



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **April 25, 2023**  
Project: **Casalini Warehouse LSD**  
Planner: Kevin M. Gambrell, Garver

### CASALINI WAREHOUSE PRELIMINARY LSD PC 3

E. Henri de Tonti Blvd. (Hwy. 412) (west of 175 Kevin Ln.)  
Parcel # 830-37754-000, 830-37557-000

**SUMMARY:** Applicant is requesting Preliminary LSD approval to construct a Warehouse / Office building on the approximately 0.72 acres. Site plans submitted shows a proposed 12,650 sf. +/- building and associated off-street parking, solid waste receptacle, stormwater catchment and conveyance, and requisite public water and sewer connections. Vehicle access would be provided via an existing 20' wide use-in-common access easement connecting the site to Hwy. 412.

**CURRENT ZONING:** CT – Trades & Services; Limited Office / Ancillary Warehousing  
are 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, existing 8" waterline

**Electric:** Ozarks Electric

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

**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 Warehouse / Office building, along with associated site improvements and requisite utility connections.

#### TECHNICAL INFORMATION:

##### Utilities:

**Water:** Tontitown Water- existing 8-inch water line

**Electric:** Ozarks Electric

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

**Phone:** SBC / Southwestern Bell - No comments were received from ATT.

**Natural Gas:** Source Gas - 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:**

Fire Marshal comments include the following. Buildings over 12,000 sf need sprinklers installed for fire suppression. If not proposing sprinklers, need to reduce overall size of building. Also, 2-hour fire walls will need to be installed separating each unit, and the detail sheets need to be revised showing either signage or striping indicating 'do not block drive', 'fire lane, do not block'. Finally, a Knox box will be required for all proposed building(s).

**Drainage / Stormwater Management:**

There is not a detention pond proposed for this site. The applicant plans to utilize the existing detention pond on the adjacent property to the northwest. The applicant's engineer has submitted a drainage report for review. All comments from the City Engineer must be addressed prior to Construction Plan approval. Outstanding City Engineer comments are; Reconcile difference between the size of the outlet structure modeled in the drainage report (1' weir) and the grading plan (appears to measure 1'-10" per survey). Address City Engineering comments regarding storm sewer calculations.

**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.

**Utilities:**

This project is connecting to existing water and sanitary sewer service lines. City Public Works has reviewed the clearance between sanitary sewer and stormwater pipe and is deemed adequate and acceptable.

**Planning:**

In addition to the plat requirement worksheet items, Planning Staff offers the following; Correct zoning on topographic survey to C-T (incorrectly states zoning as C-2). Furthermore, please verify if there will be any signage proposed on the site (excluding signage proposed along the building façade).

**Landscaping:**

Need to revise landscape plan with updated building footprint. Add hose bib shown on site plan to eastern building façade on landscaping plan. There is approximately 80 to 90 linear feet along the rear of the building that is not within 100' of a hose bib for irrigation. Please add a hose bib to the north side of the building or add an additional bib elsewhere along the sides in order for a hose to reach this area to within 100 feet.

**STAFF RECOMMENDATION:**

Where 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, layout, and functional elements of the Site Plan. As such, Staff recommends approval of Casalini Warehouse Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. Proposed property line along northwest portion of Site Plan boundaries states 'to be platted'. Revised plat / re-platting must be completed and recorded before any construction begins on site.
2. All standard comments from Ozarks Electric shall be adhered to and all existing utility lines require a utility easement.
3. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
4. "Fire Lane" striping shall be required and shall be reviewed and approved by the Fire Marshal prior to installation.
5. All interior drives shall meet the required compaction rating to support emergency vehicles.
6. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
7. Revise Landscape Plan showing building footprint shown on Site Plan / other plan sheets.
8. Revise Landscape Plan showing a hose bib along the eastern building façade (as shown on Site Plan).
9. Revise Landscape Plan to add a hose bib to the north side of the building or add an additional bib elsewhere along the sides in order for a hose to reach all of the landscaping elements to within 100 feet.
10. Correct all remaining items on the "Plat Requirement Worksheet" 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. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
13. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction.
14. If the waiver regarding setbacks is not approved, the applicant shall be required to meet the setback standards for CT zoning.

**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:

