



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 28, 2023**  
Project: **Goddard Childcare**  
Planner: Courtney McNair, Garver

### PLANNING COMMISSION AGENDA ITEM

## PC 4

### PRELIMINARY LARGE-SCALE DEVELOPMENT (LSD) PLAN APPROVAL REQUEST

193 Fantinel Drive  
Parcel # 830-37867-000

**SUMMARY:** Goddard Childcare Center is requesting Preliminary LSD approval to construct an 8,904 SF commercial building with associated parking, drives, and outdoor play areas.

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

**CITY WARD:** 2- Daniel Montez, Larry Ardemagni

**FLOODPLAIN:** No

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

**Water:** Tontitown Water, existing 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:

Goddard Childcare Center is requesting Preliminary LSD approval to construct an 8,904 SF commercial building with associated parking, drives, and outdoor play areas.

This property is existing Lot 5 of the Fantinel Business Park which was platted in December 1999, and is 1.19 acres in size.

#### TECHNICAL INFORMATION:

##### Utilities:

**Water:** Tontitown Water-According to the Water System information, there is an existing 8-inch water line along the north side of this 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 on the west side of this property.

**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 approximately 600 feet from this project, and one hydrant is proposed on site with a remote Fire Department Connection (FDC) per the Fire Marshal's request. The fire flow information for the existing hydrant shall be required to be submitted.

There is one entrance onto Fantinel Drive. "Fire Lane" striping may be required and, if required, 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.

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

**Drainage:**

There is underground detention proposed with this project. The ditch along the north of this site is proposed to be reconfigured. This will need to be coordinated with the neighbor to the north. The City Engineer has reviewed the drainage report and has a few minor comments remaining.

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

**Streets:**

This project has frontage on Fantinel Drive, and is proposing one access connection.

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

**Planning:**

Architectural Plans were submitted, and meet the standards required by the City of Tontitown. All required setbacks are met, and the Landscaping Plan comments have been addressed. Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting.

**STAFF RECOMMENDATION:** There are some minor details that remain to be addressed at the Construction Plan phase of plan review, but nothing that will impact the overall design.

Therefore, staff recommends approval of the Goddard Childcare Center Preliminary 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. "Fire Lane" striping may be required and shall be reviewed and approved by the Fire Marshal prior to installation.

3. The fire flow information for the existing hydrant shall be required to be submitted.
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. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
7. The SWPPP shall be completed and posted on site prior to construction.
8. All remaining comments from Planning shall be addressed 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:**

