



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **June 25th, 2024**
Project: **Mathias Warehouse LSD**
Planner: Zak Johnston, P.E.

MATHAIS WAREHOUSE PRELIMINARY LSD PC AGENDA ITEM 2

Agnes DR and Albano DR
Parcel # 830-39960-000, -39937-000, -39938-000, and -39939-000

SUMMARY: The applicant is requesting Preliminary Large Scale Development approval for (4) four warehouse facilities across (4) four separate parcels; all of which are under the Mathias Shopping Center INC ownership. The total project area is 4.20 acres and is located between Agnes DR and Albano DR.

CURRENT ZONING: C-2 General Commercial (CUP is being requested to allow warehouse use within the C-2 zoning classification)

CITY WARD: Ward 1 – Misty Piazza, Amber Ibarra

FLOODPLAIN: NO

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

Water: Tontitown Water, Existing 8" along both Agnes DR and Albano DR

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 requesting Preliminary Large Scale Development approval for (4) four warehouse facilities across (4) four separate parcels; all of which are under the Mathias Shopping Center INC ownership. The total project area is 4.20 acres and is located between Agnes DR and Albano DR.

A regional detention pond is proposed to be constructed between each of the four buildings that will serve all properties within the project. This detention pond shall be protected by a proposed Drainage Easement. Two smaller detention ponds are proposed to be placed on the eastmost properties to minimize drainage impacts on Albano DR.

The project also proposes a robust landscape plan that exceeds the Tontitown minimum standards with regards to interior site landscaping (25% of building frontage required – 55% provided) and street trees (0 required – 2 provided per parcel).

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 8-inch water line

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. A Knox box will be required for all proposed building(s).

Drainage / Stormwater Management:

Three total detention ponds are proposed for the site, one large regional pond that will serve to capture most of the runoff from the project, and two smaller ponds along Albano DR. Considering the regional pond will serve all four parcels in the project, a drainage easement shall be dedicated for the regional pond.

Streets:

Each of the four parcels have direct access to public streets, with the eastern most lots accessing onto Albano DR and the westernmost onto Agnes DR. No additional ROW is required to be compliant with the Tontitown Master Street Plan.

Utilities:

This project is connecting to existing water and sanitary sewer service lines. The project will add two fire hydrants in the local area. No major upgrades to the public water and sewer system are needed.

Planning:

The project has been submitted concurrent with a CUP permit to allow warehouse use within a C-2 Commercial Zone. In addition, two waivers have been submitted, one for a reduction in building façade materials [Ch. 152.121(E)] and cross access [Ch 152.151(G)(2)(a)]. Should any of these requests fail to pass, plans will need to be updated accordingly.

Landscaping:

The project also proposes a robust landscape plan that exceeds the Tontitown minimum standards with regards to interior site landscaping (25% of building frontage required – 55% provided) and street trees (0 required – 2 provided per parcel).

Landscape irrigation is a requirement for LSDs per 153.212(E)(3). Please show how the project will be irrigated, whether it be via irrigation meters with RPZs or hose bibs on the buildings on the construction set.

STAFF RECOMMENDATION:

Planning Staff **RECOMMENDS APPROVAL** of MATHAIS WAREHOUSE 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. The project has been submitted concurrent with a CUP permit to allow warehouse use within a C-2 Commercial Zone. In addition, two variances have been submitted, one for a reduction in building façade materials [Ch. 152.121(E)] and cross access [Ch 152.151(G)(2)(a)]. Should any of these requests fail to pass, plans will need to be updated accordingly and resubmitted to the City.
2. Please add irrigation plan and details to construction plans. Update Landscape Note 18 on L-101. No "if", rather how.

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:

