



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 28, 2023**
Project: **Pam Transportation LSD**
Planner: Kevin M. Gambrill, Garver

PAM TRANSPORTATION LSD – PC AGENDA ITEM NO 2 PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN (LSD) APPROVAL REQUEST

297 W. Henri de Tonti Blvd. (Hwy. 412) (at western terminus of W. Washington Ave.)
Parcel # 830-37528-000; 830-37526-000; 830-37521-00

SUMMARY:

Applicant is requesting Preliminary LSD approval to construct a 56,000 sf.+/- parking lot expansion on the 4.26-acre site.

CURRENT ZONING: C2 – General Commercial (use is permitted by right).

CITY WARD: 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: No

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

Water: Tontitown Water
Electric: Ozark Electric
Sewer/Septic: Tontitown Sewer
Phone: AT&T
Natural Gas: Black Hills Energy
Cable: Cox Communications
School District: Springdale

PROJECT SYNOPSIS:

Applicant is requesting Preliminary LSD approval to construct an approximately 59,500 sf parking lot expansion on an existing 4.26-acre site. The parking lot is being proposed to support the existing business operations for the property owners (Pam Transportation). The parking lot would be constructed at the rear of an existing parking lot and would be accessed from two locations. The first point of access would be from the western terminus of West Washington Ave., with the second point of access stemming from an existing ingress/egress point along the western side of the business's frontage with Hwy. 412 and extending southward to meet the proposed parking lot expansion. Site plans submitted shows the proposed parking lot with 149 standard parking spaces, 6 ADA Accessible spaces, for a total of 155 parking spaces in all. Site plans show proposed stormwater detention, exterior lot lighting, pedestrian directional striping, an outdoor break area with pavilion, and sidewalk connections to the existing parking lot to the north as well as additional sidewalk connections to the businesses existing commercial office buildings.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 8" waterline
Electric: Carroll Electric
Sewer/Septic: Tontitown Sewer - existing 8" sanitary line
Phone: AT&T
Natural Gas: Black Hills Energy
Cable: Cox Communications

School District: Springdale

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:

No comments were submitted.

Drainage / Stormwater Management:

The applicant plans to construct two (2) proposed detention ponds to the west and southeast sides of the proposed parking lot. The applicant's engineer has submitted revised drainage report for review (3/14/2023). All drainage report comments from the City Engineer must be addressed prior to Construction Plan approval.

Streets:

This project does not have public street frontage and is proposing to take access from Hwy. 412 via an existing use in common access easement along the east side of the site southward to the public right-of-way. All interior drives must meet the required compaction rating to support emergency vehicles.

City Engineer would like the applicant to clarify width of drive aisle adjacent to off-street parking area south of the proposed off-street parking lot, as plans show a 20' utility easement (U.E.) and access easement (A.E.), but the total ingress / egress area appears to extend southward and overlap into northern portion of parcel adjacent and south of the subject property.

Utilities:

This project is not connecting to sanitary sewer service lines; there does appear to be a notation on the parking lot lighting / luminosity plan indicating a *'future events area'* may be serviced by potable water. If so, will need to confirm connections, ensuring that the line materials are adequate if being paved over by portions of proposed parking lot. In addition, plans will need to note the presence of any previously installed septic systems or septic overflow problems. If no septic systems and/or prior overflows exist, plans should note accordingly.

Planning:

Luminosity plans and cut-sheets for lighting comply with site lighting requirements. See plat requirement worksheet items, remaining to be addressed prior to construction.

STAFF RECOMMENDATION:

Where there are some remaining details to be addressed at the Construction Plan phase of plan review, there does not appear to be anything that would significantly impact the overall design.

As such, Staff recommends approval of the Pam Transportation 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. All interior drives shall meet the required compaction rating to support emergency vehicles.
4. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
5. The SWPPP shall be completed and posted on site prior to construction.
6. Confirm method of irrigation, and if hose bibs will be utilized, then the locations of each bib shall be required to be shown on the Landscape Plan. Presently, landscaping plan sheets do not show the location of any hose bibs.
7. Correct all remaining items on the "Plat Requirement Worksheet", and any additional Planning comments, prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
8. Applicant shall clarify the width of all drive aisle adjacent to off-street parking area south of proposed off-street parking lot.
9. Verify if the 'future events area', shown on the lighting and luminosity plan, will be serviced with potable water and electric, and if so, confirm connections, ensuring that any future linework installations are adequate if being paved over by portions of proposed parking lot.

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:

