



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **August 25, 2020**
Project: **Elementary School**
Planner: Courtney McNair, Garver

AGENDA ITEM

A

CONDITIONAL USE PERMIT REQUEST

Northeast Intersection of S. Barrington Road and E. Fletcher Avenue
Parcel # 830-37661-006

SUMMARY: Request to allow a school use in zone **R-3**

CURRENT ZONING: **R-3** Residential

FUTURE LAND USE CATEGORY: **PI** Public Institution

PROPOSED USE: Elementary School

CITY WARD: 1-Gene McCartney, Amber Ibarra

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

Water: Tontitown Water, existing 6" and 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 Springdale School District No. 50. This project is located within the City Limits of Tontitown and takes access from Barrington Road and Fletcher Road.

The School District is planning to construct an Elementary School Building with ancillary parking, playgrounds, bus lanes, and detention.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Public Institution (PI). From the Vision Plan Document adopted by the City Council in November 2018:

"PUBLIC/ INSTITUTIONAL (PI)

Public uses include government buildings and services, schools, churches, educational institutions, and cultural facilities. These are generally uses that can (and should) be folded into the fabric of every zoning district within the city (as long as the roadway and utility infrastructure can support the use). These uses are integral to the community and its citizens; providing both essential services and areas of social communion for the City."

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 layout of the school is still in preliminary stages, but it is generally located within the center of the property, with play fields and open space surrounding the building. The applicant has worked with the city to locate the entrance drives and will provide assistance directing traffic at peak times. Sidewalks and trails as appropriate, along with required landscaping will be installed.

(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, a school use may be considered as a conditional use in R-3 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 the bus/service entrance on Barrington Road, and the parent/pick up entrance on Fletcher Road. 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 that may need to be updated. 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 R3

East-zoned R3

South-zoned R3

West-zoned R3

This property is surrounded by property that is single-family subdivision lots on the north and east, residential lots and a cemetery to the south, there is one property zoned C2 to the southwest, the properties to the east are also single-family residential uses. Schools are vital to communities and will not adversely affect other property in this area. As this project proceeds through the technical process, steps will be taken to minimize impacts to the adjacent residences, but the inherent nature of schools makes this project 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 school is centrally located and surrounded by open space and outdoor facilities.

- (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 landscaping is 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 will be addressed when the Large-Scale development request is submitted.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project.

Staff has received one written comment with no concerns.

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 Springdale Elementary School Conditional Use Permit to allow a school within R-3 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project must proceed through the Large-Scale Development process and address all technical information.
2. Compatibility, pedestrian 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.

June 3, 2020

City of Tontitown
235 E Henri De Tonti Blvd
Tontitown, AR 72770

RE: Elementary School of Innovation
Conditional Use Permit
Tontitown, AR

Dear Sir or Ma'am:

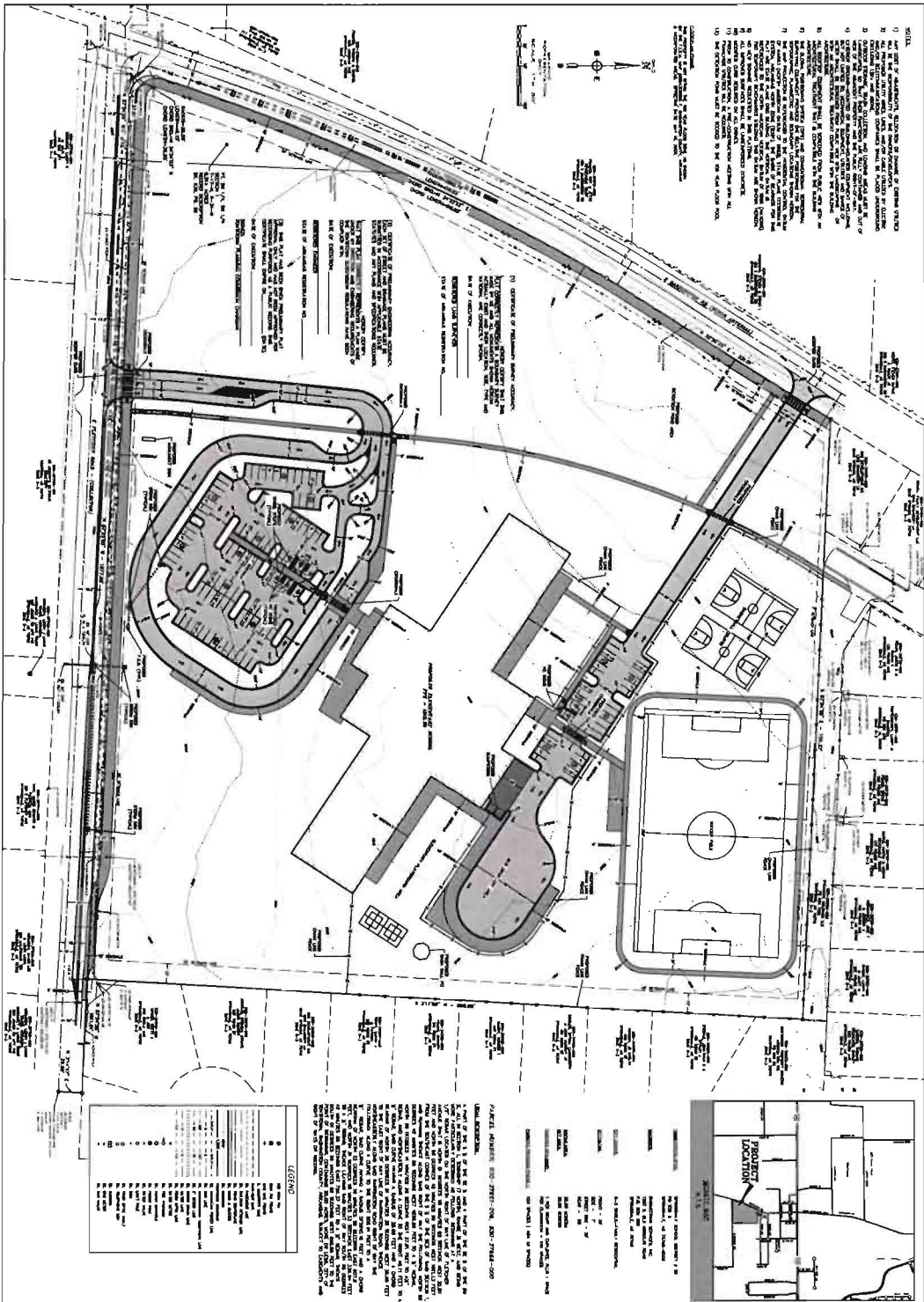
Please let this letter serve as a narrative to accompany the Conditional Use Permit Application for The Elementary School of Innovation, a Large Scale Development within the City of Tontitown. The project is located on the Northeast corner of S. Barrington Road and E. Fletcher Avenue. The site is currently zoned R-3 single-family residential and remains vacant. The proposed project will consist of a 90,100 square foot elementary school with all necessary site improvements required to support a public-school infrastructure. The Elementary school will serve the growing subdivisions and neighborhoods in the area and would be in session during the regulated school year calendar. Additionally, any other school related functions would utilize the space and needed.

If you have any questions regarding the development or this request, please contact me.

Sincerely,

Dillon B. Bentley

Dillon Bentley, P.E.
Project Engineer



**LARGE SCALE DEVELOPMENT
THE ELEMENTARY SCHOOL OF INNOVATION
TONTITOWN, ARKANSAS**

