



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **May 28<sup>th</sup>, 2024**  
Project: **Indoor Baseball Sports**  
Planner: Zak Johnston, P.E.

### INDOOR BASEBALL SPORTS COMPLEX PRELIMINARY LSD

## PC AGENDA ITEM 2

323 INDUSTRIAL DRIVE  
Parcel # 830-37809-000

**SUMMARY:** The applicant is proposing the construction of an indoor baseball sport complex on a 3.13 AC tract of land located off of Industrial DR. The project will expand on a previously developed lot currently owned by Ferguson-Sunset LTD Partnership that was built sometime between 1995 and 2001. The proposal includes one 7,737 sq ft building with a small amount of grading as well as reworking a portion of the parking lot to accommodate 33 parking stalls. The project will also remove a large portion of impervious area to improve drainage conditions as well as update the landscaping in the area.

**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 6" 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:**

See summary above

**TECHNICAL INFORMATION:**

**Utilities:**

**Water:** Tontitown Water - existing 6-inch water line

**Electric:** Ozarks Electric – Ozarks provided a standard comment letter.

**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:**

The building is proposed to not be sprinkled. Project will need fire line striping on new curb islands and knock box on the building.

**Drainage / Stormwater Management:**

There is no detention proposed for the site as the applicant is proposing to remove a large portion of the proposed impervious asphalt and compacted gravel onsite and replace with "lawn" greenspace per the drainage report. If the impervious area is removed per plan and replaced with viable greenspace, runoff rates from the site should be lower after development.

**Streets:**

The existing parking lot has two points of access; one off Industrial DR and another off Industrial CIR W. No alterations are proposed for the drive entrances as both are currently over 26 ft in width.

**Utilities:**

This project is connecting to existing water and sanitary sewer service lines. The project is projected to be a limited water user and should have minimal impact on existing water and sanitary infrastructure.

**Planning:**

Two waivers are proposed for this project, one for a reduction in the building façade 75% masonry requirement for C2 zoning, and one for the removal of perimeter landscape trees along the western property boundary due to existing trees already acting as a screening buffer. If either of these waivers are not passed, plans and architectural drawings will need to be updated accordingly.

**Landscaping:**

As stated above, the current version of the landscape plan involves a waiver to the perimeter tree requirement along the western boundary. Also, while trees are called out, they are labeled "CM", "MG", and "SM" but no Plant List is provided for these actual species of tree. Please update accordingly.

**STAFF RECOMMENDATION:**

The project is small in scope and should improve the existing developed lot. As such, Staff **RECOMMENDS APPROVAL** of INDOOR BASEBALL SPORTS COMPLEX 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. A large amount of impervious area is proposed to be removed from the site. Please show how this area will be converted to a greenspace on the landscape plan. Show grassed area and call out either sod or topsoil with grass seed species.
2. Please update utility plan as directed by the City Engineer.
3. Please update grading plan, the finished floor of the proposed building is currently shown to be ~150 ft below ground.
4. The Project has been submitted with two (2) waiver requests. These include variances to codes:
  - a. 152.151 (E) – Reduction of Primary Building Materials constituting 75% of wall area
  - b. 153.212 (L) – Reduction of Perimeter Landscaping along the western property due to existing trees

If either of these waivers 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:

