



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **August 23, 2022**  
Project: **Laura Lane Warehouse**  
Planner: Courtney McNair, Garver

### PLANNING COMMISSION AGENDA ITEM

# 4

## PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

SW Corner of Laura Ln. & Agnes Dr., Laura Lane Warehouse Addition  
Parcel # 830-38114-000

**SUMMARY:** Applicant is requesting Preliminary LSD approval to construct an additional, 17,000 SF warehouse building with associated parking and drives.

**CURRENT ZONING:** I **Industrial** - 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 Cooperative

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

### PROJECT SYNOPSIS:

Applicant is requesting Preliminary LSD approval to construct an additional, 17,767 SF warehouse building with associated parking and drives.

The lots are part of the Maestri Commercial / Industrial Subdivision. This lot was subject of a prior lot-line adjustment recorded in June of 2019.

Access to the site is derived via Laura Lane, and existing local road. Applicant proposes to expand the parking and loading areas at the front of the existing warehouse and continue said improvements into and in front of the proposed warehouse building. Moreover, the applicant is proposing to improve the existing driveway between both buildings and continue to the south and west where it is shown connecting to a future public (local) roadway – Agnes Drive.

The applicant is requesting one a variance to allow a side and rear building setback of 25 ft. in lieu of the required 75 ft. in the zoning district, and a waiver to remove the requirement to construct sidewalks on Laura Lane and Agnes Drive.

### TECHNICAL INFORMATION:

#### Utilities:

**Water:** Tontitown Water-According to the Water System information, there is an existing 8-inch water line along Laura Ln., and extends southward to the southern extent of the property.

**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 the public ROW, to which the applicant proposes to connect, then extend southward to service the proposed warehouse building with a 4 in. line. The sewer service line, as well as others (existing water, proposed gas and telephone) and portions of the proposed warehouse building, encroach upon an existing 50' access easement. The applicant is proposing to vacate this easement, and 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 this site, and one existing hydrant across Laura Lane to the north. The applicant is proposing to add one additional fire hydrant and the required FDC near the north end of the proposed building.

The applicant is showing one access point on Laura Lane that is currently existing, and one access point on Agnes Drive that will be used for fire access. "Fire Lane" signage 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 17,767 SF in size.

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

A fire access door needs to be relocated to be accessible from the fire access drive.

**Drainage:**

The applicant plans to construct a detention pond on the northern portion of the site, between the proposed parking areas and the existing public ROW.

The applicant's engineer has submitted a drainage report for review. City Engineer has reviewed the information and has some minor outstanding comments. These comments, and any additional comments from the City Engineer, shall be addressed. All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

**Streets:**

Vehicular access for this project will be obtained via a newly constructed driveway connection from the public ROW, Laura Lane. This driveway will continue to the south and west where it is shown connecting to a future public (local) roadway – Agnes Drive. Site visibility appears to be adequate from the proposed entrance locations.

All interior drives must meet the required compaction rating to support emergency vehicles.

**Planning:**

The applicant is requesting a variance from the side and rear setback standards, to allow for 25 ft. setbacks in lieu of the required 75 feet, and a waiver to remove the requirement to construct sidewalks on Laura Lane and Agnes Drive.

Calculations for required off-street parking need to be substantiated by the applicant. Currently the applicants' calculations appear to under-count the required supply of parking. Additionally, off-street parking is to be computed based on Gross Square Footage, but the applicants' calculations only show 'SF' (square footage). This matter shall be addressed sufficiently along with showing the overall sites off-street parking calculations.

Building elevations were submitted, and meet current Tontitown Standards for building design.

The photometric plan shows that limited light will leave the site as designed.

The Landscape Plan requires additional information. **An additional variance may be needed for a reduction of the required perimeter trees.** Staff does feel that the variance will be warranted due to the location of existing utilities, however, the applicant did not request this variance, and will need to do so prior to beginning construction. If this additional variance is not approved, the applicant shall be required to redesign this site to provide the required perimeter buffer. Additionally, the applicant needs to show the tree-protection proposed for existing trees they plan to retain on this site. Preserved trees can be used to reduce the number of trees required on site. **If the applicant can show that the number and size of the trees to be protected will offset the required trees for the perimeter buffer, then an additional variance will not be needed.** Landscape shall be guaranteed for three (3) years, not two (2) as the current plans state.

**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, pending the outcome of the parking information, and variances for the setbacks and landscaping.

Staff recommends approval of the Laura Lane Warehouse Addition, Preliminary Large-Scale Development, with conditions.

If the parking, landscaping, or setbacks need to be significantly changed, this project will most likely need to request a revised Preliminary LSD plan, and that will require additional Planning Commission approval.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. The portion of the 50' access easement encroached upon by proposed service lines and the proposed warehouse shall be vacated prior to construction of the building.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. "Fire Lane" signage shall be required and shall be reviewed and approved by the Fire

Marshal prior to installation.

4. All interior drives shall meet the required compaction rating to support emergency vehicles.
5. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
6. A fire access door needs to be relocated to be accessible from the fire access drive.
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 side and rear setback variance request for the building is not approved, the applicant shall be required to meet Tontitown Standards, which would alter the size and/or location of the proposed warehouse building.
10. If the waiver request to remove the sidewalk requirement from Agnes Drive and Laura Lane is not approved, the applicant shall be required to meet Tontitown Standards.
11. If the City determines that the off-street parking calculations for provided spaces is insufficient to meet the demand for the proposed use, the applicant shall be required to meet standards established by Staff, which could alter the design and orientation of the proposed parking and loading area shown at the northern portion of the site.
12. The applicant shall submit a variance request for the reduction of the perimeter buffer, or provide information regarding the trees to be preserved, showing that these trees are adequate for a reduction in required landscaping. If the applicant does not receive a variance, or provide the information to show the existing trees offset the required trees, then plans that meet the Tontitown Standards shall be required.
13. Landscape shall be guaranteed for three (3) years, not two (2) as the current plans state.
14. Correct all remaining items on the "Plat Requirement Worksheet" and all 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:

