



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **July 25th, 2023**
Project: **Joe Bumper Collision**
Planner: Zak Johnston, P.E.

JOE BUMPER COLLISION PRELIMINARY LSD PC3

110 Industrial CIR West
Parcel # 830-37814-000

SUMMARY: The applicant is proposing the construction of an 8,700 sqft Collision Center; complete with 7,200 sqft of general repair space with 3.5 garage bays, 862 sqft of office space, and 638 sqft of retail space. The project resides on a 1.15 AC tract of land on the southeast corner of Henri de Tonti BLVD and W Industrial CIR. Plans show 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 approximately 31.5' access drive that fronts Industrial CIR.

CURRENT ZONING: C-2 - General Commercial

CITY WARD: Ward 1 – Misty Piazza, Amber Ibarra

FLOODPLAIN: NO

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

Water: Tontitown Water, Existing 6" Waterline in SW corner of property

Electric: Ozarks Electric

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

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 Collision Center, along with associated site improvements and requisite utility connections.

TECHNICAL INFORMATION

Utilities:

Water: Tontitown Water - Existing 6" Waterline, in SW corner of property

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:

There is a detention pond proposed for this site. 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;

1. Add note to plans: Trickle channel within detention to be installed with a minimum 0.5% cross slope.
2. Low spot located in the NW corner of the property will need to be raised to prevent ponding.

Streets and Off-street Parking:

The project will access public street frontage using a curb cut onto W Industrial CIR. W Industrial CIR which is a Local Street according to the Tontitown Master Street Plan. Proposed improvements include sidewalks along both W Industrial CIR and Henri de Tonti BLVD according to the Master Street Plan typical section.

***NOTE: The applicant has requested a Variance to 153.210(A) related to required paving of off street parking and loading spaces within 100' of street frontage. Should this variance fail to pass, the LSD will need to be updated accordingly.

Utilities:

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

Planning:

In addition to the plat requirement worksheet items, Planning Staff offers the following; Please verify if there will be any signage proposed on the site (excluding signage proposed along the building façade).

Landscaping:

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 landscape will be irrigated with frost free hydrants spread throughout the development. The irrigation system is proposed to be feed off a secondary water meter and includes an RPZ.

***NOTE: The applicant has requested a Variance to 153.212(l) related to the Landscape Buffer width minimum of 10'. Should this variance fail to pass, the Landscape Plan will need to be updated accordingly.

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 JOE BUMPER COLLISION Preliminary Large-Scale Development with the following 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 add/address construction notes throughout the planset for the Construction Plans as directed by the City Engineer.
2. Please address the remaining Drainage Comments as directed by the City Engineer.
3. The Project has been submitted with two (2) variances requests. These include variances to codes:
 - a. 153.212 (I) – Reduction of Landscaped Street Frontage Buffer from 10' to 2.5'
 - b. 153.210(A) – Reduction of required paving of off street parking and loading spaces within 100' of street frontage Right of Way from 100' to none.

If either of these variance 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:

