that the applicant plans to connect to for service.

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 on the west side that the applicant proposes to connect to, and proper easements are in place.

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 site that has 1364 gpm flow available. No additional hydrants are required.

There are two access points onto Hwy. 412.

“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.

If a Knox box allowing entry into the building is determined to be needed, placement is to be coordinated with the Fire Marshal.

Drainage:

This site proposes to utilize underground detention. The City Engineer has reviewed the plans, and has only minor comments remaining.

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

Streets:

This project has frontage on Hwy. 412 (E. Henri de Tonti Blvd.) There are two access points, both are proposed to be two-way traffic. Site visibility appears to be adequate from the proposed entrance locations.

The applicant has provided additional ROW in order to be in compliance with the adopted Master Street Plan.

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

Planning:

Cross access has been added to the Site Plan, and the access easement will need to be added to the plat so that it is filed with the lot combination.

Architectural Plans were submitted, and meet Tontitown’s Design Standards.

All required setbacks are met, and the Landscaping Plan comments have been addressed. Additional landscaping has been added on the northwest corner, at staff’s request, to help create a buffer for the adjacent residential apartments. The Landscape Plan will need to indicate the method of irrigation.

Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting. The photometric plan shows minimal light leaving the site to the adjacent residential property.

The applicant is showing the required trail section along Hwy. 412.

STAFF RECOMMENDATION: There are some minor 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 Max Alley Car Wash 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. "Fire Lane" striping shall be required and shall be reviewed and approved by the Fire Marshal prior to installation.
3. All interior drives shall meet the required compaction rating to support emergency vehicles.
4. If a Knox box allowing entry into the building is determined to be needed, placement is to be coordinated with the Fire Marshal.
5. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
6. The SWPPP shall be completed and posted on site prior to construction.
7. The access easement shall be added to the plat so that it is filed with the lot combination.
8. The Landscape Plan shall indicate the method of irrigation.
9. The Certificate of Preliminary Plat (plan) approval shall be added to the Large Scale Development Plan cover sheet.
10. Planning staff will complete a full review of the combination plat and provide any comments to the engineer for the project. All comments on the plat shall be addressed prior to filing.
11. Correct all remaining items on the "Plat Requirement Worksheet", and all outstanding 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.