



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: July 23rd, 2024
Project: **Taldo Rentals LLC**
Planner: Zak Johnston, P.E.

TALDO RENTALS LLC PRELIMINARY LSD

PC AGENDA ITEM 3

290 S BARRINGTON RD
Parcel # 830-37557-000

SUMMARY: The applicant is requesting Preliminary Large Scale Development plan approval for a 15,712 flex space commercial building, complete with 8 leasable units in a CT zone along Barrington Road. The project includes requisite parking, drainage, and utility infrastructure as well as half street improvements to Barrington Road and Bandini Road.

CURRENT ZONING: CT – Commercial Trades

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: NO

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

Water: Tontitown Water, Existing 6" Watermain

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, Existing 8" Sanitary Line (offsite)

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 plan approval for a 15,712 flex space commercial building, complete with 8 leasable units in a CT zone along Barrington Road. The proposed plan includes half street improvements to both Barrington RD and Bandini AVE, complete with both 12' trail and 6' sidewalk sections, 39 parking stalls, and offsite sewer extension to the northeast, watermain extension across Barrington RD, detention pond, and landscaping.

The property abuts residential zoning to the south; the southern side setback has been doubled to accommodate the triggering property.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 6" Watermain

Electric: Ozarks Electric – standard comments were received.

Sewer/Septic: Tontitown Sewer, existing 8" sanitary line (offsite)

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 has requested 3 fire hydrants to serve the project as well as a 26' drive lane from entrance to entrance for emergency vehicle access. Fire hydrants are proposed in the SW, NW, and NE corners of the property and drive lane width requirements have been met.

A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.

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;

Pond outlet detail has been shown, please reconfigure top of box to be an area inlet for emergency overflows.

Verify inlet area to DI 1-5 per Drainage Report Inlet Map.

Streets:

This project will access off Barrington RD and Bandini AVE. Half street improvements are proposed for both. Driveways width appear to be adequate for the project and emergency vehicles.

Utilities:

The project will access sanitary sewer via an offsite extension to the NE. An offsite utility easement will be required before construction. Also, the extension will run through the City Park, any removed or damaged facilities shall be replaced in kind at the owner's expense.

Fire hydrants are proposed to be added to the existing watermain along Bandini AVE. In addition, a watermain extension is proposed across Barrington RD to extend the 6" along the west side of the road to the SW corner of the site. If Barrington RD is to be open cut, a traffic maintenance plan is to be submitted to the City for approval and administration during construction.

Planning:

A waiver to Tonttstown Code 152.151(E)((1) primary materials has been submitted. If the waiver fails to pass, plans/application will need to be updated accordingly.

Landscaping:

Landscaping has been shown and includes street trees, perimeter trees, street frontage landscaping, and parking island landscaping in conjunction with 153.212 (G),(I),(J), and (L). Plans do NOT shown interior site landscaping as required by 153.212(K). Parking lot will need to be adjusted to accommodate landscaping for 25% of building frontage.

STAFF RECOMMENDATION:

Where there are a number of remaining details to be addressed at the Construction Plan phase of plan review, 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 Taldo Rentals LLC 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. 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 one (1) waiver request. These include waivers to codes:
 - a. 152.151 (E) – 75% masonry requirements for primary materialsIf the waiver request 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:

