



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **July 26, 2022**
Project: **Tontitown Fire Station**
Planner: Courtney McNair, Garver

AGENDA ITEM

6

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

199 E. Bandini Ave.
Parcel # 830-37552-001

SUMMARY: The applicant is requesting Preliminary Large Scale Development approval to construct an 11,846 SF fire station with associated parking and driveways on approx. 2.07 acres.

CURRENT ZONING: C-2 General Commercial -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
- 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 11,846 SF fire station with associated parking and driveways on approx. 2.07 acres.

There are two (2) existing buildings on site. The 4,458 SF building is planned to remain with the removal of the office add on and the carport, and the 1,576 SF building is planned to be removed. The existing gravel area and asphalt on site will also be removed. There is also a "site security wall" along the street that is proposed to be removed. One (1) entrance is currently on this site and connects to E. Bandini Ave.

TECHNICAL INFORMATION:

Utilities:

- Water:** Tontitown Water-There is an existing 8-inch water line on the south side of E. Bandini Ave. that the applicant plans to connect for service and the addition of one (1) fire hydrant. 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 north on Bandini Ave.
- 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 (1) existing fire hydrant to the east of this site on E. Bandini Ave. with a flow of 1,017 GPM. The applicant is proposing one additional hydrant and an FDC to service this proposed building.

There are two (2) entrances proposed on this site, but only one (1) is for general access. The other is solely for access to the fire bays, and will not be considered the same as a general access driveway.

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

Drainage:

There is no drainage proposed for this site as the impervious area will not be increased. The engineer has two minor comments remaining, and no concerns that the overall design of the site will be impacted.

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

Streets:

This project has frontage on E. Bandini Ave. There are two (2) entrances proposed on this site, but only one (1) is for general access. The other is solely for access to the fire bays, and will not be considered the same as a general access driveway. Site visibility appears to be adequate from the proposed entrance location.

The applicant has provided additional ROW, and a six (6) foot sidewalk, in order to be in compliance with the adopted Master Street Plan.

A waiver from street improvements has been requested.

Planning:

Architectural Plans were submitted, and meet Tontitown's Design Standards. All required setbacks are met.

The Landscape Plans shall be required to be signed by a Landscape Professional. Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting. The photometric shows minimal light leaving the site.

STAFF RECOMMENDATION: There are only minor comments remaining, therefore, staff recommends APPROVAL of the Tontitown Fire Station 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. 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.
3. The SWPPP shall be completed and posted on site prior to construction.
4. All interior drives shall meet the required compaction rating to support emergency vehicles.
5. The Landscape Plan shall be signed by a Landscape Professional.
6. If the waiver request regarding street improvements is not granted, the applicant shall be required to conform with City of Tontitown's standards.
7. 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.
8. 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.

SITE LOCATION:





JORGENSEN
+ASSOCIATES
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Established 1985

July 19, 2022

City of Tontitown
235 E Henri de Tonti Blvd
Tontitown, AR 72762

Attn: Planning Department
Re: Tontitown Fire Department – New Fire Station Large Scale Development – Street Improvements Waiver Narrative

To Whom It May Concern,

Please let this letter serve as a narrative to accompany the submission of a waiver request as it relates to the Tontitown Fire Department – New Fire Station Large Scale Development Located in the City Limits of Tontitown. More specifically this waiver request pertains to City of Tontitown Code Section – Chapter 90, Section 400.4, Part B – Typical Cross-Section. We are requesting this section of code, Typical Cross-Section as it relates to road improvements, be waived as a requirement to this large scale development. Please note that the proposed 6-foot sidewalk and associated greenspace will be constructed with this development per the master street plan section. This proposed sidewalk is shown 1-foot off the edge of the existing Right-of-Way/ Property Line with ample greenspace between the sidewalk and south edge of E. Bandini Avenue.

Please don't hesitate to contact me regarding any questions or concerns that you may have about this waiver request.

Sincerely,

Dillon B. Bentley

Dillon B. Bentley, P.E.
Project Engineer