

**CITY OF TONTITOWN PLANNING OFFICE**

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479-361-2700  
planning@tontitownar.gov

Meeting: **November 30, 2021**  
Project: **Highland Park Sign**  
Planner: Courtney McNair, Garver

**PUBLIC HEARING AND PLANNING COMMISSION AGENDA ITEM**

**1**

**CONDITIONAL USE PERMIT REQUEST**

995 Pine Ave.  
Highland Park Apartments  
Parcel # 830-37610-000 & 830-37600-000

**SUMMARY:** Request to allow a monument sign in R-MF-16

**CURRENT ZONING:** R-MF-16 Multifamily Residential

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

**PROPOSED USE:** Replacing existing sign with larger monument sign in R-MF-16 zone.

**CITY WARD:** 1- Gene McCartney & Amber Ibarra

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

- Water:** Tontitown Water
- Electric:** Ozarks Electric
- Sewer/Septic:** Tontitown Sewer
- Phone:** AT&T
- Natural Gas:** Black Hills Energy

**PROJECT SYNOPSIS:**

This property is owned by TTown 112 South Holdings, LLC. The applicant for this request is AMAX Signs Co., Inc. This project is located within the City Limits of Tontitown and takes access from S. Hwy. 112 (S. Maestri Road).

The request is to replace existing signage with larger, monument type signage. There are no records indicating that the original signage was permitted with the city. No changes or additions are requested to the existing apartment buildings.

Monument signs are allowed by Conditional Use Permit in R-MF-16 zoning.

**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 sign is planned to be placed in the exact location that the sign for this development already exists. It is setback from Hwy. 112 and should be minimally impactful to the surrounding area.

(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, monument signs may be considered as a conditional use in R-MF-16 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:** Yes, all setbacks, lighting and landscaping requirements will be met.

- (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 proposed signage is setback from Hwy. 112 and will not impact public health, safety, or 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: The proposed signage is setback into the property, away from Hwy. 112 and will not adversely affect other property in the 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: An entrance sign already exists in this location. The request is to replace the existing with larger monument signage. The actual sign base will remain the same.**

- (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: None of this will be impacted by the proposed signage.**

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

**STAFF ANALYSIS: Landscaping around the sign area already exists and is not proposed to be changed.**

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

**STAFF ANALYSIS: The sign will utilize existing up-lighting and is not proposed to add any additional lighting.**

**TECHNICAL INFORMATION:**

*Any additional technical information will be evaluated with the Sign Permit.*

**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.

**STAFF RECOMMENDATION:** The proposed signage is to be located at the same location as existing signage, the sign base will remain the same, and no additional lighting is being proposed, staff recommends approval of this Conditional Use Permit to allow a monument sign in R-MF-16 zoning.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. This project shall be required to submit a Sign Permit for review and approval.
2. If any landscaping is damaged during the installation, it shall be replaced.
3. This project shall develop generally as is stated in the applicant's letter and presented in the plans.
4. This project requires approval by the City Council.



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Tontitown Planning Board  
PO Box 305  
Tontitown, AR 72770

October 13, 2021

Re: Highland Park Apartment Complex  
Conditional Use Permit Narrative

Tontitown Planning Board,

The following narrative will address the items listed on the conditional use permit application item 5.

A-max Sign Co., Inc. is proposing to manufacture and install one (1) single face monument sign with Highland Park Apartment Homes and logo. The sign will be framed with rock pillars for a professional and eye appealing structure. The sign will have an overall height of 12' and the sign will be 10' wide and 1' thick. The sign will be necessary for advertising as well as landmarking that area. The brick columns are set up to match with the existing exterior of the apartments.

There are no changes in hours or days of operation.

There are no changes in the interior of the building but will be utilizing the existing location of the current sign which will be removed prior to installation of new sign.

There are no changes in proposed number of employees on this project.

This sign will be used as an entrance sign for the existing tenants as well as any new tenants. The deliveries will vary due to the property being residential.

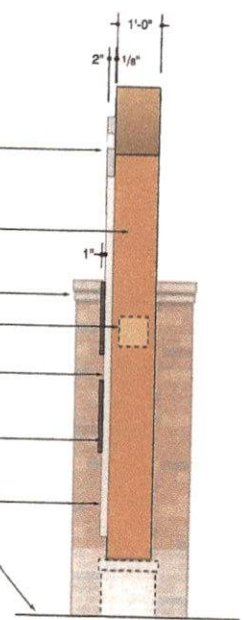
There will be no need for additional parking spaces on this project.

This sign will be non-lighted internally but will maintain the two spotlights existing currently.



**1.0 S/F Non-Illuminated Main ID**  
SCALE: 3/8"

- 1/8" ALUMINUM BACKER PAINTED BLACK, SATIN FINISH. 2" THICK FLAT CUT HDU LOGO PAINTED SW 6385 DOVER WHITE, SATIN FINISH.
- 12" DEEP FABRICATED ALUMINUM SIGN CABINET. PAINT SW 6671 CURRY, SEMI-GLOSS FINISH.
- EXISTING BRICK COLUMNS.
- EXISTING 8" SQUARE STEEL HORIZONTAL POLE.
- 2" DEEP ALUMINUM PAN PAINTED SW 6385 DOVER WHITE, SATIN FINISH.
- 1" DEEP FLAT CUT HDU LETTERS PAINTED BLACK, SATI FINISH.
- MASKED AND PAINTED TAGLINE TO MATCH SW 6671 CURRY, SEMI-GLOSS FINISH.
- SUGGEST ADDING GROUND LIGHTS TO UPLIGHT SIGN AT NIGHT (BY OTHERS).



TOTAL SQ. FT. = 35.34 Sq. Ft.



SCALE: As Shown

DATE: 07-29-21

FILE: Main ID

SALES REP: Bob Dall

DRAWN BY: Jonathan Buck

PROJECT: Highland Park Apts

LOCATION: Springdale, AR

ADDRESS: 995 Pine Ave

CLIENT APPROVAL SIGNATURE & DATE:

**UL LISTED** Signs will be built to meet UL specifications as required.

**nfc** All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

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Project Manager:



