



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: July 25<sup>th</sup>, 2023  
Project: **CPS of NWA**  
Planner: Zak Johnston, P.E.

# CPS of NWA PRELIMINARY LSD PC4

366 E Henri de Tonti BLVD  
Parcel # 830-37626-002

**SUMMARY:** Applicant is requesting Preliminary LSD approval to construct a Warehouse / Office building on an approximately 2.16 acres tract of land. CPS of NWA is currently running their existing business operation onsite, this LSD seeks to expand operations and provide office rental space on the property. Site plans submitted shows a proposed 17,500 sf. +/- building, relocation of an existing shop building, continued operation of an existing residential structure turned office space and associated off-street parking, stormwater catchment and conveyance, and requisite public water and sewer connections. Vehicle access would be provided via an existing access drive to Henri de Tonti BLVD.

**CURRENT ZONING:** C-2 - General Commercial

**CITY WARD:** Ward 2 – Daniel Montez, Larry Ardemagni

**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:

Applicant is requesting Preliminary LSD approval to construct a Warehouse / Office building, along with associated site improvements and requisite utility connections.

### TECHNICAL INFORMATION:

#### Utilities:

**Water:** Tontitown Water - Existing 8" Waterline  
**Electric:** Ozarks Electric - No comments were received from OE.  
**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. If not proposing sprinklers, need to reduce overall size of building. Also, 2-hour fire walls will need to be installed separating each unit, and the detail sheets need to be revised showing either signage or striping indicating 'do not block drive', 'fire lane, do not block'. Two fire hydrants required. Finally, a Knox box will be required for all proposed building(s).

**Drainage / Stormwater Management:**

There are two detention ponds 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;

1. Both detention ponds seem to work per submitted Drainage Report; however additional construction detail is needed for Construction Plan approval. These include how the underground storage system to the north will be constructed as well as adding an emergency overflow to the south detention pond.
2. Please provide storm sewer profiles and HGLs on Construction Plans.

**Streets:**

This project has public street frontage to Henri de Tonti BLVD via two access points; one paved section to the west and one graveled sections to the east. The paved section to the east will need to be expanded to allow for two way traffic. The graveled entrance to the east will be used for emergency access and must meet the 26' wide access required. All interior drives must meet the required compaction rating to support emergency vehicles.

1. Please update the plans for the Construction Submittal to accommodate the aforementioned requirements.

**Utilities:**

This project is connecting to existing water and sanitary public mains. An extension of the public water system is proposed to support additional fire hydrants across the site.

**Planning:**

Please ensure all items listed on the plat requirement worksheet are addressed.

**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 irrigation system is proposed to be fed with hose bibs onsite.

**STAFF RECOMMENDATION:**

A few construction grade details will need to be addressed for the construction submittal; however, there does not appear to be anything that would significantly impact the overall design, layout, and functional elements of the Site Plan. As such, Staff **RECOMMENDS APPROVAL** of CPS of NWA 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 all Tontitown Planning and Development Code, as well as any outstanding state and/or federal statutes.**

**PROJECT SPECIFIC CONDITIONS FOR APPROVAL:**

1. Please add additional construction detail related to the two detention structures shown on the plans. Update Drainage Report as necessary.
2. Please address expanding driveway widths for both the east and west access drive per direction of the City Engineer.
3. Add additional Fire Lane signage 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:

