



Planning Commission

Kevin Boortz – Chairman
James Dean – Vice Chairman
Tom Joseph - Secretary
Josh Craine – Member
Candy Black – Member
Donnie Davis - Member

City Staff and Consultants

City Planner – Mark Latham
Planning Tech- Brad Spurlock
Public Works Director- James Clark
Building Inspector- Roger Duncan
City Engineer-Zak Johnston
City Attorney- Harrington -Miller

Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes

Date: Tuesday, July 25, 2023.

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, and **Online Via Zoom and YouTube** (see last page of agenda for information on how to join)

1. Planning Commission Meeting Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Agenda
5. Approval of the June 27, 2023, minutes
6. Comments from Citizens
7. Old Business
8. New Business

PUBLIC HEARING

1. **Rezone Request-** The applicant is requesting a rezone of 9.60 acres from A (Agriculture) to R-1 (Residential) located at 1380 Kissinger Rd. Parcel #: 830-38146-000.
2. **Variance** – Pam Trucking School is requesting a variance to code 153.210, subsection 4E for parking areas and drives to be paved. Project is located at 294 & 296 Bandini Ave. Parcel #: 830-37563-000.
3. **Variance** – Joe Bumper Collision is requesting a variance to code 153.210(A)(4)(g) for off-street parking and loading spaces to be paved a minimum of 100' from street frontage right-of-way. The project address is 110 Industrial Drive. Parcel #: 830-37814-000.
4. **Variance** – Joe Bumper Collision is requesting a variance to code 153.212(I)(4)(a) for a 10' landscape buffer required along W. Industrial Dr. The project address is 110 Industrial Drive. Parcel #: 830-37814-000.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance** – Pam Trucking School is requesting a variance to code 153.210, subsection 4E for parking areas and drives to be paved. Project is located at 294 & 296 Bandini Ave. Parcel #: 830-37563-000.
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Adjournment

PLANNING COMMISSION

1. **Rezone Request**- The applicant is requesting a rezone of 9.60 acres from A (Agriculture) to R-1 (Residential) located at 1380 Kissinger Rd. Parcel #: 830-38146-000.
2. **Preliminary Large-Scale Development**-Pam Trucking School is requesting to construct a 6720 sq. ft. office building on 9.53 acres. Parcel #: 830-37563-000.
3. **Preliminary Large-Scale Development**- Joe Bumper is requesting to construct a 8700 sq. ft. building to include office, retail and repair shop on 1.15 acres. Parcel #830-37814-000.
4. **Preliminary Large-Scale Development** – CPS of NWA is requesting to construct a 17,500 sq. ft. building on 2.16 acres. Parcel #: 830-37626-002

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council Aug. 15, 2023.

1. **Rezone Request**- The applicant is requesting a rezone of 9.60 acres from A (Agriculture) to R-1 (Residential) located at 1380 Kissinger Rd. Parcel #: 830-38146-000.

Comments from Staff

1. **June Building Activity Report**
2. **Current Planning Projects Report**



Public Hearing and Planning Commission
Meeting July 25, 2023, 6:00 PM
Virtual Meeting Participation Opportunities

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

LINK: https://us06web.zoom.us/webinar/register/WN_2Xxsy8yRRHKxpAXutxZ7Yg

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- **To comment:**

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For phone, raise hand to be recognized with *9

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Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Minutes

Date: Tuesday, June 27, 2023.

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1. Planning Commission Meeting Call to Order

2. Pledge of Allegiance

3. Roll Call

All in attendance

4. Approval of Agenda

Item #4- Rezone Request-Dowell Road and Arbor Acres is tabled until July 25th.

Josh Craine motioned to approve.

Second by Donnie Davis

Motion Passes Unanimously

5. Approval of the May 23, 2023, minutes

Josh Crane motioned to approve.

Second by James Dean

Motion Passes Unanimously

6. Comments from Citizens

Nina Brown 1851 S. Pinalto Rd., Tontitown, AR

1. Has concerns with the flames at Waste Management.

2. Need to work with the state regarding the flames at Waste Management.

3. **Keep in mind the drainage issues.**
4. **Thanked all city departments and city officials.**

Mayor Angie Russell

1. **Misinformation has been going around regarding the process for rezoning, so the mayor read aloud the process for rezoning.**
7. **Old Business- None**
8. **New Business**

PUBLIC HEARING

1. **Rezone Request-Javello Road-** The applicant is requesting a rezone of 16 acres from R-E (Residential Estates) to C-T (Commercial Trades & Services) located on Javello Rd. Parcel #'s 830-37883-100 & 830-37883-400.

Danny Montez 714 Belmont Way, Tontitown, AR

1. **Not in favor of this rezoning request without 612 being in.**
2. **No tax revenue for the city.**

Noah Jones explained the purpose of the rezoning request and was available for questions.

2. **Variance –** Copart of Arkansas, Inc. is requesting a variance from the required 100-foot buffer for Auto Wrecking/Salvage Yards. They are requesting this be reduced to a 26-foot buffer. Parcel #: 830-3909-001, 830-37897-007, and 830-37897-006.

Bob Sbanotto 559 Sbanotto Ave., Tontitown, AR

1. **Copart is a high-volume company with large trucks running in and out, from dusk to dawn so be careful what you approve.**
3. **Rezone Request-516 W. Henri de Tonti Blvd. –** The applicant is requesting a rezone of 12.36 acres from C-2 (General Commercial)/R-3 (Residential) to C-2 (General Commercial). The property is located at 516 W. Henri De Tonti Blvd. Parcel #: 830-37654-000

Bob Sbanotto 559 Sbanotto Ave., Tontitown, AR

1. **Asked about the buffering since his home is next to this property.**
4. **Conditional Use Permit-Vapor Maven –** The applicant is requesting a conditional use permit for an ancillary warehouse located at 516 W. Henri De Tonti Blvd. Parcel #:830-37654-000

No comments

5. **Rezone Request-Dowell Road and Arbor Acres** – The applicant is requesting a rezone of 48.57 acres from R-2 (Residential) to R-3 (Residential). The property is located between Dowell Rd and Arbor Acres Rd. Parcel #'s: 830-39950-000, 830-38331-003, 830-38331-004, 830-38331-005, 830-38331-006.

Tabled until July 25th.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance-** Copart of Arkansas, Inc. is requesting a variance from the required 100-foot buffer for Auto Wrecking/Salvage Yards. They are requesting this be reduced to a 26-foot buffer. Parcel #: 830-3909-001, 830-37897-007, and 830-37897-006.
 1. No bulk storage
 2. The owner should regularly monitor the property for any infestation or vermin or other pest so it's to prevent the property from becoming a nuisance to other adjacent properties. The owner will schedule pest control to address any infestations that may occur.
 3. The owner shall have in place reasonable security procedures and measures to prevent theft.
 4. Fencing around the property including the drop lot and maintained.
 5. Appropriate tree shrub and vegetation screening for the property and landscaping.
 6. Owner's normal hours for pickups and drop offs to the property.
 7. This property shall develop generally as stated in the applicant's letter and presented in the plans.

Tom Joseph motioned to amend with listed conditions and additional conditions added by Copart.

Second by Donnie Davis

Tom Joseph Voted- YES

Donnie Davis Voted- YES

Josh Craine Voted- NO

Kevin Boortz Voted- YES

James Dean Voted- NO

Candy Black Voted- NO

Vote is tied - Motion is Dead.

Adjournment

PLANNING COMMISSION

1. **Rezone Request-Javello Road-** The applicant is requesting a rezone of 16 acres from R-E (Residential Estates) to C-T (Commercial Trades & Services) located on Javello Rd. Parcel #'s 830-37883-100 & 830-37883-400.

The future owner of this project is Royal Real Estate, LLC.

The property is located on the west side of Javello Road.

The applicant is requesting to change the zoning from RE, Residential Estates to CT, Commercial Trades and Services

Tom Joseph motioned to approve.

Second by Josh Craine

Donnie Davis Voted- YES

Tom Joseph Voted- YES

Josh Craine Voted- NO

Cany Black Voted- YES

Kevin Boortz Voted- YES

James Dean Voted- NO

4 Votes- YES to 2 Votes- NO Motion Passes

2. **Rezone Request-516 W. Henri de Tonti Blvd. –** The applicant is requesting a rezone of 12.36 acres from C-2 (General Commercial)/R-3 (Residential) to C-2 (General Commercial). The property is located at 516 W. Henri De Tonti Blvd. Parcel #: 830-37654-000

The applicant (owner representative) for this project is Mr. Steve Lisle, on behalf of owner, Mr. Hermin Thind / MWA Maven Properties, LLC. The property is located on the north side of Hwy. 412 (Principal Arterial) upon which it has frontage. The property's northern extent fronts along the south side of Sbanotto Avenue (Collector). This site is currently 11.89 acres, but will have a lot line adjustment completed before any development is completed on site, to result in the 10.53-acre site that is requested to be C-2.

James Dean motioned to approve.

Second by Josh Craine

Motion Passes Unanimously

3. **Conditional Use Permit-Vapor Maven –** The applicant is requesting a conditional use permit for an ancillary warehouse located at 516 W. Henri De Tonti Blvd. Parcel #:830-37654-000

The applicant (owner representative) for this project is Mr. Steve Lisle, on behalf of owner, Mr. Hermin Thind / MWA Maven Properties, LLC. The property is located on the north side of Hwy. 412 (Principal Arterial), extending northward to its frontage along the south side of Sbanotto Avenue (Collector). The owners wish to develop the site for retail and ancillary warehousing uses. To implement the project as

proposed on concept plans submitted, the applicants are seeking to rezone part of the northern half of the property from R-3 to C-2. Ancillary warehouse uses are not permitted 'by-right' in the C-2 zoning district. Therefore, concurrently, with the application for rezoning (from R-3 to C-2), the applicant is also seeking a Conditional Use Permit (CUP) in association with a concept / sketch plan for development.

**Josh Craine motioned to approve.
Second by Donnie Davis**

Motion Passes Unanimously

4. **Rezone Request-Dowell Road and Arbor Acres** – The applicant is requesting a rezone of 48.57 acres from R-2 (Residential) to R-3 (Residential). The property is located between Dowell Rd and Arbor Acres Rd. Parcel #'s: 830-39950-000, 830-38331-003, 830-38331-004, 830-38331-005, 830-38331-006.

The owner/applicant for this property is Donna Baker. The property is located at the corner of Dowell and Arbor Acres Rd. The owner wishes to sell 48.57 acres and allow for single family residence.

Tabled until July 25th.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council July 18, 2023.

1. **Rezone Request-Javello Road-** The applicant is requesting a rezone of 16 acres from R-E (Residential Estates) to C-T (Commercial Trades & Services) located on Javello Rd. Parcel #'s 830-37883-100 & 830-37883-400
2. **Rezone Request-516 W. Henri de Tonti Blvd.** – The applicant is requesting a rezone of 12.36 acres from C-2 (General Commercial)/R-3 (Residential) to C-2 (General Commercial). The property is located at 516 W. Henri De Tonti Blvd. Parcel #: 830-37654-000
3. **Conditional Use Permit-Vapor Maven** – The applicant is requesting a conditional use permit for an ancillary warehouse located at 516 W. Henri De Tonti Blvd. Parcel #:830-37654-000

Comments from Staff

Mark Latham

1. **The Comprehensive Plan was approved at the last City Council Meeting.**
2. **Next Tech. Meeting is Thursday July 6th at 10:00 AM.**

**May Building Activity Report
Current Planning Projects Report**

Reference the city website for detailed reports.

Comments from Planning Commission

James Dean

- 1. Thanked everyone for attending tonight's meeting and for the comments.**

Adjournment- All in Favor



Public Hearing and Planning Commission
Meeting June 27, 2023, 6:00 PM
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CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **July 25, 2023**
Project: **McAllister Rezoning**
Planner: Mark Latham, City Planner

**PUBLIC HEARING AND PLANNING COMMISSION AGENDA ITEM
PH1, PC1**

REZONING REQUEST

1530 Kissinger Ave
Parcel # 830-38146-000

SUMMARY: The applicant is requesting to rezone 1.00 acre from A-1 (Agriculture) to R-1 (Residential, 1-acre minimum lot size).

CURRENT ZONING: AG – Agriculture

REQUESTED ZONING: R1 – Single Family Residential

FUTURE LAND USE CATEGORY: RE– Residential Estates

CITY WARD: 3- Mike Washkowiak and Tim Burress

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

Water: Washington Water Authority

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Source Gas

Cable: Cox Communications

PROJECT SYNOPSIS:

The owners for this rezone request are Robert and Mary McAllister. The property is located at 1530 Kissinger Ave.

The owners wish to sell a 1.00 acre and allow for one single family residences.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for Residential Estates (RE) From the Vision Plan Document adopted by the City Council in June 2023:

R-E, Estate Single-Family district. The purpose of this district is to accommodate single-family residential development on low density, large estate type lots. This zone is intended to

help establish and preserve rural/estate character in certain areas of the city.

STAFF ANALYSIS: This application is requesting a rezoning for the sale and residential development of one home on 1.00 acres. The request for R-1 is well aligned with the Future Land Use Plan.

APPROVAL CRITERIA:

Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

(1) Consistency of the proposal with the comprehensive plan.

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential Estate. According to the City's Vision Plan, this request meets the intent of the Future Land Use Map for this area.

(2) Consistency of the proposal with the purpose of these regulations.

"The regulations are intended to provide for orderly growth and development; for protection of the character and stability of residential, commercial, industrial, recreational, and environmentally sensitive areas of the city; for protection of property from blight and undue depreciation; for efficiency and economy in the process of development for the appropriate and best use of land; for the use and occupancy of buildings; for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities."

STAFF ANALYSIS: The character of the Residential Estate zone along Kissinger will not be negatively affected by this rezoning request since single family homes already exist in this area.

(3) Compatibility of the proposal with the zoning, uses and character of the surrounding area.

STAFF ANALYSIS: The requested use is for Single Family Residential; surrounding properties are zoned R-E, Residential Estate.

The actual uses of the surrounding properties include Residential Estate.

North- zoned RE

East-zoned RE

South-zoned R-2

West-zoned R-2

(4) Extent to which approval of the proposed rezoning will detrimentally affect nearby property

including, but not limited to, any impact on property value, traffic, drainage, visual impairment, odor, noise, light, vibration, hours of use/operation, and any restriction to the normal and customary use of the affected property.

STAFF ANALYSIS: Nearby properties will not be affected at all by this requested rezoning.

- (5) *Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and*

STAFF ANALYSIS: This area has remained R-E and Agriculture

- (6) *Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical.*

STAFF ANALYSIS: The proposed rezoning will not affect services in this area.

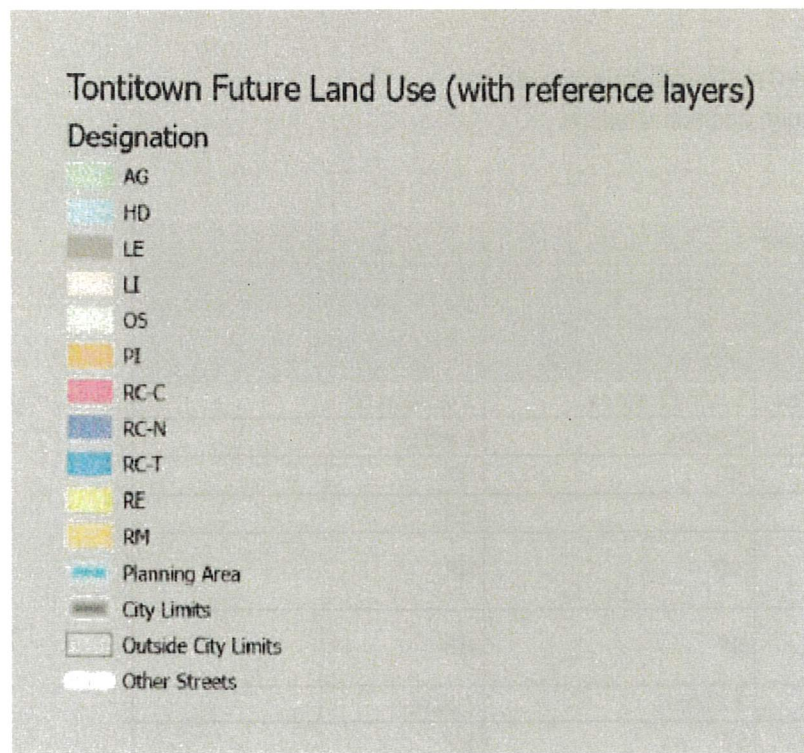
NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one comment in support for this project and will update the Planning Commission at the meeting if any additional comments are submitted.

STAFF RECOMMENDATION: Staff recommends approval of this rezoning request of 1.00 acres from AG- Agriculture to R-1, Single Family Residential.

PROCESS NOTES:

1. This rezoning must proceed to the City Council for approval.
2. Any improvements to this site require additional review.

	A	R-E	R-1
Category Names	Agriculture	Single Family Residential - 2 acre minimum lot size	Single Family Residential - 1 acre minimum lot size
Density	1 unit/5 acres	1 unit/2 acres	1 unit/acre
Minimum Lot Size	5 acres	2 acres	1 acre
Triplex, Quadplex	NP	NP	NP
Duplex	NP	NP	NP
Townhomes (single-family attached)	NP	NP	NP
Multi-Family (5 or more connected units)	NP	NP	NP
Nonresidential uses	5 acres	2 acres	1 acre
Max Building height	45'	35'	35'
Max Number of stories	N/A	N/A	N/A







CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **July 25, 2023**
Pam Truck Driving Variance
Planner: Mark Latham, City
Planner

BOARD OF ADJUSTMENTS AGENDA ITEM

PH2, BOZA1

VARIANCE REQUEST

294 and 296 Bandini Ave. -Pam
Trucking Driving School

SUMMARY: Applicant is requesting a variance to requirement to paved parking areas at new driving school facility.

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

CITY WARD: 3- Mike Washkowiak, Tim Burress

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:

Applicant is requesting a variance request from section 153.210, subsection 4E, parking areas and drive aisles shall be paved. Most students will be coming in by bus or parking on current areas on campus. One ADA parking will be concrete. As to variance to drive aisles, the establishment of the truck driving school, students will be using trucks with a lot of turning movements that will tear up asphalt.

Variance to Parking areas and Drive aisles:

Section 153.262 Powers and Duties:

*(B) To authorize upon appeal, in specific cases, such variance from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved. **A variance from the terms of these zoning regulations, shall not be granted by the***

Board of Zoning Adjustment unless and until:

- (1) The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Staff's Response: This project is located on the Pam Trucking Campus off Bandini near the maintenance area of the campus.

that literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

Staff's Response: Applicant has provided a reasonable solution to the parking requirements and driving aisle.

that special conditions and circumstances do not result from the actions of the applicant.

Staff's Response: N/A

and that granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations to other lands, structures, or buildings in the same district.

Staff's Response: This variance will not convey special privilege to the applicant.

- (2) *No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.*

Staff's Response: There are no nonconforming uses in the surrounding area.

- (3) *The Board of Zoning Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.*

Staff Response: Only a small portion of the site is impacted by this request.

- (4) *The Board of Zoning Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of these zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Staff's Response: Granting this variance will not be injurious to the general neighborhood area or detrimental to the public.

- (5) *In granting any variance, the Board of Zoning Adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these regulations.*

Staff Response: No additional conditions are recommended at this time.

- (6) *Under no circumstances shall the Board of Zoning Adjustment grant a variance to allow a use not permissible under the terms of these zoning regulations in the district involved, or any use expressly, or by implication, prohibited by the terms of these regulations in said district.*

Staff's Response: Granting this request will not allow a use that is not permissible by code.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the applicant's variance request to reduce the number of paved parking areas and drive aisles.



Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-llc.com

June 20, 2023

Planning Chairman
City of Tontitown
235 W Henri de Tonti Blvd.
Tontitown, AR 72770

**RE: PAM TRUCKING DRIVING SCHOOL VARIANCE REQUEST
294 & 296 BANDINI AVENUE, TONTITOWN, AR
ECE PROJECT NO. 23-1014**

Dear Chairman:

The purpose of this letter is to request a variance for selected items in the construction drawings. They are as follows:

1. Per Section 153.210 Subsection 4E, parking areas and drive aisles shall be paved. Students will be bussed in from other existing paved parking lots located on the campus. One ADA space will be paved with concrete. The other surfaces around the building will remain gravel per pre-existing conditions. The establishment is truck driving school and students will be using trucks with a lot of turning movements that will tear up the asphalt. For reasons listed above, we are requesting that the variance to not pave the drive aisles and surrounding area of the building with the exception of the one ADA parking space and accessible aisle.

Thank you for your consideration of this variance and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **July 25, 2023**
Joe Bumper Collision Variance
Planner: Mark Latham, City
Planner

BOARD OF ADJUSTMENTS AGENDA ITEM

PH3, BOZA2

VARIANCE REQUEST

110 W. Industrial Circle

SUMMARY: Applicant is requesting a variance of the required 100' surfacing from ROW along Industrial Circle.

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:

Applicant is requesting a variance request from section 153.210, (A) (4) (g), that all off street parking and loading spaces shall be paved with asphalt, concrete, or brick as a minimum of a 100" from street ROW.

Variance to Surfacing:

Section 153.262 Powers and Duties:

*(B) To authorize upon appeal, in specific cases, such variance from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved. **A variance from the terms of these zoning regulations, shall not be granted by the***

Board of Zoning Adjustment unless and until:

- (1) The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Staff's Response: The proposed request does not provided an adequate special condition concerning the land or structure and may not be considered as a hardship.

that literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

Staff's Response: At this time, there are no known projects in the area to compare to.

that special conditions and circumstances do not result from the actions of the applicant.

Staff's Response: N/A

and that granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations to other lands, structures, or buildings in the same district.

Staff's Response: This variance could convey special privilege to the applicant.

- (2) *No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.*

Staff's Response: There are no nonconforming uses in the surrounding area.

- (3) *The Board of Zoning Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.*

Staff Response: Only a small portion of the site is impacted by this request.

- (4) *The Board of Zoning Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of these zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Staff's Response: Granting this variance will not be injurious to the general neighborhood area or detrimental to the public.

- (5) *In granting any variance, the Board of Zoning Adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these regulations.*

Staff Response: No additional conditions are recommended at this time.

(6) *Under no circumstances shall the Board of Zoning Adjustment grant a variance to allow a use not permissible under the terms of these zoning regulations in the district involved, or any use expressly, or by implication, prohibited by the terms of these regulations in said district.*

Staff's Response: Granting this request will not allow a use that is not permissible by code.

STAFF RECOMMENDATION:

Staff recommends denial of the variance.



Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

July 6, 2023

Planning Chairman
City of Tontitown
235 W Henri de Tonti Blvd.
Tontitown, AR 72770

**RE: JOE BUMPER COLLISION VARIANCE REQUEST FOR SURFACING
110 W INDUSTRIAL CIRCLE, TONTITOWN, AR
ECE PROJECT NO. 23-1012**

Dear Chairman:

The purpose of this letter is to request a variance for selected items in the construction drawings. They are as follows:

1. Per Section 153.210(A)(4)(g), Surfacing. All required off-street parking and loading spaces, and the driveways serving off-street parking and loading spaces, shall be paved with asphalt, concrete, or brick, a minimum of 100 feet from the street frontage right-of-way. We are requesting a variance due to the damage that would typically occur while dragging immobile vehicles into the garage/shop portion of the proposed building. In place of the surfacing requirement, we will screen the gravel parking such that it will not be seen except by employees. For reasons listed above, we are requesting a variance from the required 100' of surfacing from the right-of-way along Industrial Circle.

Thank you for your consideration of this variance and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason E. Ingalls

Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File







Variance Letter-Surfacing

Final Audit Report

2023-07-06

Created:	2023-07-06
By:	Avery Bodine (avery@ece-pllc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAATAmudQGAikYtbRCHL9XJUMxC9LE6j0Gu

"Variance Letter-Surfacing" History

-  Document created by Avery Bodine (avery@ece-pllc.com)
2023-07-06 - 7:40:55 PM GMT
-  Document emailed to jason@ece-pllc.com for signature
2023-07-06 - 7:41:13 PM GMT
-  Email viewed by jason@ece-pllc.com
2023-07-06 - 7:41:29 PM GMT
-  Signer jason@ece-pllc.com entered name at signing as Jason Ingalls
2023-07-06 - 7:42:52 PM GMT
-  Document e-signed by Jason Ingalls (jason@ece-pllc.com)
Signature Date: 2023-07-06 - 7:42:54 PM GMT - Time Source: server
-  Agreement completed.
2023-07-06 - 7:42:54 PM GMT



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: July 25, 2023
Joe Bumper Collision Variance
Planner: Mark Latham, City
Planner

BOARD OF ADJUSTMENTS AGENDA ITEM

PH4, BOZA 3

VARIANCE REQUEST

110 W. Industrial Circle

SUMMARY: Applicant is requesting a variance to reduce the landscape buffer along W. Industrial Circle.

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:

Applicant is requesting a variance request from section 153.212, (l) (4) (a), a 10' landscape buffer along W. Industrial Circle. applicant describes their hardship as unusable area of the lot which requires drive aisles on either side.

Variance to Landscape Buffer:

Section 153.262 Powers and Duties:

*(B) To authorize upon appeal, in specific cases, such variance from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved. **A variance from the terms of these zoning regulations, shall not be granted by the***

Board of Zoning Adjustment unless and until:

- (1) The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Staff's Response: Although the proposed building on the lot limits the driving lanes on both sides, it may not be considered as a hardship.

that literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

Staff's Response: At this time, there are no known projects in the area to compare to.

that special conditions and circumstances do not result from the actions of the applicant.

Staff's Response: N/A

and that granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations to other lands, structures, or buildings in the same district.

Staff's Response: This variance will not convey special privilege to the applicant.

- (2) *No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.*

Staff's Response: There are no nonconforming uses in the surrounding area.

- (3) *The Board of Zoning Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.*

Staff Response: Only a small portion of the site is impacted by this request.

- (4) *The Board of Zoning Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of these zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Staff's Response: Granting this variance will not be injurious to the general neighborhood area or detrimental to the public.

- (5) *In granting any variance, the Board of Zoning Adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these regulations.*

Staff Response: No additional conditions are recommended at this time.

(6) *Under no circumstances shall the Board of Zoning Adjustment grant a variance to allow a use not permissible under the terms of these zoning regulations in the district involved, or any use expressly, or by implication, prohibited by the terms of these regulations in said district.*

Staff's Response: Granting this request will not allow a use that is not permissible by code.

STAFF RECOMMENDATION:

Staff recommends a reduction of 5' vs the 2.5' as requested.



