



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **September 26th, 2023**
Project: **Vapor Maven LSD**
Planner: Zak Johnston, P.E.

VAPOR MAVEN PRELIMINARY LSD PC AGENDA ITEM 4

516 W Henri de Tonti BLVD
Parcel # 830-37654-000

SUMMARY: Applicant is requesting Preliminary LSD approval to construct a 107,000 sq.ft. mixed use (retail and warehouse) building on an approximately 10.6 AC tract of land along the W Henri de Tonti BLVD. Plans show associated off-street parking, solid waste receptacles, stormwater catchment and conveyance, and requisite public water and sewer connections.

CURRENT ZONING: C-2 - General Commercial

CITY WARD: Ward 2 – Daniel Montez, Larry Ardemagni

FLOODPLAIN: YES

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

Water: Tontitown Water, Existing 6" Waterline, New 18" to be installed

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 107,000 sq.ft. mixed use (retail and warehouse) building on an approximately 10.6 AC tract of land along the W Henri de Tonti BLVD. Plans show associated off-street parking, solid waste receptacles, stormwater catchment and conveyance, and requisite public water and sewer connections. Access to the site will be provided via two drives on W Henri de Tonti BLVD.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 6-inch water line, future 18-inch water line

Electric: Ozarks Electric – Provided standard development commentary.

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:

Fire Marshal comments include the following. Buildings over 12,000 sf need sprinklers installed for fire suppression.

- Fire lane around the building must be 26' wide
- FHs to be 30' away from building
- FDC to be placed in greenspace and NOT located on the building

Plans for fire suppression shall be submitted to the fire department for review and approval prior to construction.

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;

- Add construction detail concerning emergency overflow weir
- Address City Engineering comments regarding storm sewer inlet extension calculations.

Streets:

The project will access W Henri de Tonti BLVD via one of two access drives located on the east and west side of the of the project. All drives width in the interior conform to required widths per fire code. A trail section is shown to be constructed along HWY 412.

Utilities:

This project is connecting to existing water and sanitary sewer service lines. The projects fire system will tie into Tontitown's new 18" water main currently being constructed.

Planning:

Please correct Building Setback dimensions shown on the Cover Sheet.

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.

STAFF RECOMMENDATION:

Staff **RECOMMENDS APPROVAL** of Vapor Maven 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 not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. Please add construction details as indicated on the plans for the Construction Plans submittal as directed by the City Engineer.
2. Please address the remaining Drainage Comment concerning inlet extensions and emergency overflow as directed by the City Engineer.

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:

