



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 28, 2023**
Project: **Copart LSD**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

PC 7

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN (LSD) APPROVAL REQUEST

W. Henri de Tonti Blvd. (W. Hwy. 412) (north of 2902 W HDT)
Parcel # 830-37909-001, 830-37897-007, 830-37897-006

SUMMARY: Copart is requesting Preliminary LSD approval to construct an Auto Wrecking/Salvage Yard for vehicle storage on 25 acres of land. They plan to have a small 10-foot by 40-foot operations trailer and a parking lot for customer/employee parking.

The developer is also requesting:

- Conditional Use Permit to allow the requested use.
- Variance to reduce the required buffer from 100 feet to 25 feet.
- Waiver from the requirement that parking areas and drives shall be curbed.

CURRENT ZONING: I -Industrial, this use is allowable with a Conditional Use Permit.

CITY WARD: 3- Mike Washkowiak, Tim Burress

FLOODPLAIN: No

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

Water: Tontitown Water, existing 6" waterline

Electric: Ozarks Electric

Sewer/Septic: Individual Septic System

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Copart is requesting Preliminary LSD approval to construct an Auto Wrecking/Salvage Yard for vehicle storage on 25 acres of land. They plan to have a small 10-foot by 40-foot operations trailer and a parking lot for customer/employee parking.

The developer is also requesting:

- Conditional Use Permit to allow the requested use.
- Variance to reduce the required buffer from 100 feet to 25 feet.
- Waiver from the requirement that parking areas and drives and landscaping shall be curbed.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 6-inch water line along W. Henri de Tonti Blvd.

Electric: Ozarks Electric

Sewer/Septic: Individual Septic System-Health Department Permit will need to be submitted to the City.

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 along Hwy. 412. The Fire Marshal is not requiring any additional hydrants to be placed at this time. The fire flow information for this hydrant shall be required to be provided.

The applicant is showing one access point onto Hwy. 412, and one access point (for emergency purposes only) on Liberty Ave. All interior drives must meet the required compaction rating to support emergency vehicles. The Fire Marshal is requiring a proof roll on the gravel travel areas.

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

The current building is a small operations trailer. If this is ever expanded, additional fire hydrants may be required.

Drainage:

There are two proposed detention ponds on this site. The City Engineer has reviewed the plans and drainage report and has additional comments.

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

Streets:

This project has frontage on Hwy. 412 and Liberty Ave. The main entrance is to be from Hwy. 412, and a secondary, emergency-only access is on Liberty Ave.

The applicant has stated that they do not want to construct the required trail or sidewalk sections along Hwy. 412 or Liberty Ave. at this time, however, no waiver was submitted. The required trail section along Hwy. 412 shall be constructed, and the required sidewalk section along Liberty Ave. shall be constructed.

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

Planning:

The proposed structure is a metal trailer. As this structure will not be visible from the public realm, no architectural design shall be required.

The applicant is requesting a variance to reduce the required 100-foot buffer to twenty-five (25) feet.

There are some inconsistencies between the Landscape Plan and Civil Plans submitted. Clarification is required.

Lighting cut sheets shall be required.

As stated above, the applicant has indicated that they do not want to construct the required trail or sidewalk sections along Hwy. 412 or Liberty Ave. at this time, however, no waiver was submitted. The required trail section along Hwy. 412 shall be constructed, and the required sidewalk section along Liberty Ave. shall be constructed.

STAFF RECOMMENDATION: There are many details that remain to be addressed at the Construction Plan phase of plan review. Additional details may change the proposed layout. This is a large site with few structures, so changes should be able to be made without much complication.

Therefore, staff recommends approval of Copart Preliminary Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. The requested Conditional Use Permit shall be required to be approved prior to the LSD approval.
2. If the waiver request for the curbing on the drives and parking areas is not approved, the applicant shall be required to meet Tontitown Standards.
3. If the variance request for the buffer reduction is not approved, the applicant shall be required to meet Tontitown Standards.
4. Health Department Permit shall be submitted to the City prior to construction.
5. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
6. The fire flow information for this hydrant shall be required to be provided.
7. A proof roll is required for the gravel travel areas.
8. All interior drives shall meet the required compaction rating to support emergency vehicles.
9. A Knox box allowing entry into the site shall be required. Placement is to be coordinated with the Fire Marshal.
10. 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.
11. The SWPPP shall be completed and posted on site prior to construction.
12. Clarification shall be required for the Landscape Plan.
13. The required trail section along Hwy. 412 shall be constructed, and the required sidewalk section along Liberty Ave. shall be constructed.
14. Lighting cut sheets shall be required.
15. Correct all remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. 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:

