



## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
[planning@tontitownar.gov](mailto:planning@tontitownar.gov)

Meeting: **May 28, 2019**  
Project: **The Reserve**  
Planner: Courtney McNair

### AGENDA ITEM

#### H

#### PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL 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 construct a multi-use development consisting of apartments and duplexes. An additional commercial phase will be reviewed at a later time.

**CURRENT ZONING:** C-2 General Commercial & CUP allowing R-MF (residential- multi family) within C2 zoning.

**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 applicant 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 project "Henri de Tonti Center" received Conditional Use Permit approval to allow multi-family uses within C2 zoning on March 26, 2019. This is the development request.

The developer is requesting Preliminary Large-Scale Development approval to construct a multi-use development consisting of apartments and duplexes. An additional commercial phase will be reviewed at a later time.

The proposal consists of 11 apartment buildings with a total of 132 units, and 15 duplexes for a total of 30 units. The applicant is also proposing a pool and cabana area.

This project requires Minor Subdivision approval prior to construction of the proposed Large-Scale Development. The applicant has submitted the first submittal. Staff has reviewed this and is waiting for revisions. This must be completely approved, and signed prior to construction.

## **TECHNICAL INFORMATION:**

### **Utilities:**

**Water:** Tontitown Water, the applicant plans to connect to an 8-inch water line on Pozza Lane.

Additional discussion at the Construction plan phase is needed to clarify all required updates, connections, and design of the water system.

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

**Sewer/Septic:** Sewer-the applicant plans to connect to the existing sewer line on the north property line of this project.

**Phone:** AT&T No concerns were submitted.

**Natural Gas:** Black Hills Energy No concerns were submitted.

**Cable:** Cox Communications – “We have cable on the West, North and East side of this property. If our plant has to be relocated for any reason it will be at the developer/owner expense.”

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

### **Roads/Parking/Sidewalks:**

As discussed above, this project has access onto W. Henri de Tonti (W. Hwy. 412) Blvd and Klenc Road. The applicant must coordinate with the Arkansas Department of Transportation (ARDOT) for connections onto W. Henri de Tonti Blvd. There are two entrances shown on W. Henri de Tonti, and one for the duplex area on Klenc Road, and one for the apartments on Klenc Road. The apartments do connect through the entrance onto W. Henri de Tonti Blvd. Staff is unclear if these roads will all be privately maintained. This information must be provided, and if they are public, a street section shall be submitted that shows compliance with the Master Street Plan. Access easements shall be filed for all private roads.

Currently, the applicant is showing road improvements only for the property adjacent to the apartments and duplexes. They have stated that they wish to improve the remainder of Klenc Road when the commercial area is developed. This needs to be discussed further. If allowed, a condition that the road must be improved when the commercial lot develops will be added.

Additionally, a traffic study is required to assess impact to Klenc Road and the intersection of Klenc Road and Hwy. 412. This has not been submitted at this time. All phases of this development shall be included in the traffic study, and the total impact will be used to determine the developer’s responsibility at this intersection.

Parking for the duplexes will be on each lot (driveway), and no parking will be allowed on the street. They are not currently showing any overflow parking for this area, and only have 2 parking spaces per duplex unit. This meets code, but may cause issues. Staff would suggest adding overflow parking of some kind to avoid conflicts.

Parking for the apartments also may cause issues, as there is not much overflow parking for these units either.

The appropriate trail section is shown for the improved area of Klenc Road. It appears to staff that the east entrance on Hwy. 412 and the Commercial Tract 2 are part of Phase 1, but there is no sidewalk shown. Sidewalks are required along Hwy. 412 and must comply with the Master Street Plan.

**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.

**Fire:**

The Fire Marshal will need to review the latest submittal as he requested additional fire hydrants to be placed. The apartments are proposed to be sprinklered, and the Fire Marshal has reviewed the locations for Fire Department Connections (FDC).

There are some roads/parking areas that extend past 150 feet in length that dead end. The applicant would like to discuss these areas with the Fire Marshal to determine what the options are to leave them this length and be in compliance with fire code. This can be discussed at the Construction Plan phase.

There are several hydrants shown on these plans. The Fire Marshal has reviewed and made comments.

Full architect plans must be submitted prior to issuing building permits. All life safety information will be reviewed at that time. Final fire hydrant placement, fire lane striping, and fire access shall be discussed at Pre-Construction.

**Police:**

The Police had no comments.

**Drainage:**

There are three detention areas shown for this site. The applicant's engineer submitted a drainage report for review. The City Engineer reviewed and made comments. The City Engineer is reviewing resubmitted information and will provide additional comments as necessary.

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

**Additional Planning Information:**

Signage-Any signage requested shall be permitted separately.

Architectural Façade-There was not enough information on the plans submitted for staff to determine if the proposed apartment buildings are in compliance with required façade materials. The applicant is working on submitting additional information for review.

Landscape- This project must conform to the recently adopted Landscape/Buffering ordinance. They are showing more detail on their landscaping, but staff has requested additional details on the perimeter planting beds, the beds in front of the apartment, and perimeter fencing in order to determine if they are in compliance. The have decided to pay the "in lieu of fee" instead of dedicating park land at this time. This fee must be paid prior to any construction beginning on site.

Checklist-There were several additional comments that need to be addressed fully before the Pre-Construction meeting. All remaining staff comments must be addressed/discussed.

**STAFF RECOMMENDATION:** There are some 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.

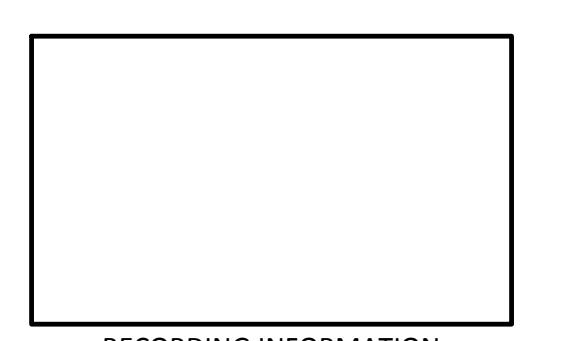
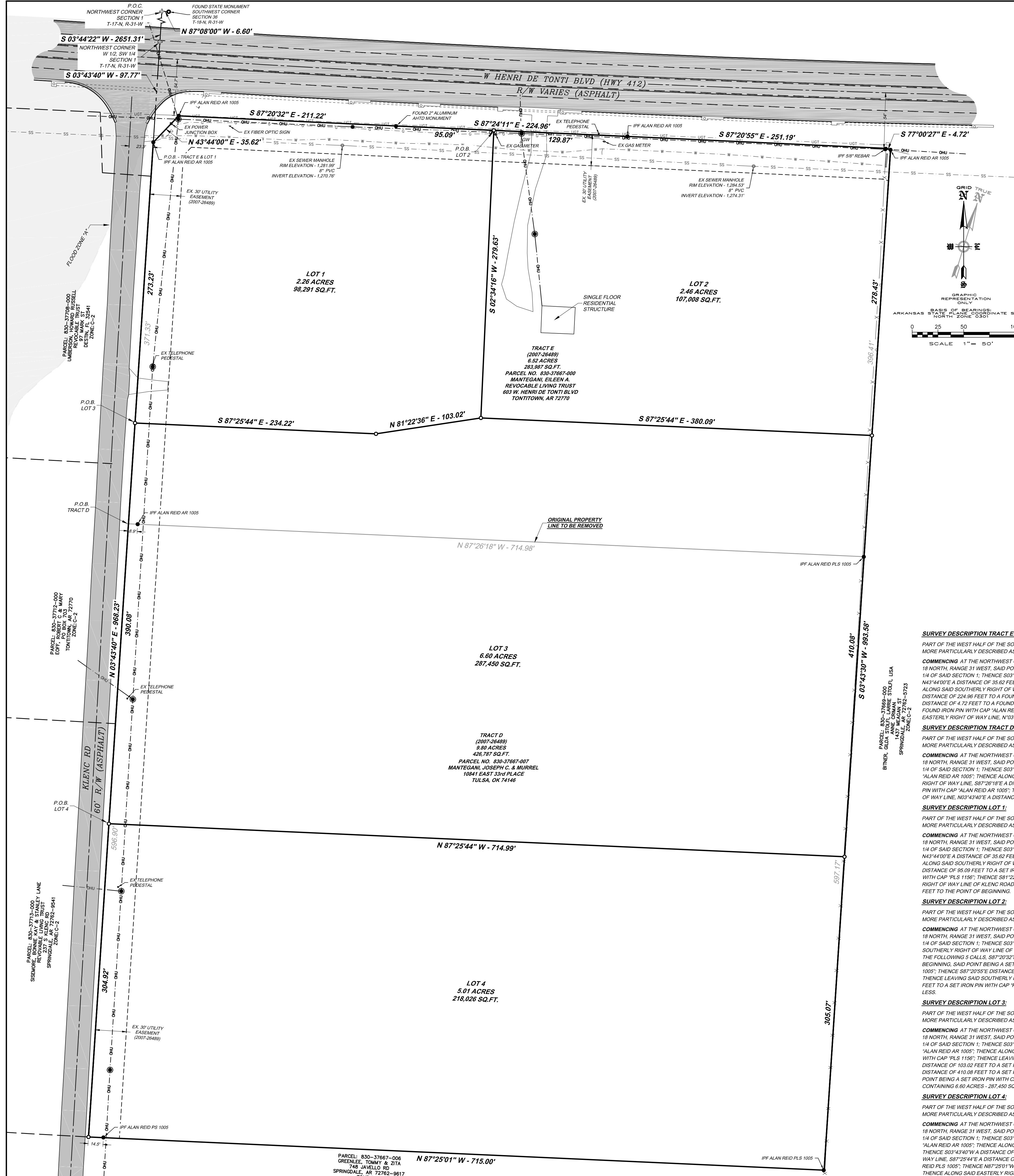
Therefore, staff recommends approval of The Reserve at Tontitown Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

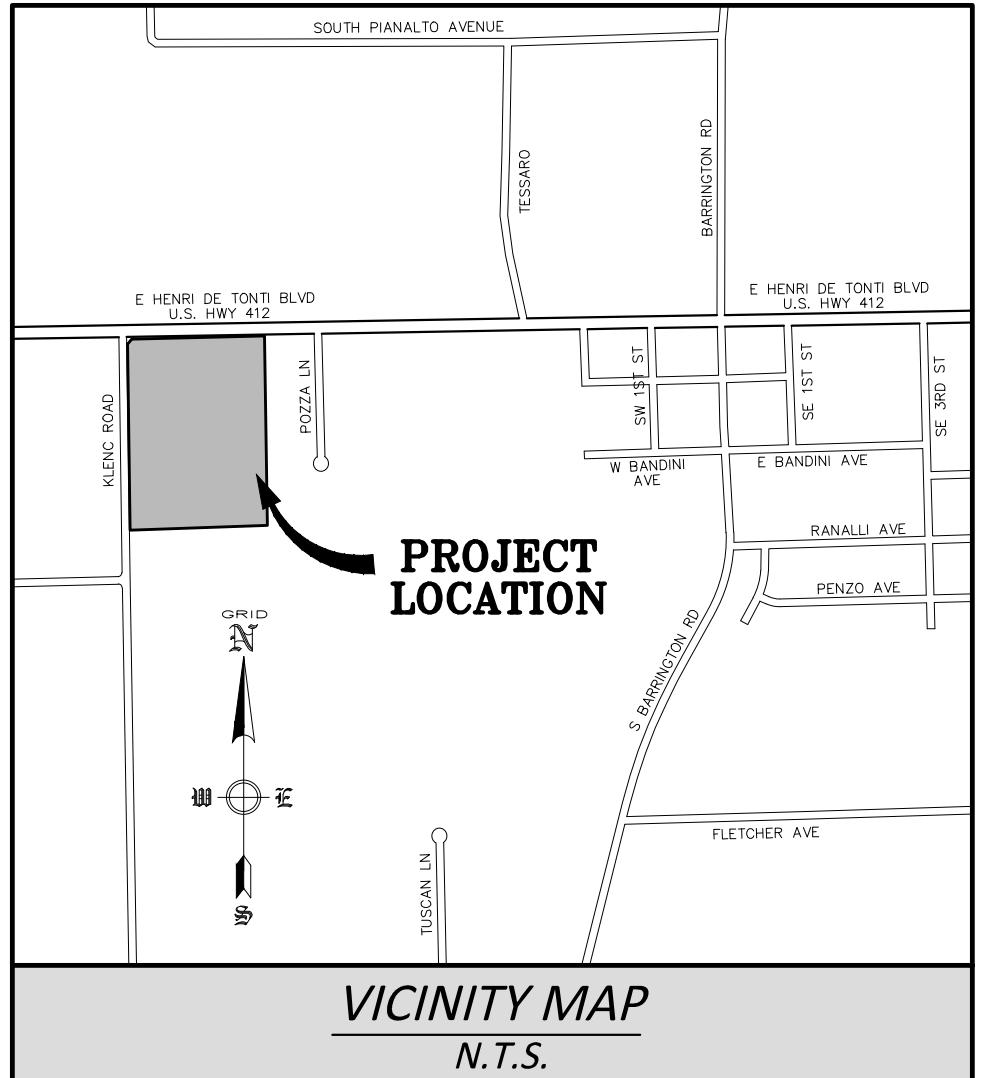
1. Minor Subdivision approval shall be completed prior to construction
2. The road frontage along W. Henri de Tonti shall be reserved for commercial use as generally presented.
3. Information on whether the proposed streets are public or private shall be submitted.
4. If interior streets are to be public, a street section shall be submitted that shows compliance with the Master Street Plan.
5. Access easements shall be filed for all private roads and future connections.
6. The applicant would like to improve the remainder of Klenc Road when the commercial area is developed. This needs to be discussed further.
7. If only the portion of Klenc Road adjacent to the duplexes and apartments is required to be improved at this time, the remainder of Klenc Road shall be improved when that commercial lot is developed.
8. A traffic study is required to assess impact to Klenc Road and the intersection of Klenc Road and Hwy. 412.
9. All phases of this development shall be included in the traffic study, and the total impact will be used to determine the developer's responsibility at this intersection.
10. No parking will be allowed on the interior streets as they are presented with this submittal.
11. Staff suggests overflow parking for this development.
12. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
13. The Fire Marshal will need to review the latest submittal and all additional comments shall be addressed.
14. The SWPPP shall be completed and posted on site prior to construction.
15. 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.
16. There was not enough information on the plans submitted for staff to determine if the proposed apartment buildings are in compliance with required façade materials, additional information shall be submitted and shall be in compliance.
17. Additional details on the perimeter planting beds, the beds in front of the apartment, and perimeter fencing shall be submitted in order to determine if they are in compliance.
18. The "in lieu of fee" (instead of park land dedication), shall be paid prior to any construction beginning on site. The developer chose to pay the fee rather than dedicate park land.
19. Water and Sewer Systems plans shall be approved prior to construction.
20. If any signage is desired, it must be permitted separately and shall comply with all current sign codes.
21. A street section shall be submitted to show compliance with the Master Street Plan for any roads proposed to be dedicated as public roads.
22. Sidewalks are required along Hwy. 412 and must comply with the Master Street Plan.

23. The applicant must coordinate with the Arkansas Department of Transportation (ARDOT) for the connections on Hwy. 412.
24. Parking for the duplexes will be on each lot (driveway), and no parking will be allowed on the street.
25. "No Parking" signs / fire lane striping shall be placed per the Fire Marshal.
26. All Life Safety information shall be submitted prior to a building permit being issued.
27. All interior drives shall meet the required compaction rating to support emergency vehicles.
28. Correct all comments from the City Engineer prior to Construction Plan approval.
29. The applicant shall apply for all required permits prior to construction.
30. Pre Construction Meeting must be held and plans approved.
31. SWPPP BMPs must be inspected and approved.
32. 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.
33. Final Large Scale Development plans, inspections, and approval is required prior to the issuance of a Certificate of Occupancy.
34. Building permits must be submitted and approved prior to individual duplexes and apartments being constructed.





	LEGEND
	PROPERTY LINE
	SECTION LINE
	ADJACENT OWNER
	EASEMENT (AS NOTED)
	CENTERLINE OF ROAD
	CURB & GUTTER
	FENCE LINE
	OVERHEAD UTILITIES
	UNDERGROUND TELEPHONE LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE
	STORM PIPE (SIZE AS NOTED)
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	FOUND MONUMENT
	IPF - IRON PIN FOUND (AS NOTED)
	IPS - IRON PIN SET w/ CAP "PLS 1156"
	COMPUTED POINT
	MANHOLE (TYPE AS NOTED)
	WATER METER
	GAS METER
	POWER POLE



VICINITY MAP  
N.T.S.

CERTIFICATE OF OWNERSHIP:

830-37667-000:

I THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:

SIGNED:  
ADDRESS: 603 W. HENRI DE TONTI BLVD, TONTITOWN, AR 72770  
SOURCE OF TITLE: QUITCLAIM DEED 99-65019

830-37667-007:

I THE UNDERSIGNED, OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT I HAVE LAID OFF, PLATTED, AND SUBDIVIDED AND DO HEREBY LAY OFF, PLAT, SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS, ALLEYS, DRIVES, AND EASEMENTS AS SHOWN ON SAID PLAT.

DATE OF EXECUTION:

SIGNED:  
ADDRESS: 603 W. HENRI DE TONTI BLVD, TONTITOWN, AR 72770  
SOURCE OF TITLE: TRUSTEE'S DEED 2007-36226

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

NO KNOWN WELLS, SUMPS, CESSPOOLS, SPRINGS, WATER IMPOUNDMENTS, AND UNDERGROUND STRUCTURES ON PROPERTY. NO OBSERVABLE EROSION AT TIME OF SURVEY. NO KNOWN WETLANDS ON PROPERTY AS PER FISH AND WILDLIFE SERVICES NATIONAL WETLANDS INVENTORY.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS NOT WITHIN A 100 YEAR FLOOD PLAIN ZONE AS SHOWN ON THE F.I.R.M. MAP # 0514C0085 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON (1) ABOVE GROUND UTILITY FEATURES, (2) RECORD DRAWINGS, (3) FIELD DESIGNATIONS/MARKINGS BY ARKANSAS ONE CALL (1-800-482-9999) TICKET NO. 180415-0840.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCE:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED FOR AND PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

A. TRUSTEE'S DEED (PARCEL #830-37667-007): JOSEPH C. MANTEGANI AND MURREL E. MANTEGANI, RECORDED SEPTEMBER 24, 2007, DOCUMENT FILE NO. 2007-36226.

B. QUITCLAIM DEED: EILEEN A. MANTEGANI (TRUSTEE), RECORDED JULY 19, 1999, DOCUMENT FILE NO. 99-65019.

C. TRACT DPLIT: BY ALAN REID & ASSOCIATES, RECORDED SEPTEMBER 18, 1991, PLAT BOOK N, PAGE 109 AND WITH THE STATE LAND SURVEYOR'S OFFICE A DIVISION OF THE DEPARTMENT OF AGRICULTURE, FILE NUMBER 083282. APPROVED FOR LOT SPLIT BY THE CITY OF SPRINGDALE ON SEPTEMBER 10, 1991.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED. AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, L.P.S. NO. 1156, AR.

DATE



REVISION	DATE	DESCRIPTION

INCIDENTAL SUBDIVISION OF  
THE RESERVES AT TONTITOWN  
TONTITOWN, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=50' | DATE: May 22, 2019 | DRAWN BY: RWK

ENGINEERING SERVICES, INCORPORATED  
SPRINGDALE, ARKANSAS

PLAT CODE: 500-17N-31W-0-01-304-72-1156

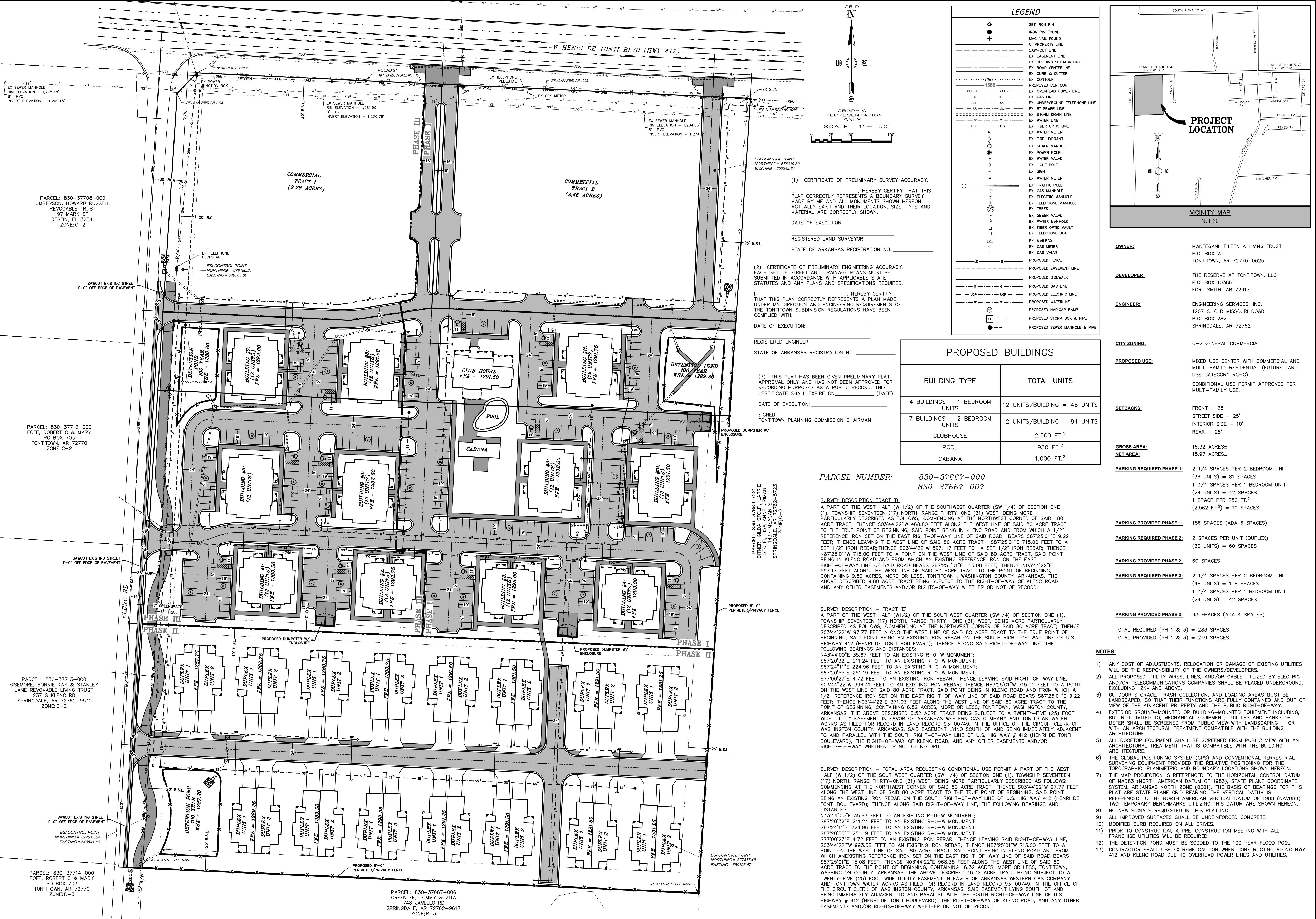
es

© 2019 ES ENGINEERING SERVICES, INC. | 500-17N-31W-0-01-304-72-1156 | W.O. # 19922 | SHEET 1

LARGE SCALE DEVELOPMENT  
THE RESERVE  
TONTITOWN, ARKANSAS

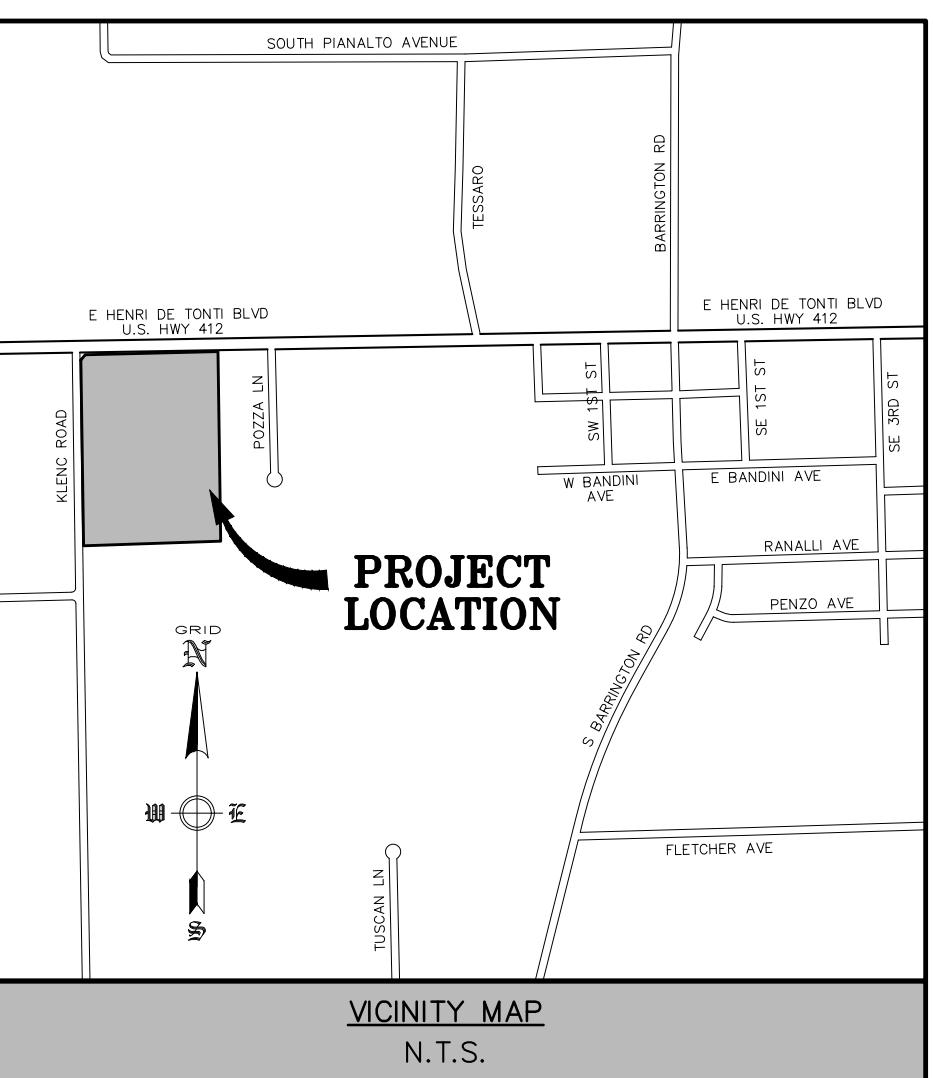
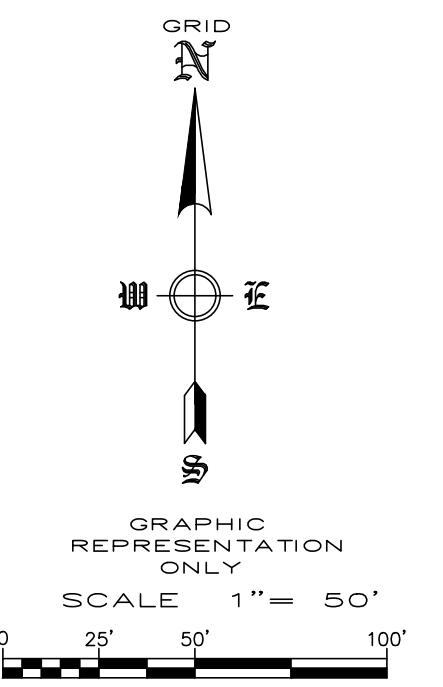
**ENGINEERING SERVICES INC.**  
1000 SOUTH THIRD STREET • MILWAUKEE, WI 53212

**ENGINEERING SERVICES INC.**  
1000 SOUTH THIRD STREET • MILWAUKEE, WI 53212



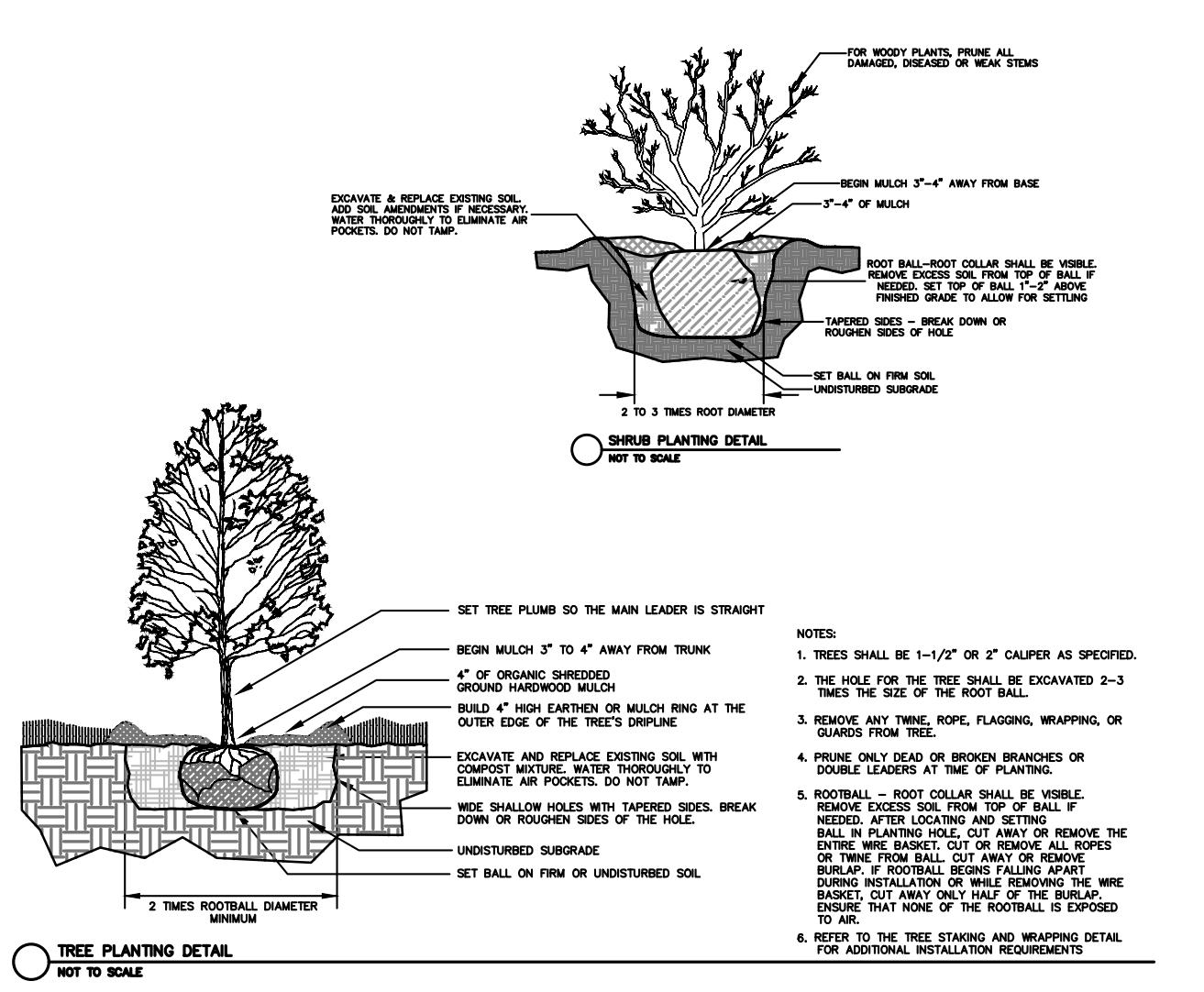
# LANDSCAPE PLAN THE RESERVE TONTITOWN, ARKANSAS

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830-37667-000  
830-37667-007

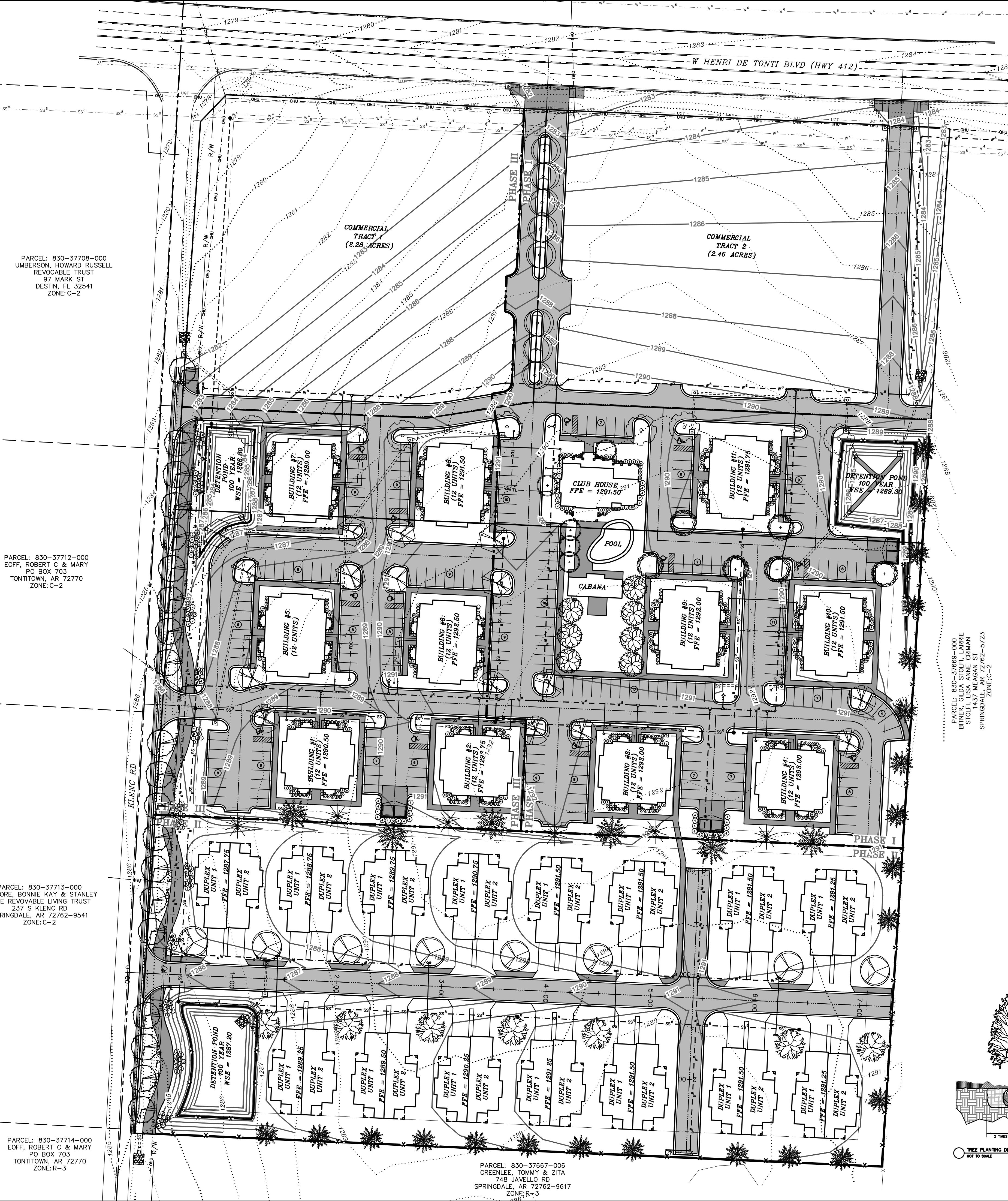


INDEX OF TREES			
TREE SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # SIZE
○	LITTLELEAF LINDEN	Tilia cordata	8 3" Cal B & B
○	CHINESE PISTACHE	Pistacia chinensis	6 3" Cal B & B
○	WILLOW OAK	Quercus phellos	8 3" Cal B & B
*	SHORT LEAF PINE	Pinus echinata	28 8" H. MIN B & B
△	LACEBARK ELM	Ulmus parvifolia	8 3" Cal B & B
○	RED MAPLE	Acer rubrum	7 3" Cal B & B
*	EASTERN WHITE PINE	Pinus strobus	6 8" H. MIN B & B
○	SUGAR MAPLE	Acer saccharum	8 3" Cal B & B
○	NORTHRN RED OAK	Quercus rubra	6 3" Cal B & B
○	BLACK GUM	Nyssa sylvatica	20 3" Cal B & B
○	DURA-HEAT RIVER BIRCH	Betula nigra 'Dura-heat'	7 3" Cal B & B
○	EASTERN REDBUD	Cercis canadensis	5 1.5" Cal B & B

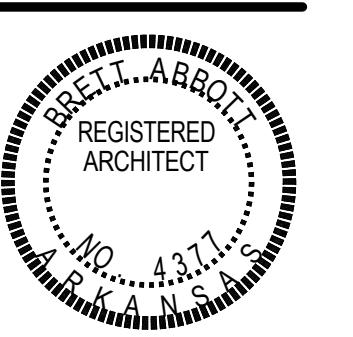
INDEX OF SHRUBS			
SYMBOL	COMMON NAME	BOTANICAL NAME	TOTAL # SIZE
①	RED TIPPED PHOTINIA	Photinia x fraseri	58 3 GAL.
②	ENGLISH LAUREL	Prunus laurocerasus	48 3 GAL.
③	LEATHER LEAF MAHONIA	Mahonia bealei	24 3 GAL.
④	SEA GREEN JUNIPER	Juniperus x pfitzeriana 'Sea Green'	24 3 GAL.
⑤	WINTERGEM BOXWOOD	Buxus microphylla 'Winter Gem'	68 3 GAL.
⑥	COMPACT INKBERRY HOLLY	Ilex glabra 'Compacta'	124 3 GAL.
⑦	DWARF MUPO PINE	Pinus mugo var. pumilio	42 3 GAL.
⑧	VIRGINIA SWEETSPIRE	Itea virginica	55 3 GAL.
⑨	ROSE CREEK ABELIA	Abelia x 'Rose Creek'	40 3 GAL.
⑩	JAPANESE SPIREA	Spiraea japonica	84 3 GAL.
⑪	CRIMSON PYGMY BARBERRY	Berberis thunbergii 'Crimson pygmy'	48 3 GAL.
⑫	BIGLEAF HYDRANGEA	Hydrangea macrophylla	8 3 GAL.
⑬	DAYLILY VARIETIES	Hemerocallis varieties	94 1 GAL.



REVISION	DATE	DESCRIPTION
		© CSI 2019. ENGINEERING SERVICES, INC. 5.2   2019-4-19 PM
		SCALE: 1" = 50'
		DATE: May 21, 2019
		DRAWN BY: JSA
		W.O. #: 19922



**THE RESERVE - TONTITOWN**  
W. HENRI de TONTI BLVD. & KLENC ROAD - TONTITOWN, AR



FLOOR PLAN,  
ELEVATIONS &  
3d IMAGE

Seal

Revisions

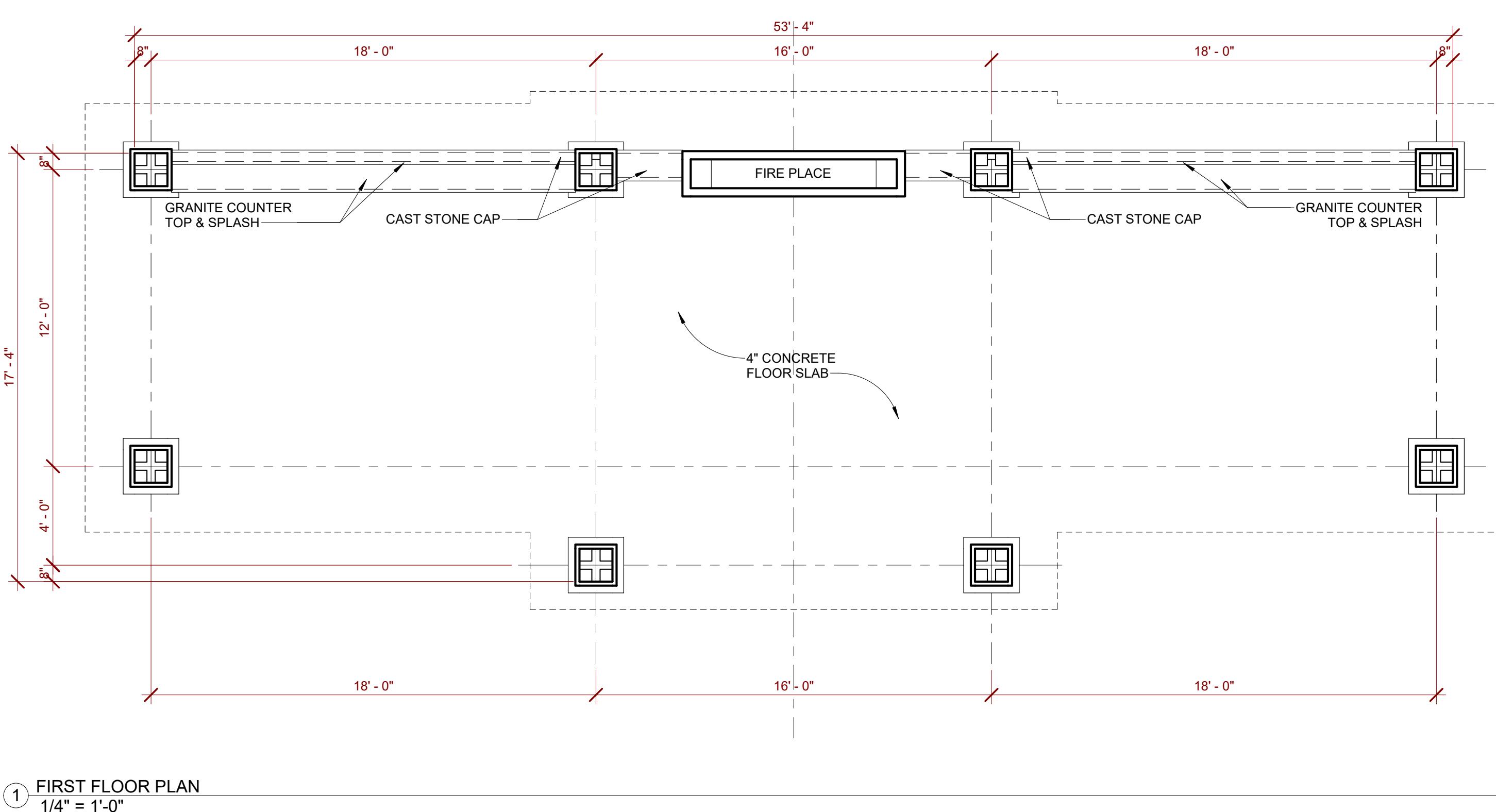
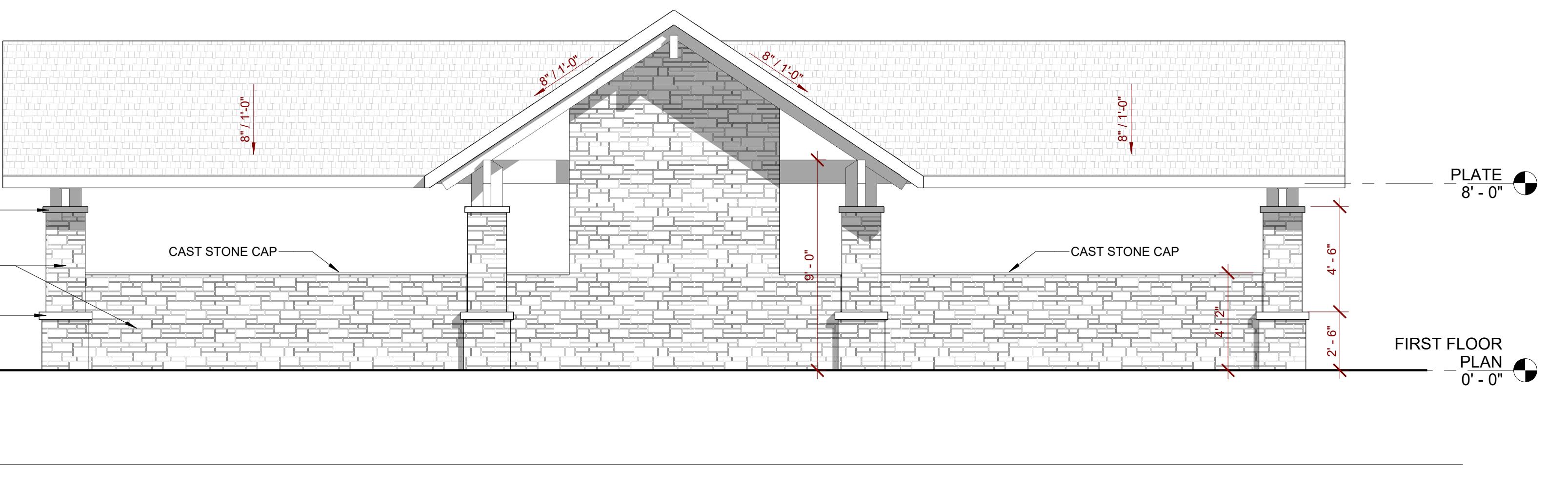
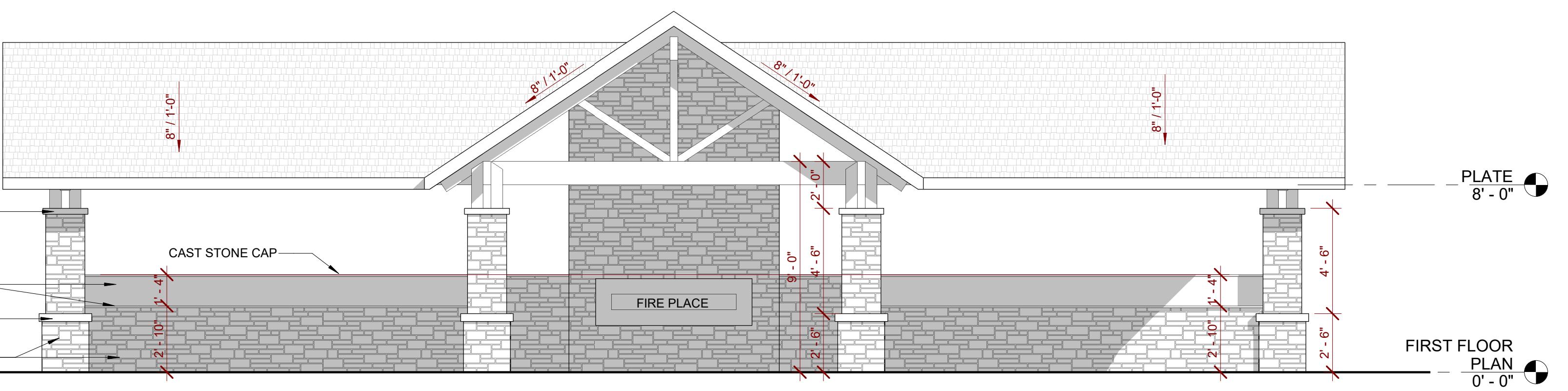
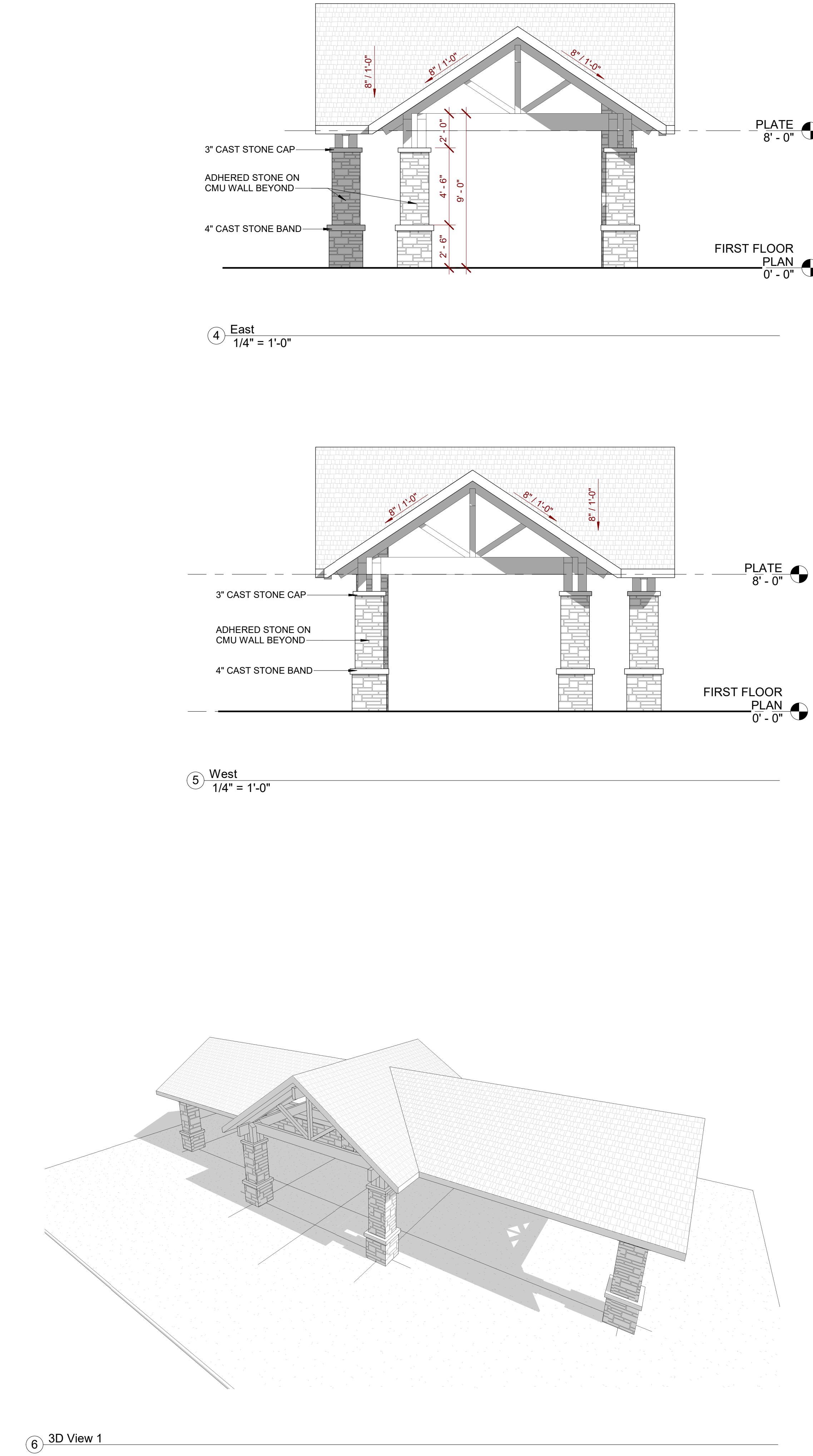
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5.14.19

Project

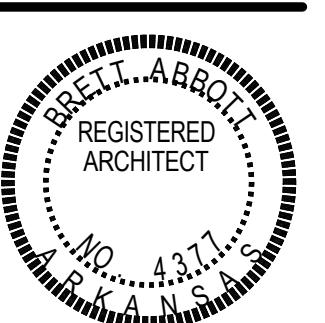
19.16

CA1



# THE RESERVE - TONTITOWN

W. HENRI de TONTI BLVD. & KLENC ROAD - TONTITOWN, AR



ELEVATIONS

Seal

Revisions

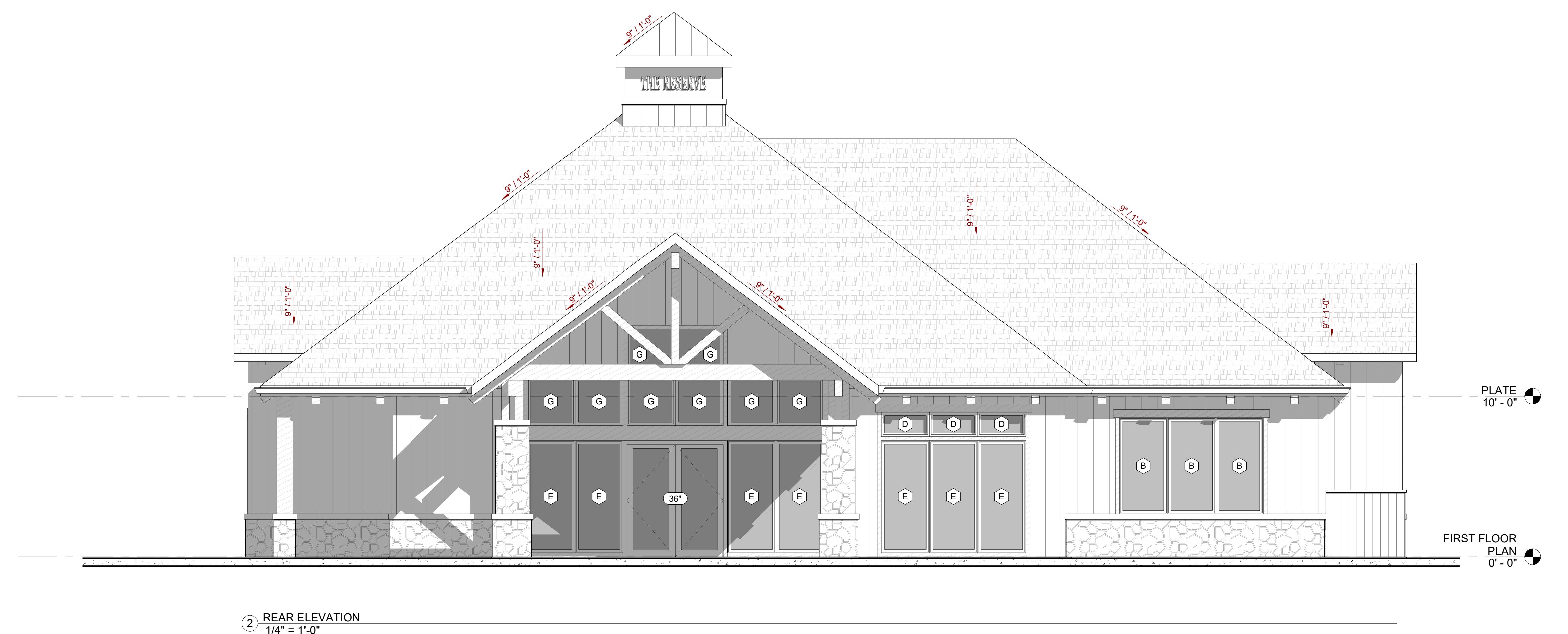
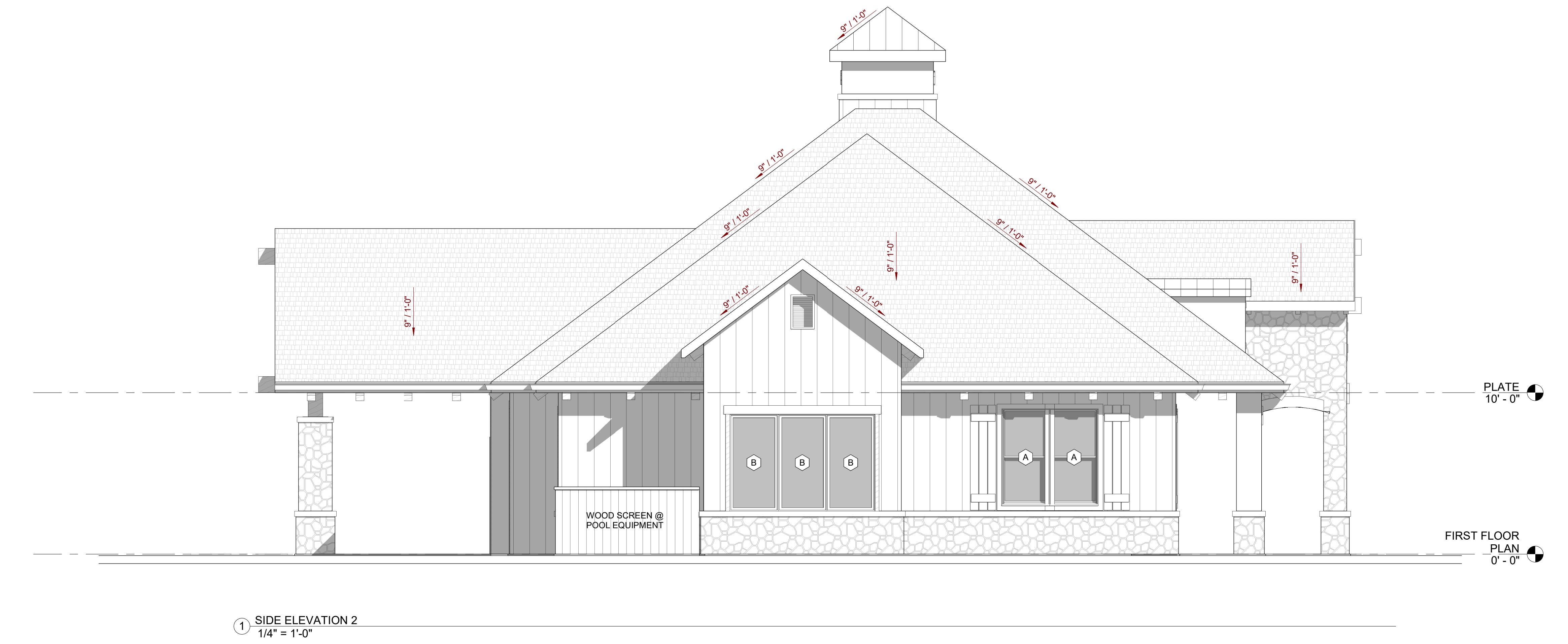
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5.14.19

Project 19.16

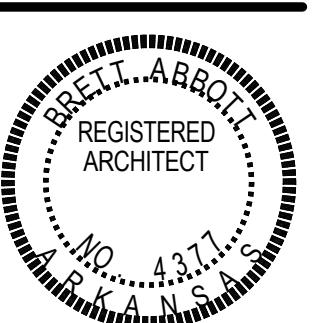
CH3

PROPOSED PROJECT FOR:



# THE RESERVE - TONTITOWN

W. HENRI de TONTI BLVD. & KLENC ROAD - TONTITOWN, AR



ELEVATIONS

Seal

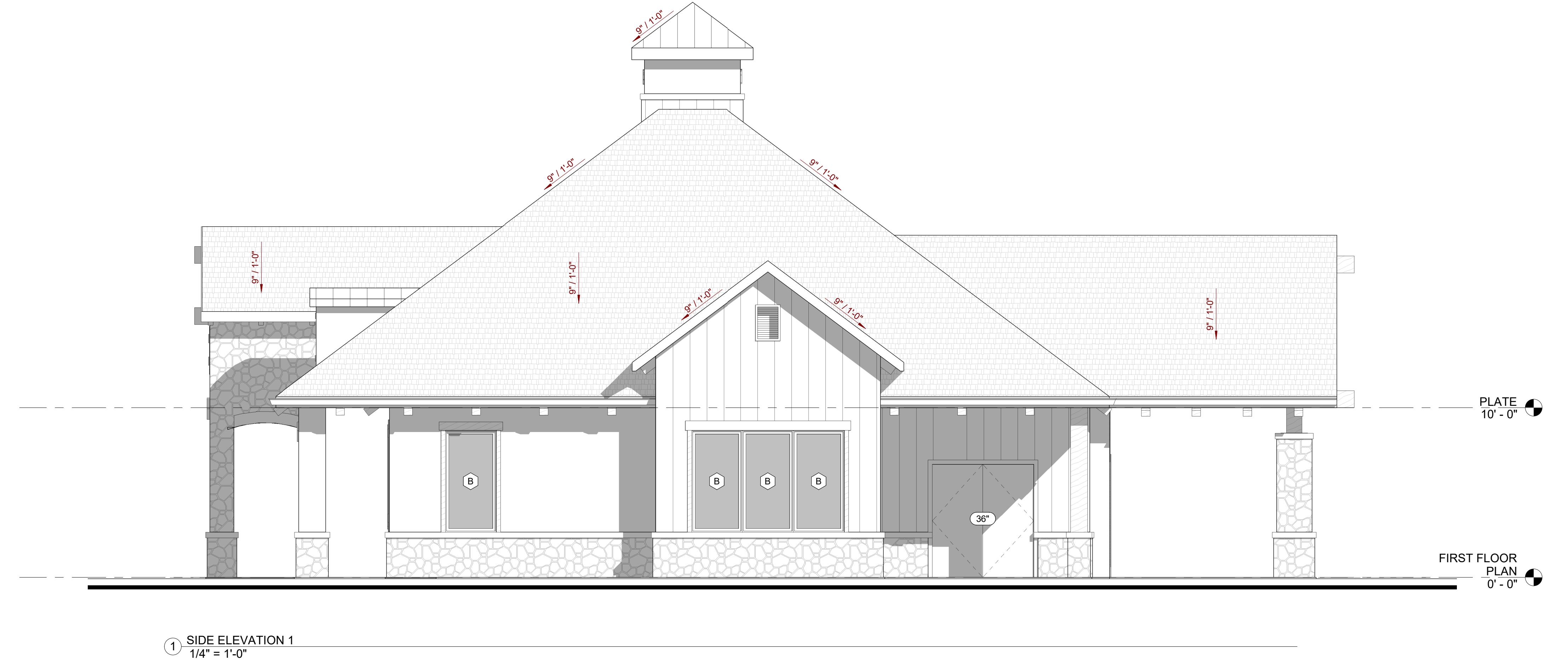
Revisions

Date  
5.14.19

Project  
19.16

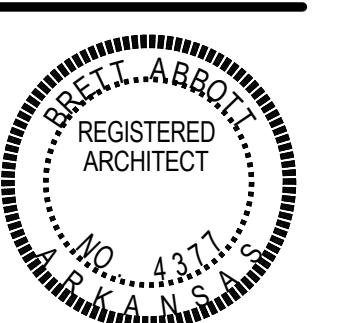
CH4

PROPOSED PROJECT FOR:



# THE RESERVE - TONTITOWN

W. HENRI de TONTI BLVD. & KLENC ROAD - TONTITOWN, AR



ELEVATIONS &  
3d IMAGE

Seal

Revisions

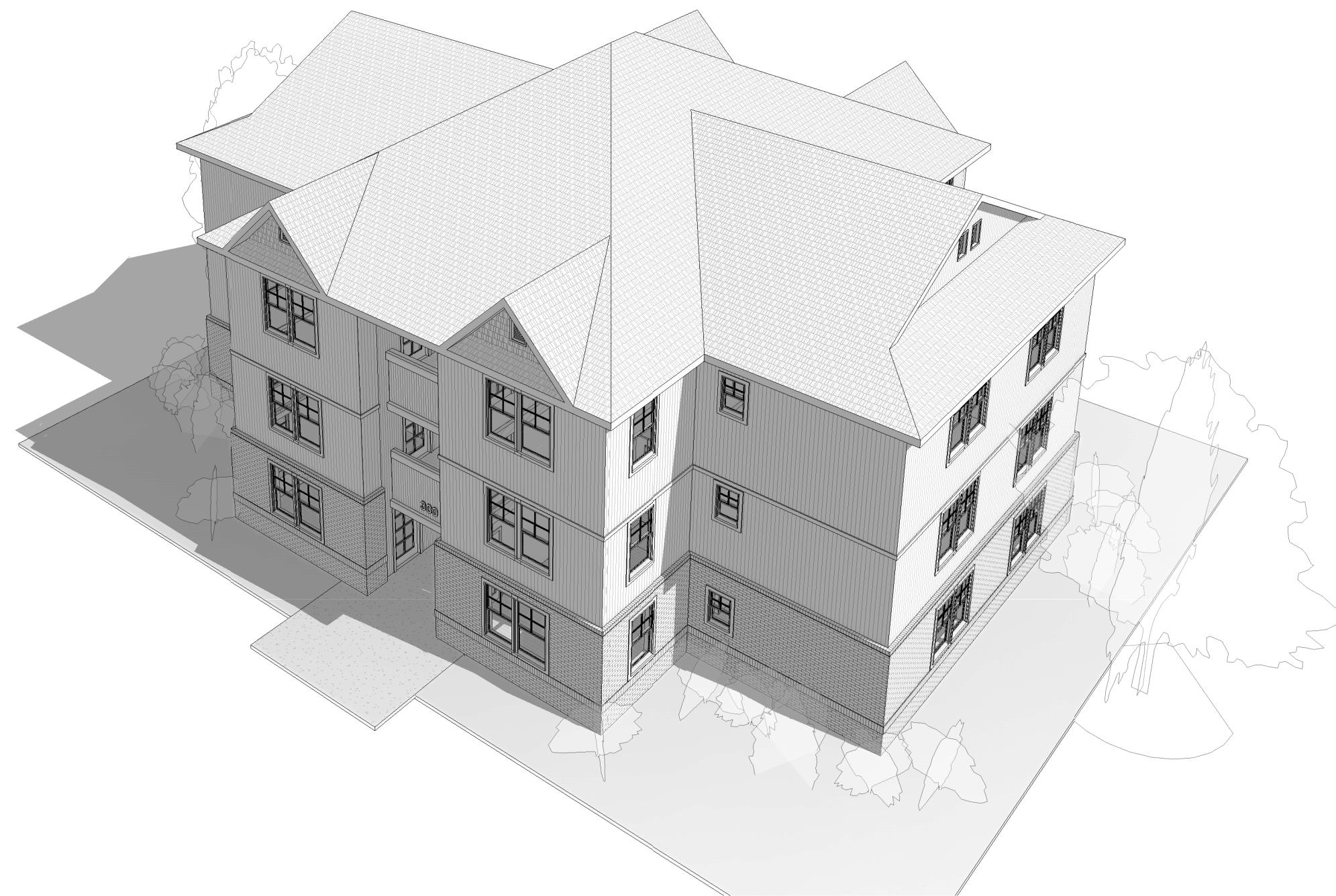
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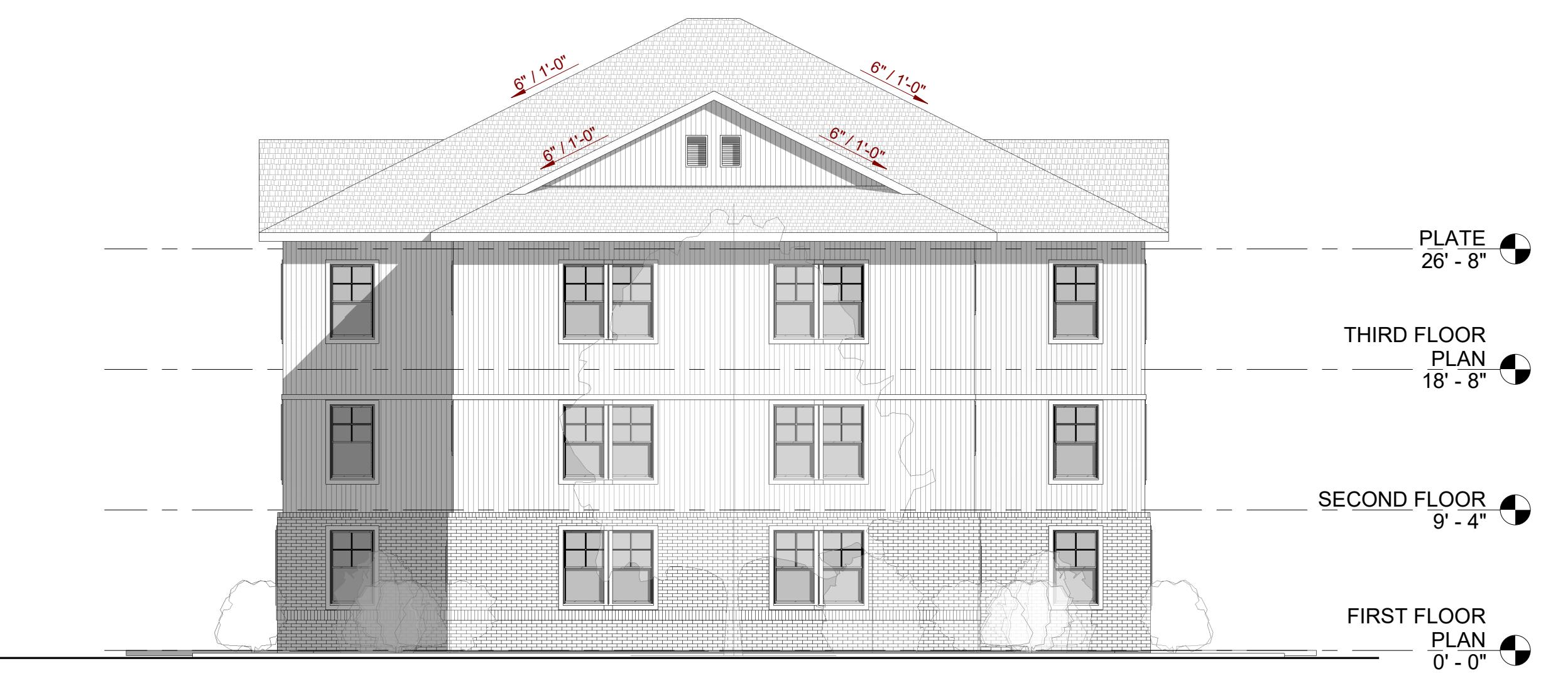
Project

19.16

MF1.2



③ AERIAL VIEW - 1 BEDROOM

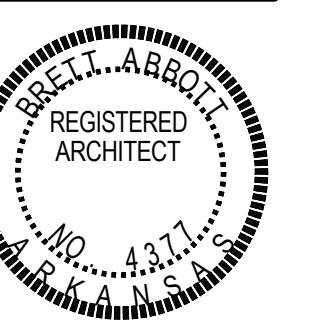


② 1 BEDROOM - SIDE ELEVATION 2  
1/8" = 1'-0"



① 1 BEDROOM - BACK ELEVATION  
1/4" = 1'-0"

MF1.2



ELEVATIONS &  
3d IMAGE

Seal

Revisions

Date

5.14.19

Project

19.16

**MF2.2**

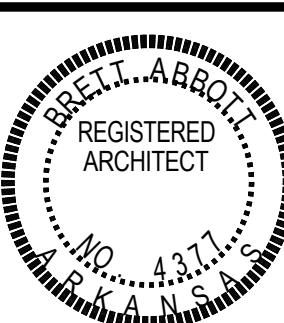


③ AERIAL VIEW - BUILDING 'B'



# THE RESERVE - TONTITOWN

W. HENRI de TONTI BLVD. & KLENC ROAD - TONTITOWN, AR



ELEVATIONS &  
3d IMAGES

Seal

Revisions

Date

5.14.19

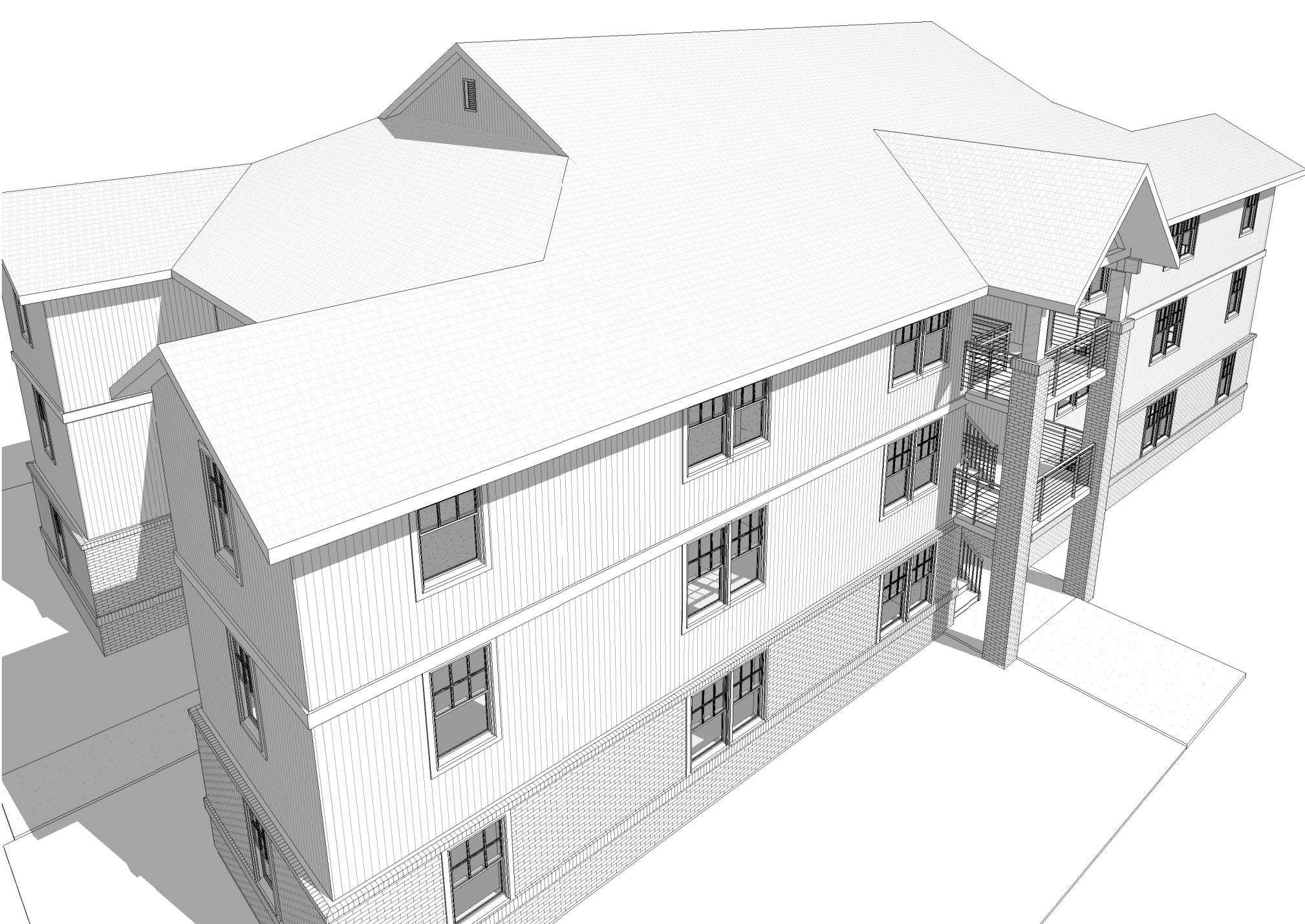
Project 19.16

MF3.2

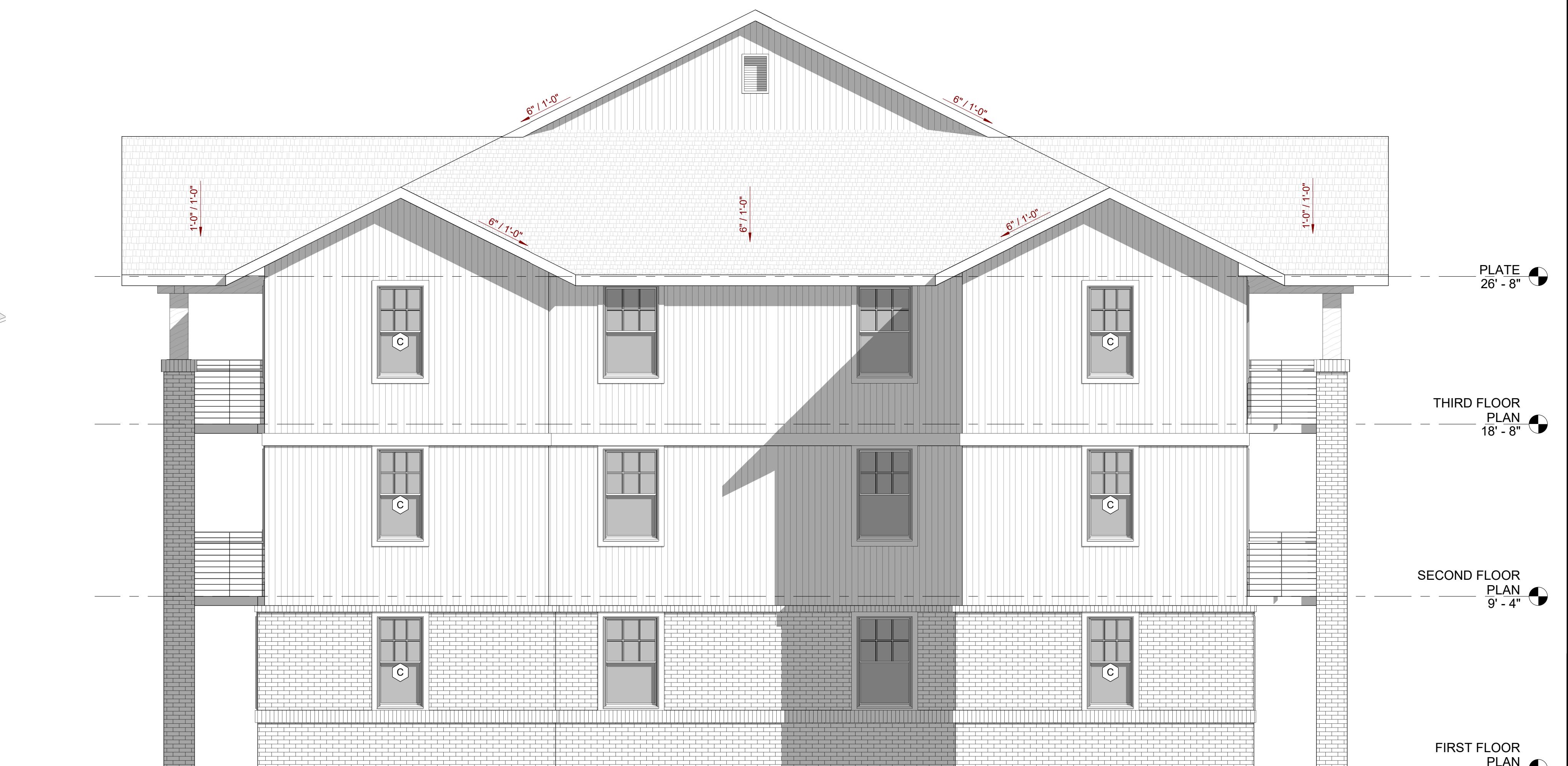
PROPOSED PROJECT FOR:



① 3 BEDROOM FRONT ELEVATION  
3/16" = 1'-0"



③ REAR VIEW



② 3 BEDROOM SIDE ELEVATION  
1/4" = 1'-0"