



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **June 30th, 2026**
Project: **Police Station. LSD**
Planner: Matt Casey, P.E.,

Tontitown Police Station LSD PC AGENDA ITEM 3

E. Fletcher Ave.
Parcel # 830-37615-007

SUMMARY: The applicant is requesting LSD approval to construct a new police station for the City of Tontitown. The project includes a new police station building, 44 paved parking spaces and drive aisles, gravel staging areas, stormwater detention and landscaping infrastructure.

CURRENT ZONING: C-1, Light Commercial/Office

CITY WARD: Ward 1 – Misty Piazza, Mick Wagner

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, City of Tontitown, represented by Karstetter Johnston, is requesting LSD approval to construct a new police station for the City of Tontitown. The project includes a new police station building, 44 paved parking spaces and associated drive aisles, gravel staging areas, stormwater detention, water and sewer extensions and landscaping infrastructure.

A new 8" water main is proposed to be extended from the northwest corner of the site across the site frontage to stub out on the northeast corner for future extension to the east. Water will also be extended into the site to provide fire protection.

An individual sanitary sewer lift station will be installed to serve the new facility. A small diameter force main will be extended north along Agnes Drive to connect to an existing manhole.

Access to the project will come two driveways connecting directly to E Fletcher Avenue.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water – proposed 8" water line

Electric: Ozarks Electric – Comments provided to the applicant

Sewer/Septic: Tontitown Sewer, proposed lift station and force main

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 Ozarks 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 across the proposed parking areas into a drainage channel and then south into a dry detention basin, which will discharge stormwater to the south. The applicant indicates that peak stormwater flows in this direction will be reduced under proposed conditions.

Overall, the proposed drainage plan complies with the Tontitown Drainage Manual.

Streets:

The site will access E Fletcher Ave. by two proposed private driveways.

Utilities:

A new 8" water main is proposed to be extended from the northwest corner of the site across the site frontage to stub out on the northeast corner for future extension to the east. Water will also be extended into the site to provide fire protection.

An individual sanitary sewer lift station will be installed to serve the new facility. A small diameter force main will be extended north along Agnes Drive to connect to an existing manhole.

Planning/Landscaping

The applicant provided a landscaping plan in accordance with Tontitown Code Section 153.212 for landscape requirements. One tree per 50 linear feet is provided along the property boundaries as well as the 10' wide landscaped street frontage, interior parking landscaping, and interior site landscaping.

Adjacent properties include Parcel 830-37615-003 (James and Sandra Burkett), 830-37615-001 (Ricky and Romona Piazza), 830-37615-002 (Ricky and Romona Piazza), 830-37616-000 (Brenda Edgmon, Janica Ricks), 830-37618-000 (Matthew and Misty Piazza), 830-37617-004 (Andrew Piazza), and 830-37615-007 (Lipspace, LLC).

STAFF RECOMMENDATION:

Staff **RECOMMENDS APPROVAL** of Tontitown Police Station 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. None.

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:

