



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **August 23, 2022**  
Project: **Designer Barber Parking Lot**  
Planner: Courtney McNair, Garver

### AGENDA ITEM

## 5

### PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

East of Hwy. 112, NW corner of Hwy. 412 & Kevin Ln., north of Casey's, Venezia Piazza Phase 2  
Parcel # 830-37582-000

**SUMMARY:** The applicant is requesting Preliminary Large Scale Development approval to construct a parking lot with 32 parking spaces on approximately 0.25 acres. The project is located at 175 Kevin Lane, north of Hwy. 412 / E. Henri de Tonti Blvd.

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

**CITY WARD:** 2- Authur Penzo, Larry Ardemagni

**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 LSD approval to improve the northern portion of the 1.0 acre +/- subject property with a 111,000 + sf. asphalt parking lot and associated public right-of-way improvements.

The property is currently improved with an existing commercial building. A retail hair salon occupies the southern portion of the existing building, the northern portion of the building being occupied by a commercial warehouse use. The site has frontage along two public rights-of-way; Highway 412 / Henri de Tonti Blvd. (a principal arterial) along the site's southern frontage, and Kevin Ln. along the site's eastern frontage.

The applicant is proposing to construct the parking lot with 32 total parking spaces. 28 are 'typical' or standard spaces, with the other 4 noted as 'no-typical' on the plans. No-typical spaces have their respective widths noted, and each having a length of 18 ft. +/-.

Other required public improvements will include sidewalks, curb-and-gutter, and ADA accessible ramps at each of the two proposed curb-cuts along Kevin Ln., per the City Master Street Plan (MSP).

## **TECHNICAL INFORMATION:**

### **Utilities:**

**Water:** Tontitown Water-According to the Water System information, there is an existing 8-inch water line along the Hwy. 412, and a 12-in water line along the properties western boundary, running north from Hwy. 412. This water line is contained within an existing 15' access easement. Staff has requested documentation regarding the recordation of said easement to ensure legal access and maintenance.

**Electric:** Ozarks Electric- No comments were received from OECC.

**Sewer/Septic:** Sewer- this project will not require additional connections to sewer services. Existing sanitary sewer line runs from behind the existing building and along the western edge of the property. This sewer line is contained within an existing 15' access easement. Staff has requested documentation regarding the recordation of said easement to ensure legal access and maintenance.

**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.

If necessary to complete the project, 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 proposed drainage plan. A SWPPP must be completed and posted on site prior to construction.

**Police:** No comments were submitted.

**Fire:** There are no outstanding fire comments.

### **Drainage:**

On sheet 4 (of 14 - *Existing Storm Drainage*), the City engineer recommends removing the drainage area maps in the plans to avoid inconsistencies, as there are slight differences than those shown in the drainage report. On Sheet 1 of the Stormwater Management Plan (*Sheet 8 of 14*) should be revised to show inlet protection at the existing drop inlet shown at the properties northeast corner.

The City engineer had noted several inconsistencies between the drainage areas listed in the drainage report and the drainage area map submitted. These need to be reconciled so that the area counts in the report and on the drainage area maps are consistent.

There are an array of other comments on the drainage report that need to be addressed by the applicant prior to Construction Plan approval.

### **Streets & Sidewalks:**

This property has frontage on Hwy. 412 (Henri De Tonti Road) and Kevin Ln. The proposed 5' sidewalk will need 5' greenspace between the sidewalk and the back of curb. Applicant is missing label and delineation for sidewalk and greenspace. Further, there appears to be conflict between some utilities and the proposed sidewalk placement. The applicant will need to determine if utilities need to be relocated to alleviate such conflicts.

City engineer has noted several concerns regarding grade of proposed sidewalks. The first being cross slopes for the sidewalk exceeding 2%. Applicant will need to provide finished grade details to ensure cross slopes do not exceed 2%. Secondly, the City engineer cites section 90.900.3 of the Code, which stipulates that sidewalks need to have a continuous longitudinal grade through driveway openings, and not ramps, as currently shown.

Next, City engineer notes the need for the proposed sidewalk ramp at the southeast corner of the sites' frontage to be revised so that it is oriented perpendicular to the opposing ramp at the opposing corner of Kevin Ln. Furthermore, the plans need to show a tactile panel at this ramp, and if not possible due to ROW constraints, utilize Arkansas Dept. of Transportations (ARDOT) Type 6 ramp (*standard drawing WR-2*) for an acceptable alternative.

The City engineer calls out two remaining revisions needed to the Existing Storm Drainage (sheet 7 of 14). The first being the need to remove reference to ARDOT Specification 501 given that City Ordinance, Sec. 90.900.3 requires a compressive strength of 3500 PSI, and therefore, only Class S or S (AE) of section 802 would be allowed. The final recommended revision is to the frequency of tooled joints and expansion joints, as Transverse tooled joints should be provided at an interval matching the sidewalk width. Expansion joints should be provided at an interval of 5 times the sidewalk width.

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

**Planning:**

Comments remaining to be addressed include, ensuring property documentation of the existing 15 ft. easement along the property's western boundary, as well as orientation of proposed sidewalk connections at each of the property's boundaries with other parcels and existing right-of-way.

Dumpster screening may also be required for this project, as this element is not provided on the latest set of plans submitted by the applicant.

**STAFF RECOMMENDATION:** There are a number of items that remain to be addressed prior to the Construction Plan phase of plan review. Overall design and layout of the parking lot shouldn't be impacted by the remaining items.

Therefore, staff recommends approval of the Designer Barber Parking Lot Expansion Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. The existing 15' access easement must have its recordation documented prior to construction of the parking lot.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. The applicant shall provide additional information showing that the proposed sidewalks do not conflict with utilities.
4. The required five (5) feet of greenspace for the sidewalk shall be shown, or a waiver will be required.
5. Dumpster screening may be required. Additional clarification is needed.
6. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
7. The SWPPP shall be completed and posted on site prior to construction.
8. Correct all remaining items on the "Plat Requirement Worksheet" and 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. After construction, the applicant shall submit for Final Large-Scale Development, and request all Final Site Inspections.
5. The applicant shall apply for all required permits prior to construction.
6. All required fees and invoices shall be paid.

**Site location:**

