



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 26, 2019**
Project: **Patriot Metals**
Planner: Courtney McNair

AGENDA ITEM

E

i. REZONING REQUEST

ii. PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL

iii. WAIVER -ARCHITECTURAL FACADE

PLANNING BOARD/ BOARD OF ZONING ADJUSTMENTS ACTION:

REZONING REQUEST

This project was approved unanimously by members present with recommended conditions listed below. Four (4) members were present, one (1) was absent.

CONDITIONS OF APPROVAL:

1. This rezoning must proceed to the City Council for approval.
2. This project must proceed through the Large-Scale Development process, and address all technical information. Any approvals granted related to the Large-Scale Development will be contingent on City Council approval of the rezoning.
3. This project shall develop generally as is stated in the applicant's letter and presented in the plans.

PLANNING BOARD/ BOARD OF ZONING ADJUSTMENTS ACTION:

PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL REQUEST

This project was approved unanimously by members present with recommended conditions listed below. Four (4) members were present, one (1) was absent.

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. The SWPPP shall be completed and posted on site prior to construction.
3. Correct all 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.
4. Water and Septic Systems plans shall be approved prior to construction.
5. If in the future additional parking is required, the applicant shall submit a grading permit to construct a new parking area.
6. If any signage is desired, it must be permitted separately and shall comply with all current sign codes.

7. "No Parking" signs / fire lane striping shall be placed per the Fire Marshal.
8. FDC locations shall be approved by the Fire Marshal.
9. Full architect plans shall be submitted prior to issuing building permits.
10. All Life Safety information shall be submitted prior to a building permit being issued.
11. All interior drives shall meet the required compaction rating to support emergency vehicles.
12. Correct all comments from the City Engineer prior to Construction Plan approval.
13. The Landscaping and Buffering must be installed generally as proposed.
14. The applicant shall apply for all required permits prior to construction.
 - a. Pre-Construction Meeting must be held and plans approved.
 - b. SWPPP BMPs must be inspected and approved.
 - c. Building permits must be submitted and approved.
15. Once all Engineering Statements are received by the City, any additional charges will be sent to the developer in an invoice to be paid prior to the issuance of a Certificate of Occupancy.
16. Final Large-Scale Development plans, fees, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.
17. Any approvals granted related to the Large-Scale Development will be contingent on City Council approval of the rezoning.

PLANNING BOARD/ BOARD OF ZONING ADJUSTMENTS ACTION:

WAIVER REQUEST-ARCHITECTURAL FACADE- a waiver allowing less than 75% masonry façade, not requiring the roof to have height changes every 100 linear feet, and not requiring the façade have articulation every 100 linear feet.

This project was approved unanimously by members present with recommended conditions listed below. Four (4) members were present, one (1) was absent.

CONDITIONS OF APPROVAL:

1. This building must generally develop as proposed.
2. If the roof type is changed from a gable, or the front entrance façade reduced, the applicant shall be required to seek an additional waiver from this Board.



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AGENDA ITEM

E

i. REZONING REQUEST

ii. PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL

Musteen Road
Southeast corner of W. Henri de Tonti (W. Hwy. 412) and Musteen Road
Parcel # 830-37897-400

Rezoning Request

SUMMARY: Request to rezone a piece of land that is approx. 15.73 acres in size from **C-2** to **I**

CURRENT ZONING: C-2 - General Commercial. -This purpose of this district is to provide appropriate locations for commercial and retail uses that are convenient and serve the needs of the public. Appropriate locations for this district are generally along heavily traveled arterial streets, where convenient access and high visibility exist. However, development of groupings of facilities shall be encouraged in the future, as opposed to less desirable strip commercial, such as that that exists along U.S. 412.

REQUESTED ZONING: I -Industrial - The industrial zoning district is intended to provide for the development of light to medium intensity industrial uses and their related facilities. Certain commercial and other complementary uses are also permitted. Appropriate standards for the district are designed to assure compatibility with other similar uses and to minimize any conflicts with non-industrial uses located in close proximity to industrial uses. Suitable uses in this district include freight terminals, warehousing, wholesaling, packaging, storage, storage yards, fabrication, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Adequate and suitable transportation facilities are a necessity to this district. Industrial uses must be screened from more restrictive uses.

FUTURE LAND USE CATEGORY: RC-C Residential and Commercial Core

CITY WARD: 3 – Don Doudna and Tommy Granata

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

Water: Tontitown Water, existing 8-inch line

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by STR Holdings, and the applicant is also STR Holdings. The property is located within the City Limits of Tontitown. It takes access from Musteen Road and has road frontage on W. Henri de Tonti Blvd., but no access is planned.

The applicant is requesting to change the zoning from C-2 to I in order to use this site for a large manufacturing/warehouse use. They have also submitted application for the Preliminary Large-Scale development in order to begin construction of the proposed 56,645 SF building. Please see the applicant's letter (attached) for additional information.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential and Commercial Core (RC-C). From the Vision Plan Document adopted by the City Council in November 2018:

“RESIDENTIAL AND COMMERCIAL CORE (RC-C):

Town Center Areas contain some of the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings. This is a higher intensity mixed use category, allowing for larger stores and more intense traffic patterns.

A mix of residential and non-residential development (excluding HEAVY industrial uses) is permitted. The residential component of this category will include higher intensity multifamily developments, and single family residential would likely be townhome or row house development models. The ideal mix of uses will be moderate to high density residential, office, and commercial uses, with additional open space amenities included within the development site.

These areas will accommodate row houses, apartments, local and regional retail, including large-scale stores, hotels, industry and entertainment uses. These areas are typified by their location adjacent to major thoroughfares with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same areas.

Up to 20 multifamily dwelling units/acre.”

STAFF ANALYSIS: This project is not perfectly in line with the Future Land Use Plan, but it is very near areas designated for Light Industrial uses. The requested use is a light industrial use. In addition, the majority of the uses allowed by right in the Industrial Zoning category that is being requested are light industrial uses. The uses that would be heavy industrial uses are not allowed by right in our current industrial zoning, but rather by Conditional Use Permit which requires another layer of compatibility review.

APPROVAL CRITERIA:

Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (1) Consistency of the proposal with the comprehensive plan.*

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential and Commercial Core. This request is not in line with the Future Land Use Map, but is near areas that are listed as Light Industrial uses.

(2) Consistency of the proposal with the purpose of these regulations.

"The regulations are intended to provide for orderly growth and development; for protection of the character and stability of residential, commercial, industrial, recreational, and environmentally sensitive areas of the city; for protection of property from blight and undue depreciation; for efficiency and economy in the process of development for the appropriate and best use of land; for the use and occupancy of buildings; for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities."

STAFF ANALYSIS: This area has not been developed at this time. The alignment of the Hwy. 612 bypass will impact this property. The developer has worked with ARDOT in order to design the site layout. Based on this layout from ARDOT, and the topography, the likelihood that this area would be suitable for commercial is low. They are re-routing Musteen Road, and it will be an access road offset from W. Henri de Tonti Blvd.

There is adequate water, and the applicant has had a soil suitability test completed in order to install a septic system. The applicant has worked with the electric company, and three phase power is being brought to the site to service the proposed facility.

(3) Compatibility of the proposal with the zoning, uses and character of the surrounding area.

STAFF ANALYSIS: The requested use is for Industrial zoning; surrounding properties are zoned for Commercial, residential, and agricultural uses.

North-zoned C2

East-zoned C2

South-County zoning for Agricultural/Single Family Residential uses

West-zoned C2

The surrounding uses appear to be mostly large lot residential/agricultural. The applicant has addressed compatibility in their plans and letter. They are proposing screening and grading to be more compatible with the surrounding properties. Additionally, any industrial use would be evaluated, and be required to address the surrounding lesser uses.

(4) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.

STAFF ANALYSIS: This property could be suitable for Commercial use which is the current zoning. It is along the main thoroughfare of W. Henri de Tonti, but access will be reduced when Musteen is realigned. Retail commercial will most likely not develop here, but other service type commercial could potentially develop here.

- (5) *Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual impairment, odor, noise, light, vibration, hours of use/operation, and any restriction to the normal and customary use of the affected property.*

STAFF ANALYSIS: This proposed rezoning should not detrimentally affect nearby property. Light industrial uses are well suited for the edge of city limits. While some industrial uses can impact traffic, odor, noise, and have impactful hours of operation, the proposed light industrial use should not. Hours of operation are proposed to be 6:00 am-4:30 pm. There are approximately three expected trucks per day, and only employee traffic otherwise. All proposed activities will be limited to inside the proposed building. Additionally, as stated above, heavy industrial uses are not allowed by right in our current industrial zoning code. There would be an additional layer of compatibility review if something with a heavier industrial use were to be developed on any property zoned as Industrial.

- (6) *Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and*

STAFF ANALYSIS: This property has never developed as commercial. It was zoned commercial when the applicant purchased the property.

- (7) *Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical services.*

STAFF ANALYSIS: This impact is expected to be minimal to utilities, streets, drainage, parks, open space, fire, police, and emergency services. There is adequate water, the soils were found adequate to support a septic system. Drainage is being reviewed by the City Engineer for compliance, and the building is proposed to be sprinklered.

TECHNICAL INFORMATION:

Technical information is addressed below in this report with the Preliminary Large-Scale Development stage of development request.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one “in favor” written comment regarding this project.

One neighbor did call to ask for additional information, but did not state whether he was in favor or opposed to the proposed project. They asked specifically about uses allowed in Industrial zoning. To clarify, most of the uses allowed by right (with no additional zoning review-all would require Large-Scale review) are light to medium impact. The heavier industrial uses, such as, Asphalt or Concrete Plants, Auto wrecking or salvage yards, Mining and Quarrying, would only be allowed by Conditional Use Permit, and therefore would have another layer of compatibility review.

STAFF RECOMMENDATION: Based on information about the re-alignment of Musteen Road/the proposed 612 Bypass, and the topography of this site, staff feels that commercial uses will be less likely in this area than other areas along the W. Henri de Tonti corridor. Staff recommends approval of the request to rezone this property from C2 to Industrial.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This rezoning must proceed to the City Council for approval.
2. This project must proceed through the Large-Scale Development process, and address all technical information. Any approvals granted related to the Large-Scale Development will be contingent on City Council approval of the rezoning.
3. This project shall develop generally as is stated in the applicant's letter and presented in the plans.

Preliminary Large-Scale Development (LSD) Request- the rezoning request must be approved prior to consideration of this LSD request.

SUMMARY: Preliminary Large-Scale development request in order to begin construction of the proposed 56,645 SF Patriot Metals building.

CURRENT ZONING: I- Industrial

CITY WARD: 3 – Don Doudna and Tommy Granata

FLOODPLAIN: No

MS4 AREA: No

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water, existing 8-inch line, can service this property.

Electric: Ozarks Electric -All offsite easements needed to extend the electrical service to this site is the responsibility of the developer. Documentation shall be presented to Ozarks Electric prior to work beginning. A note was added to the plans that once the travel path of the electric lines is determined, the easement will be filed. A 30-foot Utility Easement is required along all Ozark Electric Overhead Lines.

Sewer/Septic: Septic-new soils work is required as the location of the building moved since the time of the first report. The first report was favorable, and there is no reason to believe the second will not be. This must be completed, and a full septic system designed prior to any building permits being issued. If truck washing is proposed on site, the septic system must be designed to handle that runoff as well. Truck washing water must be treated in a sanitary disposal system.

Phone: AT&T No concerns were submitted.

Natural Gas: Black Hills Energy No concerns were submitted.

Cable: Cox Communications No concerns were submitted.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

Roads/Parking/Sidewalks:

This property has access on to Musteen Road. It currently has frontage along W. Henri de Tonti Blvd., however, when ARDOT re-aligns Musteen Road with the 612 Bypass, this lot will lose frontage on W. Henri de Tonti.

Currently, the applicant plans one entrance onto the existing Musteen Road. When Musteen is completed by ARDOT, the applicant will add a second entrance that connects on the other side to the new Musteen Road. ARDOT will be the entity constructing this portion of Musteen Road as part of the 612 Bypass, not the applicant.

Musteen Road is currently a gravel road, but based on the short distance to access this site, and the upcoming relocation, staff is not recommending that any improvements be completed on Musteen at this time. There is no concern for the current location of the proposed entrance.

Employee parking is shown. If in the future additional parking is required, the applicant will need to submit a grading permit to construct a new parking area.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a grading a drainage plan. A SWPPP must be completed and posted on site prior to construction.

Fire:

The applicant is proposing to add one additional hydrant to the site (there is one already located at the Musteen Road entrance). The building is proposed to be sprinklered, and an FDC -Fire Department Connection- is shown on the plans.

The Fire Marshal has reviewed the preliminary life safety plans and has stated that they are acceptable. Additional information will be required once the building layout is known. If necessary, an additional exit door may be required. Full architect plans must be submitted prior to issuing building permits. All remaining life safety information will be reviewed at that time.

Standard requirements regarding exit lights/emergency lights, fire extinguishers, road compaction, and required knox box system shall apply.

The main drive aisles are 24-feet wide. All turns have the required radius for fire apparatus access. Fire Lane striping or "No Parking" signs must be added per the Fire Marshal. All interior drives must meet the required compaction rating to support emergency vehicles.

Police:

No concerns were submitted.

Drainage:

There is a detention pond shown for this site. The applicant's engineer submitted a drainage report for review. The City Engineer reviewed and made comments. The City Engineer has provided additional comments on the resubmitted information.

All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

Architectural Design Standards:

Architectural plans were submitted. The plans submitted do not meet the 75% masonry requirement, and they do not meet the roof line articulation requirement

The applicant is requesting a waiver from the required architectural elements. WAIVER-ARCHITECTURAL DESIGN STANDARDS

Additional Planning Information:

Any signage requested shall be permitted separately.

As this is an industrial use, the applicant must take extra steps to provide buffering/screening to less intense adjacent uses. The proposal includes a landscape plan that is above the minimum requirements in code, and that plan includes a row of evergreen type trees along the south property line in order to buffer the adjacent residence. There is also one residence across Musteen that is pretty near this site, and the applicant is showing additional plantings between that residence and the proposed building. All other adjacent uses are a further distance apart.

STAFF RECOMMENDATION: There are a few technical details that remain to be addressed at the Construction Plan phase of plan review, but the overall design should not change significantly. Any significant changes as a result of further information will be required to come back to this Board.

Therefore, staff recommends approval of Patriot Metals Preliminary Large-Scale Development with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The SWPPP shall be completed and posted on site prior to construction.
3. Correct all 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.
4. Water and Septic Systems plans shall be approved prior to construction.
5. If in the future additional parking is required, the applicant shall submit a grading permit to construct a new parking area.
6. If any signage is desired, it must be permitted separately and shall comply with all current sign codes.
7. "No Parking" signs / fire lane striping shall be placed per the Fire Marshal.
8. FDC locations shall be approved by the Fire Marshal.
9. Full architect plans shall be submitted prior to issuing building permits.
10. All Life Safety information shall be submitted prior to a building permit being issued.
11. All interior drives shall meet the required compaction rating to support emergency vehicles.
12. Correct all comments from the City Engineer prior to Construction Plan approval.
13. The Landscaping and Buffering must be installed generally as proposed.
14. The applicant shall apply for all required permits prior to construction.
 - a. Pre-Construction Meeting must be held and plans approved.
 - b. SWPPP BMPs must be inspected and approved.
 - c. Building permits must be submitted and approved.

15. Once all Engineering Statements are received by the City, any additional charges will be sent to the developer in an invoice to be paid prior to the issuance of a Certificate of Occupancy.
 16. Final Large-Scale Development plans, fees, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.
 17. Any approvals granted related to the Large-Scale Development will be contingent on City Council approval of the rezoning.
-

Waiver Requests-

"152.026 WAIVERS.

(A) General.

(1) When, by the strict interpretation of these regulations, an applicant incurs undue restrictions on the physical property to be subdivided, a waiver for such requirements may be granted by the Planning Commission.

(2) Under no circumstance should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship.

(3) A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided.

(B) Procedures.

(1) No waiver shall be granted except upon written petition by the applicant when the application is filed. The petition shall state fully the grounds for the waiver and all the facts upon which the petition is made.

(2) In granting the waiver, the Planning Commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.

(3) In considering the petition for a waiver, the Planning Commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.

(4) The findings of the Planning Commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the Planning Commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

(5) No waiver shall be granted unless the Planning Commission finds all of the following:

(a) That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.

(b) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

(c) That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.

(d) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations."

WAIVER-ARCHITECTURAL DESIGN STANDARDS:

Architectural plans were submitted. The plans submitted do not meet the 75% masonry requirement, and they do not meet the roof line variation or wall articulation requirement.

According to the applicant's architect "this building is being built in an agricultural area with only a few houses and buildings in the surrounding area. The main entry of the building will have a natural stone veneer wainscot and horizontal wood slats. The remaining warehouse façade will consist of light gray vertical metal panel."

Additionally, the applicant is proposing to use a gable roof instead of the typical single slope roof usually seen on warehouse buildings.

STAFF ANALYSIS: Staff finds that there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land. As staff has discussed with the Board before on industrial type buildings, it would be out of place, and serve no purpose to strictly enforce the masonry requirements on this building. Granting this waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area, and will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

Additionally, staff finds the gable roof adds a level of architectural variation on its own in order to mitigate the roof line articulation provision. The front entrance area is very detailed and should help offset the consistent linear façade of the remainder of the building.

The applicant is also adding landscaping that is above what code requires, which will enhance the site.

STAFF RECOMMENDATION: Staff recommends approval of the waiver allowing less than 75% masonry façade, not requiring the roof to have height changes every 100 linear feet, and not requiring the façade have articulation every 100 linear feet.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This building must generally develop as proposed.
2. If the roof type is changed from a gable, or the front entrance façade reduced, the applicant shall be required to seek an additional waiver from this Board.



7230 S. Pleasant Ridge Dr. Fayetteville, AR 72704
PH: 479-442-9350 * FAX: 479-521-9350
www.batesnwa.com

March 5, 2019

Re: Patriot Metals, LLC LSD & Rezone Request

To: Tontitown Planning Department

We are proposing a Large Scale Development with a 56,645 square foot warehouse building and requesting a rezoning on behalf of our client, STR Holdings, LLC. The subject parcel is 830-37897-400 and is located along the south side of Highway 412 at the intersection of Musteen Rd. and Highway 412.

Our client kindly requests this parcel be rezoned from C-2 to Industrial where we feel this would be compatible with the current highway 412 frontage and future highway 412 bypass intersection. Both east and west adjacent property owners share the current zoning for C-2, however, the adjacent property to the south is located within Washington County zoning district for residential and agricultural use. Our client is proposing to buffer the south property with cypress tree landscaping. This landscape buffer will also aid in the noise trespass for the current highway 412 traffic as well as the future highway 412 bypass traffic for this adjacent property owner.

The business use will be for a metal building panel roll forming with related business office use. An 8,000 square feet area will be used as a tennis court and fitness room, which will be strictly for personal use. A possible building expansion area is shown on the plans; however, the date of this expansion is undetermined at this time. Any future building expansion will be presented for a large scale development that is separate from this submittal.

The hours of operation will be Monday through Friday from 6:00 a.m. until 4:30 p.m. with no retail sales. This location will be for material delivery. On average, there will be one delivery truck per day, and approximately 2 to 3 shipment trucks per day shipping out material. All material will be contained within the proposed building, and no material will be stored outside. All on site activity will be performed inside of the building by trucks entering through the overhead door entry ways on the south side and passing through the north side overhead doors. Material will also be loaded and unloaded onto trucks using the loading dock.

Landscaping will be above the minimum requirements, as shown on the landscape plans. Although there is currently an existing dense evergreen screening located along the north side of the existing house on the south adjacent property, focus and attention is also given to buffering the south property line. The American Pillar cypress tree is known to be a fast growing (18-24 inches per year) evergreen screening tree. For this reason, we are



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proposing a dense line of these trees in the areas that will be open to view on the south property line when outside of the south property owners existing screening. Due to the grading, we are not proposing any screening in the sloped area. This slope will create a 65 foot screening berm itself.

Trash dumpsters will be located on the south side of the proposed building and to the east of the loading dock. This dumpster location was selected for multiple reasons: it is easily accessible for this use, the refuse collection can easily be maneuvered, and the screening requirements are met with using the building, loading dock, and south evergreen screening.

There will be approximately 8 employees for this business. Parking was calculated for total employees parking, plus extra. Various parking options are located around the building. There are multiple other design options available, should it be determined that more parking is needed in the future.

Lighting will consist of wall packs. No pole lighting is proposed at this time; however, any future proposed pole lighting will be indirect and shielded from neighboring properties to not cause light disturbance to drivers or neighbors. A wall pack lighting cut sheet is provided with this submittal for your review.

Signage will be wall mounted on the northeast side of the building. No freestanding signs are proposed at this time; however, a freestanding American flag pole will be located on the north side of the building. The exact location of this flag pole will be determined at a later date.

Soil work was previously done and indicated this soil is suitable for a septic system. However, this initial test was done in a location for the proposed building and grading area. A second test location will be scheduled, and a full septic system design will be done after this test and then submitted for review and approval from the Arkansas Health Department.

Please contact me if you have any questions.

Sincerely,

Tina Ford
Project Manager
Bates and Associates, Inc.

Burris Architecture

820 Tiger Blvd suite 4 Bentonville, AR 72712
479.319.6045

Date: March 19, 2019

To: City of Tontitown Planning Commissioners

PROJECT NAME: PATRIOT METALS

Re: Design Standards Waiver Request

Acting as the owner's agent, Burris Architecture respectfully requests a waiver from the following Tontitown Code of Ordinances:

152.151 Design Standards for Large Scale Developments

(E) Building Design

(1) Materials.

We respectfully request a waiver of the design standard for 75% materials on the primary façade. This building is being built in an agricultural area with only a few houses and agricultural buildings in the surrounding area. The main entry of this building will have a natural stone veneer wainscot and horizontal wood slats. The remaining warehouse façade will consist of light grey vertical metal panel.

(5) Wall Articulation.

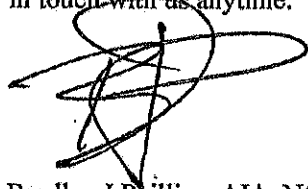
We respectfully request a waiver of the design standard for no uninterrupted lengths of a façade exceeding 100' in length. This is a warehouse manufacturing building in an agricultural area and is consistent with surrounding building without having articulation on the facades every 100'.

(7) Roofs.

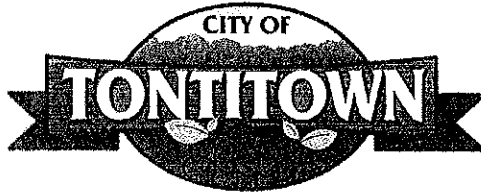
We respectfully request a waiver of the design standard for changes in height every 100 linear feet of building length. This building is a pre-engineered metal building with a gable roof. The gable roof is consistent with building in the surrounding area.

As an alternative to the above-mentioned building design standards for which we are requesting design waivers; we propose significantly increase our landscaping to help beautify the site.

We appreciate your consideration of these waivers. If you have any questions, please feel free to in touch with us anytime.



Bradley J Phillips, AIA, NCARB
479-790-1193
BJ@burrisarch.com



REZONING REQUEST RESPONSE

Patriot Metals, LLC

- ☒ I/we have no objections to the rezoning.
☐ I/we object to the rezoning because:

Robert R. Daugherty

Signature

Signature

Prdaugherty@aol.com *479-530-4264*

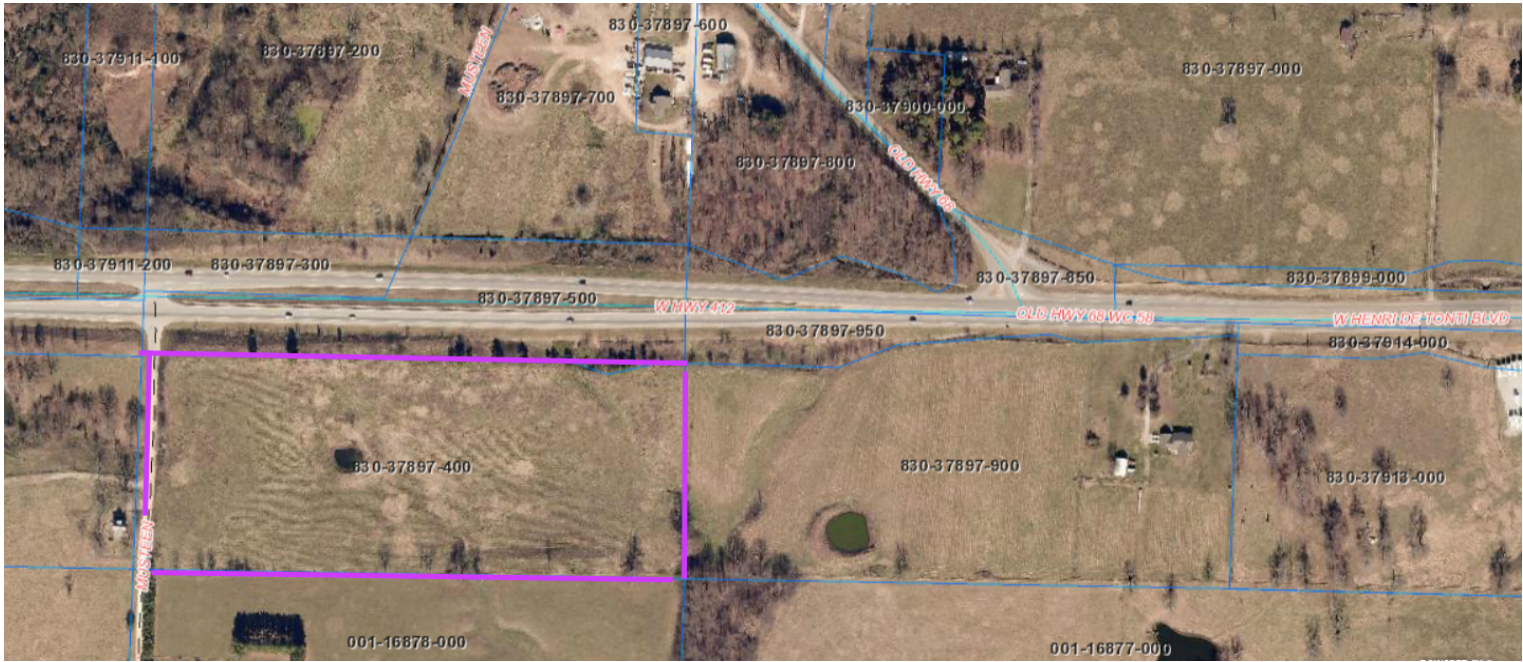
OPTIONAL: email/phone number

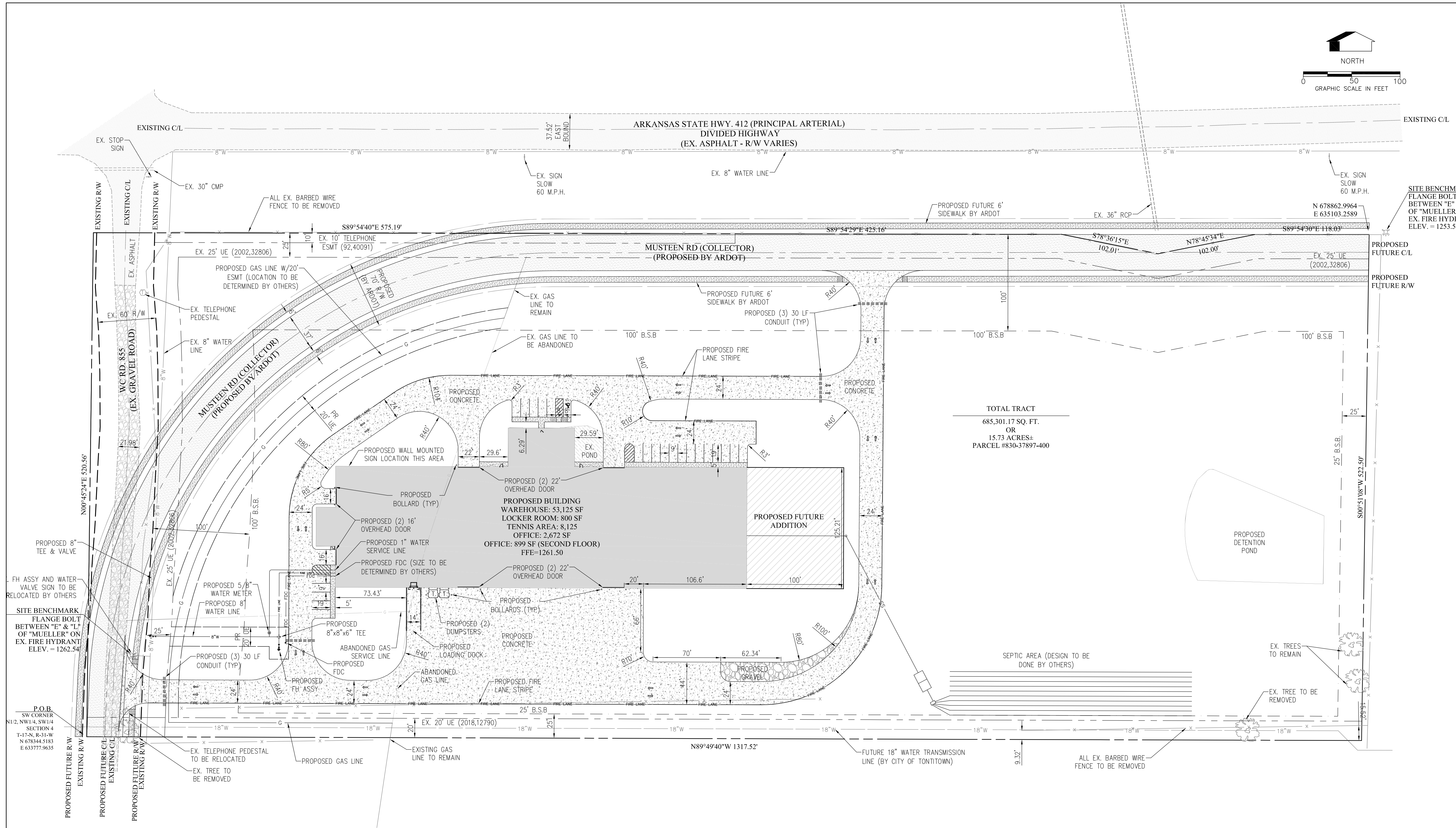
This form can be mailed to:

City of Tontitown Planning Department,
P.O. Box 305,
Tontitown, AR 72770.

Or emailed to:

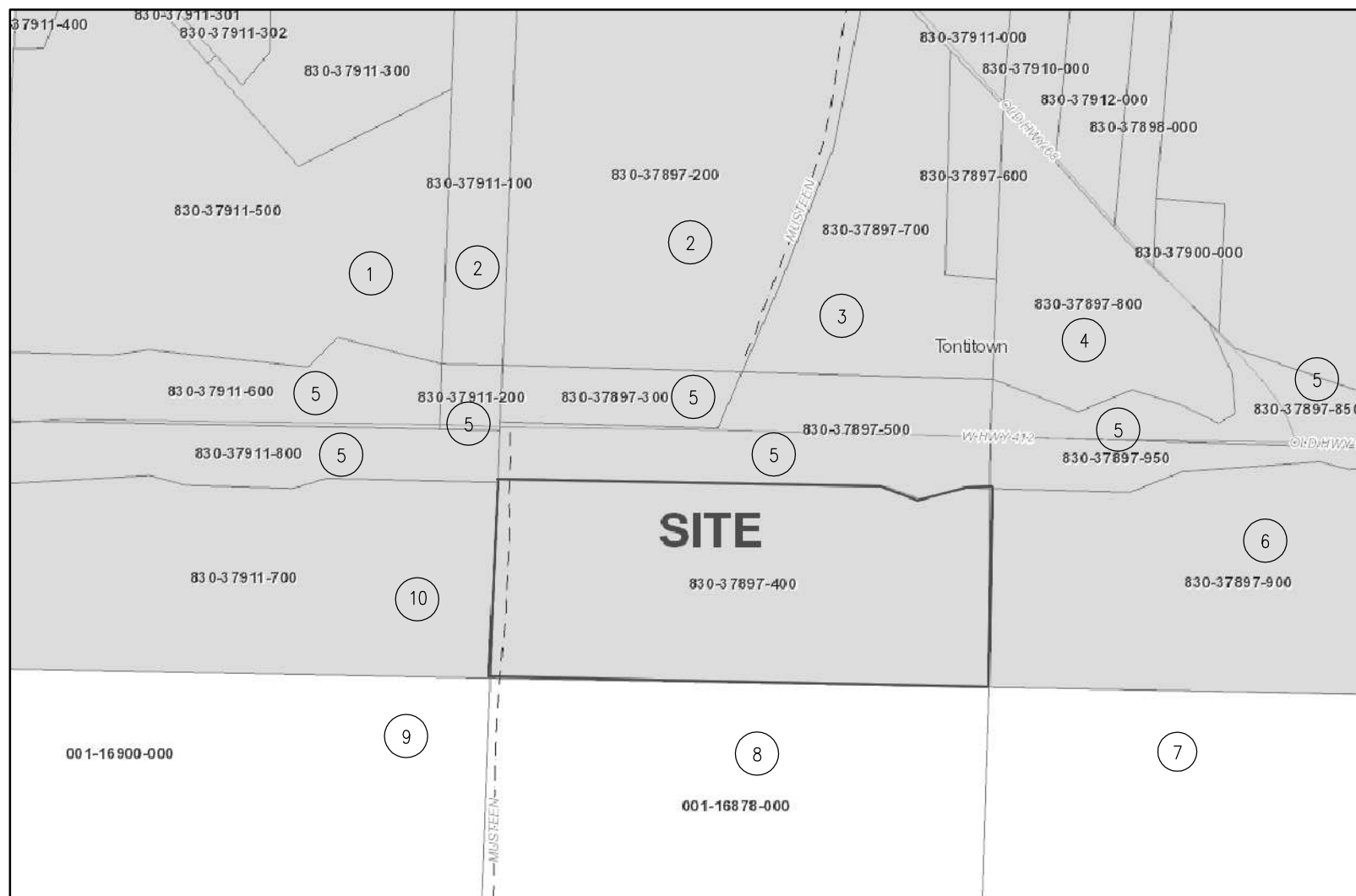
planning@tontitownar.gov





TOTAL TRACT
685,301.17 SQ. FT.
OR
15.73 ACRES±
PARCEL #830-37897-400

- ADJACENT PROPERTY OWNERS:
1. PARCEL #830-37911-500
ZONED: C-2
JAMES & CAROL CAVE
PO BOX 54
TONTITOWN, AR 72770-0054
 2. PARCEL #830-37911-100
PARCEL #830-37897-200
ZONED: C-2
DAUGHERTY-STEARMAN CO LLC
2745 HIDDEN SPRINGS DR
FAYETTEVILLE, AR 72703
 3. PARCEL #830-37897-700
ZONED: C-2
FIVE J FARMS LC
C/O DON HUNNOUT
4758 RUNNING SPRINGS RD
SPRINGDALE, AR 72764
 4. PARCEL #830-37897-800
ZONED: C-2
HATFIELD FAMILY PROPERTIES LLC
333 W HORN ST
FAYETTEVILLE, AR 72701
 5. PARCEL #830-37897-950
PARCEL #830-37897-500
PARCEL #830-37897-300
PARCEL #830-37911-200
ZONED: C-2
PARCEL #830-37911-600
PARCEL #830-37911-800
ZONED: P-E
ARKANSAS STATE HIGHWAY COMM
PO BOX 2261
LITTLE ROCK, AR 72203
 6. PARCEL #830-37897-900
ZONED: C-2
WALKER, NORMAN D & CAROLYN
PO BOX 517
TONTITOWN, AR 72770
 7. PARCEL #001-16877-000
ZONED: AGRI/RES-1
LYNCH, ANITA R REVOCABLE TRUST
2771 W HENRI DE TONTI BLVD
SPRINGDALE, AR 72762-9435
 8. PARCEL #001-16878-000
ZONED: AGRI/RES-1
ARTHURS, HAROLD H &
BARBARA ANN
300 MUSTEEN RD
SPRINGDALE, AR 72762-9418
 9. PARCEL #001-16900-000
ZONED: AGRI/RES-1
PEB LLC
PO BOX DRAWER G
SPRINGDALE, AR 72764
 10. PARCEL #830-37911-700
ZONED: C-2
PEB LLC
PO BOX DRAWER G
SPRINGDALE, AR 72764



UTILITY NOTES:

1. ANY RELOCATION OF EXISTING FACILITIES OR EXTENSION OF LINE THAT HAS TO BE BUILT SPECIFICALLY TO FEED THIS PROJECT WILL BE AT FULL COST TO THE DEVELOPER. THE COST WILL BE DETERMINED AFTER THE OWNER MAKES APPLICATION FOR ELECTRICAL SERVICE AND THE LINE HAS BEEN DESIGNED.
2. ANY DAMAGE OR RELOCATION OF EXISTING FACILITIES WILL BE AT OWNER'S EXPENSE.
3. ALL PROPERTY CORNERS AND EASEMENTS MUST BE CLEARLY MARKED BEFORE CONSTRUCTION WILL BEGIN.
4. ALL OFFSITE EASEMENTS THAT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ONCE TRAVEL PATH IS DETERMINED TO BRING ELECTRIC TO THIS SITE, THE REQUIRED EASEMENT MUST BE SHOWN ON PLAN AND RECORDED WITH THE COUNTY.
5. ALL CONDUITS PLACED AT ROAD CROSSINGS BY DEVELOPER MUST HAVE 48 INCH OF COVER AT FINAL GRADE AND MARKED WITH POST TO IDENTIFY END OF CONDUITS. (3-4 INCH SCHEDULE 40 CONDUITS TO BE USED FOR ELECTRIC ONLY AT ALL ROAD CROSSINGS, CONDUITS MUST EXTEND PAST THE EDGE OF ANY OBSTRUCTIONS SO THAT THEY ARE ACCESSIBLE DURING CONSTRUCTION.) THERE MUST BE MINIMUM SEPARATION OF 12 INCHES BETWEEN CONDUITS FOR ELECTRIC AND CONDUITS FOR OTHER UTILITIES. THIS IS NESC CODE 854. ALL CONDUITS FOR ROAD CROSSINGS AND SPECIFIC WIDTHS OF U.E. MUST BE SHOWN ON FINAL PLAN BEFORE OZARKS ELECTRIC WILL SIGN THE FINAL PLAN.
6. TRANSFORMER MUST HAVE A MINIMUM OF 30 FEET CLEARANCE FROM ANY STRUCTURE. ANY VARIATION OF THIS REQUIREMENT MUST HAVE WRITTEN APPROVAL FROM AN OZARKS REPRESENTATIVE.
7. DEVELOPER WILL NEED TO CONTACT OZARKS ELECTRIC AND PROVIDE THEM WITH ELECTRICAL LOAD INFORMATION BEFORE ANY COST TO DEVELOPER CAN BE DETERMINED.
8. DEVELOPER TO PROVIDE ALL TRENCH AND PVC CONDUITS INCLUDING PVC SWEEPS IN ACCORDANCE WITH OZARKS SPECIFICATIONS.
9. DEVELOPER MUST PROVIDE OZARKS ELECTRIC WITH A DIGITAL COPY (AUTOCAD) OF THE FINAL PLAT AS WELL AS A HARD COPY.
10. ALL OFF SITE EASEMENTS THAT ARE NEEDED FOR OZARKS TO EXTEND ELECTRICAL SERVICE TO THE PROPERTY MUST BE OBTAINED BY DEVELOPER AND EASEMENT DOCUMENTATION PROVIDED TO OZARKS BEFORE WORK BEGINS. ON SITE EASEMENTS MUST BE SHOWN ON PLAN AND RECORDED WITH THE COUNTY.
11. ALL UTILITY EASEMENTS TO BE CLEARED OF ALL TREES, BRUSH, DIRT PILES, BUILDINGS AND DEBRIS SO THAT THE EASEMENT IS ACCESSIBLE WITH EQUIPMENT. IF EASEMENT IS NOT CLEARED DEVELOPER MAY BE SUBJECT TO EXTRA CHARGES.
12. DEVELOPER OR CONTRACTOR MUST APPLY FOR TEMPORARY CONSTRUCTION SERVICE AND PERMANENT SERVICE BEFORE ANY DESIGN AND COST IS DETERMINED BY OZARKS
13. PLEASE CONTACT OZARKS ELECTRIC WHEN CONSTRUCTION BEGINS ON THIS PROJECT AND AGAIN WHEN CONSTRUCTION IS WITHIN THREE MONTHS OF COMPLETION.
14. CONTACT OZARKS ELECTRIC IF YOU HAVE ANY QUESTIONS: WES MAHAFFEY (479)263-2167 wmahafeey@ozarkselec.com

ADA NOTES:

1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY
2. HANDICAP ACCESS AREAS MUST HAVE NO MORE THAN 2% GRADE

NOTES:

1. THERE ARE EXISTING WETLANDS ON THIS SITE. THE WETLAND CLASSIFICATION IS RIVERINE R4SBC.
2. THIS SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL #05143C0045F, DATED MAY 16, 2008.
3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE PROXIMITY OF THE SITE.
4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
5. THERE ARE NO KNOWN ABANDONED WATER WELLS, SLUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STRUCTURES WITHIN THE PROJECT.
6. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEASES OR ACCESS AGREEMENTS ON THIS PROPERTY.
7. THERE ARE NO KNOWN POTENTIALLY DANGEROUS AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE NOISE, OR PREVIOUSLY FILLED AREAS.
8. ALL INTERIOR DRIVE SHALL MEET THE REQUIRED COMPACTION RATING TO SUPPORT EMERGENCY VEHICLES.
9. PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY. NOT FOR RECORD PURPOSES

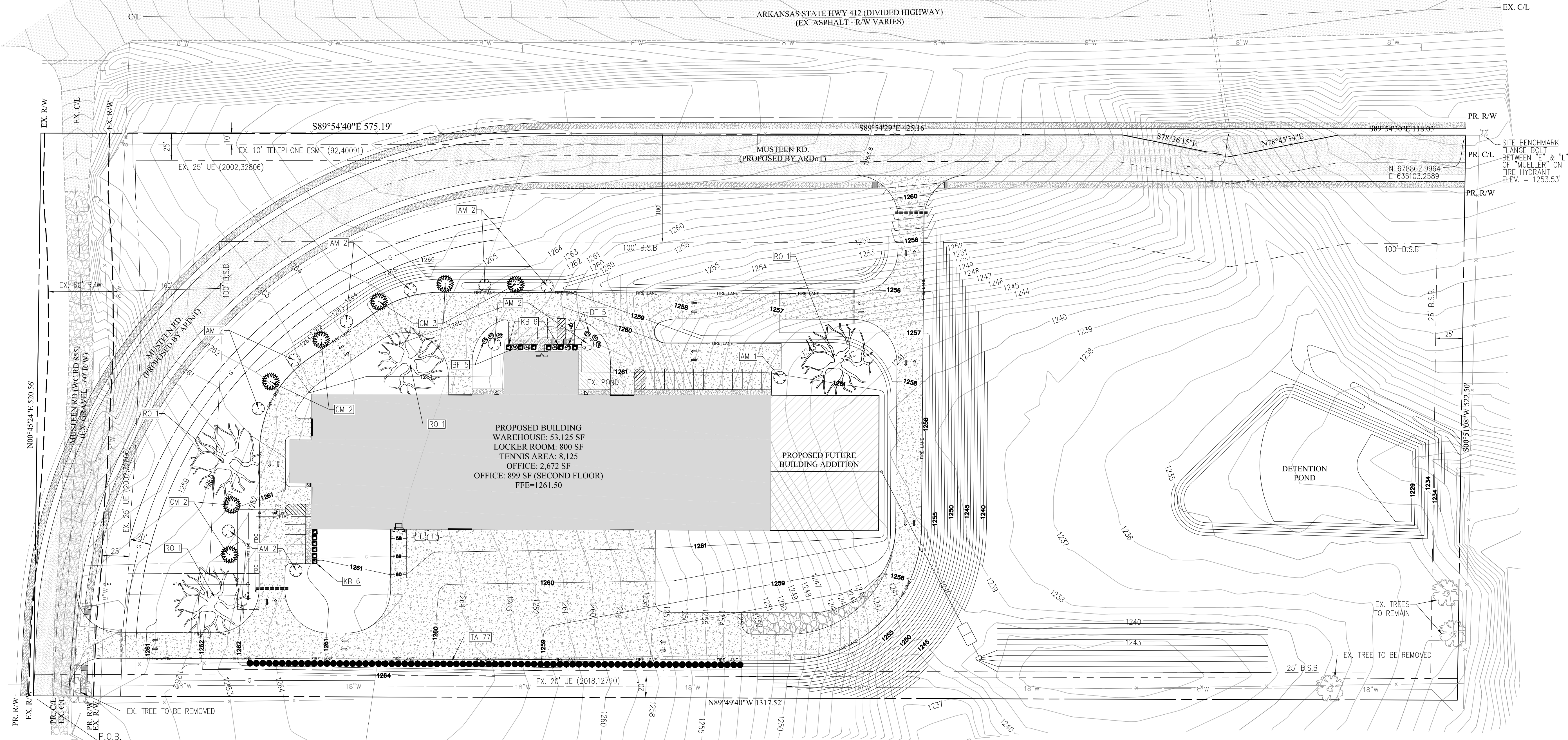
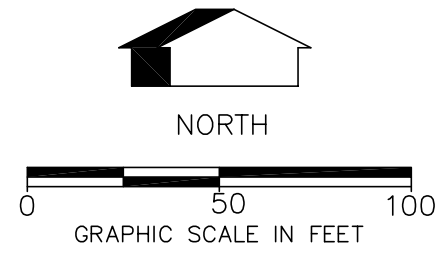
DATE	REVISIONS
3/05/19	1ST SUBMITTAL
3/7/19	2ND SUBMITTAL



GENERAL LANDSCAPE NOTES

- ALL PLANTING BEDS AND TREE AND SHRUB SAUCERS ARE TO HAVE 4" THICK ORGANIC MULCH EVENLY APPLIED IN PLANTING BED.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- PLANTING AREAS ARE TO HAVE THE SOIL AMENDED TO ALLOW FOR PROPER TREE GROWTH AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
- HOSE BIB IRRIGATION PER CITY OF TONTITOWN SPECIFICATIONS EVERY 100'.
- REQUIRED PLANT MATERIAL WILL BE GUARANTEED FOR 3 YEARS. LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REPLACED BY THE CURRENT OWNER.
- IT IS THE OWNER'S RESPONSIBILITY TO PROVIDE A SURETY TO THE CITY OF TONTITOWN FOR ALL REQUIRED LANDSCAPING.
- MULCH TO BE 2"-3" AWAY FROM TRUNK.
- PLANTED VEGETATION TO MEET OR EXCEED ANSI-Z60.1 STANDARDS.
- ALL SHRUBS AND PLANTING BEDS WILL BE CONTAINED WITH 3" OR 4" METAL EDGING.

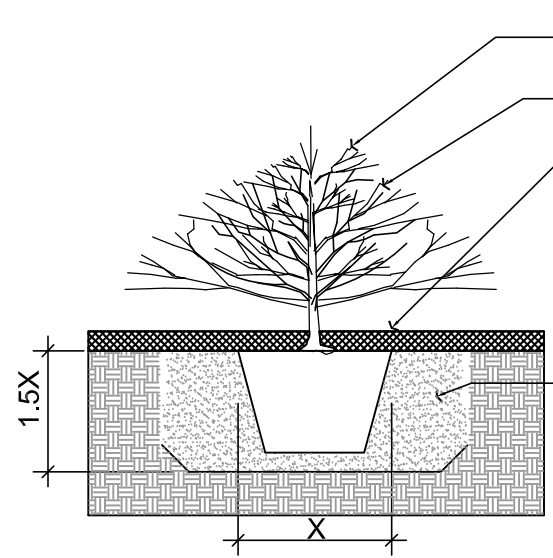
TOTAL TRACT
685,301.17 SQ. FT.
OR 15.73 ACRES±
PARCEL 830-37897-400



P.O.B.
SW CORNER
N1/2, NW1/4, SW1/4
SECTION 4
T-17-N, R-31-W
N 678344.5183
E 633777.9635

TREE LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
4	RO	NORTHERN RED OAK <i>Quercus rubra</i>	B&B	3" TALL	DECIDUOUS/SHADE TREE
7	CM	CREPE MYRTLE <i>Lagerstroemia</i>	B&B	3" TALL	DECIDUOUS TREE
11	AM	AUTUMN MOON MAPLE <i>Acer shirasawanum</i>	B&B	3" TALL	ORNAMENTAL TREE
77	TA	ARBORVITAE <i>Thuja occidentalis</i>	B&B	3" TALL	EVERGREEN CONIFER SCREENING TREE

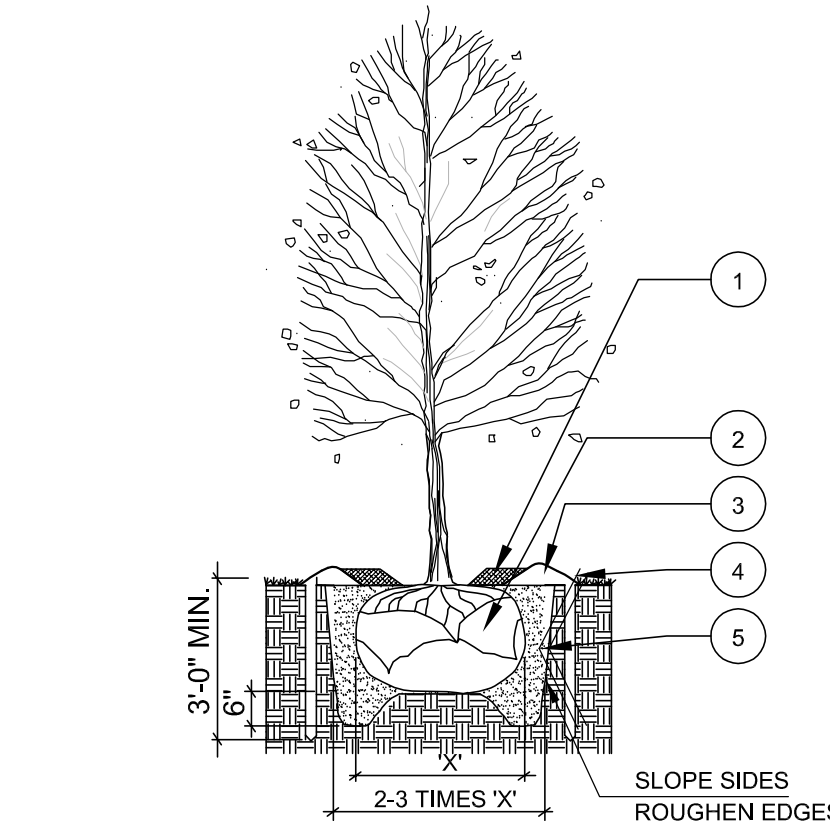
SHRUB LIST					
QTY	SYM	COMMON NAME/ BOTANICAL NAME	ROOT	MIN. SIZE	NOTES
12	KB	KOREAN BOXWOOD <i>Buxus sinica</i> var. <i>insularis</i>	CONT.	5 GAL.	EVERGREEN SHRUB
10	BF	BORDER FORSYTHIA <i>Forsythia viridis</i>	CONT.	5 GAL.	ORNAMENTAL DECIDUOUS SHRUB



SHRUB PLANTING DETAIL
N.T.S.

SHRUB PLANTING LEGEND	
SYMBOL	DESCRIPTION
1	PRUNE BROKEN AND DAMAGED TWIGS AFTER PLANTING
2	PLACE PLANT IN VERTICAL, PLUMB POSITION REMOVE CONTAINER PRIOR TO PLACING BACKFILL.
3	3" - 4" OF MULCH
4	PREPARED BACKFILL, TAMP AND SOAK BACKFILL AFTER PLANTING.

- PLANTING NOTES
- A. AREA OF PREPARED BACKFILL SHALL BE EXCAVATED TO THE WIDTH OF THE PLANTING BED.



- F. AFTER SETTING BALL IN HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET. CUT AWAY OR REMOVE OR TWINE FROM THE ROOT BALL. CUT AWAY OR REMOVE BURLAP IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY 1/2 OF THE BURLAP.

TREE PLANTING DETAIL
N.T.S.

DECIDUOUS TREE PLANTING LEGEND

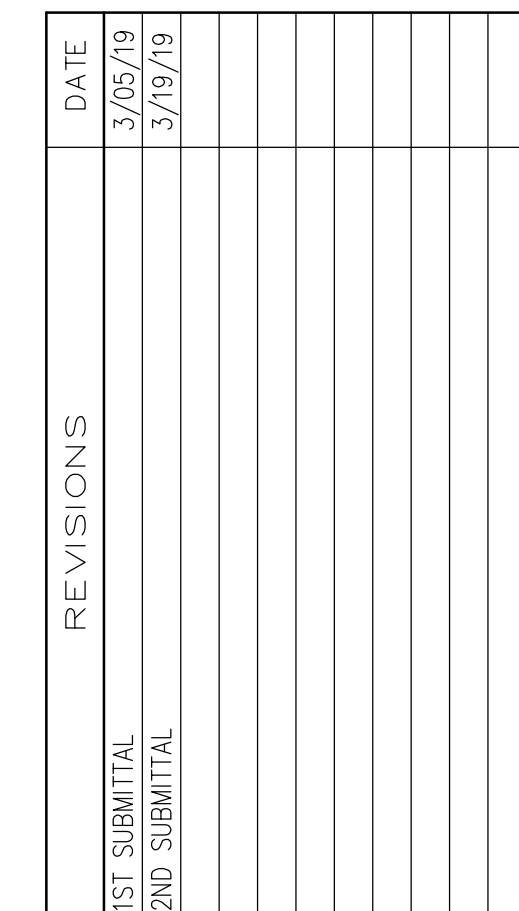
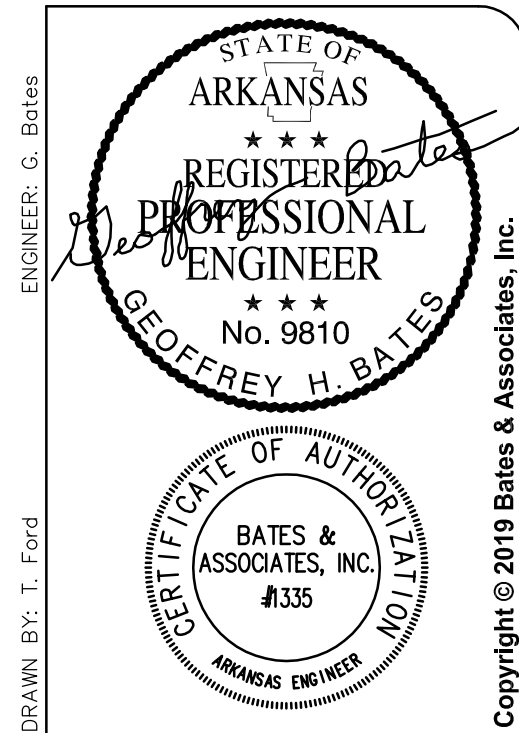
SYMBOL DESCRIPTION

- 4" ORGANIC MULCH. 3'-4" AWAY FROM TRUNK
- REMOVE BALL WRAP FROM TOP 1/3 OF BALL
- ROOTBALL - ROOT COLLAR SHALL BE VISIBLE; REMOVE EXCESS SOIL FROM TOP OF BALL 1" TO 2" ABOVE FINISHED GRADE TO ALLOW FOR SETTLING.
- TREE SAUCER (4" EARTHEN BERM AT EDGE OF DRIP LINE)
- EXCAVATE AND REPLACE EXISTING SOIL. ADD SOIL AMENDMENTS AS NECESSARY, AS DIRECTED BY PROJECT MANAGER. WATER THOROUGHLY TO ELIMINATE AIR POCKETS. DO NOT TAMP.


PLANTING NOTES

- A. RETAIN NATURAL SHAPE. DO NOT SHEAR OR CUT CENTRAL LEADER. TREES WITH CENTRAL LEADERS ARE NOT ACCEPTED IF LEADER IS DAMAGED OR REMOVED.
- B. PRUNE DAMAGED TWIGS OR DOUBLE LIMBS AFTER PLANTING
- C. WRAP TREES TO FIRST BRANCH IF PLANTED IN FALL. DO NOT WRAP IF PLANTED IN SPRING.
- D. PLACE TREE BALL ON FIRM UNDISTURBED SOIL.
- E. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING OR GUARDS FROM THE TREE.

REVISIONS		DATE
1ST SUBMITTAL	3/05/19	
2ND SUBMITTAL	3/19/19	



PATRIOT METALS
LARGE SCALE DEVELOPMENT PLAN
LIGHTING PLAN
TONTITOWN, ARKANSAS

**Bates &
Associates, Inc.**

www.batesnwa.com

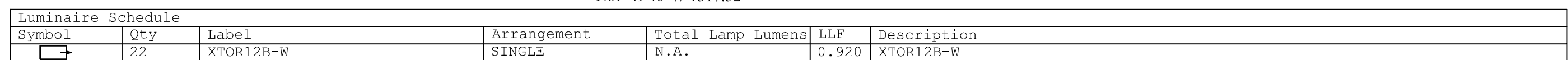
Civil Engineering & Surveying
Phone · 479.442.9350 · Fax 479.521.9350

7230 S. Pleasant Ridge Drive
Fayetteville, Arkansas 72704

19-050

DATE _____

04



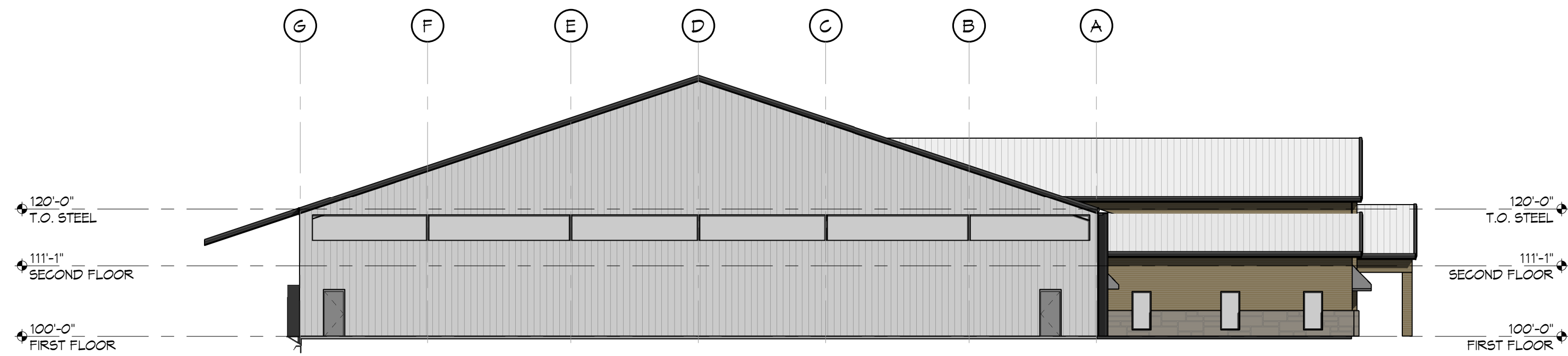
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Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Lot_Top	Illuminance	Fc	0.71	19.1	0.0	N.A.	N.A.

NOTES:

1. ALL OUTDOOR LIGHT FIXTURES WITH AN INITIAL OUTPUT GREATER THAN OR EQUAL TO 2,000 LUMENS SHALL BE CUTOFF OR FULL CUTOFF, AS DEFINED BY IESNA.
2. ALL LIGHT FIXTURES SHALL BE LOCATED, AIMED OR SHIELDED SO AS TO MINIMIZE LIGHT TRESPASS ACROSS PROPERTY BOUNDARIES.
3. WHERE APPLICABLE, ALL COMMERCIAL INSTALLATIONS SHALL UTILIZE HOUSE SIDE SHIELDING TO MINIMIZE LIGHT TRESPASS ON RESIDENTIAL PROPERTIES.

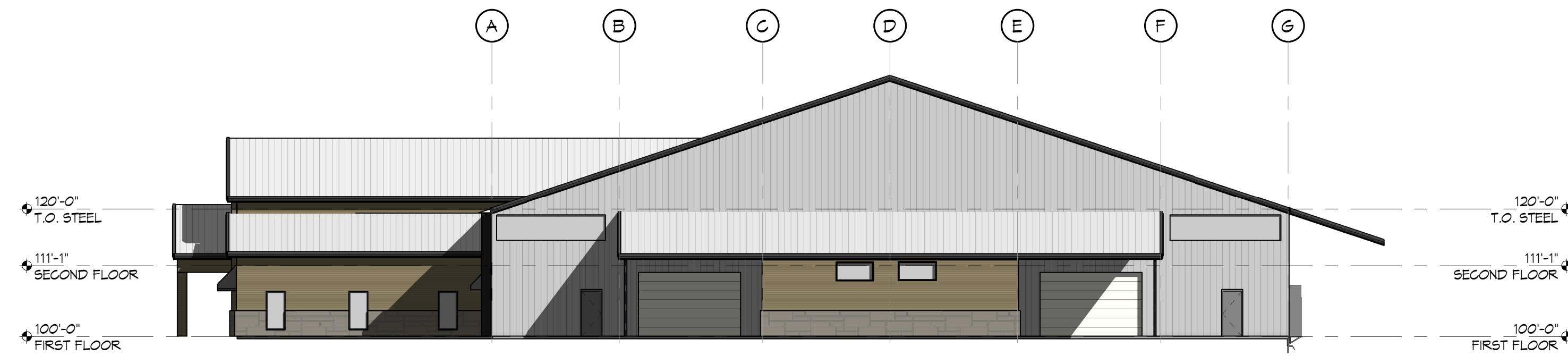
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Xrefs Used: BATES-AR w signature, COA BBA, 24X36, base

Time: 3:08 pm
Scale: 1=50 (PS)
Date: 3/18/2019



1 EAST ELEVATION Copy 1
1/16" = 1'-0"

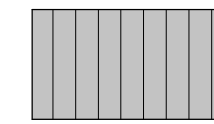
EXTERIOR MATERIALS:
METAL PANEL: 3233 SF = 75%
WOOD SLATS: 303 SF = 4%
STONE VENEER: 135 SF = 3%
POLYCARB PANEL: 400 SF = 11%
GLASS: 54 SF = 2%



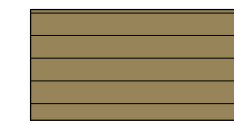
4 WEST ELEVATION Copy 1
1/16" = 1'-0"

EXTERIOR MATERIALS:
METAL PANEL: 3104 SF = 72%
WOOD SLATS: 673 SF = 16%
STONE VENEER: 290 SF = 7%
POLYCARB PANEL: 139 SF = 3%
GLASS: 27 SF = 2%

EXTERIOR MATERIALS LEGEND



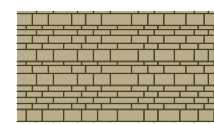
VERTICAL METAL PANEL - LIGHT GREY



HORIZONTAL WOOD SLATS



ARCHITECTURAL METAL PANEL - DESIGNER SERIES
-CHARCOAL

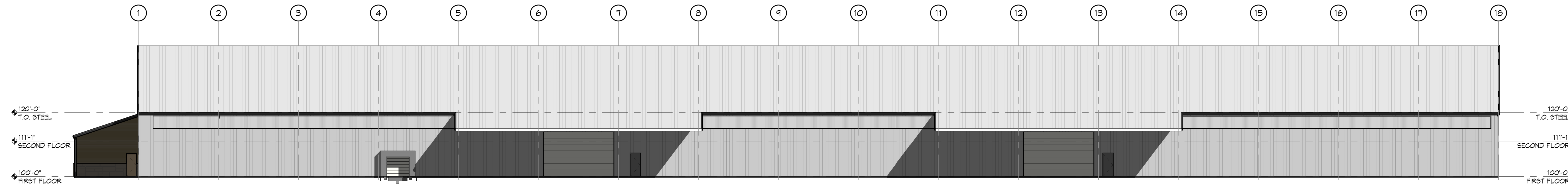


NATURAL STONE VENEER



2 NORTH ELEVATION Copy 1
1/16" = 1'-0"

EXTERIOR MATERIALS:
METAL PANEL: 5031 SF = 57%
WOOD SLATS: 1273 SF = 15%
STONE VENEER: 601 SF = 7%
POLYCARB PANEL: 1216 SF = 14%
GLASS: 170 SF = 2%
DESIGNER METAL PANEL: 449 SF = 5%



3 SOUTH ELEVATION Copy 1
1/16" = 1'-0"

EXTERIOR MATERIALS:
METAL PANEL: 1270 SF = 80%
WOOD SLATS: 232 SF = 3%
STONE VENEER: 82 SF = 1%
POLYCARB PANEL: 1450 SF = 16%

PRELIMINARY
NOT FOR CONSTRUCTION

PATRIOT METALS
ADDRESS
CITY, AR

Burris
Architecture
820 Tiger Blvd, Suite 4, Bentonville, Ar 72712
479-319-6045

DATE
3-18-19
JOB NO.
190XX
REVISIONS

X1.0
COLOR ELEVATIONS