



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: Oct 22nd, 2024
Project: Verizon Cell
Planner: Zak Johnston, P.E.

VERIZON SOUTH CENTRAL REGION PRELIMINARY LSD

PC AGENDA ITEM 3

1855 W HENRI DE TONTI BLVD
Parcel # 830-37879-200

SUMMARY: Verizon Wireless is requesting Preliminary Large-Scale Development (LSD) approval to construct a 195' monopole communications tower on a 7.59 AC parcel located just south of HWY 412 and west of S Pianalto RD. The applicant would be leasing a portion of the property with the lease agreement totaling 5,625 sq.ft. located in the southwest corner of the parent tract.

NOTE: This project represents a revision to the previously submitted Verizon LSD. CUP for the tower was heard on the July 23rd, 2024, Planning Commission.

CURRENT ZONING: C2 – General Commercial

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: Septic (No Sewer Proposed)

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

Verizon Wireless is requesting Preliminary Large-Scale Development (LSD) approval to construct a 195' monopole communications tower on a 7.59 AC parcel located just south of HWY 412 and west of S Pianalto RD. The applicant would be leasing a portion of the property with the lease agreement totaling 5,625 sq.ft. located in the northwest corner of the parent tract. Access to the project site from HWY 412 is proposed through an access easement.

NOTE: The tower has been relocated to the northwest corner of the property per agreement with City Council on September 17th, 2024, during the CUP appeal.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - Existing 6" water line

Electric: Ozarks Electric - No comments were received from OE.

Sewer/Septic: Septic (No Sewer Proposed)

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 Marshall has requested a 20' wide access road, compacted and rated for emergency vehicle. In addition, all turning radii must meet the minimum standards as set forth in Appendix D of the Fire Code. The plans submitted satisfy both requirements.

A Knox box shall be provided at the entry gate shall be installed with the project. Final location to be coordinated with the Fire Marshal.

Drainage / Stormwater Management:

No detention pond is proposed for the site. The applicant has submitted a drainage report stating that the proposed project will increase runoff rates <1 cfs and will not adversely impact downstream conditions.

Streets:

Access to the site from HWY 412 (W Henri de Tonti BLVD) is proposed via a 45' wide access easement and a 20' wide compacted gravel drive that tie into existing parking infrastructure on the Upward Investment LLC property. Access drive will need to meet compaction standards for emergency vehicles.

Utilities:

No utility connections are proposed for this project.

Planning:

Tower is under 200' tall so that no lighting is required.

Landscaping:

The project includes a landscape plan with perimeter screening. Equipment will be screened with an 8' tall wooden privacy fence. Additionally, small trees are proposed around the perimeter of the fenced area. Natural vegetation along the western property boundaries are to be preserved were not in conflict with the fenced compound.

STAFF RECOMMENDATION:

Staff **RECOMMENDS APPROVAL** of Verizon South Central Regional 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 site 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:

None at this time.

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.

