



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: November 22, 2022
Project: **Paramount Metals**
Planner: Mark Latham, City
Planner

AGENDA ITEM

1

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

761 W. Henri de Tonti

Parcel # 830-37710-001, 830-37711-002, 830-37708-001, 830-37684—002, 830-376683-001

SUMMARY: **Paramount Metals** is requesting Preliminary LSD approval to construct an 8,000 SF warehouse and 3,250 SF office building in conjunction with their existing business.

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

CITY WARD: 3- Penny Baskin, Tim Burress

FLOODPLAIN: Yes

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water, existing 3" waterline

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Paramount Metals is proposing to add additional buildings on their existing site. The buildings proposed are an 8,000 SF warehouse located east on the site and a new 3,250 SF office area. The old office building will be removed.

This project has submitted stamped architectural plans for review prior to construction.

There is floodplain on this site and a permit is need to complete grading in the area.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 3-inch water line along West Henri de Tonti.

Electric: Ozarks Electric- Submitted standard comments and noted that all existing utility lines require a utility easement.

Sewer/Septic: Sewer is available on site.

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:

Chief Ramsey concerns are as follows: IFC 2012 Appendix B and C dictates a IIB construction occupancy of 7001-9800 sq feet requires tow hydrants spaced an average 450 apart. This building will need to have hydrant protection.

“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 8,000 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. The applicant’s engineer has submitted a drainage report for review. Once the City Engineer reviews the information, any additional comments shall be addressed.

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

Streets:

This project has existing frontage on West Henri De Tonti and will utilize existing access.

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 City of Tontitown design standards. The elevations shall be required to conform with the code. A photometric plan was submitted, and the lighting information provided, however, lighting cut sheets were not submitted. All lighting shall be required to be cut-off type lighting. A landscape plan was submitted, but does not meet City of Tontitown requirements, and shall be revised to conform with the code.

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 the Paramount Metals LSD with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. Architecture plans shall be approved prior to Construction Plan approval. Revised elevations showing that the exterior meets the building design standards shall be required prior to the Preliminary LSD being signed.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. "Fire Lane" striping shall be required, and applicant shall install two fire hydrants. Plans 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. 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. An updated Landscape Plan that addresses all portions of the Landscape code shall be required prior to the Preliminary LSD being signed.
9. Hose bib locations shall be required to be shown on the Landscape Plan.
10. 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.
11. The floodplain permit shall be submitted by the applicant, and fully processed and approved prior to any grading work.

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.