



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **March 30th, 2026**
Project: **PAM Parking LSD**
Planner: Zak Johnston, P.E.

PAM TRANSPORT, LSD PC AGENDA ITEM 2

297 W HENRI DE TONTI BLVD
Parcel # 830-37525-000, 830-37526-000, and 830-37527-000

SUMMARY: The applicant is requesting LSD approval to construct training and parking facilities to support the PAM Trucking School and overall PAM Campus. The project includes approximately 163,000 sq.ft. (3.71 acres) of graveled surface in addition to supporting detention and landscaping infrastructure.

CURRENT ZONING: C-2, General Commercial

CITY WARD: Ward 3 – Mike Washkowiak and Tim Burress

FLOODPLAIN: NO

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

Water: Tontitown Water
Electric: Ozarks Electric
Sewer/Septic: Tontitown Sewer
Phone: ATT
Natural Gas: Black Hills Energy
Cable: Cox Communications
Internet: Ozarks GO
School District: Springdale

PROJECT SYNOPSIS:

The applicant, PAM Transport INC., represented by Bates Engineering, is requesting LSD approval to expand their training and parking facilities in the northwest portion of the PAM Transport Campus. The project is located approximately 350' south of W Henri de Tonti BLVD and 300' east of Pozza LN and will span three parcels currently owned by PAM Transport.

The project consists of constructing approximately 163,000 sq.ft. (3.71 acres) of graveled surface, in addition to site grading, and stormwater infrastructure improvements. No new utility services are proposed with the development.

Access to the project will come through the existing PAM Transport parking facilities which ultimately connect to W Henri de Tonti BLVD and S Barrington RD.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 6" water line at multiple sites
Electric: Ozarks Electric – Comment provided to the applicant
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 GO.

***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 site includes a Stormwater Pollution Prevention Plan. Note, the disturbed area associated with the project is <5 AC and will fall under ADEQ's General Construction Stormwater Permit, ARR150000 Small Site Automatic Coverage.

Police:

No comments were submitted.

Fire:

No comments were submitted.

Drainage / Stormwater Management:

The applicant submitted a Drainage Report with the LSD application. The majority of the site is designed to sheet flow west across the proposed parking areas into a dry detention basin, which will discharge stormwater to the west. The applicant indicates that peak stormwater flows in this direction will be reduced under proposed conditions.

Additionally, a portion of the parking area will sheet flow east into a drainage swale along the eastern boundary. This swale will convey runoff to an existing detention pond constructed in 2023. The pond was reanalyzed under proposed conditions and shows no net increase in peak discharge leaving the site.

Overall, the proposed drainage plan generally complies with the Tontitown Drainage Manual. However, additional information is required prior to construction plan approval:

1. Per Tontitown Drainage Manual Section 5.3.0, the detention pond must include an emergency overflow spillway.
2. A level spreader is proposed downstream of the detention pond outlet. Please provide a construction detail.
3. The outfall protection note references "D50," defined as the median stone diameter where 50% of the material is smaller by weight. Please specify the required stone size (D50) for velocity dissipation at the outfall.

Streets:

The site will access W. Henri de Tonti Blvd and Barrington Road via existing private drives. No new access points are proposed.

The applicant proposes 6 inches of Class 7 aggregate over 12 inches of compacted subgrade for the parking and training areas.

Utilities:

Water and sewer mains are available on the PAM Transport campus. No new service connections are proposed with this LSD application.

Planning/Landscaping

The applicant provided a landscaping plan in accordance with Tontitown Code Section 153.212(L) for landscaped perimeter buffering. One tree per 50 linear feet is provided along the northern property boundary; however, no perimeter trees are shown along the western boundary.

Adjacent properties include Parcel 830-37674-002 (Red Door Investment Enterprise LLC) and Parcel 830-37674-000 (Mark and Paula Zulpo Trust). Perimeter trees along the western boundary are required for construction plan approval.

STAFF RECOMMENDATION:

Staff **RECOMMENDS APPROVAL** of PAM Transport LSD, 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. The SWPPP shall be completed and posted on site prior to construction.
4. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
5. Final DWG files of the project shall be submitted to the City Engineer with Construction Plans.

*****NOTE: REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODE AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF TONTITOWN ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF TONTITOWN, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND DURING OR AFTER IMPROVEMENT CONSTRUCTION.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. Per Tontitown Drainage Manual Ch. 5.3.0 – Detention Pond must include an overflow spillway for emergency events
2. A "level spreader" is proposed downstream of the detention pond outlet. Please provide a construction detail.
3. A note for the velocity dissipation at the outfall, "D50" refers to the median stone diameter where 50% of the rock mixture by weight is smaller than that size; i.e., please specify the desired diameter of stone needed for the outfall.
4. Perimeter landscape trees along the western boundary at 1 per 50 linear feet.

PROCESS NOTES:

1. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
2. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
3. The applicant shall apply for all required permits prior to construction.
4. All required fees and invoices shall be paid.

Site location:



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1 inch = 208 feet