



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **Nov 26th, 2024**
Project: **Amalfi Commercial LSD**
Planner: Zak Johnston, P.E.

AMALFI COMMERCIAL PRELIMINARY LSD PC AGENDA ITEM 3

Barrington Road
Parcel # 830-37664-000

SUMMARY: The applicant is requesting Preliminary Large Scale Development approval for a (6) six unit commercial space, complete with a mix of small restaurant, retail, and office space. The total project area is 1.57 acres and is located northwest of the intersection of Barrington RD and Fletcher AVE.

CURRENT ZONING: C-2 General Commercial

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: NO

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

Water: Tontitown Water, to be constructed 8”

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, to be constructed 8”

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 a (6) six unit commercial space, complete with a mix of small restaurant, retail, and office space totaling ~14,000 sq.ft. The total project area is 1.57 acres and is located northwest of the intersection of Barrington RD and Fletcher AVE.

The project will utilize infrastructure to be constructed with the Amalfi subdivision, including water, sanitary, storm, and roads.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - to be constructed 8”

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

Sewer/Septic: Tontitown Sewer, to be constructed 8”

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:

The project is located just north of an existing residential structure currently owned by the City of Tontitown and being utilized by the Police Department. We did reach out to Chief Jenison for a review of the project; Chief Jenison said “I don’t have any concerns.”

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 the overall size of the building. A Knox box will be required for all proposed building(s).

The stacking lane on the north side of the building will need to be wide enough for emergency vehicles as well as to avoid any overhangs with a drive through window.

A secondary emergency access point will be provided in the southwest corner of the project. This access will be for fire only and utilize a fire only pipe gate. Keys to the gate to be provided to the City of Tontitown Fire Department.

Drainage / Stormwater Management:

Storm runoff from the site will be piped into the proposed drainage system associated with the Amalfi Subdivision. This commercial site was accounted for in the original drainage report.

Streets:

Access to the site will come from the proposed Florence AVE proposed with the Amalfi Subdivision. Also, a fire only secondary access will be provided to Red Oak RD.

Utilities:

This project is connecting to existing water and sanitary sewer service lines. No major upgrades to the public water and sewer system are needed.

Planning:

The project has been submitted concurrent with a waiver application to the Landscape Buffer Requirements associated with the City of Tontitown Property to the south. Should this request 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 – 70% provided). Also, a privacy fence is proposed along the west and south side of the project to act as a physical barrier and screen from public view.

NOTE: The western portion of the building is NOT proposed to have an architecturally finished façade as it will be behind an 8’ privacy fence and vegetative screen wall. Per 152.151(6):

- (6) *Facades.* All commercial, institutional, triplex, quadplex, and multi-family structures shall be architecturally finished on all sides with same materials, detailing, and features when visible from the public realm or adjacent residential areas. The degree of visibility from the public realm shall be evaluated using the following criteria:
 - (a) The degree of visibility from all adjacent public ways;
 - (b) Possible visibility from future buildings and public ways;

- (c) Internal overall appearance in relation to the site;
and
- (d) If adjacent to, and visible from, residential uses, residential zoning categories, or other marginally compatible uses.

STAFF RECOMMENDATION:

Planning Staff **RECOMMENDS APPROVAL** of Amalfi Commercial 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 waiver request. Should this request fail to pass, plans will need to be updated accordingly and resubmitted to the City.
2. Ensure the privacy fence matches the architectural detail.
3. NOTE, this LSD will utilize infrastructure proposed to be installed with the Amalfi Subdivision. No CofO can be given to this LSD until the subdivision, and supporting infrastructure, is completed and Final Plat is approved.

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:

