



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **November 1, 2021**
Project: **Mathias Warehouses**
Planner: Nathan Crouch

AGENDA ITEMS

BZA1 (Variance #1), **BZA2** (Variance #2), **PC1** (waiver), **PC2** (LSD)

PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN APPROVAL REQUEST

353 Agnes Drive

Parcel # 830-37611-002

Mathias Warehouses Preliminary Large Scale Development Waiver and Variance Requests

353 Agnes Dr.

Parcel #s: 830-37611-002

Current Zoning: Industrial

Future Land Use: LI, Light Industrial

Floodplain: No

MS4: No

Water: Tontitown Water

Sewer: Tontitown Sewer

Road Access: Agnes Drive

Master Street Plan Requirements: Agnes Drive is a Local Street which requires a minimum 50' ROW.

*Typical Cross-Section indicates 29 feet with parking on one side. Delineated parking is preferred.

Electric: Ozarks Electric

Cable: Cox Communications

Phone: AT&T

Natural Gas: Source Gas

School District: Springdale

City Ward: 1-Gene McCartney, Amber Ibarra

Large Scale:

Number of Units proposed: 3 warehouse/office buildings

Total Acreage: 3.47 acres

Proposed Waiver requests:

- To allow for an 80 ft. driveway throat
- To allow for the width of the green space along Mathias Ave to be lowered from 5 ft. to 3 ft.

- To allow the landscape buffer areas to be shortened on Mathias Ave and Fletcher Road
- To allow the southern driveway to be closer than 80 ft. to an intersection
- To allow for deviation from the design standards for large scale developments

Proposed Variance #1: **Decrease the front setback from 100 ft. to 50 ft.
Decrease the rear setback from 75 ft. to 60 ft.**

Proposed Variance #2: **Decrease the side setbacks from 75 ft. to 25 ft.**

Summary of Variance Requests:

Request: Applicant is requesting to decrease the front setback from 100 ft. to 50 ft., the rear setback from 75 ft. to 60 ft. and the side setback from 75 ft. to 25 ft. Fletcher Road is currently being constructed and the right of way that was dedicated for the roadway has taken away from the setback area that was needed for this project. A similar variance was granted to the 2 warehouses located to the north of this proposed development.

SUMMARY: Mathias Warehouses is requesting Variance (VAR) approval and Preliminary Large Scale Development (LSD) approval for three warehouse buildings, Building 1 is proposed to be 19,212 sq.ft., building two is proposed to be 13,423 sq.ft., and building three is proposed to be 19,212 sq.ft. on a tract of land that is 3.47 acres in size. There are also several waivers requested as a part of this project.

ZONING: I, Industrial

CITY WARD: 1 – Gene McCartney, Amber Ibarra

FLOODPLAIN: No

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

Water: Tontitown Water, existing 8” line

Electric: Ozarks Electric (please update the plans to show this correctly)

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water-According to the Water System information, there is an existing 8-inch water line at the rear of the property that will be extended.

Electric: Ozarks Electric- General comments were received from OECC and will need to be addressed during the construction phase of this project.

Sewer/Septic: Sewer- this project proposes to connect to the City of Tontitown sewer system. Sewer is on the opposite side of the street and if not constructed before the street is complete will need to be considered for rerouting.

The connection must be approved prior to construction.

Phone: AT&T- No comments were received from ATT.

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.

School District: Springdale school district.

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.

Police:

Tontitown Police Chief Corey Jenison did not have any comments.

Fire:

There is a 6" FDC shown on the plans. The buildings will be sprinkler protected. Approval of sprinkler system will need to be reviewed during the construction plan review process. There is a fire lane proposed on the west side of the buildings.

The main drive aisles are 26 ft. wide with two separate 40 ft. ingress/egress points proposed, as well as an 80 ft. ingress/egress point. All turns have the required radius for fire apparatus access. All interior drives must meet the required compaction rating to support emergency vehicles.

Drainage:

There is no detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review which states that under the proposed conditions, the site will sheet flow into a dry detention pond located on the western side of the site. A drainage easement should be required, although it is currently owned by the same property owner. In the event of a sale in the future, this will ensure that detention remains adequate for

this site.

Roads:

This project has access onto Mathias Avenue, a local street and E. Fletcher Road, a Collector on the Master Street Plan. Mathias Avenue and Fletcher Road are currently under construction, the applicant has dedicated ROW to allow for the construction.

Site visibility appears to be adequate from the proposed entrance locations.

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

Waiver #1: To allow for an 80 ft driveway throat

Staff recommends **approval** of this request as the primary use of these structures will be for warehousing and there will be large trucks to back into unload their cargo. This will also limit the number of curb cuts along Mathias Avenue.

Waiver #2: To allow for the width of the greenspace along Mathias Avenue to be lowered from 5 ft to 3 ft

Waiver #3 To allow the landscape buffer areas to be shortened on Mathias Avenue and Fletcher Road

Staff recommends **approval** of these requests as the applicant has dedicated ROW and is constructing a 12 ft trail along Fletcher Road. This will allow 2 ft of landscaping between the drive aisle and the trail. Along Mathias Avenue the applicant will provide a 3 ft greenspace between back of curb and sidewalk and maintain 6 ft of landscaping between the sidewalk and the site. While the purpose of greenspace between sidewalk and back of curb is for safety, staff is less concerned with pedestrian traffic in this industrial location along Mathias Avenue than would be in a neighborhood setting. In addition, the 12ft trail will be constructed with a 7 ft greenspace on Fletcher Road.

Waiver #4: To allow the southern driveway to be closer than 80ft to an intersection

Staff recommends **approval** of this request due to the construction of Mathias Avenue and the narrowness of the lot. The drive has been designed to be at the midpoint between the intersections with Fletcher Road to the east and west and staff agrees with

the applicant that this will not result in unsafe traffic conditions.

Waiver #5: To allow for deviation from the design standards for large scale developments

Staff recommends **denial** of this request as Fletcher Road is expected to carry traffic as an alternative route to Henri de Tonti Blvd and will be very visible. In addition, there is an adjacent residential neighborhood. While the primary use of this space may be warehousing, it will be very visible from public right of way, especially along Fletcher Road. The Future Land Use Plan calls for commercial development on the currently undeveloped property to the south.

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 Mathias Warehouse Large Scale Development with Waivers as recommended above, 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 must be completed and posted on site prior to construction.
3. The FDC and sprinkler system shall be approved by the Fire Marshal and a knock box may be required for emergency personnel.
4. 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.
5. All interior drives must meet the required compaction rating to support emergency vehicles.
6. The applicant must apply for all required permits prior to construction.
7. Provide a drainage easement to the detention pond since a portion of the proposed detention is located on an adjacent parcel.
8. Show irrigation method to the proposed landscaping and the landscaped plan must be signed by a landscape professional.
9. The applicant must submit architectural elevations that meet the requirements of Industrial buildings pursuant to Chapter 152.151 prior to issuance of building permit if Waiver is not approved with this request.
10. Please address the engineering comments sent on October 8th regarding the dumpster location and grade at the southeast corner of the site.

PROJECT INFORMATION

BUILDING SETBACK: FRONT 50'
 SIDE 75'
 STREET SIDE 50'
 REAR 60'

SITE AREA: 10.23 AC. (445,514 SQ.FT.)
 ZONING: I
 PROPERTY USAGE: INDUSTRIAL

LEGEND (EXISTING SYMBOLS)

LINWORK

EASEMENT
 CURB
 WOOD FENCE
 BARBED WIRE FENCE
 RIGHT OF WAY
 ROAD CENTERLINE

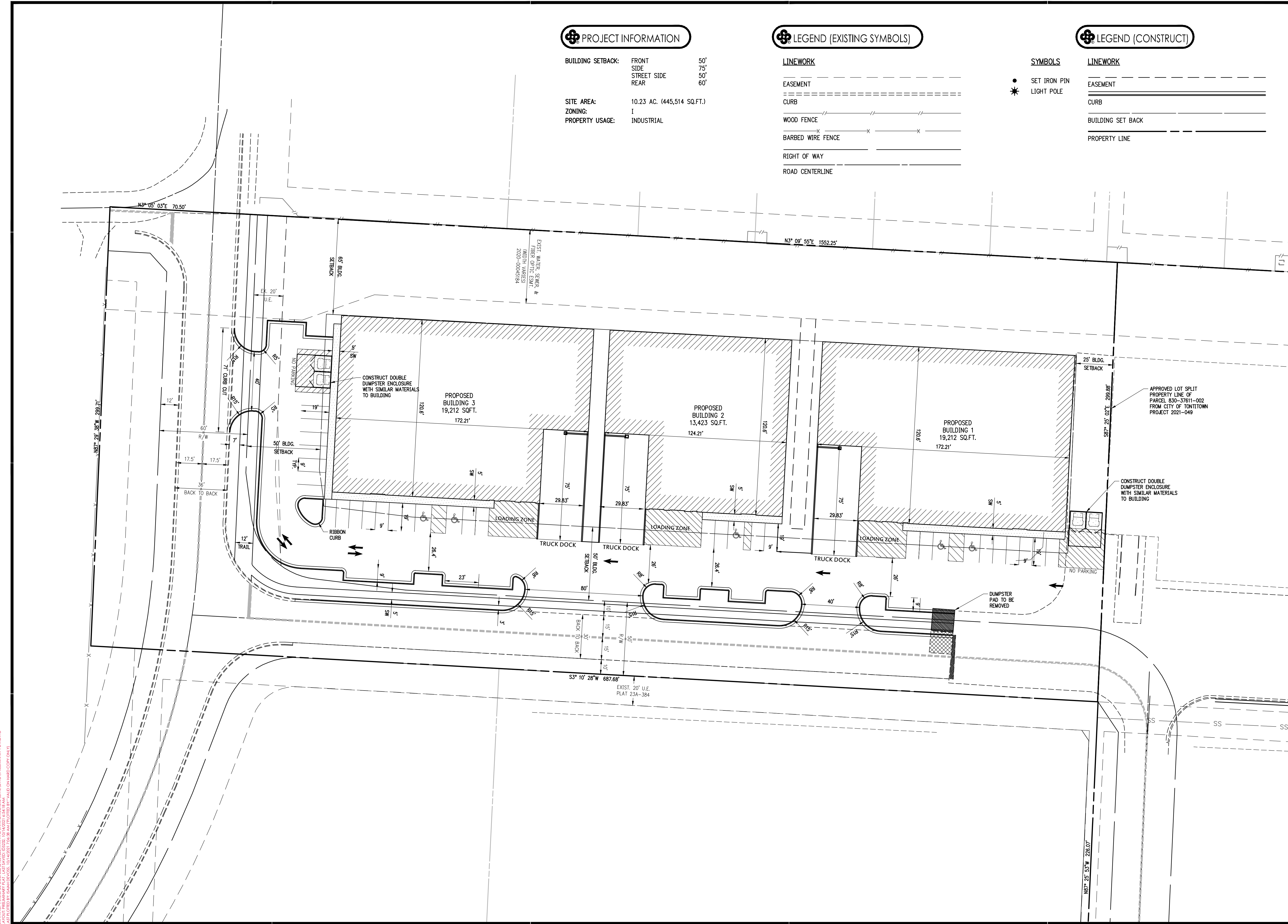
LEGEND (CONSTRUCT)

SYMBOLS

SET IRON PIN
 LIGHT POLE

LINWORK

EASEMENT
 CURB
 BUILDING SET BACK
 PROPERTY LINE



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 Fayetteville, Arkansas 72701

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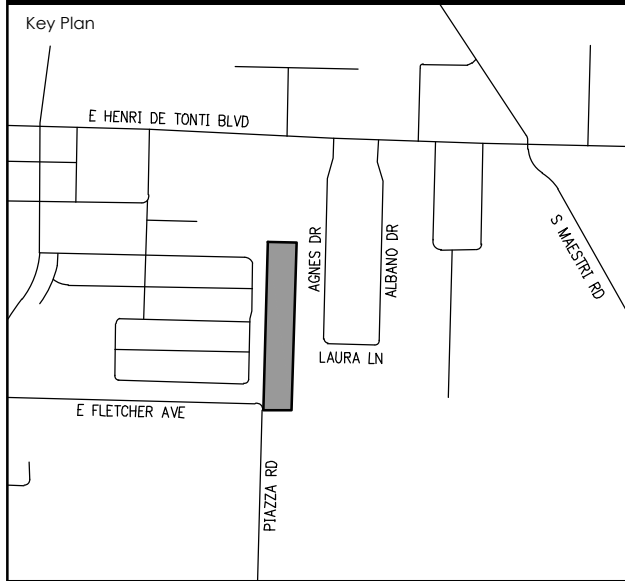
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CERTIFICATE OF AUTHORIZATION:
 CRAFTON TULL & ASSOCIATES, INC.
 No. 109
 ARKANSAS ENGINEER

GRAPHIC SCALE IN FEET
 30' 0 30'

TONTITOWN WAREHOUSES
 TONTITOWN, AR

APPROVED LOT SPLIT
 PROPERTY LINE OF
 PARCEL 830-37611-002
 FROM CITY OF TONTITOWN
 PROJECT 2021-049



No.	Description	Date

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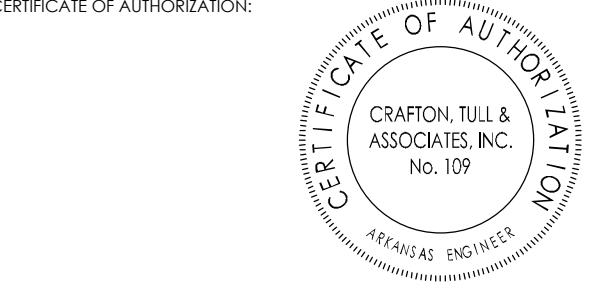
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PRELIMINARY PLANS

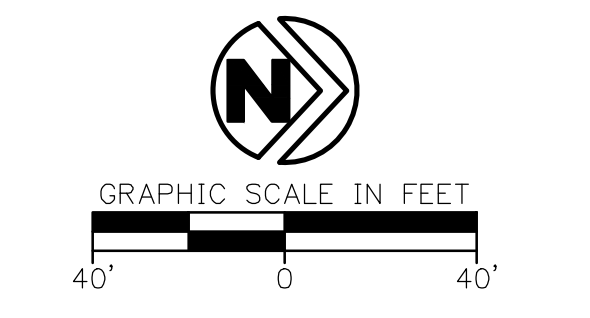
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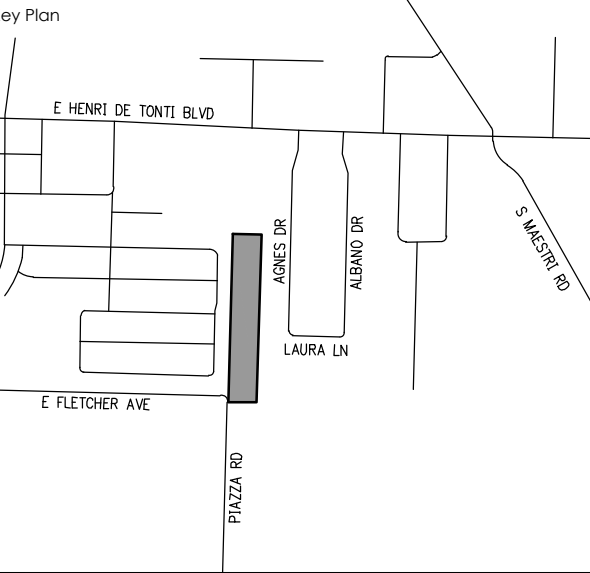


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TONTITOWN WAREHOUSES

TONTITOWN, AR



No.	Description	Date

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UTILITY PLAN (C)

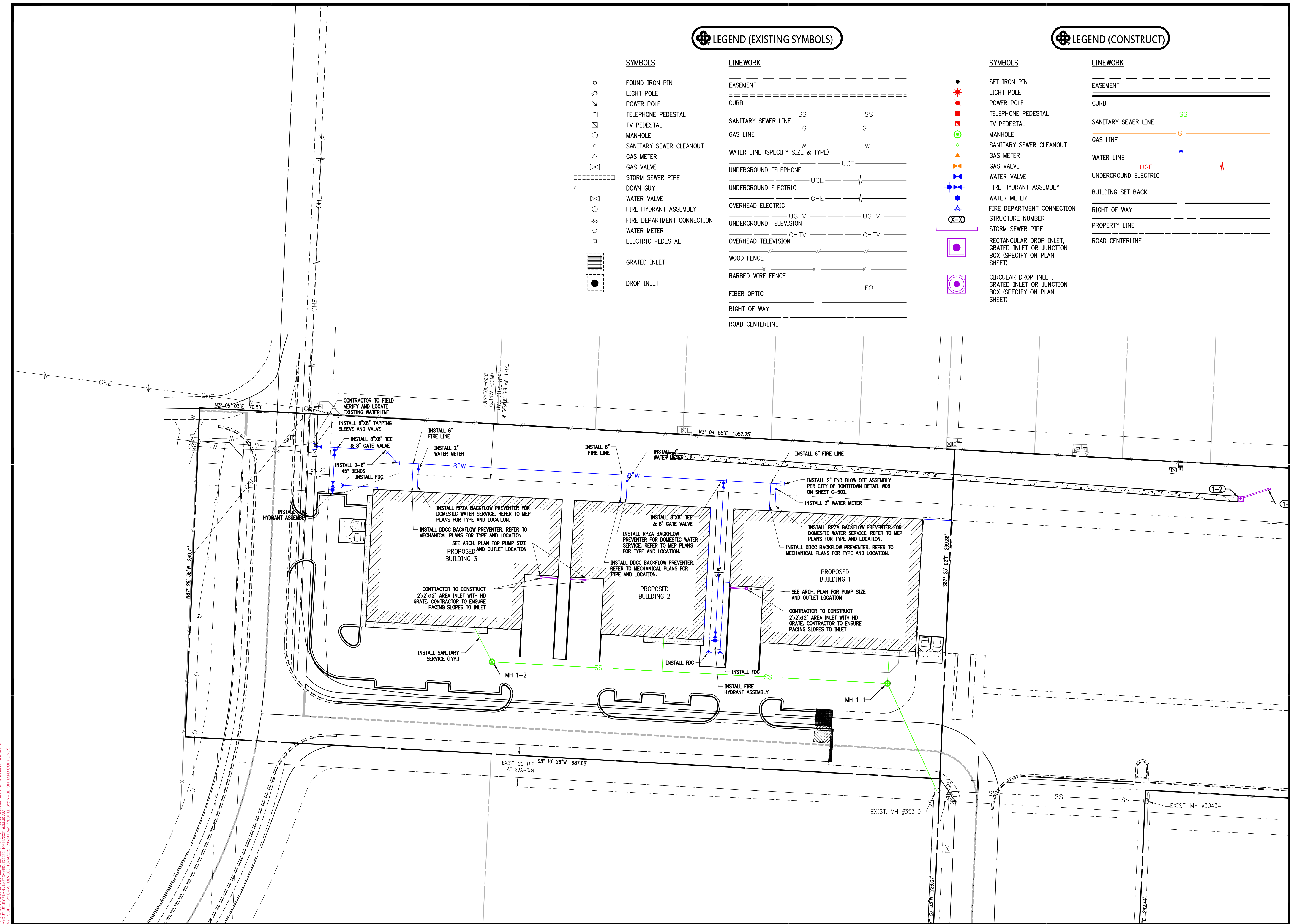
C-103

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
○	EASEMENT
☆	CURB
□	SANITARY SEWER LINE SS
○	GAS LINE G
○	WATER LINE (SPECIFY SIZE & TYPE) W
△	UNDERGROUND TELEPHONE UGT
▽	UNDERGROUND ELECTRIC UGE
◇	OVERHEAD ELECTRIC OHE
◇	UGTV UNDERGROUND TELEVISION
◇	OHTV OVERHEAD TELEVISION
■	WOOD FENCE //
■	BARBED WIRE FENCE X X X
■	FIBER OPTIC FO
■	RIGHT OF WAY
■	ROAD CENTERLINE
○	FOUND IRON PIN
☆	LIGHT POLE
□	POWER POLE
□	TELEPHONE PEDESTAL
□	TV PEDESTAL
○	MANHOLE
○	SANITARY SEWER CLEANOUT
○	GAS VALVE
○	GAS METER
○	WATER VALVE
○	FIRE HYDRANT ASSEMBLY
○	FIRE DEPARTMENT CONNECTION
○	WATER METER
○	ELECTRIC PEDESTAL
■	GRATED INLET
■	DROP INLET
—	SANITARY SEWER LINE SS
—	GAS LINE G
—	WATER LINE (SPECIFY SIZE & TYPE) W
—	UNDERGROUND TELEPHONE UGT
—	UNDERGROUND ELECTRIC UGE
—	OVERHEAD ELECTRIC OHE
—	UGTV UNDERGROUND TELEVISION
—	OHTV OVERHEAD TELEVISION
—	WOOD FENCE //
—	BARBED WIRE FENCE X X X
—	FIBER OPTIC FO
—	RIGHT OF WAY
—	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
●	EASEMENT
●	CURB
■	SANITARY SEWER LINE SS
■	GAS LINE G
■	WATER LINE W
■	UNDERGROUND ELECTRIC UGE
■	BUILDING SET BACK
■	RIGHT OF WAY
■	PROPERTY LINE
■	ROAD CENTERLINE
●	SET IRON PIN
☆	LIGHT POLE
□	POWER POLE
□	TELEPHONE PEDESTAL
□	TV PEDESTAL
○	MANHOLE
○	SANITARY SEWER CLEANOUT
○	GAS VALVE
○	GAS METER
○	WATER VALVE
○	FIRE HYDRANT ASSEMBLY
○	WATER METER
○	FIRE DEPARTMENT CONNECTION
○	STRUCTURE NUMBER
○	STORM SEWER PIPE
■	RECTANGULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)
○	CIRCULAR DROP INLET, GRATED INLET OR JUNCTION BOX (SPECIFY ON PLAN SHEET)



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