Expedient Civil Engineering, PLLC

9200 Suits Us Dr, Ste. B
Bella Vista, AR 72714
Phone: (509) 759-5300
Email: jason@ece-pllc.com

July 6, 2023

Planning Chairman
City of Tontitown
235 W Henri de Tonti Blvd.
Tontitown, AR 72770

**RE: JOE BUMPER COLLISION VARIANCE REQUEST FOR LANDSCAPING BUFFER
110 W INDUSTRIAL CIRCLE, TONTITOWN, AR
ECE PROJECT NO. 23-1012**

Dear Chairman:

The purpose of this letter is to request a variance for selected items in the construction drawings. They are as follows:

1. Per Section 153.212(I)(4)(a), a 10' landscape buffer is required along W Industrial Avenue. The usable area of the lot and required drive aisles on either side of the proposed building are limiting the greenspace along the road. For reasons listed above, we are requesting a variance from 10' to 2.5' on landscape buffer along Industrial Way.

Thank you for your consideration of this variance and we look forward to discussing it further with you and to your approval.

Best Regards,
EXPEDIENT CIVIL ENGINEERING, PLLC

Jason Ingalls
Jason E. Ingalls, P.E.
Owner/Senior Project Manager

Cc: File



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **July 25th, 2023**
Project: **PAM Trucking School**
Planner: Zak Johnston, P.E.

**PAM TRUCKING SCHOOL PRELIMINARY LSD
PC2**

294 W BANDINI AVE
Parcel # 830-37563-000

SUMMARY: The applicant is proposing the construction of an 6,720 sqft Trucking School; complete with 4,800 sqft of classroom space and a 1920 trucking bay. The project resides on a larger 10.82 AC tract of land currently owned by PAM Transport INC and is within the PAM Campus. Plans show associated off-street parking on the overall campus, solid waste receptacle, stormwater conveyance, and requisite public water and sewer connections. Vehicle access would be provided via a currently existing private access drive that fronts W Bandini AVE.

CURRENT ZONING: C-2 - General Commercial

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: NO

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

- Water:** Tontitown Water, Existing 6" Waterline along Barrington RD
- Electric:** Ozarks Electric
- Sewer/Septic:** Tontitown Sewer, Existing 8" Sanitary Line on PAM Campus
- 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 Trucking School, along with associated site improvements and requisite utility connections.

TECHNICAL INFORMATION:

Utilities:

- Water:** Tontitown Water, Existing 6" Waterline along Barrington RD. An offsite water main extension with supporting easement documentation will be required.
- 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:

An additional Fire Hydrant will need to be constructed as part of this project (currently shown on plans)

Drainage / Stormwater Management:

A stormwater detention system is not proposed for this project as the LSD will slightly reduce the impervious surfaces on the property by demoing a large chicken house in order to build the proposed school. Runoff rates will remain the same post project as compared to existing conditions without detention.

Streets:

This project does not have public street frontage and is proposing access to a public street via a private road that connects to W Bandini RD, thence to Barrington RD.

***NOTE: The applicant has requested a Variance to 153.210(A)(4)(a) related to required off street parking and loading spaces being located on the same lot as the principal use. Should this variance fail to pass, the LSD will need to be updated accordingly.

All interior off street parking and loading must meet the required compaction rating to support emergency vehicles.

Utilities:

This project is connecting to existing water and sanitary sewer service lines. An offsite extension of the public water system will be required to bring a fire hydrant to the project site. All easements for this extension will need to be acquired before construction of the water main can begin. A preconstruction conference will not be scheduled until the applicant provides Tontitown Planning with recorded easements and Arkansas Department of Health approval.

Planning:

In addition to the plat requirement worksheet items, Planning Staff offers the following;

1. Please provide additional detail related to the dumpster shown on the plans. The Dumpster detail shall address necessary paving and compaction to support a waste collection vehicle as well as address screening requirements.

***NOTE: The applicant has requested a Waiver to 152.151(E)(1) related to primary building materials for LSDs. Unfortunately, this waiver did not meet the public notice requirements to be heard on the July 25th, 2023 PC meeting; subsequently, this waiver will be heard on the following August 22nd, 2023 PC meeting. Should this waiver fail to pass, the LSD will need to be updated accordingly.

Landscaping:

The Landscape Plan, while compliant with Tontitown Code, still has many labeling errors that need to be corrected before final submittal. Please address these errors before Construction Plan submittal. 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 Site Landscaping, and Landscaped Perimeter Buffer. The irrigation system is proposed to be feed with hose bibs located onsite.

STAFF RECOMMENDATION:

Only a few additional cleanup notes need to be added to the planset. 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 PAM TRUCKING SCHOOL 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:

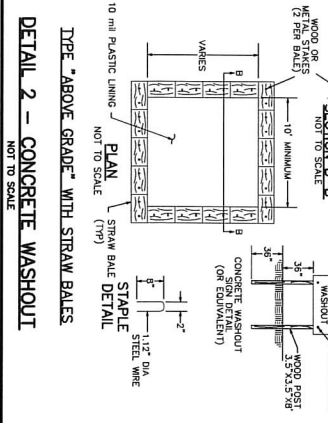
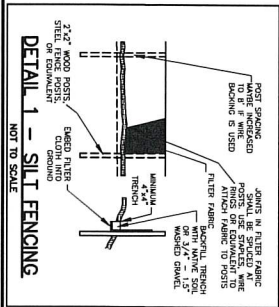
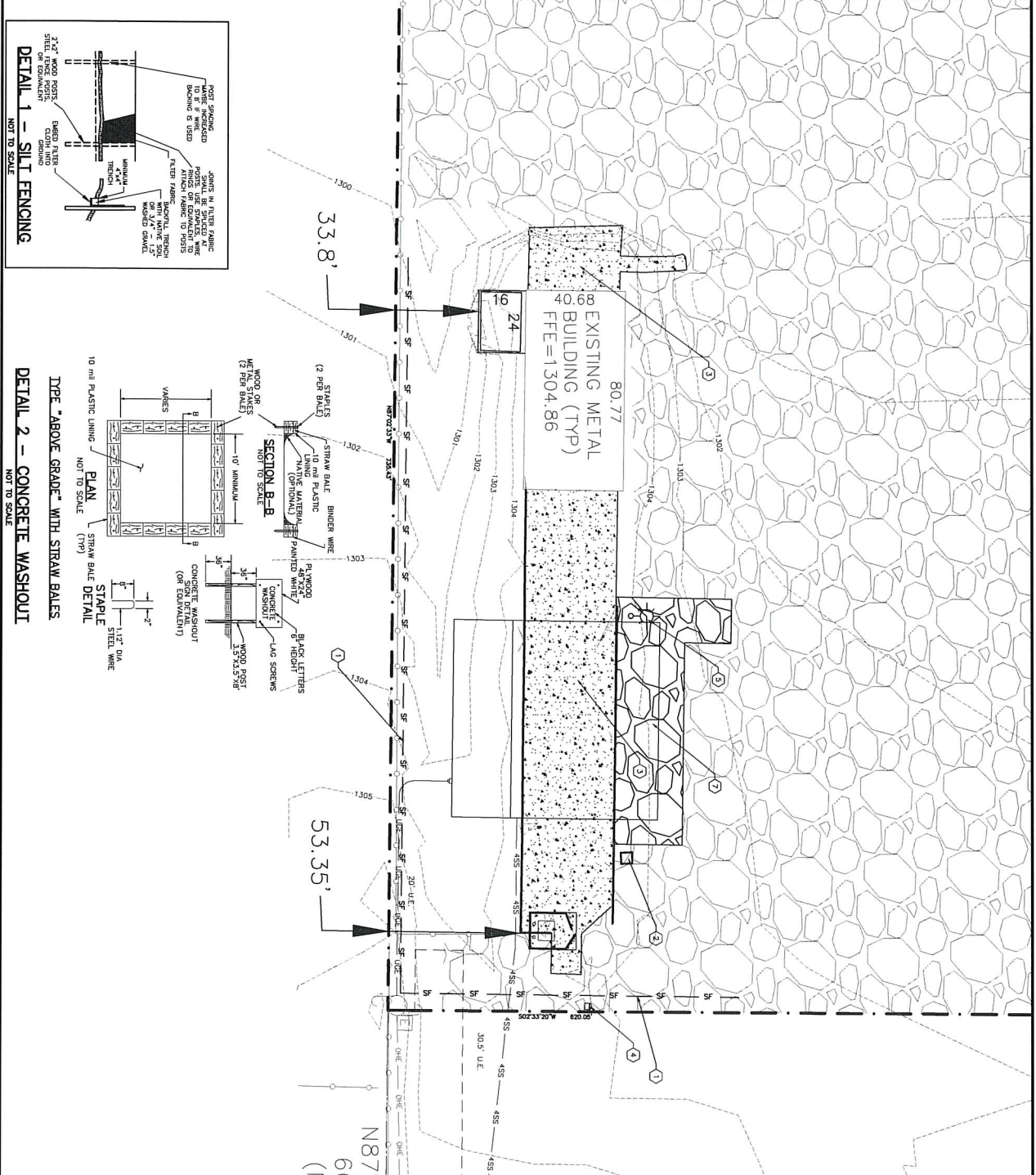
1. Please address labeling errors throughout the Landscape Plan for the Construction Plan submittal as directed by the City Engineer.
2. Please add a Dumpster Detail as directed by the City Engineer.
3. Please clarify how the proposed private sanitary sewer service will reach the existing 8" public main locate NE of the project.
4. The Project has been submitted with one (1) variances request and one (1) waiver request. These include variances/waivers to codes:
 - a. 153.210 (A)(4)(a) – Variance related to required off street parking and loading spaces being located on the same lot as the principal use.
 - b. 152.151(E)(1) – Waiver of primary building materials consisting of brick, textured concrete block, stucco, wood, synthetic stone or natural stone.If either of these variance/waiver requests fail to pass, the plans must be updated accordingly and resubmitted to Tontitown Planning.

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:





- KEYNOTES:**
- 1) PROPOSED TEMPORARY SILT FENCE. SEE DETAIL 1/33.0
 - 2) TEMPORARY CONCRETE WASHOUT. SEE DETAIL 2/33.0
 - 3) REMOVE EXISTING CONCRETE AND DISPOSE OF OFF-SITE
 - 4) SWMP TO BE LOCATED IN WALDBOX ON SITE.
 - 5) REMOVE EXISTING LIGHT POLE AND DISPOSE OF OFF-SITE
 - 6) REMOVE EXISTING BUILDING AND DISPOSE OF OFF-SITE
 - 7) REMOVE EXISTING GRAVEL AND DISPOSE OF OFF-SITE

- EROSION AND SEDIMENT CONTROL NOTES:**
1. INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND MAINTAIN THEM THROUGHOUT CONSTRUCTION.
 2. PLANS PRIOR TO EARTHWORK. EROSION MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH CONSTRUCTION ACTIVITIES.
 3. PREVENTION PLAN (SWPP) REPORT FOR IDENTIFICATION, INSTALLATION, AND/OR APPLICATION REQUIREMENTS.
 4. CURB INLET SEDIMENT CONTROL SHALL BE PLACED AND MAINTAINED IN ACCORDANCE WITH THE SWPP PLAN.
 5. INSTRUCTION/DIRECTION OF THE INSPECTOR SHALL PREVAIL OVER THE CONSTRUCTION SWPP PLAN.

MAINTENANCE AND OPERATION NOTES:

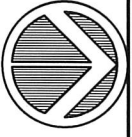
1. AN INSPECTION SHALL BE MADE BY DEVELOPER OR INSPECTOR AT THE END OF EACH WORKING DAY TO DETERMINE IF A MAJOR EVENT HAS OCCURRED. ALL MAJOR EVENTS SHALL BE RECORDED IN THE SWPP PLAN.
2. SEDIMENT SHALL BE REMOVED BEHIND SILT FENCING ONCE SEDIMENT REACHES 1/3 THE HEIGHT OF THE SILT FENCE.

- LEGEND**
- FOUND IRON PIN
 - PROPERTY LINE
 - PROPOSED SIEFWALK
 - PROPOSED GRAVEL
 - PROPOSED SETBACK
 - PROPOSED EASMENT
 - PROPOSED 8" WATER
 - PROPOSED 8" SEWER
 - TEMPORARY STRAW WATTLE
 - EXISTING GRAVEL
 - REMOVE EXISTING CONCRETE
 - EXISTING FENCE
 - SWMP WALDBOX

NOT FOR CONSTRUCTION

NORTH

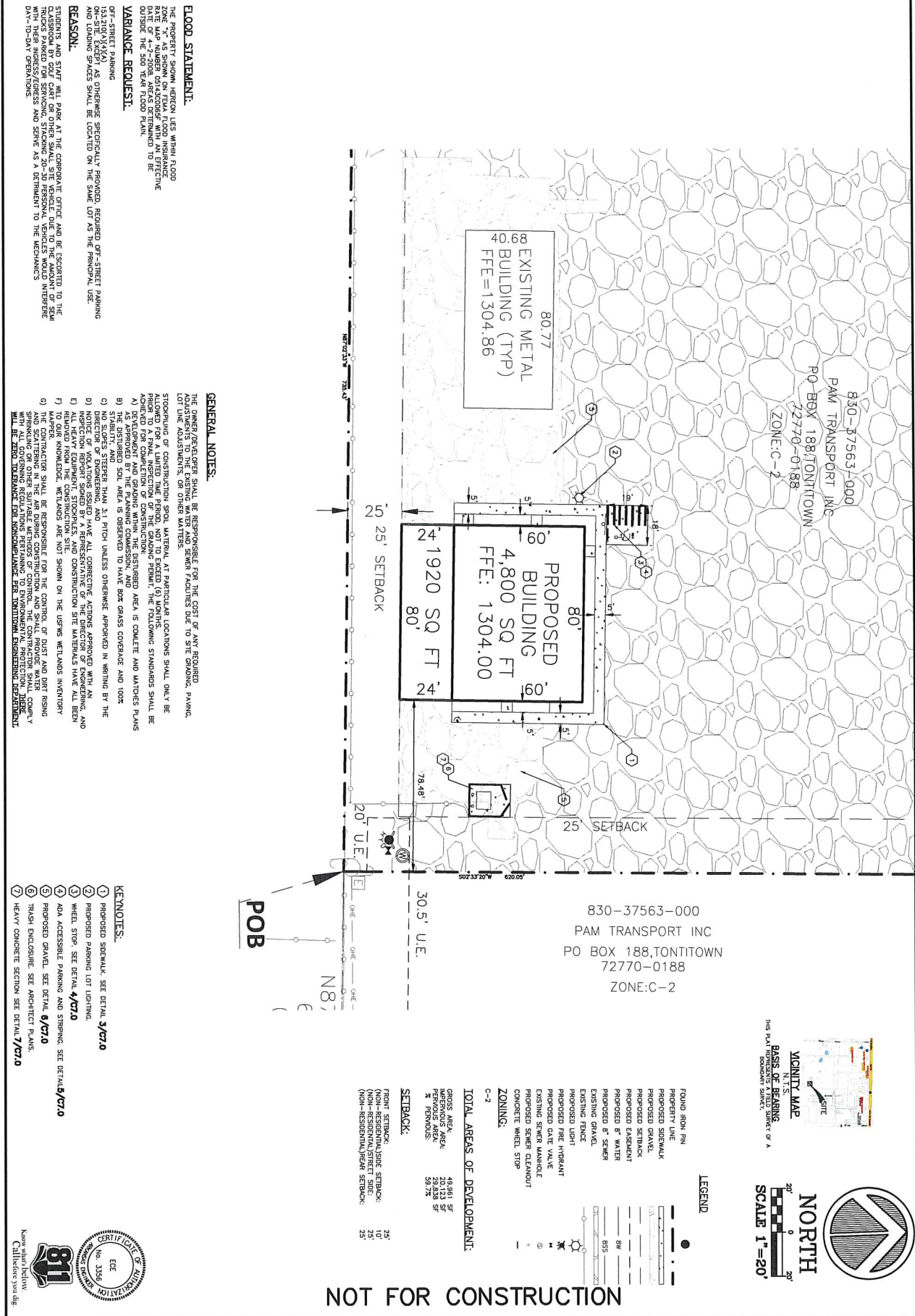
SCALE 1"=20'



6200 SUITS US DR, STE B BELLA VISTA, AR 72714 C (479) 367-2924 M (501) 358-6300 EWAH, jeason@cep-pbc.com	Expedit Civil Engineering, PLLC
PROJECT: PAM TRUCKING SCHOOL	DATE: 02/02/2023
DRAWN BY: JEB	CHECKED BY: JEB
SHEET NAME: DEMOLITION AND POLLUTION PREVENTION PLAN	DATE: 2/2/2023
FILE NO.: 23-1014-06	SCALE: AS SHOWN
CAD: CS 0	

PAM TRUCKING SCHOOL	
942 HENRI DE TONTI BLVD	TONTITOWN, ARKANSAS
SSI, INC	
400 JEAN MARY AVE SPRINGDALE, AR 72762	

Rev	Comments	Date
1	PER CITY COMMENTS	7/11/2023



FLOOD STATEMENT:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP OF 4-22-2008. FLOOD RISKS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN.

VARIANCE REQUEST:
OFF-STREET PARKING 153.310(A)(4) ON-STREET PARKING 153.310(A)(4) AND LOADING SPACES SHALL BE LOCATED ON THE SAME LOT AS THE PROPOSED USE.

REASON:
STUDENTS AND STAFF WILL PARK AT THE CORPORATE OFFICE AND BE ESCORTED TO THE CLASSROOM BY GOLF CART OR OTHER SMALL SITE VEHICLE. DUE TO THE LOCATION OF THE PROPOSED USE, THE PROPOSED USE IS NOT SUBJECT TO THE MECHANICS OF THE DAY-TO-DAY OPERATIONS.

GENERAL NOTES:
THE OWNER/ARCHITECT SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS, OR OTHER MATTERS.

STOCKPILING OF CONSTRUCTION SOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE PERMITTED IF THE STOCKPILE IS PROTECTED BY A PERMANENTLY MAINTAINED EROSION CONTROL MEASURE PRIOR TO FINAL INSPECTION OF THE GRADING RESULT. THE FOLLOWING STANDARDS SHALL BE ADHERED TO FOR COMPLETION OF CONSTRUCTION:

- ALL DISTURBED SOIL AREA IS COMPLETE AND HANDLES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND 80% GRASS COVERAGE AND 100% MULCH.
- NO SLOPES STEEPER THAN 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE ALL BEEN REMOVED FROM THE SITE.
- WETLANDS ARE NOT SHOWN ON THE USFS WETLANDS INVENTORY MAPS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SPATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE PROVISIONS TO PREVENT DUST OR SPATTERING FROM OCCURRING.
- CONTRACTOR SHALL OBTAIN NECESSARY PERMITS FROM THE ARKANSAS DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NON-COMPLIANCE PER TONTITOWN ENGINEERING DEPARTMENT.

REMARKS:

- PROPOSED SIDEWALK. SEE DETAIL 3/C71.0
- PROPOSED PARKING LOT LIGHTING.
- WHEEL STOP. SEE DETAIL 4/C71.0
- ADA ACCESSIBLE PARKING AND STRIPING. SEE DETAIL 5/C71.0
- PROPOSED GRAVEL. SEE DETAIL 6/C71.0
- TRASH ENCLOSURE. SEE ARCHITECT PLANS.
- HEAVY CONCRETE SECTION. SEE DETAIL 7/C71.0

811
Know what's below. Call before you dig.

ECC
CERTIFICATE OF REGISTRATION
No. 3336
Professional Engineer
Arkansas
JASON P. JASON

EGE
Expedient Civil Engineering, PLLC

5200 SUITS US DR. STE. B BELLA VISTA, AR 72714 C (479) 364-0028 D (479) 367-6724 E (479) 367-6724 F (479) 367-6724 G (479) 367-6724 H (479) 367-6724 I (479) 367-6724 J (479) 367-6724 K (479) 367-6724 L (479) 367-6724 M (479) 367-6724 N (479) 367-6724 O (479) 367-6724 P (479) 367-6724 Q (479) 367-6724 R (479) 367-6724 S (479) 367-6724 T (479) 367-6724 U (479) 367-6724 V (479) 367-6724 W (479) 367-6724 X (479) 367-6724 Y (479) 367-6724 Z (479) 367-6724	<p>PAM TRUCKING SCHOOL</p> <p>942 HENRI DE TONTI BLVD TONTITOWN, ARKANSAS</p> <p>SSI, INC</p> <p>400 JEAN MARY AVE SPRINGDALE, AR 72762</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Comments</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>PER CITY COMMENTS</td> <td>7/11/2023</td> </tr> </tbody> </table>	Rev	Comments	Date	1	PER CITY COMMENTS	7/11/2023	<p>ARKANSAS REGISTERED PROFESSIONAL ENGINEER No. 11411 Jason P. Jason 7/11/2023</p>
Rev	Comments	Date							
1	PER CITY COMMENTS	7/11/2023							



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
engineer@tontitownar.gov

Meeting: **July 25th, 2023**
Project: **Joe Bumper Collision**
Planner: Zak Johnston, P.E.

**JOE BUMPER COLLISION PRELIMINARY LSD
PC3**

110 Industrial CIR West
Parcel # 830-37814-000

SUMMARY: The applicant is proposing the construction of an 8,700 sqft Collision Center; complete with 7,200 sqft of general repair space with 3.5 garage bays, 862 sqft of office space, and 638 sqft of retail space. The project resides on a 1.15 AC tract of land on the southeast corner of Henri de Tonti BLVD and W Industrial CIR. Plans show associated off-street parking, solid waste receptacle, stormwater catchment and conveyance, and requisite public water and sewer connections. Vehicle access would be provided via an approximately 31.5' access drive that fronts Industrial CIR.

CURRENT ZONING: C-2 - 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 6" Waterline in SW corner of property
- 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 Collision Center, along with associated site improvements and requisite utility connections.

TECHNICAL INFORMATION

Utilities:

- Water:** Tontitown Water - Existing 6" Waterline, in SW corner of property
- 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:

An additional Fire Hydrant will need to be constructed as part of this project (currently shown on plans)

Drainage / Stormwater Management:

There is a detention pond 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. Add note to plans: Trickle channel within detention to be installed with a minimum 0.5% cross slope.
2. Low spot located in the NW corner of the property will need to be raised to prevent ponding.

Streets and Off-street Parking:

The project will access public street frontage using a curb cut onto W Industrial CIR. W Industrial CIR which is a Local Street according to the Tontitown Master Street Plan. Proposed improvements include sidewalks along both W Industrial CIR and Henri de Tonti BLVD according to the Master Street Plan typical section.

***NOTE: The applicant has requested a Variance to 153.210(A) related to required paving of off street parking and loading spaces within 100' of street frontage. Should this variance fail to pass, the LSD will need to be updated accordingly.

Utilities:

This project is connecting to existing water and sanitary sewer service lines.

Planning:

In addition to the plat requirement worksheet items, Planning Staff offers the following; Please verify if there will be any signage proposed on the site (excluding signage proposed along the building façade).

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 Site Landscaping, and Landscaped Perimeter Buffer. The landscape will be irrigated with frost free hydrants spread throughout the development. The irrigation system is proposed to be feed off a secondary water meter and includes an RPZ.

***NOTE: The applicant has requested a Variance to 153.212(l) related to the Landscape Buffer width minimum of 10'. Should this variance fail to pass, the Landscape Plan will need to be updated accordingly.

STAFF RECOMMENDATION:

Only a few additional cleanup notes need to be added to the planset. 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 JOE BUMPER COLLISION Preliminary Large-Scale Development with the following 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/address construction notes throughout the planset for the Construction Plans as directed by the City Engineer.
2. Please address the remaining Drainage Comments as directed by the City Engineer.
3. The Project has been submitted with two (2) variances requests. These include variances to codes:
 - a. 153.212 (I) – Reduction of Landscaped Street Frontage Buffer from 10' to 2.5'
 - b. 153.210(A) – Reduction of required paving of off street parking and loading spaces within 100' of street frontage Right of Way from 100' to none.

If either of these variance requests fail to pass, the plans must be updated accordingly and resubmitted to Tontitown Planning.

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:



- NOTES:**
- REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF TONTITOWN ARE ASSUMING THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER, THE CITY OF TONTITOWN, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY HAZARDOUS ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED ON-SITE. NOTWITHSTANDING, THERE ARE NO KNOWN GROUND CONDITIONS OR ACCESS OBSTACLES THAT ARE POTENTIALLY DANGEROUS AREAS, OR AREAS SUBJECT TO FLOODING THAT WILL REQUIRE HAZARD MITIGATION.
- VARIANCE REQUEST:**
- 1) SURFACING
 - 15.3.2702(K)(1) OFF-STREET PARKING AND LOADING SPACES, AND THE DRIVEWAYS SERVING OFF-STREET PARKING AND LOADING SPACES, SHALL BE PAVED WITH ASPHALT, CONCRETE OR BRICK, A MINIMUM OF 100 FEET FROM THE STREET FRONTAGE RIGHT-OF-WAY.
 - 2) LANDSCAPE BUFFER
 - 15.3.2702(K)(2) LANDSCAPE BUFFER IS REQUIRED ALONG W INDUSTRIAL AVENUE.
- THE USABLE AREA OF THE LOT AND REQUIRED DRIVE ASSES ON EITHER SIDE OF THE PROPOSED BUILDING ARE LISTING THE GREENSPACE ALONG THE ROAD.

- CONSTRUCTION NOTES**
- CONTRACTOR SHALL RETURN A FULL SET OF THE LATEST APPROVED CONSTRUCTION PLANS ON SITE DURING CONSTRUCTION ACTIVITIES.
 - COORDINATE START-UP AND ALL CONSTRUCTION ACTIVITIES WITH THE DEVELOPER'S RESIDENT REPRESENTATIVE.
 - CONSTRUCTION METHODS AND MATERIALS NOT SPECIFIED IN THESE PLANS ARE TO MEET OR EXCEED THE STANDARD SPECIFICATIONS PROVIDED BY THE DEVELOPER'S RESIDENT REPRESENTATIVE.
 - ALL CONSTRUCTION WORK AND UTILITY WORK OUTSIDE OF PROPERTY BOUNDARIES SHALL BE PERFORMED IN COOPERATION WITH AND IN ACCORDANCE WITH REGULATIONS OF THE AUTHORITIES CONCERNED.

- PUBLIC CONCERN AND SAFETY**
- THE CONTRACTOR SHALL CONDUCT THE WORK IN A MANNER THAT WILL ENSURE, AS FAR AS PRACTICABLE, THE LEAST OBSTRUCTION TO TRAFFIC AND PUBLIC CONCERN AND SAFETY OF THE ADJACENT PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM CONSTRUCTION AREA IN AN ABSOLUTE AND SATISFACTORY MANNER IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

- GRADE NOTES:**
- CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REAPPLICATION SHALL BE STORED IN FULL SIZES EXCEPT THAT NO TOPSOIL WILL BE WASTED. BURNING OF TWIGS AND BRUSH WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS.
 - AREAS TO RECEIVE TIL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% AVE. W/STAMP OR 97% DENSITY FOR REFILL WITH SURFACE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.

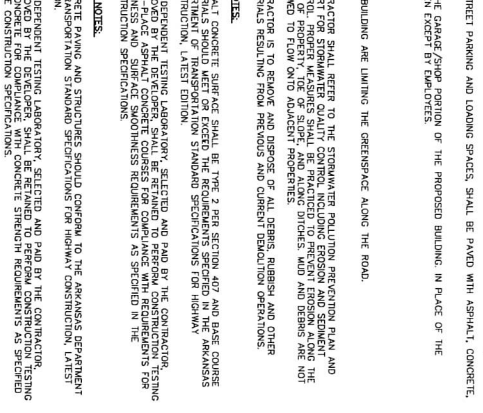
- UTILITY NOTES:**
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN PERMISSION HAS BEEN OBTAINED FROM THE APPROPRIATE AGENCY. THE CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR FOR ANY WATER MAIN BELONGING TO TONTITOWN WATER AND SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - ALL WATER AND SEWER LINES THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TONTITOWN WATER AND SEWER STANDARDS DATED 05/22/2020 AND THE ARKANSAS STATE HEALTH DEPARTMENT STANDARD SPECIFICATIONS, LATEST EDITION.
 - SEWER LINES TO BE INSTALLED PER THE EXISTENT OR THE EAST THE WEST SIDE OF THE BUILDING SHALL BE INSTALLED AT THE DEVELOPER'S ADVANCE. PRIOR TO ANY TESTING.

- BLASTING AND EXPLOSIVE MATERIALS:**
- THE CONTRACTOR IS SUBJECT TO ALL FEDERAL, STATE AND LOCAL REGULATIONS GOVERNING THE USE AND STORAGE OF EXPLOSIVE MATERIALS AND IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND LICENSES.
 - EXPLOSIVE CIVIL ENGINEERING, P.L.L.C. ACCEPTS NO RESPONSIBILITY FOR LIABILITY ARISING FROM THE CONSTRUCTION, TESTING, OR USE OF EXPLOSIVE MATERIALS. THE CONTRACTOR SHALL HOLD THE OWNER, ENGINEER, AND THEIR ASSOCIATES HARMLESS WITH REGARD TO BLASTING AND EXPLOSIVE MATERIALS.

- TESTING LABORATORY:** SELECTED AND PAID BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONDUCT OF ALL TESTING AND SHALL PROVIDE WRITTEN REPORTS TO THE DEVELOPER'S RESIDENT REPRESENTATIVE. ALL TESTING SHALL BE CONDUCTED IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

- ALL SITES EXCEEDING 21' SHALL BE PROTECTED BY PREPARED EROSION CONTROL MEASURES THAT WILL PREVENT EROSION, AND PLACED SUCH THAT THE SPARKLE IS WITHIN THE SURROUNDING GROUND AND SHARED TO THE MAXIMUM EXTENT POSSIBLE.**

JOE BUMPER COLLISION 110 INDUSTRIAL CIRCLE W TONTITOWN, ARKANSAS 72762



- CONCRETE NOTES:**
- CONCRETE SHALL BE PLACED IN THE FORMWORK WITH VIBRATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - CONCRETE SHALL BE PLACED IN THE FORMWORK WITH VIBRATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

- PAVING NOTES:**
- ASPHALT CONCRETE SURFACE SHALL BE TYPE 2 PER SECTION 407 AND BASE COURSE MATERIALS SHALL MEET OR EXCEED THE REQUIREMENTS SPECIFIED IN THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
 - AN INDEPENDENT TESTING LABORATORY, SELECTED AND PAID BY THE CONTRACTOR, SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.

- QUALITY NOTES:**
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN PERMISSION HAS BEEN OBTAINED FROM THE APPROPRIATE AGENCY. THE CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR FOR ANY WATER MAIN BELONGING TO TONTITOWN WATER AND SEWER DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS IN ACCORDANCE WITH THE ARKANSAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION, LATEST EDITION.
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 - SEWER LINES TO BE INSTALLED PER THE EXISTENT OR THE EAST THE WEST SIDE OF THE BUILDING SHALL BE INSTALLED AT THE DEVELOPER'S ADVANCE. PRIOR TO ANY TESTING.

SHEET INDEX			
No.	Description	No.	Date
C1.0	COVER SHEET	1	7/14/2023
C2.0	SURVEY	1	7/14/2023
C3.0	FOUNDATION & STORMWATER POLLUTION PREVENTION PLAN	1	7/14/2023
C4.0	SITE PLAN	1	7/14/2023
C5.0	ROADWAY PLAN	1	7/14/2023
C6.0	STORM SEWER PROFILE PLAN	1	7/14/2023
C7.0	UTILITY PLAN	1	7/14/2023
C8.0	DETAILS	1	7/14/2023
C9.0	DETAILS	1	7/14/2023
C10.0	DETAILS	1	7/14/2023
C11.0	LANDSCAPE PLAN	1	7/14/2023
C12.0	LANDSCAPE NOTES	1	7/14/2023

CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY

I, HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS A PLAN PREPARED UNDER MY DIRECTION AND ENGINEERING REQUIREMENTS OF THE TONTITOWN SUBMISSION REGULATIONS HAVE BEEN COMPLIED WITH.

DATE OF EXECUTION: _____

REGISTERED ENGINEER: _____

STATE OF ARKANSAS REGISTRATION NO. _____

CERTIFICATE OF OWNERSHIP

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAB. OFF. PLANNING AND SUBMITTED AND DO HEREBY LAB. OFF. THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRAINS, AND DRAINAGES AS SHOWN ON SAID PLAN.

DATE OF EXECUTION: _____

SIGNED: _____

NAME & ADDRESS: _____

SOURCE OF TITLE: O.R. _____ PAGE _____

VICINITY MAP
NOT TO SCALE

RESOURCE LIST

NAME	ADDRESS	TELEPHONE
DEVELOPER VAN CLAY HOLDINGS, LLC	833 ELM SPRINGS RD SPRINGDALE, AR 72764	(479) 262-4531
BLACKHILLS ENERGY MR. JOSH KNIGHT	1301 FEDERAL WAY LITTLE ROCK, ARKANSAS 72745	(479) 333-7095
STATE MR. LANE RHODES	HARBOR FOR FAIRFAXVILLE, ARKANSAS 72061	(479) 442-1977
TONTITOWN WATER AND SEWER UTILITIES	235 E HENRI DR TONTI BLVD SPRINGDALE, ARKANSAS 72764	(479) 301-2700
CITY OF TONTITOWN PLANNING MR. BRAD SWANSON	235 E HENRI DR TONTI BLVD SPRINGDALE, ARKANSAS 72764	(479) 391-2700
CITY OF TONTITOWN ENGINEERING MR. ZAK JOHNSON	235 E HENRI DR TONTI BLVD SPRINGDALE, ARKANSAS 72764	(479) 435-4270
CITY OF TONTITOWN TREE DEPARTMENT	141 SE ZILPO ST TONTI, ARKANSAS 72764	(479) 439-3578
OSAKA'S ELECTRIC COOPERATIVE	3641 W HARBOR DR FAIRFAXVILLE, ARKANSAS 72064	(800) 321-6144
OOX COMMUNICATIONS MR. JASON COWLES	4901 S 48TH STREET SPRINGDALE, ARKANSAS 72763	(479) 395-2492
UTILITY LOCATIONS ARKANSAS ONE-CALL SYSTEM, INC.		1-800-487-8988

CERTIFICATE OF SUBMITTING ACCURACY

I, HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS A BUILDING SHOWN MADE BY ME AND BUILDING MATERIALS AND LOT DIMENSIONS SHOWN HEREBY CORRECTLY SHOW AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____

STATE OF ARKANSAS REGISTRATION NO. _____

CERTIFICATE OF APPROVAL

I, HEREBY CERTIFY THAT THE PLAN CORRECTLY REPRESENTS A BUILDING SHOWN MADE BY ME AND BUILDING MATERIALS AND LOT DIMENSIONS SHOWN HEREBY CORRECTLY SHOW AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

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DATE OF EXECUTION: _____

SIGNED: _____

STATE OF ARKANSAS REGISTRATION NO. _____

NOT FOR CONSTRUCTION

JOE BUMPER COLLISION

110 INDUSTRIAL CIR. E TONTITOWN, AR

VAN CLAY HOLDINGS, LLC

833 ELM SPRINGS ROAD SPRINGDALE, AR

6200 SUITS US DR, STE B
BELLA VISTA AR 72714
800-955-8585
(479) 397-2924
(479) 397-2924
(479) 397-2924
FAX: (479) 397-2924
EMAIL: jason@cce-llc.com

DATE: 7/14/2023

CHECKED BY: JEL

DRAWN BY: JOR

DATE: 7/14/2023

DESIGNED BY: JOR

DATE: 7/14/2023

CHECKED BY: JEL

DRAWN BY: JOR

DATE: 7/14/2023

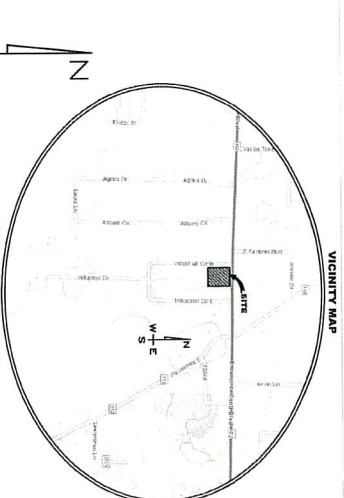
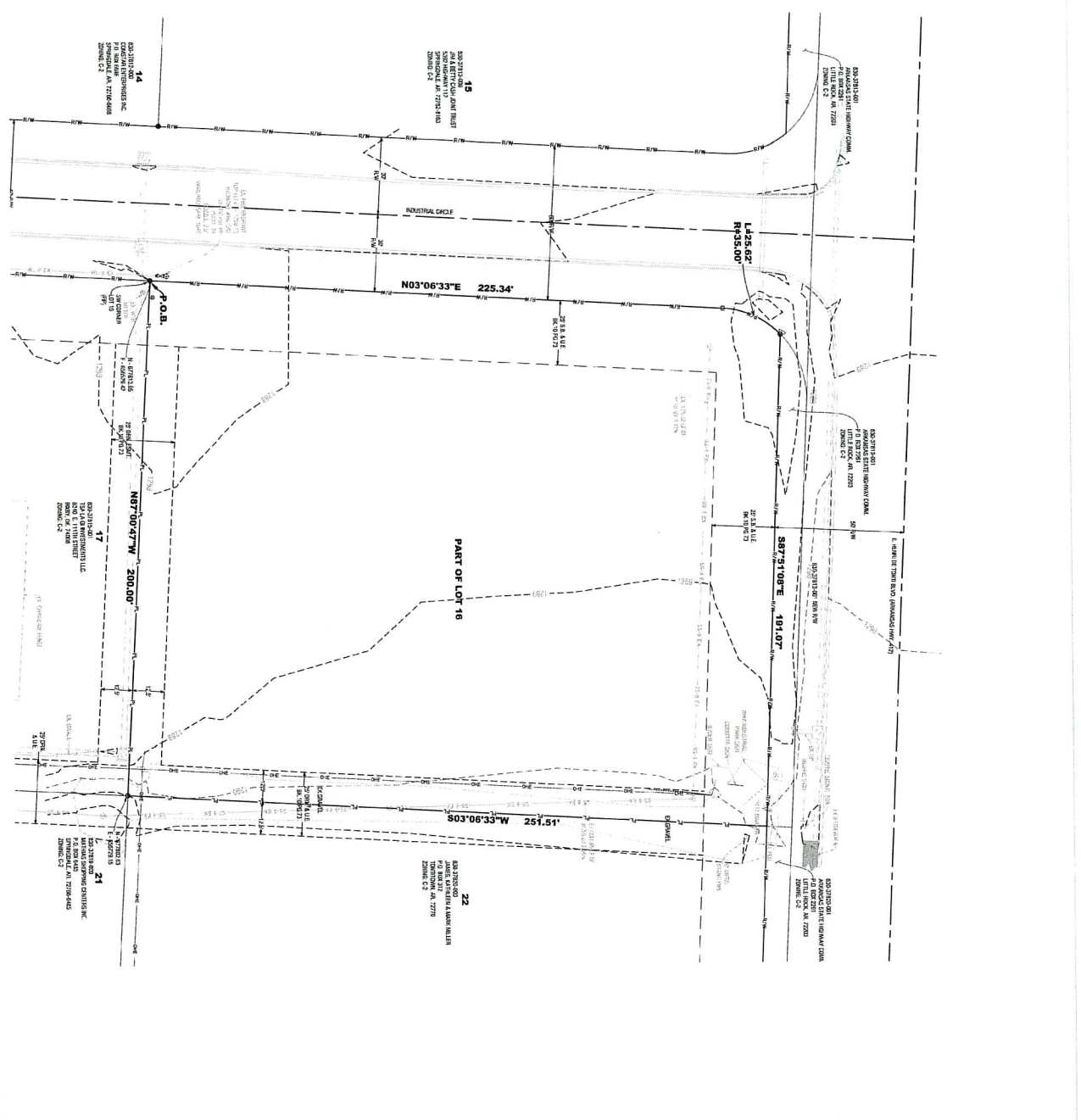
DESIGNED BY: JOR

DATE: 7/14/2023

FILE NO: 23-1012-03

DATE: 7/14/2023

C1.0



VICINITY MAP

TONTITOWN, ARKANSAS



LEGEND

- ROUND HOLE
- SET POINT
- 1/4\"/>

NOTES

1. PROJECT NUMBER: 2023-0714-000
2. CURRENT ZONING: C-2 (GENERAL COMMERCIAL)
3. HIGHLIGHTED AREAS ON THIS PLAN ARE SUBJECT TO THE CITY OF TONTITOWN'S REVIEW AND APPROVAL.
4. PROPERTY BASED ON ARKANSAS STATE PLAT 680 (MAY 2016) (RECORDED IN THE CLERK'S OFFICE OF TONTITOWN, ARKANSAS, BOOK 177, PAGE 100).
5. OWNER: JOHN & AMY THOMPSON REV. LIVING TRUST - H&C SPOUSALS
6. THIS PROJECT'S SHED IS PERMITTED BY THE CITY OF TONTITOWN PLUM AS PER RIM #031400000 DATED MAY 14, 2008.

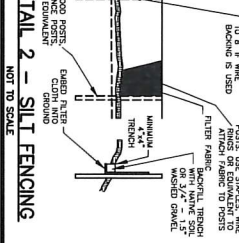
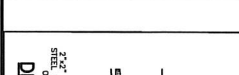
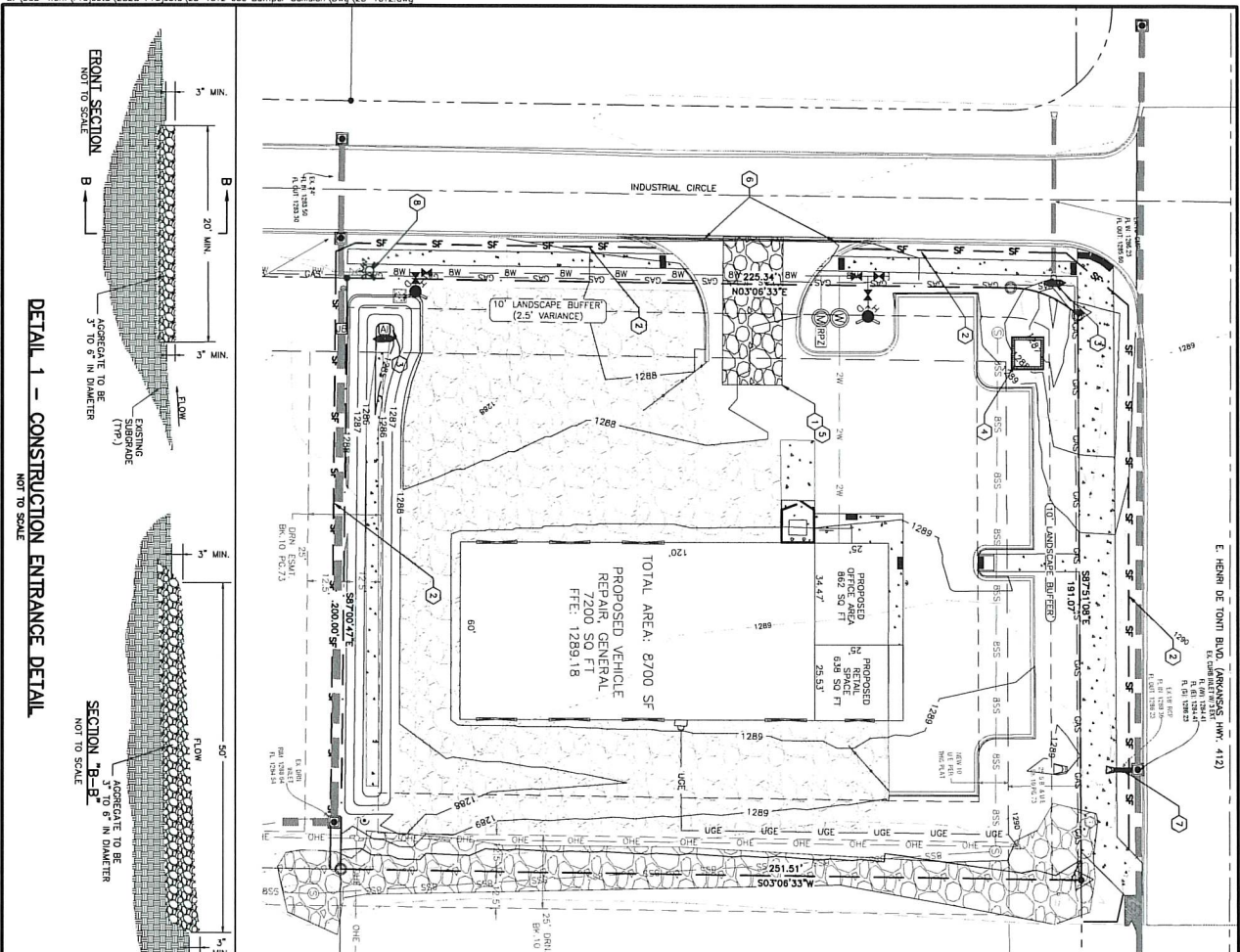
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124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9277
Fax: 479.582.4857
www.jorgensenassoc.com

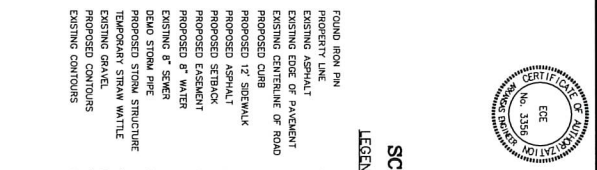


SHEET TITLE:
SITE SURVEY

SHEET NUMBER:
C20



- EROSION AND SEDIMENT CONTROL NOTES:**
- INSTALL EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION ENTRANCES AT LOCATIONS AS INDICATED ON THIS PLAN.
 - CONSTRUCTION AND SEDIMENT CONTROL MEASURES SHALL BE LOCATED AND MAINTAINED SUCH THAT THE LOCATION DOES NOT INTERFERE WITH THE CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP) REPORT FOR IMPLEMENTATION, AND SEDIMENTATION.
 - CONSTRUCTION ENTRANCES SHALL BE PLACED AND MAINTAINED TO PREVENT OVERFLOW OF CONSTRUCTION WATERS INTO EXISTING DRAINAGE SYSTEMS.
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- MAINTENANCE AND OPERATION NOTES:**
- AN INSPECTION SHALL BE MADE BY DEVELOPER OR OWNER OF A MAINTENANCE PLAN PER DETAIL 2/1/25.0
 - PROPOSED TEMPORARY SILT FENCE PER DETAIL 2/2/25.0
 - PROPOSED TEMPORARY ROCK CHECK DAM PER DETAIL 1/3/25.0
 - TEMPORARY CONCRETE WASHOUT PER DETAIL 2/3/25.0
 - SWPPP TO BE LOCATED IN MANHOLE ON SITE.
 - REMOVE EXISTING CURB AND GUTTER AND DISPOSE OF OFF-SITE.
 - REMOVE EXISTING 18" STORM PIPE AND DISPOSE OF OFF-SITE.
 - REMOVE FIRE HYDRANT AND RELOCATE. SEE UTILITY PLAN FOR LOCATION.



NOT FOR CONSTRUCTION



<p>6200 SUITS US DR. STE. B BELLA VISTA, AR 72714 D (479) 364-0024 F (479) 367-2924 M (501) 759-6300 EMAIL: jason@k&bce.com</p>	<p>JOE BUMPER COLLISION 110 INDUSTRIAL CIR. E TONTTOWN, AR VAN CLAY HOLDINGS, LLC 833 ELM SPRINGS ROAD SPRINGDALE, AR</p>	<p>AR 11-11-11 REGISTERED PROFESSIONAL ENGINEER No. 111111 EXPIRES 12/31/2025</p>
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<p>DATE: 6/20/2023 JOB NUMBER: 23-1012 SHEET NAME: DEMOLITION AND STORMWATER PREVENTION PLAN DATE PLOTTED: 3/29/2024 SCALE: C3:0</p>	<p>DRAWN BY: [Blank] CHECKED BY: [Blank] DATE: 6/20/2023 JOB NUMBER: 23-1012 SHEET NAME: DEMOLITION AND STORMWATER PREVENTION PLAN DATE PLOTTED: 3/29/2024 SCALE: C3:0</p>
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CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **July 25th, 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 graded 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:

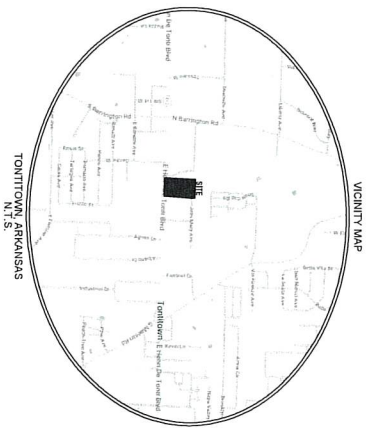
1. Please add additional construction detail related to the two detention structures shown on the plans. Update Drainage Report as necessary.
2. Please address expanding driveway widths for both the east and west access drive per direction of the City Engineer.
3. Add additional Fire Lane signage as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





LARGE SCALE DEVELOPMENT

for

CPS of NWA, Inc.

INCLUDING

LSD, GRADING, & LANDSCAPE PLAN



JULY 2023

OWNER

**MOUNCE HOLDINGS LLC
HOLLYBLEN SPINNINGS ROAD
SPRINGDALE, AR 72702**

CITY OF TONTITOWN CONTACT LIST

Public Works - Emergency/After Hours	Ph: (479) 361-2700
Public Safety	Ph: (479) 361-2700
Water & Sewer	Ph: (479) 361-2700
Planning	Ph: (479) 361-2700
Building and Inspection	Ph: (479) 361-2700
Information, AR 72702	Ph: (479) 421-8774

PREPARED BY:



**JORGENSEN
+ ASSOCIATES**
Civil Engineering • Surveying • www.jorgensenassoc.com

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807

GENERAL NOTES

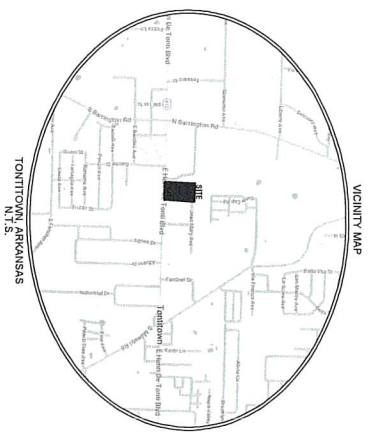
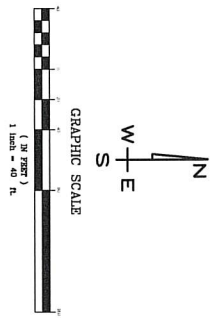
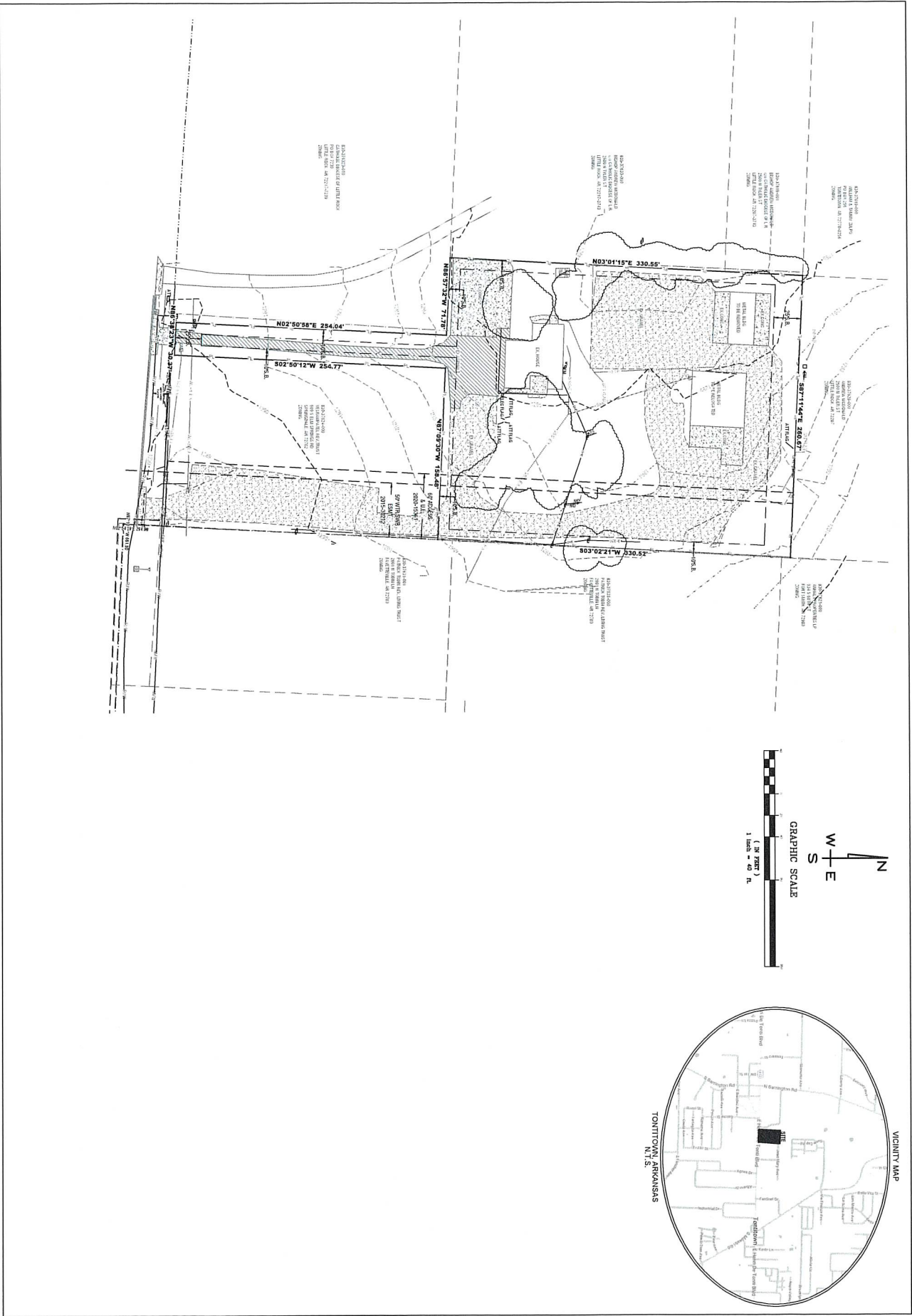
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATION AND/OR DAMAGE TO UTILITIES.
2. ALL PROCEDURES, MATERIAL, AND WORKMANSHIP SHALL CONFORM TO SPECIFICATIONS OF THE WATER DEPARTMENT.
3. THERE ARE NUMEROUS PUBLIC AND PRIVATE UTILITIES WITHIN AND ADJACENT TO THE LIMITS OF CONSTRUCTION AND AN ATTEMPT HAS BEEN MADE TO INDICATE THEIR PRESENCE ON THE PLAN. PRIOR TO BEGINNING ANY TYPE OF EXCAVATION THE CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND MAKE ARRANGEMENTS FOR THE LOCATION OF THE UTILITIES ON THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMISSION TO MAINTAIN THE UTILITY LOCATION MARKERS UNTIL THEY ARE NO LONGER NECESSARY.
4. THERE ARE NO KNOWN GROUND LEASES, ACCESS AGREEMENTS, OR DERIVED MINERAL, GAS AND OIL RIGHTS.
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF TONTITOWN'S LATEST WATER & SEWER SPECIFICATIONS.
6. CONTACT ALL UTILITIES PRIOR TO CONSTRUCTION TO INSURE THAT ALL EXISTING UTILITIES ARE LOCATED.
7. RESTORATION AND CLEANUP SHALL BE COMPLETE BEFORE ACCEPTANCE OF JOB.
8. SEE DETAIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
9. BLASTING WILL NOT BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE FIRE CHIEF.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING BARRS, POSTING SWPPP ON SITE, AND MONITORING/MAINTENANCE OF EROSION CONTROL MEASURES.
11. ANY DAMAGE TO THE EXISTING PUBLIC STREET DUE TO CONSTRUCTION SHALL BE REPAIRED/REPLACED AT THE OWNER'S/CLIENT'S EXPENSE.
12. THE IMPROVED CONSTRUCTION & TOP TO MAIN SHALL BE IN ACCORDANCE WITH THE CITY OF TONTITOWN WATER DEPARTMENT.
13. THIS SITE DOES NOT CONTAIN ANY KNOWN WETLANDS, AN ARMY CORPS OF ENGINEERS DETERMINATION IS NOT CURRENTLY IN PROGRESS AT THIS TIME.
14. THERE ARE NO KNOWN PREVIOUS SANITARY SEWER OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
15. THERE ARE NO KNOWN EXISTING EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
16. THERE ARE KNOWN EXISTING ABANDONED WATER WELLS & SUMPS, CESSPOOLS, SPRINGS, WATER IMPROVEMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT. SEPTIC FURNISH ST00807 IS TIED TO THIS PROPERTY.
17. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, SUCH AS AREAS SUBJECT TO LOOSING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FIELDED AREAS.
18. THIS SITE WILL NOT CONTAIN ANY PROPOSED PUBLIC AREAS.



INDEX OF SHEETS

- | | |
|-------|-------------------------------------|
| C0.00 | COVER SHEET |
| C1.00 | BOUNDARY SURVEY |
| C1.01 | LARGE SCALE DEVELOPMENT PLAN |
| C1.02 | GRADING & EROSION CONTROL PLAN |
| L1.00 | LANDSCAPE PLAN |
| C5.00 | WATER AND SEWER DETAILS I |
| C5.01 | WATER AND SEWER DETAILS II |
| C5.02 | TYPICAL DRAINAGE DETAILS |
| C5.03 | TYPICAL DETAILS |
| C5.04 | GRADING AND EROSION CONTROL DETAILS |
| C5.05 | GRADING AND EROSION CONTROL DETAILS |

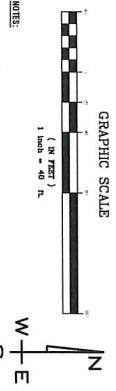
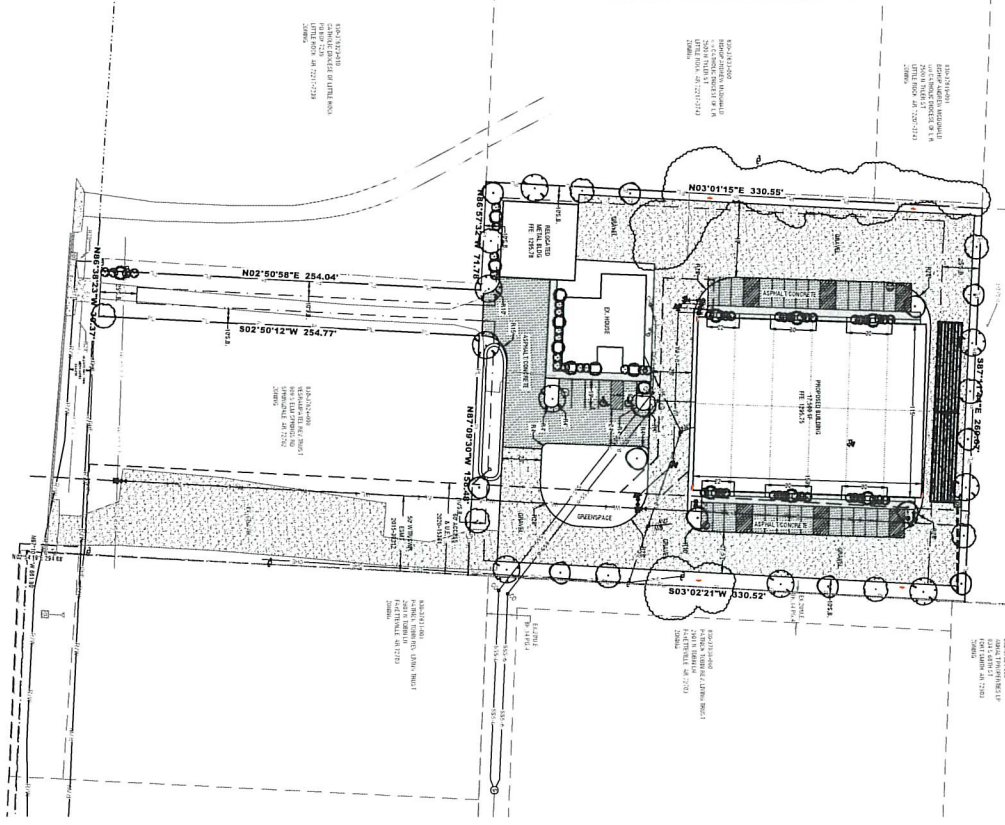
	<p>PROJECT TITLE: CPS of NWA, Inc.</p> <p>PROJECT LOCATION: TONTITOWN, AR</p>	<p>JORGENSEN + ASSOCIATES Civil Engineering • Surveying</p> <p>124 W Sunbridge Drive, Suite 5 Fayetteville, AR 72703 Office: 479.442.9127 www.jorgensenassoc.com Evan@jorgensenassoc.com</p>
<p>CERTIFICATE OF ACCURACY I, JORGENSEN + ASSOCIATES, No. 1762, State of Arkansas, do hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Arkansas.</p> <p>DATE: JULY 2023</p>	<p>PROJECT DETAILS</p> <p>SHEET NUMBER: C0.00</p> <p>COVER SHEET</p>	



<p>PROJECT TITLE: CPS of NWA, Inc.</p> <p>PROJECT LOCATION: TONTITOWN, AR</p>		<p>REVISIONS</p>	
<p>PROJECT DETAILS</p> <ul style="list-style-type: none"> UTILITY RESSING EXISTING CONTAINERS EXISTING CONCRETE EXISTING DRIVEWAYS NEW PAVEMENT NEW SIDEWALK NEW DRIVEWAY NEW UTILITY NEW FENCE NEW SIGNAGE NEW LIGHTING NEW LANDSCAPE NEW TREES NEW BUSHES NEW GRASS NEW MULCH NEW SOIL NEW SAND NEW GRAVEL NEW ASPHALT NEW CONCRETE NEW BRICK NEW STONE NEW TILE NEW CARPET NEW PAINT NEW FINISHES NEW FIXTURES NEW APPLIANCES NEW FURNITURE NEW DECORATION NEW ACCESSORIES NEW PERMITTING NEW INSURANCE NEW CONTRACTING NEW SUBCONTRACTORS NEW SUPPLIERS NEW VENDORS NEW SERVICES NEW UTILITIES NEW REGULATIONS NEW STANDARDS NEW CODES NEW ORDINANCES NEW ZONING NEW DEEDS NEW EASEMENTS NEW ENCUMBRANCES NEW LIENS NEW TAXES NEW FEES NEW COSTS NEW BUDGET NEW SCHEDULE NEW RISK NEW LIABILITY NEW COMPLIANCE NEW MAINTENANCE NEW OPERATIONS NEW MANAGEMENT NEW SECURITY NEW SAFETY NEW HEALTH NEW ENVIRONMENT NEW COMMUNITY NEW RELATIONS NEW REPUTATION NEW BRAND NEW MARKETING NEW SALES NEW CUSTOMERS NEW PARTNERS NEW 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<p>DATE: 10/15/2024</p> <p>DRAWN BY: J. W. BROWN</p> <p>CHECKED BY: J. W. BROWN</p> <p>SCALE: AS SHOWN</p> <p>SHEET NO.: 1 OF 1</p>		<p>PROJECT TITLE: SURVEY</p> <p>SHEET NUMBER: C1.00</p>	

JORGENSEN + ASSOCIATES 124 W Sunbridge Drive, Suite 4
 Fayetteville, AR 72703
 Office: 479-442-9127
 www.jorgensen-survey.com
 Civil Engineering • Surveying Established 1985

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
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- NOTES:**
1. PARCEL #430-370-002.
 2. CURRENT ZONING: C-2 GENERAL COMMERCIAL.
 3. ROTATION BASED ON ARKANSAS STATE PLUMBING NORTH ZONE (ARMS3).
 4. THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD) IS BEING UTILIZED FOR VERTICAL DATUM OF THIS SITE.
 5. EXISTING RECORDS:
 - A. RECORD SURVEY BY JENKINS SURVEYING DATED 11/17/22, JOB NO. 22-0175.
 - B. WASHINGTON FIELD FILE #202-14581.
 - C. NORTH-SOUTH PLANNING FIELD #24-24792.
 6. OWNER: CITY OF TONTOWN, ARKANSAS, PO BOX 502, TONTOWN, AR 72770.
 7. THIS PROJECT IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAINS PER FEMA #105000002 DATED APRIL 2, 2004.

ZONING & SETBACKS NOTES:

CURRENT ZONING DISTRICT: C-2 GENERAL COMMERCIAL

MINIMUM LOT AREA FOR NON-RESIDENTIAL USES: 12,000 SQ. FEET
 MINIMUM LOT WIDTH FOR NON-RESIDENTIAL USES: 100'
 MINIMUM BUILDING SETBACK: 5' FROM FRONT
 FROM NON-RESIDENTIAL, 25'
 FROM NON-RESIDENTIAL, 10'
 FROM NON-RESIDENTIAL, 25'

ZONING DISTRICT REGULATIONS LISTED ABOVE ARE SET FORTH BY CITY OF TONTOWN MUNICIPAL CODE ZONING REGULATIONS PARAGRAPH C - DISTRICT 5 STANDARDS.

LANDSCAPE REQUIREMENTS:

FURNITURE THREE (3) FEET AREA:
 10% LF PER TREE - 5% LF EXISTING CANOPY = 1113 LF
 1113 LF @ 20' = 55.65 TREES REQUIRED (25 TREES PROVIDED)

STREET TREES:
 1 TREE PER 100 FEET
 3017 LF @ 20' = 150.85 TREES REQUIRED (17 TREES PROVIDED)

5 SPACES PER 10' LF OF STREET FRONTAGE:
 3017 LF @ 5 SPACES REQUIRED = 5 SPACES PROVIDED

PARKING LOT TREES:
 1 TREE / 15 PARKING SPACES
 31 PARKING SPACES @ 2' (21.00) TREES REQUIRED (2 TREES PROVIDED)

BUILDING FRONTAGE LANDSCAPING:
 1 TREE PER 100 FEET OF FRONTAGE
 1513 LF @ 2' OF FRONTAGE @ 25% = 75.65 LF LANDSCAPING REQUIRED (106 LF PROVIDED)

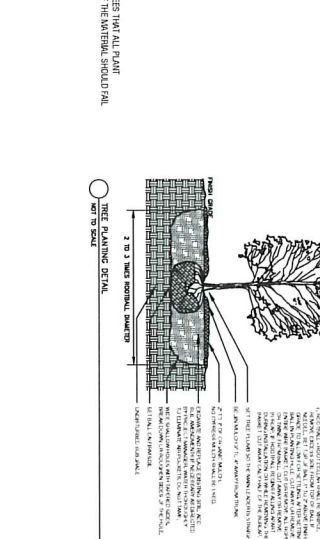
ESTABLISH VEGETATION ON ALL DISTURBED AREAS WITH SOIL OR SEED.



PER SECTION 152.217 OF THE CODE OF ORDINANCES FOR THE CITY OF TONTOWN, THE DEVELOPER GUARANTEES THAT ALL PLANT MATERIALS AND PRODUCTS USED IN THE LANDSCAPE SHALL BE OF THE HIGHEST QUALITY AVAILABLE AND SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF TONTOWN PLANNING DEPARTMENT'S PLANTING MANUAL. IF SUCH BE REFUSED DURING THE APPROPRIATE PLANTING SEASON, REVISIONS REQUIRED LANDSCAPING SHALL BE PROVIDED BY ONE OF THE FOLLOWING METHODS:

- (A) UNDERGROUND SPRINKLER SYSTEM
- (B) AUTOMATIC TOWER SYSTEM OR
- (C) OTHER AS APPROVED WITHIN 100 FEET OF ALL LANDSCAPED AREAS.

DEVELOPMENT TO UTILIZED WIDE BIR ATTACHMENTS WITHIN 100 FEET OF ALL LANDSCAPED AREAS.



SETBACKS TABLE:

EXISTING SITE	PROPOSED SITE
SITE AREA: 93,865 SQ. FEET ±	SITE AREA: 93,865 SQ. FEET ±
BUILDINGS: 6,478 SQ. FEET ±	BUILDINGS: 22,708 SQ. FEET ±
PARKING LOT SPACES: 12,162 SQ. FEET ±	PARKING LOT SPACES: 18,844 SQ. FEET ±
SEWERWALK: 598 SQ. FEET ±	SEWERWALK: 692 SQ. FEET ±
TOTAL ASPHALT: 52,465 SQ. FEET ±	TOTAL ASPHALT: 75,477 SQ. FEET ±
GREEN SPACE: 41,465 SQ. FEET ±	GREEN SPACE: 18,378 SQ. FEET ±

PLANT LIST

QTY	SYM	COMMON NAME / BOTANICAL NAME	ROOT	UNK. SIZE	NOTES
8	LP	LINDEN PLANE TREE	BBB	2' DIA.	
11	SP	SILVER MAPLE	BBB	2' DIA.	
12	SP	DOGWOOD PLANE TREE	BBB	2' DIA.	
16	HI	HYDRANGEA	CONTR	3' DIA.	
32	AB	DOGWOOD BURNING BUSH	CONTR	3' DIA.	

PROJECT TITLE: CPS of NWA, Inc.
PROJECT LOCATION: TONTOWN, AR
DATE: 11/15/23
PROJECT ENGINEER: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

JORGENSEN + ASSOCIATES
 Civil Engineering • Surveying

124 W. Sunbelt Drive, Suite 5
 Tontown, AR 72770
 Office: 475-442-9727
 www.jorgensenassoc.com

PROJECT TITLE: CPS of NWA, Inc.
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PROJECT ENGINEER: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN

Tontitown Building Activity Report

Commercial Valuation

	2023 Project Valuation	2022 Project Valuation	Variance	% Chg
January	\$421,500	\$1,576,430	(\$1,154,930)	(73.26%)
February	\$1,382,374	\$5,305,753	(\$3,923,379)	(73.95%)
March	\$462,703	\$364,084	\$98,619	27.09%
April	\$4,353,814	\$1,678,371	\$2,675,443	159.41%
May	\$2,964,871	\$578,233	\$2,386,638	412.75%
June	\$1,595,365	\$265,300	\$1,330,065	501.34%
July		\$489,380	(\$489,380)	(100.00%)
August		\$165,715	(\$165,715)	(100.00%)
September		\$364,785	(\$364,785)	(100.00%)
October		\$955,531	(\$955,531)	(100.00%)
November		\$152,090	(\$152,090)	(100.00%)
December		\$249,450	(\$249,450)	(100.00%)
Total	\$11,180,627	\$12,145,122	(\$964,495)	(7.94%)

Commercial Building Fees

	2023 Project Fee's Assessed	2022 Project Fee's Assessed	Variance	% Chg
January	\$2,788	\$10,145	(\$7,357)	(72.52%)
February	\$6,817	\$26,381	(\$19,564)	(74.16%)
March	\$3,948	\$3,167	\$781	24.66%
April	\$27,222	\$7,952	\$19,270	242.33%
May	\$10,301	\$4,219	\$6,082	144.16%
June	\$8,098	\$669	\$7,429	1110.46%
July		\$4,684	(\$4,684)	(100.00%)
August		\$1,268	(\$1,268)	(100.00%)
September		\$168	(\$168)	(100.00%)
October		\$455	(\$455)	(100.00%)
November		\$1,073	(\$1,073)	(100.00%)
December		\$118	(\$118)	(100.00%)
Total	\$59,174	\$60,299	(\$1,125)	(1.87%)

Commercial Permits

2023 #	2022 #	Variance	
3	14	(11)	
7	11	(4)	
10	15	(5)	
15	5	10	
7	9	(2)	
6	5	1	
	13	(13)	
	6	(6)	
	7	(7)	
	6	(6)	
	4	(4)	
	5	(5)	
Total	48	100	(52)

Residential Valuation

	2023 Project Valuation	2022 Project Valuation	Variance	% Chg
January	\$533,289	\$9,939,769	(\$9,406,480)	(94.63%)
February	\$1,108,592	\$3,514,598	(\$2,406,006)	(68.46%)
March	\$1,166,748	\$18,796,721	(\$17,629,973)	(93.79%)
April	\$4,139,957	\$1,702,348	\$2,437,609	143.19%
May	\$311,475	\$2,455,736	(\$2,144,261)	(87.32%)
June	\$18,513,599	\$1,148,628	\$17,364,971	1511.80%
July		\$526,673	(\$526,673)	(100.00%)
August		\$611,557	(\$611,557)	(100.00%)
September		\$1,663,090	(\$1,663,090)	(100.00%)
October		\$4,213,108	(\$4,213,108)	(100.00%)
November		\$2,439,492	(\$2,439,492)	(100.00%)
December		\$2,629,974	(\$2,629,974)	(100.00%)
Total	\$25,773,660	\$49,641,694	(\$23,868,034)	(48.08%)

Residential Building Fees

	2023 Project Fee's Assessed	2022 Project Fee's Assessed	Variance	% Chg
January	\$2,192	\$43,415	(\$41,223)	(94.95%)
February	\$40,979	\$14,436	\$26,543	183.87%
March	\$5,602	\$79,283	(\$73,681)	(92.93%)
April	\$22,369	\$6,964	\$15,405	221.21%
May	\$5,784	\$10,169	(\$4,385)	(43.12%)
June	\$91,624	\$7,823	\$83,801	1071.21%
July		\$2,662	(\$2,662)	(100.00%)
August		\$2,789	(\$2,789)	(100.00%)
September		\$9,231	(\$9,231)	(100.00%)
October		\$20,693	(\$20,693)	(100.00%)
November		\$9,986	(\$9,986)	(100.00%)
December		\$11,527	(\$11,527)	(100.00%)
Total	\$168,550	\$218,978	(\$50,428)	(23.03%)

Residential Permits

2023 #	2022 #	Variance	
3	42	(39)	
31	15	16	
13	84	(71)	
18	11	7	
6	12	(6)	
41	7	34	
	7	(7)	
	9	(9)	
	12	(12)	
	21	(21)	
	12	(12)	
	8	(8)	
Total	112	240	(128)

Water Taps

	2023	2022	Variance	% Chg
January		\$34,200	(\$34,200)	(100.00%)
February		\$23,600	(\$23,600)	(100.00%)
March	\$5,700	\$72,200	(\$66,500)	(92.11%)
April	\$36,100	\$2,850	\$33,250	1166.67%
May	\$2,850	\$3,800	(\$950)	(25.00%)
June	\$13,700	\$950	\$12,750	1342.11%
July		\$0	\$0	#DIV/0!
August		\$0	\$0	#DIV/0!
September		\$950	(\$950)	(100.00%)
October		\$7,600	(\$7,600)	(100.00%)
November		\$6,650	(\$6,650)	(100.00%)
December		\$0	\$0	#DIV/0!
Total	\$58,350	\$152,800	(\$94,450)	(61.81%)

Sewer

	2023	2022	Variance	% Chg
January		\$17,500	(\$17,500)	(100.00%)
February		\$6,000	(\$6,000)	(100.00%)
March	\$1,000	\$38,000	(\$37,000)	(97.37%)
April	\$20,500	\$500	\$20,000	4000.00%
May	\$500	\$1,500	(\$1,000)	(66.67%)
June	\$6,000	\$0	\$6,000	#DIV/0!
July		\$0	\$0	#DIV/0!
August		\$0	\$0	#DIV/0!
September		\$500	(\$500)	(100.00%)
October		\$3,500	(\$3,500)	(100.00%)
November		\$3,500	(\$3,500)	(100.00%)
December		\$0	\$0	#DIV/0!
Total	\$28,000	\$71,000	(\$43,000)	(60.56%)

Approved Projects and Expiration Dates

Development	PC Approval	PreCon	Expiration Date	Grading Permit	Final Accept	Progress
Amelia Acres	Approved on 3-17-22		9/17/2022			Waiting on PreCon
Barloche	Approved on 11-1-22	Yes	5/1/2023	Yes		Started Construction
Barber Shop Park	Approved on 8-23-22	Yes				Under Reconstruction
Deer Valley	Approved on 12-27-22	Yes	5/27/2023			PreCon Held
Four Season	Approved on 6-30-22	Yes	12/30/2022	Yes		Under Construction
Laura Lane	Approved on 8-23-22		2/23/2022			Waiting for grading permit
Manhattan Steel	Approval 7-26-22	Yes	1/26/2022			Will resubmit LSD
Max Alley	Approval 8-26-22	Yes	2/26/2023	Yes		Under Construction
Norris Plaza	Approval on 10-17-22	Yes	4/17/2023	Yes		Under Construction
Palacero	Approval 12-30-21	Yes	6/22/2022	Yes		Under Construction
Sloan Crest	Approval 2-14-23					Waiting to schedule pre con
Victory Church	Approved on 7-26-22		1/26/2023			Meeting on 1-6 to discuss plans
Venetto	Approved 3-22-22		9/22/2022			Final Approved
Paramount Metals	Approved on 11-22-22		5/22/2022			Waiting on Grading Permit
Auto Zone	LSD approved	Yes	8/28/2023			Under Construction
Vapor Maven	Rezone					Council approved Rezoning
Copart	LSD					Variance Failed
Casalini Warehouse	PC Approval for Rezone					Waiting on Lot Split
Sky Brook Subdivision	Rezoning Failed					
Child Care Facility	LSD Approved	Yes	8/28/2023			Under Construction
Jack Willis	LSD					Preview of project 1-17
Maven Commercial	LSD	Yes	11/4/2023			Under Construction
Pam Parking Lot	LSD	Yes	11/4/2023			Under Construction
Subdivision on Barr.	Rezone to R-4					Appeal to Council for 7-18
Storage Units	Rezone to C-2					LSD for Tech Review
Old Oak Warehouse	LSD/Rezone					Rezone and LSD (Tech Review)
Royal Real Estates	Rezone by P/Z Approved					Tabled (Need DEED Correction)
Donna Baker	Rezone from R-2 to R-3					Pulled by Owners
Martin Burciaga	CUP					Pulled by Owners
Pam Trucking School	LSD					Planning Commission on 7-26
Joe Bumper	LSD					Planning Commission on 7-26

Approved Projects and Expiration Dates

Taldo Rezone CPS of NWA	Rezone from C-2 to C-T LSD						Planning Commission on 8-22 Planning Commission on 8-22
La Hacienda LLC	Rezone and LSD						Pre Meeting Tech Review
MH Backhoe	LSD						



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **July 25, 2023**
Pam Truck Driving Variance
Planner: Mark Latham, City
Planner

BOARD OF ADJUSTMENTS AGENDA ITEM

PH2, BOZA1

VARIANCE REQUEST

294 and 296 Bandini Ave. -Pam
Trucking Driving School

SUMMARY: Applicant is requesting a variance to requirement to paved parking areas at new driving school facility.

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

CITY WARD: 3- Mike Washkowiak, Tim Burress

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:

Applicant is requesting a variance request from section 153.210, subsection 4E, parking areas and drive aisles shall be paved. Most students will be coming in by bus or parking on current areas on campus. One ADA parking will be concrete. As to variance to drive aisles, the establishment of the truck driving school, students will be using trucks with a lot of turning movements that will tear up asphalt.

Variance to Parking areas and Drive aisles:

Section 153.262 Powers and Duties:

*(B) To authorize upon appeal, in specific cases, such variance from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved. **A variance from the terms of these zoning regulations, shall not be granted by the***

Board of Zoning Adjustment unless and until:

- (1) The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Staff's Response: This project is located on the Pam Trucking Campus off Bandini near the maintenance area of the campus.

that literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

Staff's Response: Applicant has provided a reasonable solution to the parking requirements and driving aisle.

that special conditions and circumstances do not result from the actions of the applicant.

Staff's Response: N/A

and that granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations to other lands, structures, or buildings in the same district.

Staff's Response: This variance will not convey special privilege to the applicant.

- (2) *No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.*

Staff's Response: There are no nonconforming uses in the surrounding area.

- (3) *The Board of Zoning Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.*

Staff Response: Only a small portion of the site is impacted by this request.

- (4) *The Board of Zoning Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of these zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Staff's Response: Granting this variance will not be injurious to the general neighborhood area or detrimental to the public.

- (5) *In granting any variance, the Board of Zoning Adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these regulations.*

Staff Response: No additional conditions are recommended at this time.

(6) *Under no circumstances shall the Board of Zoning Adjustment grant a variance to allow a use not permissible under the terms of these zoning regulations in the district involved, or any use expressly, or by implication, prohibited by the terms of these regulations in said district.*

Staff's Response: Granting this request will not allow a use that is not permissible by code.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the applicant's variance request to reduce the number of paved parking areas and drive aisles.

