



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **August 22nd, 2023**
Project: **MH Backhoe**
Planner: Zak Johnston, P.E.

MH BACKHOE BUILDING EXPANSION PRELIMINARY LSD PC AGENDA ITEM 4

630 W Henri de Tonti BLVD
Parcel # 830-37653-000

SUMMARY: The applicant is proposing the construction of a second 8,750 sqft commercial building, on a 3.33 acre tract of land along Henri de Tonti BLVD. This project is an expansion of a previously approved LSD; MH Backhoe Commercial Building that was approved on August 28, 2018 and subsequently finalized on June 25, 2021. Plans show the addition of three off street parking stalls and complimentary landscaping additions. No additional drainage improvements are proposed as the previous LSD over-accounted for the impervious area across the site.

CURRENT ZONING: C2 – General Commercial

CITY WARD: Ward 2 – Daniel Montez, Larry Ardemagni

FLOODPLAIN: YES

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

Water: Tontitown Water, Existing 6"

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:

The applicant is proposing the construction of a second 8,750 sqft commercial building, on a 3.33 acre tract of land along Henri de Tonti BLVD.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - Existing 6-inch water line, water service already provided to property

Electric: Ozarks Electric – Provided a general set of comments that was provided to the applicant.

Sewer/Septic: Tontitown Sewer, Existing 12" 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. If the proposed building is to be sprinkled, no additional improvements will be needed in reference to onsite fire hydrants. Should the building not be sprinkled, an additional fire hydrant will be needed within 200' of the proposed building. The building is currently proposed to be sprinkled.

Drainage / Stormwater Management:

There is a detention pond existing for this site that was constructed with the original LSD. This pond was sized to accommodate more impervious area than was actually constructed in 2021. The proposed project will only add three parking stalls worth of new impervious area to the property. Even with this addition, the pond is still oversized based on the original calculations.

No new storm sewer improvements are proposed. There are no outstanding drainage comments related to this project.

Streets:

This project fronts Henri de Tonti BLVD (HWY 412). The second building will access HWY 412 via the existing access drive constructed with the original LSD.

Utilities:

This project is already connected to Tontitown water and sewer.

Planning:

Please ensure plat requirement worksheet items is complete.

Landscaping:

The project proposes to add Landscape Perimeter Buffer landscaping around the proposed parking stalls as well as replace all deceased trees that were installed with the original project.

STAFF RECOMMENDATION:

Staff **RECOMMENDS APPROVAL** of **MH BACKHOE BUILDING EXPANSION PRELIMINARY LSD** 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. 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 not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

None at this time.

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:



