



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **January 23rd, 2024**
Project: **Industrial Circle LSD**
Planner: Zak Johnston, P.E.

INDUSTRIAL CIRCLE PRELIMINARY LSD PC AGENDA ITEM 2

895 E Henri De Tonti BLVD
Parcel # 830-37799-000

SUMMARY: Applicant is requesting Preliminary LSD approval to construct a 7,564 sq.ft. retail center with (4) four units on an approximately 1.05 AC tract of land along the W Henri de Tonti BLVD. Plans show associated off-street parking, solid waste receptacles, stormwater conveyance, and requisite public water and sewer connections.

CURRENT ZONING: C2 – 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 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 7,564 sq.ft. retail center with (4) four units on an approximately 1.05 AC tract of land along the W Henri de Tonti BLVD. Plans show associated off-street parking, solid waste receptacles, stormwater conveyance, and requisite public water and sewer connections. Access to the project will be from E Industrial CIR and E Henri De Tonti BLVD.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 8" water line

Electric: Ozarks Electric - Standard 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.

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:

- Site will need access to (2) fire hydrants. This will be accomplished via a (1) proposed hydrant to be installed as part of this project and (1) existing hydrant located across Industrial Circle to the SW.
- Project will need appropriate fire access route to (3) sides of the building. This is accomplished via three 26' access drive on the south, east, and north portions of the building.
- FDC to be located in greenspace and not on building.
- Demarcation valve for fire line will need post indicator valve in greenspace.
- Knox box for FD access to building to be located on building.
- RECOMMENDATION: Install 2-hr fire wall between subunits with building construction or risk partial building shutdown with tenant change out in the future.

All Fire Marshal comments have been addressed with latest submittal.

Drainage / Stormwater Management:

The amount of impervious area will be reduced compared to existing conditions; no detention pond required.

Currently, there may be a low spot located along Industrial CIR that may require an additional inlet. More topo is needed to verify. If low spot exists, add additional inlet box, if necessary.

Streets:

The project will access both Industrial CIR on the SW and Henri De Tonti BLVD on the NE. The Henri De Tonti BLVD access will be "Right In/Right Out" only. The portion of the project facing Industrial CIR will be improved to the Local Typical Section standard and include curb and gutter with sidewalk.

Utilities:

This project is connecting to existing water and sanitary sewer lines and will require a small water main extension to add a fire hydrant and provide additional water service. All new water and sewer construction shall comply with the latest City of Tontitown Standard Water and Sewer Specifications dated June 25, 2018.

Planning:

Please ensure plans are compliant with the LSD Submittal worksheet. No other comments at this time.

Landscaping:

Add Tontitown Landscape code sections to each calculation. No other comments at this time.

STAFF RECOMMENDATION:

A few minor comments remain for construction approval. Staff **RECOMMENDS APPROVAL** of INDUSTRIAL CIRCLE 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 not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

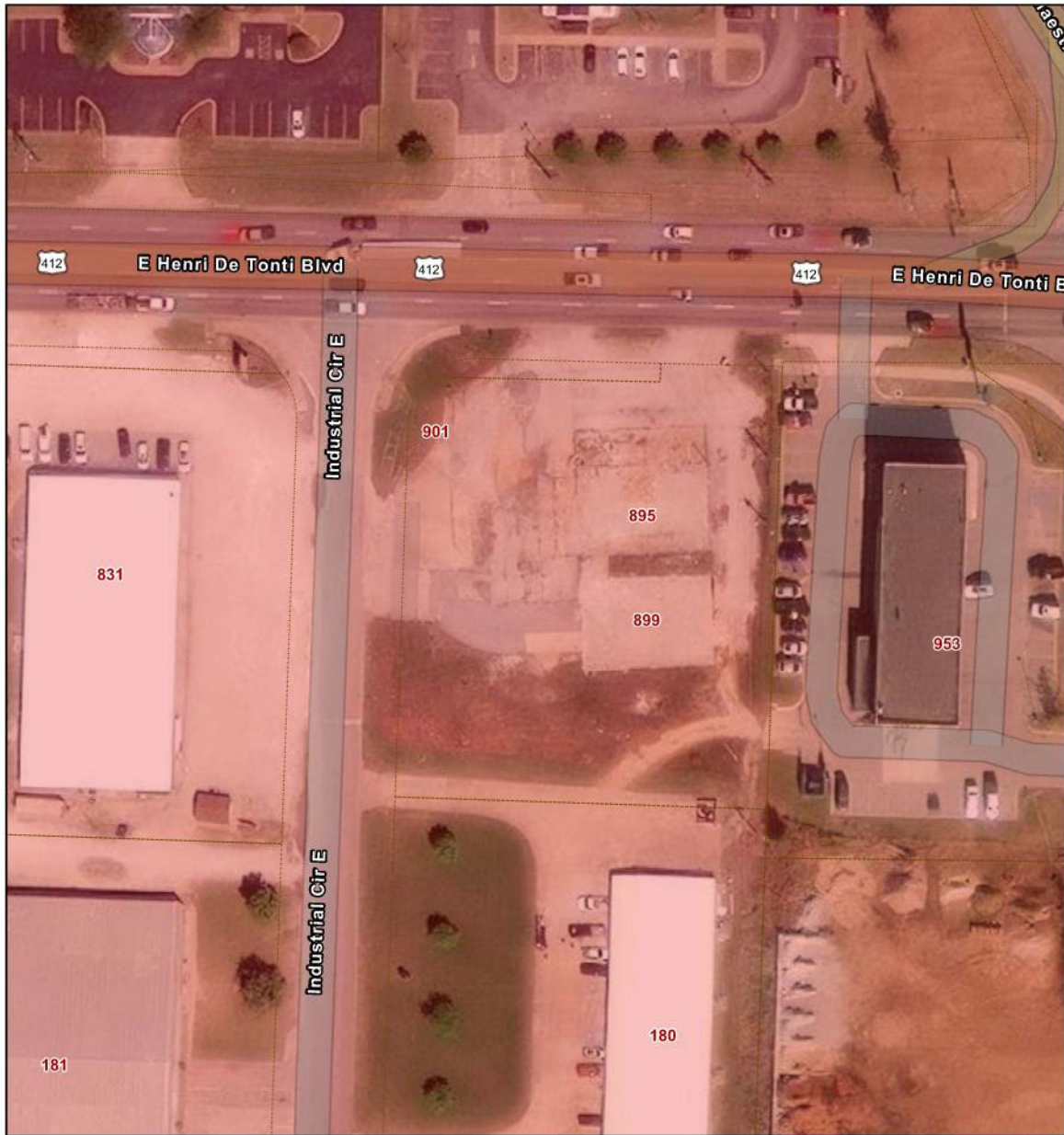
1. Additional topo is needed along Industrial CIR to check drainage with new curb and gutter installation. An additional curb inlet may be required. Please coordinate with City Engineer before construction plan approval.

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:

ArcGIS Web Map

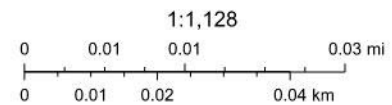


1/17/2024, 9:00:29 AM

WashingtonCountyParcelsOwners

TontitownZoning

C-2 (General Commerical)



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ArcGIS Web AppBuilder

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