



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 28, 2023**  
Project: **Auto Zone**  
Planner: Courtney McNair, Garver

### PLANNING COMMISSION AGENDA ITEM

## PC 3

### PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

Southwest corner of Hwy. 412 and Albano Drive  
Parcel # 830-39933-000

**SUMMARY:** Auto Zone is requesting Preliminary LSD approval to construct a 6,816 SF commercial building with associated parking and drives on 0.92 acres.

**CURRENT ZONING:** C-2 General Commercial-the proposed development meets the current zoning.

**CITY 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

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

#### PROJECT SYNOPSIS:

Auto Zone is requesting Preliminary LSD approval to construct a 6,816 SF commercial building with associated parking and drives on 0.92 acres.

The site is Lot 1 of the Maestri Commercial SD.

#### TECHNICAL INFORMATION:

##### Utilities:

**Water:** Tontitown Water-According to the Water System information, there is an existing 8-inch water line.

**Electric:** Ozarks Electric

**Sewer/Septic:** Sewer

**Phone:** AT&T- 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.

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:**

There is one existing fire hydrant on the northeast corner of this site. The fire flow information shall be submitted.

The applicant is showing two access points on Albano Drive. "Fire Lane" striping may be required and shall be reviewed and approved by the Fire Marshal prior to installation. All interior drives must meet the required compaction rating to support emergency vehicles.

A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.

**Drainage:**

The applicant is proposing underground detention with this project. The City Engineer has reviewed the drainage report and has some additional comments.

All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

**Streets:**

This project has frontage on Hwy. 412, but is not proposing to take access from the highway. There are two access points onto Albano Drive.

As stated above, all interior drives must meet the required compaction rating to support emergency vehicles.

**Planning:**

Architectural Plans were submitted, and do meet Tontitown Standards for articulation and building materials on the south building facade.

All required setbacks are met, and the Landscaping Plan comments have been addressed. Lighting cut sheets have been submitted, and all lighting will be cut-off type lighting.

The applicant is showing the trail section along Hwy. 412, and the sidewalk along Albano Drive.

**STAFF RECOMMENDATION:** There are some minor details that remain to be addressed at the Construction Plan phase of plan review, but nothing that will impact the overall design.

Therefore, staff recommends approval of Auto Zone Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. "Fire Lane" striping may be required and shall be reviewed and approved by the Fire Marshal prior to installation.

3. Fire flow information for the existing hydrant shall be required.
4. All interior drives shall meet the required compaction rating to support emergency vehicles.
5. A knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
6. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
7. The SWPPP shall be completed and posted on site prior to construction.
8. All remaining comments from Planning shall be addressed prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.

**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:**

