



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **July 26, 2022**  
Project: **Manhattan Steel Door**  
Planner: Courtney McNair, Garver

### AGENDA ITEM

## 4

### PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

Located at the southeast corner of the intersection of Jean Mary Drive and Via de Tonti Lane.  
Parcel # 830-37834-000

**SUMMARY:** The applicant is requesting Preliminary Large-Scale Development approval to construct an approx. 5,000 SF commercial building and associated parking on approximately 0.64 acres. This site is within the floodplain, and has floodway.

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

**CITY WARD:** 2- Arthur Penzo & Larry Ardemagni

**FLOODPLAIN:** YES-significant floodplain and floodway on this property.

**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 an approx. 5,000 SF commercial building and associated parking on approximately 0.64 acres. This site is within the floodplain, and has floodway.

This property is part of Lot 14 of the Tontitown Business Park Subdivision.

The proposed site plan shows three driveways on Via de Tonti Lane. Two for deliveries/pickups, and one that will access the parking area.

Additional detention is not proposed due to the proximity of the floodway.

The applicant is requesting two (2) waivers regarding the building façade materials and driveway spacing.

#### TECHNICAL INFORMATION:

##### Utilities:

**Water:** Tontitown Water-There is an existing water line on the west side of Via de Tonti Lane that the applicant plans to connect for service. Additional utility easements maybe required for the water lines that service the fire hydrants and the fire line. Please contact the Public Utilities Director for coordination.

**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 sewer line just to the south of the proposed building location.

**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 across Via de Tonti Lane, and the applicant is proposing to install one additional hydrant onsite.

The applicant is showing one access point into the parking area. "Fire Lane" striping is shown on the plan. All interior drives must meet the required compaction rating to support emergency vehicles.

The proposed building is approximately 5,000 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 due to the proximity of the floodway. The City Engineer has reviewed the latest submittal and has a few comments, but nothing that should significantly impact the site design.

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

**Streets:**

This project has frontage on Via de Tonti Lane, and Jean Mary Avenue (no planned access from Jean Mary Ave).

The proposed site plan shows three (3) driveways on Via de Tonti Lane. Two (2) for deliveries/pickups, and one (1) that will access the parking area. A waiver has been requested for the driveway spacing as the two (2) delivery/pickup areas are only 10' apart due to site constraints.

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 NW and SW building facades. A waiver request has been submitted. All required setbacks are met, and most of the Landscaping Plan comments have been addressed.

A photometric plan was submitted, but the lighting cut sheets were not provided, and the light fixture appears to be located inside the building. Additional information is needed.

Staff is awaiting a wetlands determination report from the applicant. This will be required prior to construction.

The applicant is showing the required sidewalk along Via de Tonti Lane.

**Floodplain:**

The applicant is proposing a retaining wall with modular blocks. Staff has asked that the applicant provide information from the manufacturer that this type of material is suitable for use within the floodplain, near the floodway. This has been provided.

Additionally, the dumpster enclosure is to be designed in a way that will prevent the dumpster from becoming a hazard in the event of a flood.

As the parking lot is entirely within the floodplain, the applicant will need to provide signage indicating that no vehicles can be left in the parking lot overnight. According to the floodplain prevention code, no vehicles may be stored in a floodplain without being secured. Staff believes restricting overnight parking will reduce the potential that the vehicles could become a hazard during a flooding event.

A floodplain permit shall be required prior to construction.

**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 Manhattan Steel Door Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. A Floodplain Permit shall be required prior to any construction on this site. If any work is to encroach the Floodway, a No Rise Certificate shall be required.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. All interior drives shall meet the required compaction rating to support emergency vehicles.
4. A Knox box allowing entry into the building shall be required. 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.
6. The SWPPP shall be completed and posted on site prior to construction.
7. If the waiver request for the building articulation and materials on the NW and SW sides of the proposed building is not approved, the applicant shall be required to meet Tontitown Standards.

8. If the waiver request regarding driveway placement is not approved, the applicant shall be required to meet Tontitown Standards.
9. Additional information shall be required for the photometric plan.
10. The dumpster enclosure shall be designed in a way that will prevent the dumpster from becoming a hazard in the event of a flood.
11. As the parking lot is entirely within the floodplain, the applicant shall be required to provide signage indicating that no vehicles can be left in the parking lot overnight.
12. Correct all remaining items on the "Plat Requirement Worksheet" and any 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:**



Floodplain/Floodway:

