



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **March 26, 2019**  
Project: **Siena Townhomes 2**  
Planner: Courtney McNair

### AGENDA ITEM

## A

### i. **CONDITIONAL USE PERMIT REQUEST**

### ii. **PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL**

N. Maestri Road  
Directly in front of the Siena Townhome development on N. Maestri Road  
Parcel # 830-37583-005

#### **Conditional Use Permit Request**

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

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

**FUTURE LAND USE CATEGORY:** **RC-N** Residential Commercial Neighborhood

**PROPOSED USE:** Multi-Family Residential (townhomes)

**CITY WARD:** 2- Arthur Penzo and Larry Ardemagni

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

**Water:** Tontitown Water, existing 8" line

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

#### **PROJECT SYNOPSIS:**

This property is owned by Siena Townhomes, LLC, and they are also the developer. This project is located within the City Limits of Tontitown, and takes access from Via Siena (Local Private Road), and has frontage on N. Maestri Road (N. Hwy. 112).

The developer is proposing to add five (5) townhouse buildings with four (4) units each, for a total of twenty (20) units. Multi-family is allowed only with a Conditional Use Permit in C2 zoning.

The total lot is approximately 15.5 acres, but only about 3.5 acres is included with this proposal. This is approximately 5.5/units per acre.

The applicant plans to extend the existing Private Road, Via Drago, to access two of the buildings. The other buildings are proposed to access on existing Private Drive, Via Siena. They are proposing adding a sidewalk along N. Maestri to provide additional connectivity, as well as providing landscaping to enhance the development.

**FUTURE LAND USE PLAN:**

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

**RESIDENTIAL COMMERCIAL NEIGHBORHOOD (RC-N)**

*Neighborhood Mixed Use Areas are more densely developed than the residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation allows a wide spectrum of uses and encourages density in all housing types, from single family to multifamily.*

*A mix of residential and non-residential development (excluding industrial uses) is permitted; the ideal mix of uses will be moderate density residential, office, and commercial uses, with additional open space amenities included within the development site.*

*Nonresidential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.*

*Neighborhood Mixed Use Areas encourage complete, compact and connected neighborhoods. While they encourage more dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient layout.*

*Up to 18 multifamily dwelling units/acre.*

**STAFF ANALYSIS:** This project is well aligned with the Future Land Use plan for this area.

**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:** The applicant is proposing a line of evergreen trees along the north property line in order to provide some buffering to the single-family residences adjacent. No new connections to N. Maestri are proposed, and all traffic is handled internally (utilizing the existing entrance on N. Maestri). Additionally, there is a parking area proposed in addition to the spaces provided at each unit with the garage and driveway. The applicant is proposing a sidewalk along N. Maestri to provide connection. This must be constructed according to City specifications.

*(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 minimums, and landscaping requirements are met with this proposal. Off street parking is addressed and adequate.

- (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 proposing to connect to internal roads, and not add any additional access points on N. Maestri. There are available sewer and water connections at this location. 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 R3

East-zoned PUD-Siena Townhomes Phase 1

South-zoned C2

West-zoned C1-requesting a change to R-MF

This property is surrounded by property that is currently vacant, multi-family, and single-family uses. The PUD to the east is comprised of 4-plex and 5-plex buildings. There is screening between this proposal and the single-family residential to the north. Additionally, none of the proposed units are facing the back yards of the existing single-family residences.

- (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:** No additional signage is proposed. The facades that face N. Maestri Road are proposed to meet the standards for architectural detailing.

- (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:** The applicant is proposing to connect to internal roads, and not add any additional access points on N. Maestri. Off street parking is provided and adequate.

(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, although some of the plantings may need to be relocated out of the utility easements. The applicant is placing evergreens along the north line between the proposed project and the existing single-family residential development.**

(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. A lighting plan was not submitted, but will be required if exterior (not on the units) lighting is proposed on this site. All lighting should be “cut off” type lighting that will not contribute significantly to light pollution.**

**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 no written comments at this time 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.

**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 measures in place for some buffering to adjacent lesser uses, staff recommends approval of the Siena Townhomes Phase 2 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. 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 CUP request must be approved prior to consideration of this LSD request.

**SUMMARY:** Preliminary Large-Scale Development approval to construct five (5), four-unit, townhomes on approximately 3.5 acres.

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

**CITY WARD:** 2- Arthur Penzo & Larry Ardemagni

**FLOODPLAIN:** No

**MS4 AREA:** No

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

**Water:** Tontitown Water, existing 8" line

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

#### **PROJECT SYNOPSIS:**

As discussed with the Conditional Use Permit request, the developer is proposing to add five (5) townhouse buildings with four (4) units each, for a total of twenty (20) units, adjacent to the existing Siena Townhomes development.

The total lot is approximately 15.5 acres, but only about 3.5 acres is included with this proposal. This is approximately 5.5/units per acre.

The applicant plans to extend the existing Private Road, Via Drago, to access two of the buildings. The other buildings are proposed to access on existing Private Drive, Via Siena. They are proposing adding a sidewalk along N. Maestri to provide additional connectivity, as well as providing landscaping to enhance the development.

#### **TECHNICAL INFORMATION:**

##### **Utilities:**

**Water:** Tontitown Water-According to the Water System information, there is an existing 8-inch water line along Via Siena that the applicant is proposing to connect to service this development.

**Electric:** Ozarks Electric-No comments were received from OECC.

**Sewer/Septic:** Sewer- this project proposes to connect to the City of Tontitown sewer system. The connection must be approved prior to construction.

**Phone:** AT&T- ATT has no comments on this proposal.

**Natural Gas:** Black Hills Energy- No comments were received from BHE.

**Cable:** Cox Communications- 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.

#### **Stormwater Pollution Prevention Plan (SWPPP):**

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

**Police:**

Tontitown Police Chief Joey McCormick had no comments for this project.

**Fire:**

Two fire hydrants are proposed to be added with this project.

Via Siena is 30 feet wide, the extension of Via Drago will meet the existing road width of 24-feet, and there is a 20' wide, fire-access, hammerhead proposed. All turns have the required radius for fire apparatus access. Fire Lane striping is shown on the plans. All interior drives must meet the required compaction rating to support emergency vehicles.

The areas between the buildings must be maintained and unobstructed.

Staff is unclear if there are firewalls between each individual unit, but all units shall adhere to State Fire Code.

**Drainage:**

There is a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review.

The City Engineer submitted comments, and a revised report was submitted. The City Engineer is working to review the resubmitted information. All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

**Roads/Parking/Sidewalks:**

This project has access on Via Siena and Via Drago (extension required). Both are private roads.

No additional entrances are proposed on N. Maestri Road.

As stated above, all interior drives must meet the required compaction rating to support emergency vehicles.

The applicant is showing a 5-foot sidewalk along N. Maestri that meanders into the site. This must be increased to 6-feet in width to be in compliance with the Master Street Plan. Additionally, staff is not concerned overall with this placement, but will require that it continue along N. Maestri at the south of the site. Currently it is shown to turn to give access to the existing play area in Siena Townhomes Phase 1, but will also need to provide connection south along N. Maestri.

**Architectural Design Standards:**

Architectural elevations were submitted. The plans submitted do appear to meet the architectural standards for Large-Scale Development projects. All facades facing N. Maestri shall be in compliance with these standards.

**STAFF RECOMMENDATION:** There are some details that remain to be addressed at the Construction Plan phase of plan review, but nothing that should significantly impact the overall design.

Therefore, staff recommends approval of Siena Townhomes Phase 2 Preliminary Large-Scale Development with conditions.

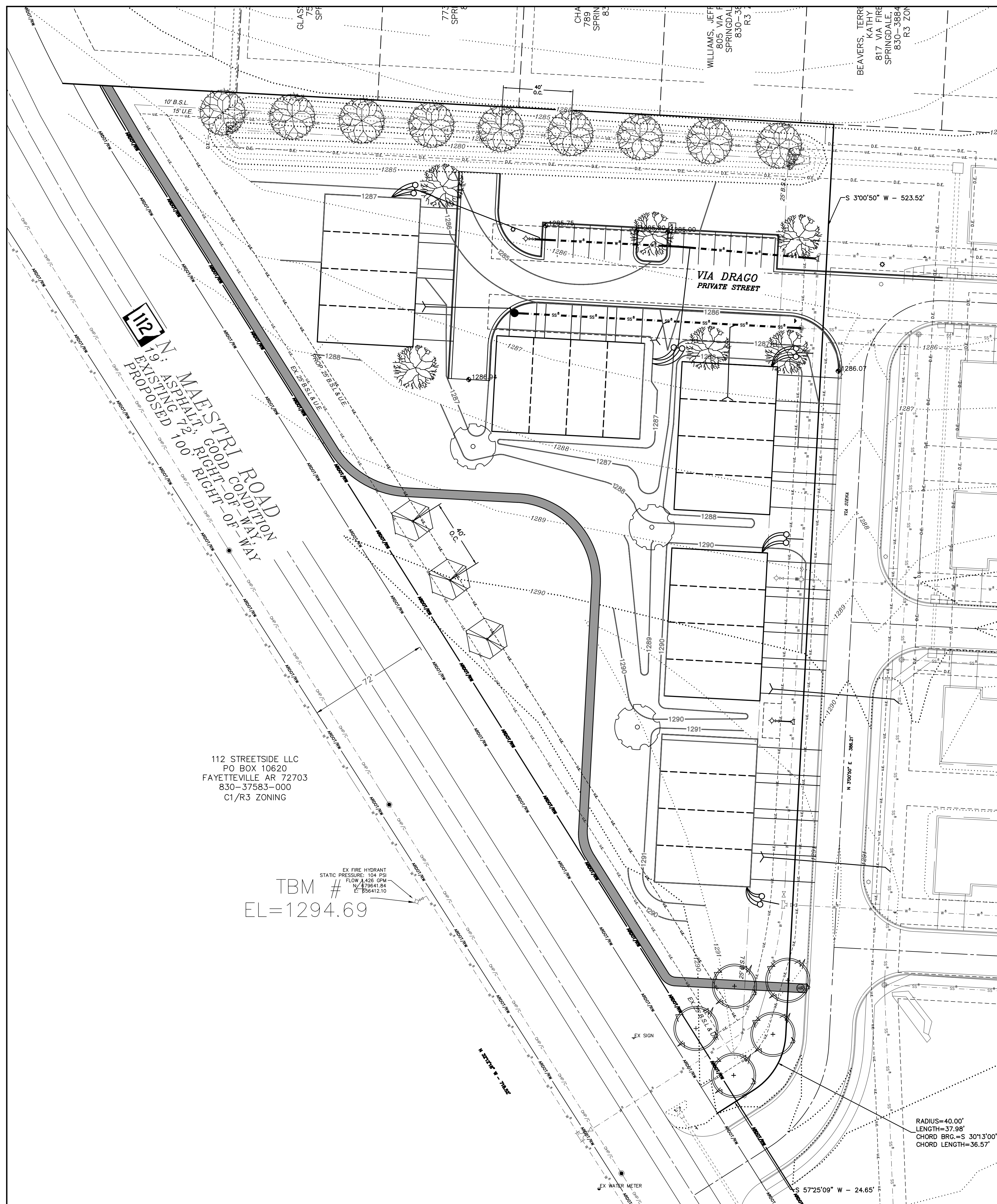
**CONDITIONS RECOMMENDED FOR APPROVAL:**

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 Sewer plans shall be approved prior to construction.
5. The areas between the buildings shall be maintained and unobstructed.
6. Each individual unit shall adhere to State Fire Code.
7. The sidewalk along N. Maestri shall be increased to 6-feet in width to be in compliance with the Master Street Plan.
8. The sidewalk shall continue along N. Maestri at the south of the site to provide connectivity to the south.
9. All facades facing N. Maestri shall be in compliance with the Large-Scale Development Architectural Standards.
10. Some of the plantings may need to be relocated out of the utility easements.
11. If additional site lighting is desired, a lighting plan is required to be submitted for approval.
12. All interior drives shall meet the required compaction rating to support emergency vehicles.
13. Correct all comments from the City Engineer prior to Construction Plan approval.
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, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.







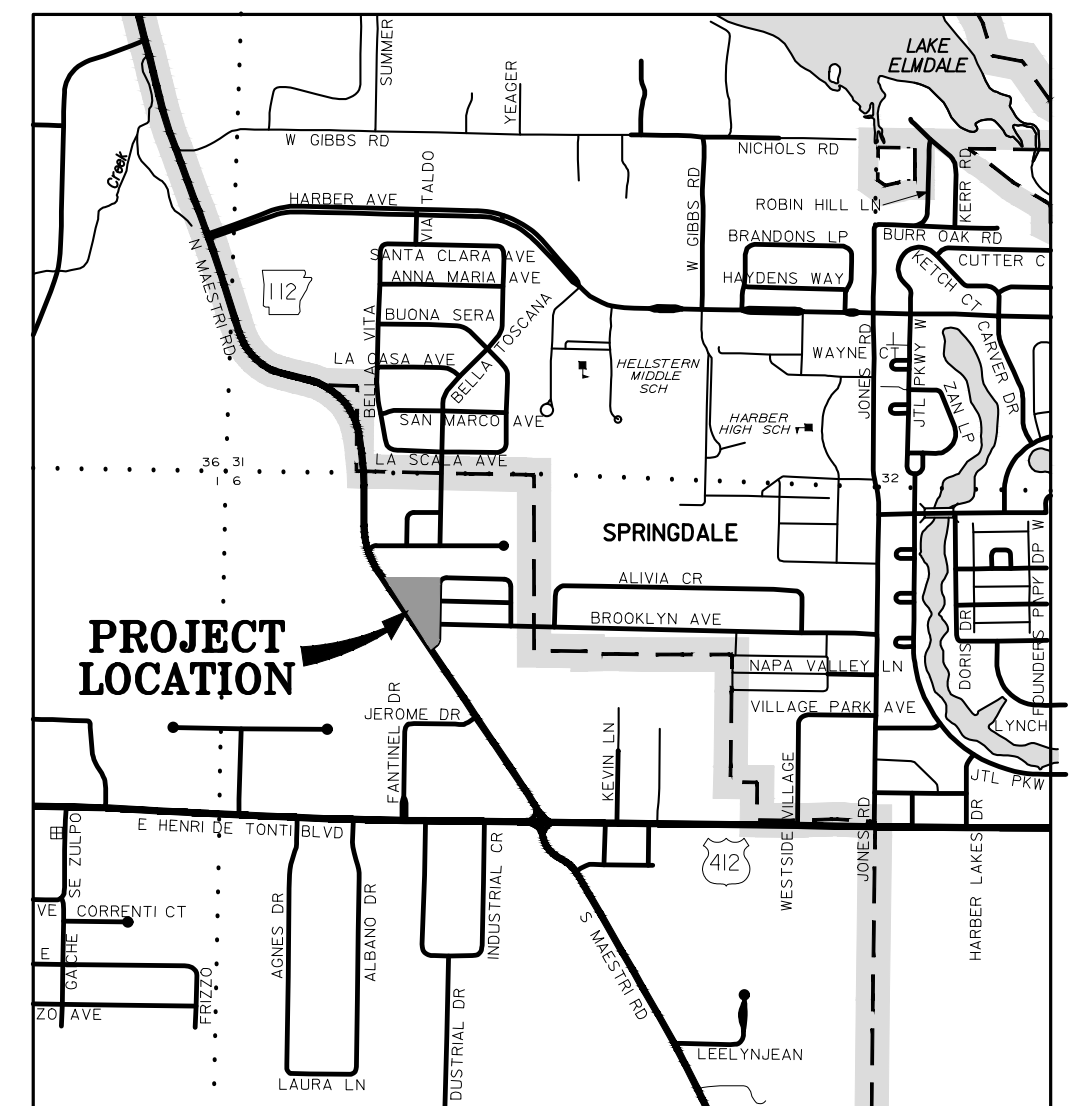


**LANDSCAPE NOTES:**

1. AUTOMATIC IRRIGATION SYSTEM OR HOSE BIBS WILL BE PROVIDED FOR ALL LANDSCAPED AREAS.
2. SOIL SHALL BE AMENDED AND ALL ROCKS AND FOREIGN MATERIAL SHALL BE REMOVED PRIOR TO ANY LANDSCAPE INSTALLATION.
3. NOTE THE SIZE OF LANDSCAPE TREES AND MATERIALS AT TIME OF PLANTING.
4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
5. ALL PLANTING BEDS SHALL RECEIVE 6" OF TOPSOIL FREE OF ROCKS/WEEDS/DEBRIS PRIOR TO INSTALLATION OF PLANT MATERIAL.
6. ALL PLANTING BEDS SHALL RECEIVE RIVER ROCK OR ORGANIC MULCH AT TIME OF INSTALLATION.
7. ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING OR MATERIAL OTHER THAN VEGETATION/SOD.
8. SHADE TREES SHALL HAVE A MIN. CALIPER OF 2" AND A HEIGHT OF 8'.
9. ONCE INSTALLED LANDSCAPING SHALL BE MAINTAINED IN A HEALTHY LIVING CONDITION, AND IF PLANT MATERIAL DIES IT SHALL BE REPLACED WITHIN THE NEXT APPROPRIATE GROWING SEASON.
10. IF CONFLICTS WITH PROPOSED LIGHTS, FIRE HYDRANTS, OR OTHER SITE FEATURES EXIST, TREES OR SHRUBS SHALL BE MOVED AND SHALL NOT INTERFERE WITH PROPOSED FEATURES.
11. TREES SHALL BE STAKED AS NECESSARY TO PREVENT LEANING OR FALLING OVER.
12. TREES SHALL BE AT LEAST 5 FEET FROM ANY UTILITY MAIN LINES.
13. LANDSCAPING SHALL BE GUARANTEED FOR A PERIOD OF 24 MONTHS FROM DATE OF INSTALLATION.

**INDEX OF TREES**

TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # TREES	SIZE
	WATER OAK	Quercus nigra	6	2" Cal B & B
	SHORT-LEAF PINE	Pinus echinata	4	2" Cal B & B
	SUGAR MAPLE	Acer saccharum	5	2" Cal B & B
	EASTERN WHITE PINE	PINUS STROBUS	3	2" Cal B & B
	BALD CYPRESS	TAXODIUM DISCTICHUM	9	2" Cal B & B



**VICINITY MAP**  
NTS

**OWNER/DEVELOPER:** SIENA TOWNHOMES LLC  
2468 N. 56TH STREET  
P.O. BOX 7232  
SPRINGDALE, AR 72762-7232

**ENGINEER:** ENGINEERING SERVICES, INC.  
1207 S. OLD MISSOURI ROAD  
P.O. BOX 282  
SPRINGDALE, AR 72762

**CITY ZONING:** C-2

**SETBACKS:** FRONT - 25'  
STREETSIDE (ALL) - 25'  
INTERIOR SIDE - 30'  
REAR - 25'

**PROPOSED CONDITIONAL USE:** RESIDENTIAL 4-PLEX  
(16 UNITS/AC MAX DENSITY)

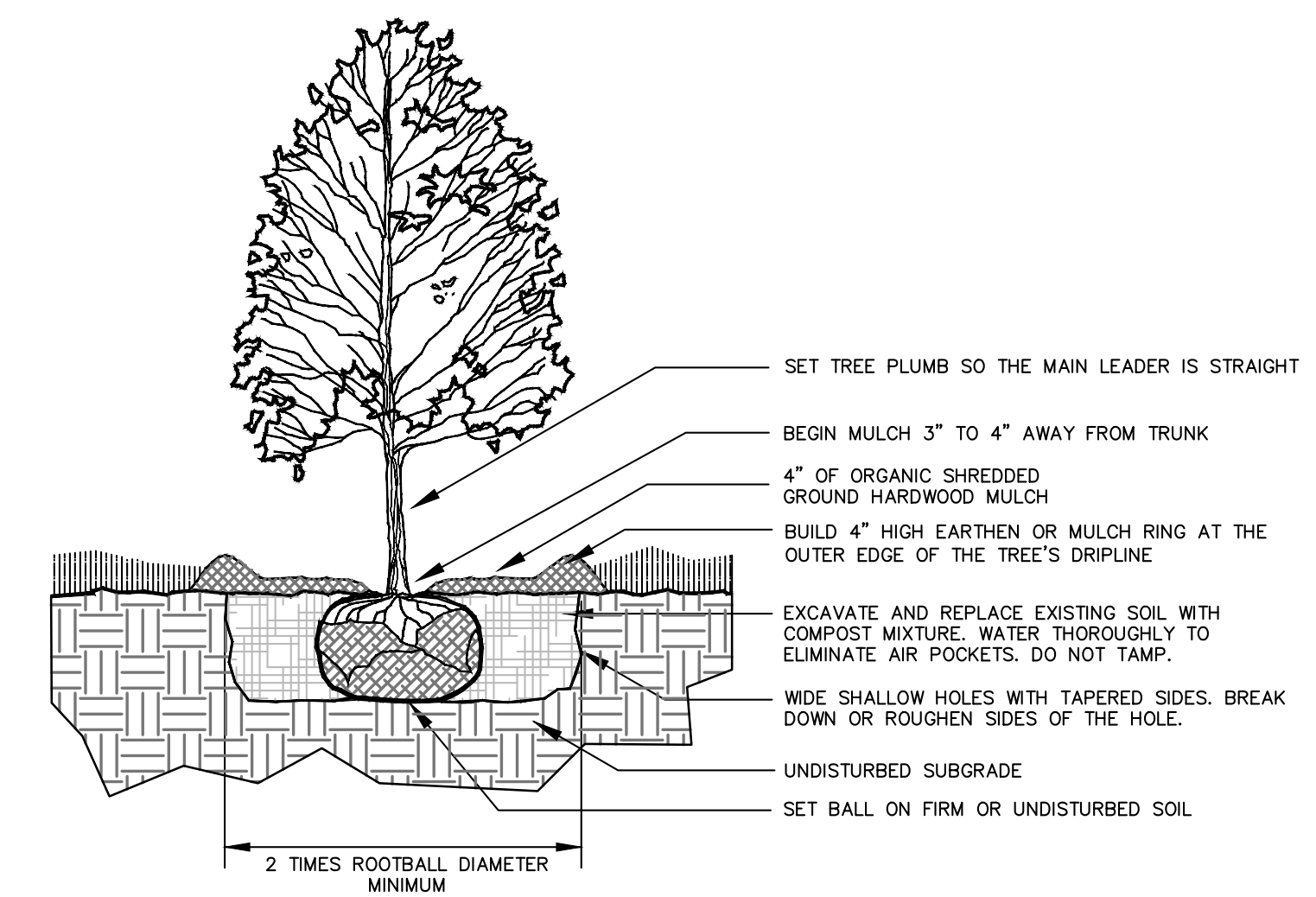
**BEDROOMS PROVIDED:** 20 UNITS, 3 BR/UNIT = 60 TOTAL BEDROOMS

**PARKING REQUIRED:** 2.75 PER 3BR UNIT = 55 SPACES

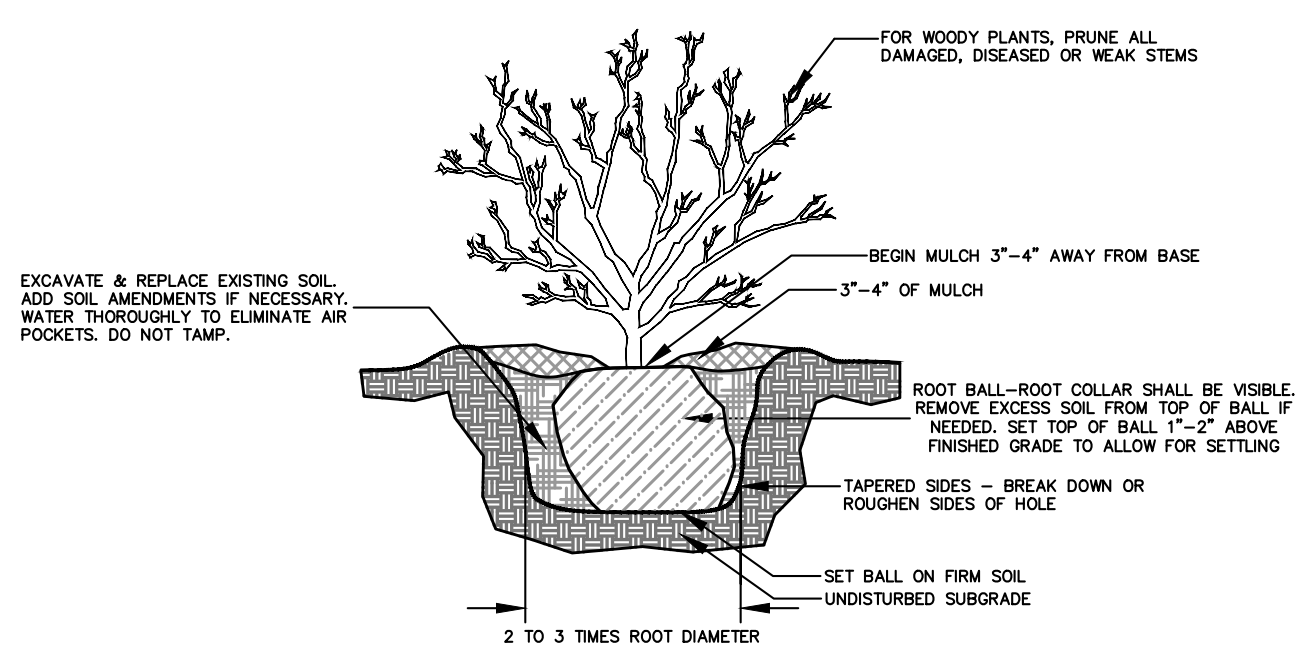
**PARKING PROVIDED:** 4 PER UNIT + 15 (INCLUDING 4 ADA ACCESSIBLE) = 95 SPACES

112 STREETSIDE LLC  
PO BOX 10620  
FAYETTEVILLE AR 72703  
830-37583-000  
C1/R3 ZONING

TBM #  
EL=1294.69



TREE PLANTING DETAIL  
NOT TO SCALE



SHRUB PLANTING DETAIL  
NOT TO SCALE

- NOTES:**
1. TREES SHALL BE 1-1/2" OR 2" CALIPER AS SPECIFIED.
  2. THE HOLE FOR THE TREE SHALL BE EXCAVATED 2-3 TIMES THE SIZE OF THE ROOT BALL.
  3. REMOVE ANY TWINE, ROPE, FLAGGING, WRAPPING, OR GUARDS FROM TREE.
  4. PRUNE ONLY DEAD OR BROKEN BRANCHES OR DOUBLE LEADERS AT TIME OF PLANTING.
  5. ROOTBALL - ROOT COLLAR SHALL BE VISIBLE. REMOVE EXCESS SOIL FROM TOP OF BALL IF NEEDED. AFTER LOCATING AND SETTING BALL IN PLANTING HOLE, CUT AWAY OR REMOVE THE ENTIRE WIRE BASKET, CUT OR REMOVE ALL ROPES OR TWINE FROM BALL, CUT AWAY OR REMOVE BURLAP IF ROOTBALL BEGINS FALLING APART DURING INSTALLATION OR WHILE REMOVING THE WIRE BASKET, CUT AWAY ONLY HALF OF THE BURLAP. ENSURE THAT NONE OF THE ROOTBALL IS EXPOSED TO AIR.
  6. REFER TO THE TREE STAKING AND WRAPPING DETAIL FOR ADDITIONAL INSTALLATION REQUIREMENTS.

REVISION	DATE	DESCRIPTION

**LANDSCAPE PLAN**

**SIENA TOWNHOMES PHASE II**

**TONTITOWN, ARKANSAS**

SCALE: 1"=30'    DATE: March 19, 2019    DRAWN BY: BJR

**ENGINEERING SERVICES, INCORPORATED**

**SPRINGDALE, ARKANSAS**

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