



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **October 24th, 2023**  
Project: **Old Oak Commercial**  
Planner: Zak Johnston, P.E.

### OLD OAK COMMERCIAL WAREHOUSE PRELIMINARY LSD PC AGENDA ITEM 2

Industrial Drive  
Parcel # 830-37804-000

#### **SUMMARY:**

The applicant is requesting LSD approval to construct (2) commercial warehouse buildings on a 3.8-acre tract of land on the east side of Industrial Drive in Tontitown, AR.

The proposal includes (2) buildings; one 31,000 sq.ft. warehouse building and one 39,750 sq.ft. warehouse building. Plans show associated off-street parking, stormwater catchment and conveyance, and requisite public water and sewer connections. Vehicle access would be provided directly on Industrial Drive along the wester property boundary.

#### **CURRENT ZONING: C2-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 8" Waterline  
**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:**

The applicant is requesting LSD approval to construct (2) commercial warehouse buildings on a 3.8-acre tract of land on the east side of Industrial Drive in Tontitown, AR.

#### **TECHNICAL INFORMATION:**

##### **Utilities:**

**Water:** Tontitown Water - existing 8-inch water line  
**Electric:** Ozarks Electric – has provide standard commentary related to the project as well as requested 8 additional feet of easement along the northern tract of land to supply service.  
**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:**

Both buildings are proposed to be sprinkled. The Fire Marshal has offered the following commentary in relation to this project:

- (4) additional fire hydrants, one at each entrance, one between the FDCs, and one in the back of the property.
- There must be a minimum 26' wide dedicated fire access road around the buildings on the north and east side of the property not more than 30' from the building with an approved turn around on the east side. The turn around land in the gravel area must have a sub compacted subgrade and be capable of supporting emergency vehicles of 75,000 lbs.
- The dedicated access road must be free of any materials, vehicles, equipment etc. at all times. Provide proper accommodations for a dedicated turn around lane.

**Drainage / Stormwater Management:**

There is one detention pond proposed for this site, located in the southeast corner of the property. 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;

- The grading around the drainage swale in the northeast corner needs to be better defined for construction documentation.

**Streets:**

This project is connected to public street frontage along Industrial Drive. All private drives shown are an appropriate width for fire access.

\*\*\*The applicant is requesting a WAIVER from the Master Street Plan. This includes the required width street section and addition of sidewalk. \*\*\*

**Utilities:**

This project is connecting to existing water and sanitary sewer service lines. Several additional fire hydrants are proposed across the site to support emergency services.

**Planning:**

Please ensure plat requirement worksheet items are complete.

\*\*\*The applicant is requesting a WAIVER from the Design Standards for Large Scale Developments Code 152.151. Specifically, a reduction of primary materials for the building façade. Currently, only approximately 15% of the front is an approved material with the rest being sheet metal. The backside of the north building, next to residential zoning, is proposed with 0% approved primary material. \*\*\*

**Landscaping:**

The project includes a few shrubs and trees within the project.

\*\*\*The applicant is requesting a WAIVER from the Landscaping Code 153.212. The waiver request encompasses all subcategories within the Landscape Code including, Code (G) Street Trees, Code (I) Landscaped Street Frontage, Code (K) Interior Site Landscaping, and (L) Permitter Buffer. \*\*\*

**STAFF RECOMMENDATION:**

As such, Staff **RECOMMENDS APPROVAL** of Old Oak 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. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
3. 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.
4. The SWPPP shall be completed and posted on site prior to construction.
5. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
6. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction.
7. 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. The Project has been submitted with three (3) waiver requests. If any of these requests fail to pass, the plans must be updated accordingly and resubmitted to Tontitown Planning.
2. All commentary from the Fire Marshal must be adhered to.

**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:



