



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **March 28, 2023**
Project: **Maven Commercial LSD**
Planner: Kevin M. Gambrill, Garver

NEW MAVEN COMMERCIAL, LLC – PC AGENDA ITEM NO 3 PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN (LSD) APPROVAL REQUEST

1394 W. Henri de Tonti Blvd. (Hwy. 412) Parcel # 830-38880-000

SUMMARY: Applicant is requesting Preliminary LSD approval to construct a 7,833 sf +/- commercial / retail building on the approximately 0.92 acre lot (Lot 3, Admiral Addition).

CURRENT ZONING: **C2** – General Commercial (proposed uses permitted by right).

CITY WARD: 2- Daniel Montez, Larry Ardemagni

FLOODPLAIN: No

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: SBC / Southwestern Bell

Natural Gas: Source Gas

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Applicant is requesting Preliminary LSD approval to construct a 7,833 sf +/- commercial / retail building, along with associated site improvements and requisite utility connections. In addition to the proposed building, site plans submitted shows associated off-street parking, internal public driveway connections, solid waste receptacle, stormwater catchment and conveyance, and requisite public water and sewer connections. Vehicle access would be provided via a proposed 30' wide ingress/egress curb-cut from the south side of Hwy. 412.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- existing 8-inch water line

Electric: Ozarks Electric – No comments received

Sewer/Septic: Tontitown Sewer, existing 8" sanitary line

Phone: AT&T – No comments received

Natural Gas: Source Gas - No comments were received.

Cable: Cox Communications- No comments were received.

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 erosion control plan. A SWPPP must be completed and posted on site prior to construction.

Police:

No comments were submitted.

Fire:

Per discussion with Fire Marshal, certificate of occupancy will be dependent upon if fire suppression will be achieved through the use of sprinklers. Fire lane striping will be dependent upon if sprinklers will be used for fire suppression. Coordination with Fire Marshal will be required here. Note; if building is utilizing sprinklers, will need to be within 100' of a hydrant. Fire Marshal also notes that a Knox box shall be required for the proposed building.

Drainage / Stormwater Management:

There is not a detention pond proposed for this site. The applicant plans to utilize the existing stormwater conveyance via nearby curb and gutter and stormwater inlets along public right-of-way. The applicant's engineer has submitted a revised drainage report for review, and there are no additional/outstanding comments from the City Engineer.

Streets:

This project is proposed to take access from Hwy. 412 via an existing / widened curb-cut from the public ROW. All interior drives must meet the required compaction rating to support emergency vehicles.

Utilities:

This project is connecting to existing water and sanitary sewer service lines.

Planning:

In addition to the plat requirement worksheet items, Planning Staff would like confirmation of location, orientation, type, and placement of all exterior lighting throughout the site, and show the same on a separate lighting cut-sheet. Lighting cut sheet should also provide a luminosity plan in compliance with Chapter 152.150. Further, Staff needs information regarding landscaping treatments and architectural elevations meet the requirements of the Code.

The applicant did not meet the required parking spaces needed, so they eliminated the loading zone to add additional parking. This plan does not currently meet the off-street loading requirements now. A variance will need to be requested if this cannot be resolved on site.

STAFF RECOMMENDATION:

While there are a number of 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 Maven Commercial, LLC Preliminary Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. Either the applicant shall request a variance to allow removing the required loading space area, or the applicant shall provide the required amount of loading space. If they request a variance and it is not approved, the applicant shall be required to meet Tontitown code.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
3. Method for fire suppression shall be confirmed with Fire Marshal.
4. Fire lane striping shall be modified on parking plans based upon confirmed method of fire

- suppression and shall be reviewed and approved by Fire Marshal.
5. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
 6. Plans shall confirm building is within 100 feet of a hydrant if utilizing sprinklers for fire suppression.
 7. All interior drives shall meet the required compaction rating to support emergency vehicles.
 8. Site plans shall be revised to show 12' wide sidewalks per Master Street Plan (MSP), and provide a typical cross section in compliance with MSP, complete with all required elements.
 9. Provide separate lighting plan with luminosity plan in compliance with Sec. 152.150.
 10. Landscape Plans shall be revised to confirm the method of irrigation, as the current landscape plans notes a series of possible methods of irrigation but does not definitively choose / select one over another.
 11. Provide architectural elevation drawings that meet design requirements for materials type, orientation, and massing in accordance with Sec. 152.151.
 12. The SWPPP shall be completed and posted on site prior to construction.
 13. 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.
 14. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
 15. Incorporate remaining 1,215 sf into parking calculations, identify the type of restaurant use for this square footage on site plans, then articulate the specifics of required parking relative to the number of parking spaces provided.
 16. If the applicants' parking variance is not approved, the project shall be designed to meet the off-street parking requirements found within the City Zoning Code.

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.

