



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **July 25th, 2023**
Project: **PAM Trucking School**
Planner: Zak Johnston, P.E.

PAM TRUCKING SCHOOL PRELIMINARY LSD

PC2

294 W BANDINI AVE
Parcel # 830-37563-000

SUMMARY: The applicant is proposing the construction of an 6,720 sqft Trucking School; complete with 4,800 sqft of classroom space and a 1920 trucking bay. The project resides on a larger 10.82 AC tract of land currently owned by PAM Transport INC and is within the PAM Campus. Plans show associated off-street parking on the overall campus, solid waste receptacle, stormwater conveyance, and requisite public water and sewer connections. Vehicle access would be provided via a currently existing private access drive that fronts W Bandini AVE.

CURRENT ZONING: C-2 - General Commercial

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: NO

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

Water: Tontitown Water, Existing 6" Waterline along Barrington RD

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, Existing 8" Sanitary Line on PAM Campus

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

Applicant is requesting Preliminary LSD approval to construct a Trucking School, along with associated site improvements and requisite utility connections.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water, Existing 6" Waterline along Barrington RD. An offsite water main extension with supporting easement documentation will be required.

Electric: Ozarks Electric - No comments were received from OE.

Sewer/Septic: Tontitown Sewer, Existing 8" Sanitary Line

Phone: ATT - 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.

Internet: Ozarks GO - 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:

An additional Fire Hydrant will need to be constructed as part of this project (currently shown on plans)

Drainage / Stormwater Management:

A stormwater detention system is not proposed for this project as the LSD will slightly reduce the impervious surfaces on the property by demoing a large chicken house in order to build the proposed school. Runoff rates will remain the same post project as compared to existing conditions without detention.

Streets:

This project does not have public street frontage and is proposing access to a public street via a private road that connects to W Bandini RD, thence to Barrington RD.

***NOTE: The applicant has requested a Variance to 153.210(A)(4)(a) related to required off street parking and loading spaces being located on the same lot as the principal use. Should this variance fail to pass, the LSD will need to be updated accordingly.

All interior off street parking and loading must meet the required compaction rating to support emergency vehicles.

Utilities:

This project is connecting to existing water and sanitary sewer service lines. An offsite extension of the public water system will be required to bring a fire hydrant to the project site. All easements for this extension will need to be acquired before construction of the water main can begin. A preconstruction conference will not be scheduled until the applicant provides Tontitown Planning with recorded easements and Arkansas Department of Health approval.

Planning:

In addition to the plat requirement worksheet items, Planning Staff offers the following;

1. Please provide additional detail related to the dumpster shown on the plans. The Dumpster detail shall address necessary paving and compaction to support a waste collection vehicle as well as address screening requirements.

***NOTE: The applicant has requested a Waiver to 152.151(E)(1) related to primary building materials for LSDs. Unfortunately, this waiver did not meet the public notice requirements to be heard on the July 25th, 2023 PC meeting; subsequently, this waiver will be heard on the following August 22nd, 2023 PC meeting. Should this waiver fail to pass, the LSD will need to be updated accordingly.

Landscaping:

The Landscape Plan, while compliant with Tontitown Code, still has many labeling errors that need to be corrected before final submittal. Please address these errors before Construction Plan submittal. The Landscape Plan appears to be compliant with Tontitown Code 153.212 and includes proper accommodations for Street Trees, Landscaped Street Frontage Buffer, Interior Parking Lot Landscaping, Interior Stie Landscaping, and Landscaped Perimeter Buffer. The irrigation system is proposed to be feed with hose bibs located onsite.

STAFF RECOMMENDATION:

Only a few additional cleanup notes need to be added to the planset. 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 PAM TRUCKING SCHOOL Preliminary Large-Scale Development with conditions.

GENERAL CONDITIONS OF APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. All interior drives shall meet the required compaction rating to support emergency vehicles.
3. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
4. Correct any 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.
5. The SWPPP shall be completed and posted on site prior to construction.
6. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
7. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction.
8. Final DWG files of the project shall be submitted to the City Engineer with Construction Plans.

*****NOTE: The project has been reviewed for adherence to Tontitown Planning and Development Code in good faith by Tontitown Planning Staff. However, oversight of any regulations does not relieve the Owner of their responsibility to comply with all Tontitown Planning and Development Code, as well as any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. Please address labeling errors throughout the Landscape Plan for the Construction Plan submittal as directed by the City Engineer.
2. Please add a Dumpster Detail as directed by the City Engineer.
3. Please clarify how the proposed private sanitary sewer service will reach the existing 8" public main locate NE of the project.
4. The Project has been submitted with one (1) variances request and one (1) waiver request. These include variances/waivers to codes:
 - a. 153.210 (A)(4)(a) – Variance related to required off street parking and loading spaces being located on the same lot as the principal use.
 - b. 152.151(E)(1) – Waiver of primary building materials consisting of brick, textured concrete block, stucco, wood, synthetic stone or natural stone.

If either of these variance/waiver requests fail to pass, the plans must be updated accordingly and resubmitted to Tontitown Planning.

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:

