



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 26, 2019**
Project: **Henri de Tonti Center**
Planner: Courtney McNair

AGENDA ITEM

B

CONDITIONAL USE PERMIT REQUEST

603 W. Henri de Tonti
Southeast corner of W. Henri de Tonti and Klenc Road
Parcel # 830-37667-000, 830-37667-007

SUMMARY: Request to allow a multi-family residential use in zone **C-2**

CURRENT ZONING: **C-2** General Commercial

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

PROPOSED USE: Mixed Use Center with Commercial and Multi-Family Residential

CITY WARD: 3- Don Doudna & Tommy Granata

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

Water: Tontitown Water, existing 3" line (must be upgraded)

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

PROJECT SYNOPSIS:

This property is owned by Joseph and Murrel Mantegani, and the Eileen Mantegani Living Trust, and the developer is Norris Development. This project is located within the City Limits of Tontitown, and takes access from W. Henri de Tonti Blvd. (W. Hwy. 412), and Klenc Road.

The developer is proposing to develop a mixed-use development with both commercial and multi-family residential uses. Commercial development is allowed by right in the current C2 zoning, but multi-family is allowed only with a Conditional Use Permit in C2 zoning.

This plan is currently in the concept phase of development, but does show approximately 28,500 SF of Commercial Space along W. Henri de Tonti, and approximately 160 residential units (combination of apartment buildings and duplexes) on 16.3 acres. The commercial area is approximately 6.5 acres, and the remaining 9.8 acres is shown as multi-family residential.

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 well aligned with the Future Land Use plan for this area. The development pattern is a good mix of commercial and higher density housing.

153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.

STAFF ANALYSIS: By layering the design, the applicant is providing buffering to adjacent residential areas by placing residential uses (that step down in intensity) between the existing residential and the proposed commercial uses. Commercial uses are allowed by right, but this sets up a better transition than what is currently allowed by right in this location. As this is in the concept phase, additional discussion will be had regarding internal traffic/pedestrian patterns. Sidewalks and internal connection are important. The current concept plans show a good amount of greenspace, and a full landscaping plan will be required during the technical plan review. Amenities are proposed, including a cabana, pool and clubhouse.

(B) *In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.*

(1) *The proposed use is within the provision of "conditional uses," as set out in these regulations.*

STAFF ANALYSIS: Yes, multi-family residential may be considered as a conditional use in C-2 zoning.

(2) *The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.*

STAFF ANALYSIS: All setbacks, lot coverage maximums, design standards, and screening requirements will be required to be met as this project moves forward to technical plans.

(3) *The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.*

STAFF ANALYSIS: The applicant is showing three entrances along Klenc Road, and one onto W. Henri de Tonti. The sight distance will be evaluated once specific location of entrances are known. This area is generally level, and no sight distance concerns are evident at this time. There is an available sewer connection at this location. The waterline must be upgraded, but there are options for connection nearby. The applicant's engineer must provide a Stormwater Pollution Prevention Plan prior to Construction Plan approval. Based on these factors, staff feels that this project will not have a negative impact on public health, safety and welfare.

(4) *The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.*

STAFF ANALYSIS:

North-zoned C2

East-zoned C2

South-zoned R3

West-zoned C2

This property is surrounded by property that is currently vacant, and single-family uses. The Venesian Inn restaurant is across W. Henri de Tonti., and MH Backhoe was recently approved to be constructed adjacent to that restaurant. A majority of the surrounding property is zoned C2, even properties with current single family uses. Commercial uses are allowed by right on this property. Staff believes that placing the commercial uses along W. Henri de Tonti, and placing residential (that steps down in density) makes this project more compatible with the residential zones/uses that exist in this area.

- (5) *The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.*

STAFF ANALYSIS: As stated above, the commercial areas are planned to be along the main thoroughfare of W. Henri de Tonti, and the residential uses are placed in the rear of the development with entrances onto Klenc Road. This development is proposing to implement the desired mixed-use development detailed in the adopted Future Land Use Plan.

- (6) *The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.*

STAFF ANALYSIS: While specific drive locations will be further evaluated with technical plans, the circulation shown on the concept plan shows the general internal circulation system and off-street parking. Additional information will be required to show sidewalks and connectivity.

- (7) *The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.*

STAFF ANALYSIS: Based on (A), the landscaping should:

Provide protection for water quality, reduce erosion, heat and glare

Retain existing trees where possible

Screening and buffering for uses which are marginally compatible,

Provide for beautification and enhancement of the property

The amount of greenspace shown on the concept plan appears adequate. Additionally, information must be submitted with the technical plans to ensure the proper number of trees/shrubs are provided.

- (8) *Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed*

STAFF ANALYSIS: Due to the nature of this project, noise, dust, odor, etc. are not a concern. All lighting should be “cut off” type lighting that will not contribute significantly to light pollution. The applicant will be required to provide a lighting cut sheet and diagram to show how the light is designed to remain on the site.

TECHNICAL INFORMATION:

Technical information is addressed at a future stage of development request. The current request is a concept plan only.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received no written comments at this time regarding this project.

One neighbor did call to ask for additional information, but was neither in favor, nor opposed, to the proposed project.

STAFF RECOMMENDATION: Based on the current proposal which shows the development to be in accordance with the adopted Future Land Use plan, the availability of services, and the availability to improve services to this property, staff recommends approval of the Henri de Tonti Conditional Use Permit Request to allow Multi-Family Residential within C-2 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project must proceed through the Large Scale Development process, and address all technical information.
2. Compatibility, connectivity, and adequate landscaping shall be required to meet the Conditional Use Permit standards.
3. The road frontage along W. Henri de Tonti shall be reserved for commercial use as generally presented.
4. This project shall develop generally as is stated in the applicant's letter and presented in the plans.



Alan Reid
& ASSOCIATES
PROFESSIONAL
LAND
SURVEYORS

March 4, 2019

City of Tontitown
Planning Commission
Henri De Tonti Boulevard
Tontitown, Arkansas 72



Re: Mantegani Rezoning

Dear Chairperson,

On behalf of Joseph and Murrel Mantegani, (husband and wife) and the Eileen Mantegani Living Trust, Eileen Mantegani, Trustee, I am submitting for your consideration a proposed Conditional Use Permit for their properties located at the Southeast corner of Henri De Tonti Boulevard and Klenc Road.

The Eileen Mantegani Living Trust owns a 6.52 parcel located at 603 West Henri De Tonti Boulevard which also has road frontage along Klenc Road. Joseph and Murrel Mantegani own a 9.80 acre tract along Klenc Road which is immediately adjacent to the South line of the Eileen Mantegani Living Trust tract.

Both properties are presently zoned C-2 (Commercial).

The land owners ask that a Conditional Use Permit be granted to them so that the property may be developed as a mixed use development, allowing for

a combination of residential housing and commercial development in accordance with the Residential-Commercial Neighborhood Land Use Map adopted by the City of Tontitown.

Best regards,

Alan Reid
Professional Land Surveyor

FLOOR MATERIAL SCHEDULE	
FLOOR COVERING	AREA
ASPHALT	194967 SF
GRASS / GREENSPACE	280893 SF
SIDEWALK / DRIVE	53960 SF
Grand total	529820 SF

PROJECT DATA		
ADDRESS:	HENRI de TONTI BOULEVARD & S. KLENC ROAD	BUILDINGS:
PARCEL #:	830-37667-000 & 830-37667-007	4 BUILDINGS - 1 BEDROOM UNITS 48 UNITS @ 726 S.F. UNIT = 34,848 S.F.
LOT SIZE:	6.53 ACRES & 9.77 ACRES TOTAL: 16.3 ACRES	7 BUILDINGS - 2 BEDROOM UNITS 84 UNITS @ 861 S.F. UNIT = 72,324 S.F.
		132 TOTAL UNITS = 107,172 S.F.
		COMMERCIAL - BUILDING 1 = 10,500 S.F. BUILDING 2 = 18,000 S.F.
		DUPLEXES - 15 BUILDINGS = 30 UNITS 3,060 H/C PER UNIT = 45,900 S.F. 940 S.F. PER GARAGE = 14,100 S.F.
		CABANA - 1,000 S.F. POOL - 930 S.F. CLUBHOUSE - 2,500 S.F.

CERTIFICATE OF AUTHENTICATION

I hereby certify that these plans & specifications have been prepared by me, or under my supervision. I further certify that to the best of my knowledge these plans & specifications are as required by law & in compliance with the Arkansas Fire Prevention code for the state of Arkansas.

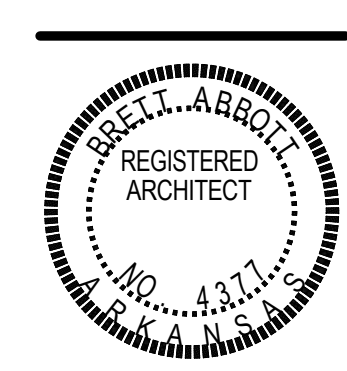
 2.28.19

Name / Date: _____



N FIRST FLOOR PLAN Copy 1
1" = 40'-0"

FOR BIDDING PURPOSES ONLY



TITLE SHEET,
PROJECT DATA,
3d IMAGES &
SITE PLAN

Seal	
Revisions	
Date	2.28.19
Project	19.16