



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **October 17, 2022**
Project: **Norris Plaza LSD**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

5

LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

1291 Henri de Tonti Blvd. - Norris Plaza
Parcel # 830-37730-005

SUMMARY: Applicant is requesting Large Scale Development (LSD) approval to construct a 10,632 SF commercial building with associated parking and drives on 2.46 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, existing 4" and 8" waterline

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Applicant is requesting Large Scale Development (LSD) approval to construct a 10,632 SF commercial building with associated parking and drives. Currently proposed to be 100% Office, as indicated on plans provided.

The development site is part of a two-lot development, whereas this project would take place on an existing lot of record – lot 2 @ 2.46 acres +/- . The other lot, lot 1 @ 2.05 acres, is recorded and immediately adjacent and to the west of the development site.

Vehicular access is provided from the north via a public ROW (Hwy. 412), to the east and west via private drives (Spallone Blvd. and Bob Griffin Rd.), and from the south via an adjacent commercial drive spanning the southern boundary of the subject property.

Stormwater detention is shown as a proposed detention pond between the east side of the proposed building and the west side of Spallone Blvd. (private).

The applicant is requesting a variance from two requirements associated with the City Landscaping Code.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 4-inch water line along the north side of the site within the Hwy. 412 ROW. There is also an 8-inch line along Spallone Blvd.

Electric: Ozarks Electric

Sewer/Septic: Sewer- this project proposes to connect to the City of Tontitown sewer system. There is an existing 8-inch sewer line.

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 located on the east side of Spallone Blvd. and two to the south of this site. No additional hydrants are show.

"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.

The proposed building is 10,632 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:

The applicant's engineer has submitted a drainage report for review. There are outstanding comments.

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

Streets:

Access to the site from the north is via a public road (Hwy 412), two private roads (east and west), and a fourth access point from the south via the existing commercial drive.

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

Planning:

Architectural Plans were submitted, and do not appear to meet Tontitown Standards for articulation and building materials. Additional information is required to be provided.

All required setbacks are met, with most of the Landscaping code being complied with. This is with the exception of two items in the landscape code the applicant is requesting relief from. In particular, the applicant has submitted variances from providing a landscape buffer along the perimeter of the lot, as it is entirely within a private roadway. The other provision is to allow one less tree per 50 feet of perimeter, given that the current plans show a proposed eight (8) space parking area along the south side of the project site, which in turn, is the area where an otherwise required tree would need to be location.

Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting.

The applicant is showing the trail section along Hwy. 412, as well as a sidewalk requested by staff along the Bob Griffin Private Drive.

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 Norris Plaza, Lot 2, Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. If the variance is not approved, the applicant shall comply with Tontitown Code.
2. All standard comments from Ozarks Electric shall be adhered to and all existing utility lines require a utility easement.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. "Fire Lane" striping shall be required and shall be reviewed and approved by the Fire Marshal prior to installation.
5. All interior drives shall meet the required compaction rating to support emergency vehicles.
6. A knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
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. Additional articulation shall be required for the proposed buildings. More details regarding façade material are required.
10. Correct all remaining items on the "Plat Requirement Worksheet" and 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.