



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **October 22<sup>nd</sup>, 2024**  
Project: **Hugg & Hall LSD**  
Planner: Zak Johnston, P.E.

### HUGG & HALL PARKING LOT & RENTAL STORAGE AREA EXPANSION LSD PC AGENDA ITEM 2

331 AGNES DR  
Parcel # 830-37613-003 AND -004

**SUMMARY:** The applicant is requesting LSD approval for a parking lot remediation project in Tontitown, AR. The project consists of resurfacing current gravel parking areas, adding 22 paved parking spaces on the south end of the project, and minor drainage improvements.

**CURRENT ZONING:** C-2 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:**

The parking lot of Hugg & Hall is being remediated to restore parking and storage areas from operational deterioration associated with Hugg & Hall's heavy equipment rental business. Existing gravel areas will be top-dressed with new gravel to fill in low spots and improve drainage, paved parking to the south will be expanded by 22 parking spaces, and the existing drainage channel along the west property line will be regraded to ensure proper drainage from the site.

The proposal will bring the parking lot up to current landscape code with the addition of perimeter trees and plantings in the parking island. Note, no new building or building expansion is proposed, only landscape codes associated with the parking areas were considered.

**TECHNICAL INFORMATION:**

**Utilities:**

**Water:** Tontitown Water - existing 8" 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 GO.

\*\*\*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 site includes a Stormwater Pollution Prevention Plan.

**Police:**

No comments were submitted.

**Fire:**

No objections to the project.

**Drainage / Stormwater Management:**

The original LSD for Hugg & Haul was approved in 2006; per the original drainage report "...based on the stated findings, it is our opinion that storm water detention would have an adverse effect on reducing storm water peak flows downstream of this development and need not be provided." As such, the project is void of a formal detention pond.

Currently, there is a "depression" acting as a makeshift detention pond and ensuring flows leaving the site are dispersed in a non-point fashion on the north side of the property. The applicant is proposing minor improvements to this "depression" to ensure post flow rates are less than pre-development.

**Streets:**

Agnes DR is compliant with the Tontitown MSP in the vicinity of this project, no improvements are proposed.

**Utilities:**

Both water and sewer services have been previously extended to the site, no improvements are proposed.

**Planning/Landscaping**

Perimeter and Parking Island landscaping will be installed with this project. The original LSD is void of perimeter landscaping; the proposal will provide the necessary perimeter trees for the project.

**STAFF RECOMMENDATION:**

Staff **RECOMMENDS APPROVAL** of Hugg & Hall LSD.

**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. The SWPPP shall be completed and posted on site prior to construction.
4. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
5. 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. None currently.

**PROCESS NOTES:**

1. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction

- Meeting.
2. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
  3. The applicant shall apply for all required permits prior to construction.
  4. All required fees and invoices shall be paid.

**Site location:**

