



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **June 28, 2022**
Project: **Dairy Queen Trail
Amendment**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

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**AMENDMENT TO THE APPROVED PRELIMINARY LARGE-SCALE
DEVELOPMENT PLAN**

Located at 633 E. Henri de Tonti Blvd.
Parcel #s 830-39942-000

SUMMARY: The applicant is requesting to amend the approved Dairy Queen Large-Scale Development located at the southeast corner of the intersection of Hwy. 412 and Agnes Dr. They are proposing to relocate the trail along Hwy. 412 / E. Henri de Tonti Blvd.

CURRENT ZONING: C-2, General Commercial District.

FUTURE LAND USE CATEGORY: RC-C Residential/Commercial Core.

PROPOSED USE: Commercial development

CITY WARD: 1 – Gene McCartney, Position 1 and Amber Ibarra, Position 2

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

Water: City of Tontitown.

Electric: Ozarks Electric

Sewer/Septic: City of Tontitown sewer.

Phone: AT&T Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

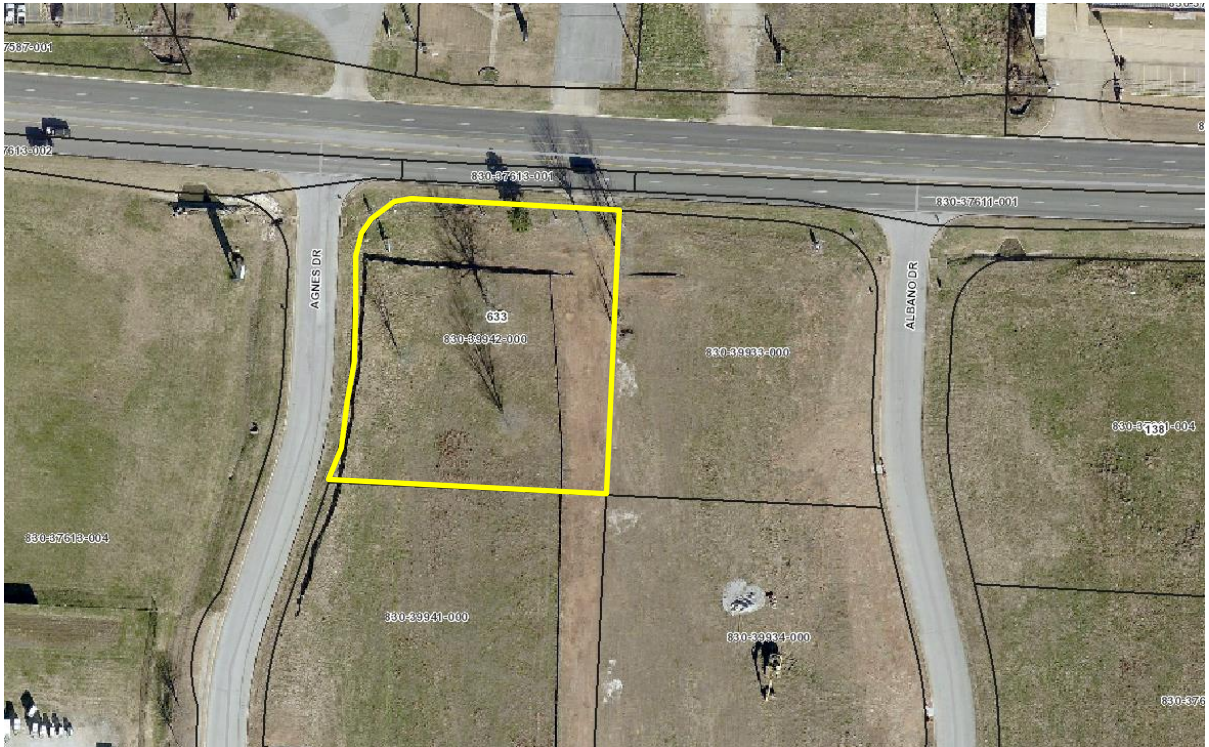
Dairy Queen received approval of a Preliminary Large-Scale Development (LSD) to construct a 2,663 SF building, with associated drives and parking in December 2021. At that time, the survey mismarked the existing utility boxes along Hwy. 412. When the locations were verified, it was discovered that they exist in the middle of where the trail was to be placed. The applicant is asking to shift the trail section three (3) feet to the north in order to avoid multiple relocations of utilities, and future cuts across the trail section when utilities are needed for other lots in this overall development. The proposed location places the trail north of the utility connections.

This proposed amendment will remain in compliance with the greenspace requirements (5' minimum) shown in the typical street section for Hwy. 412., but it will place the trail section three (3) feet from the ROW. It is preferred that the trail follow the ROW as a general rule, however, in this case, the city has no concerns with this relocation.

STAFF RECOMMENDATION:

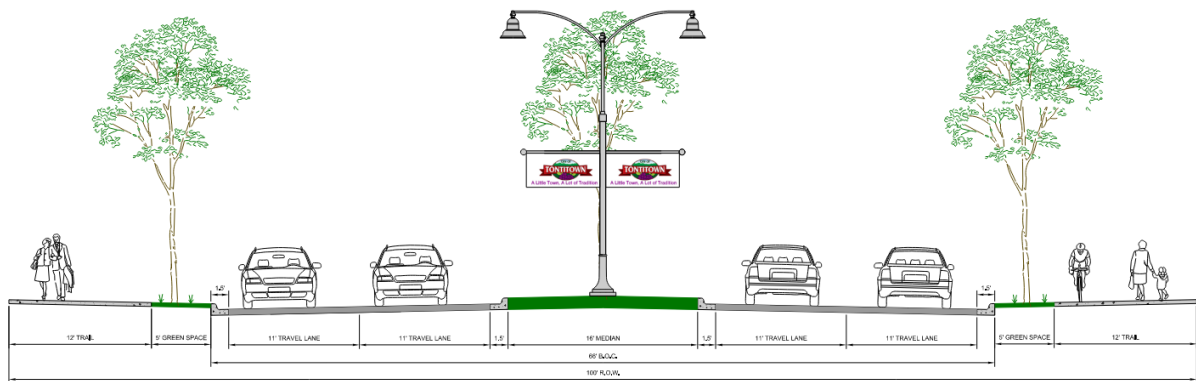
Staff recommends approval of this amendment to the approved Dairy Queen Large-Scale Development plan for the location of the trail to be shifted three (3) feet to the north.

SITE LOCATION:

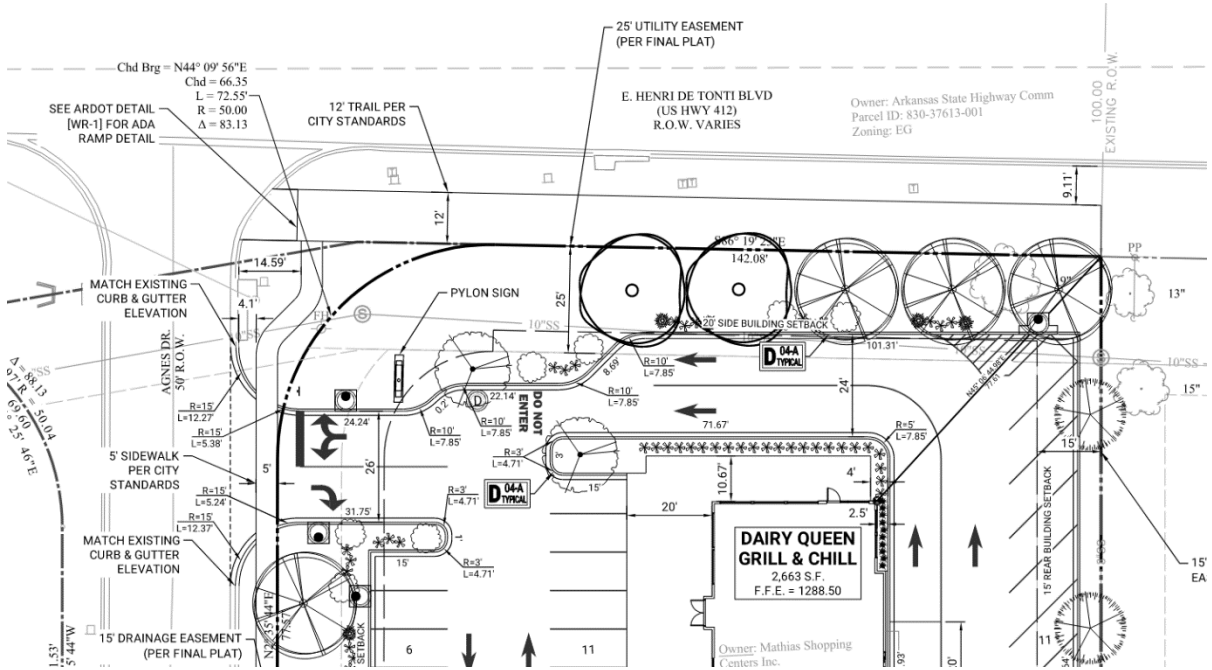


TYPICAL STREET SECTION:

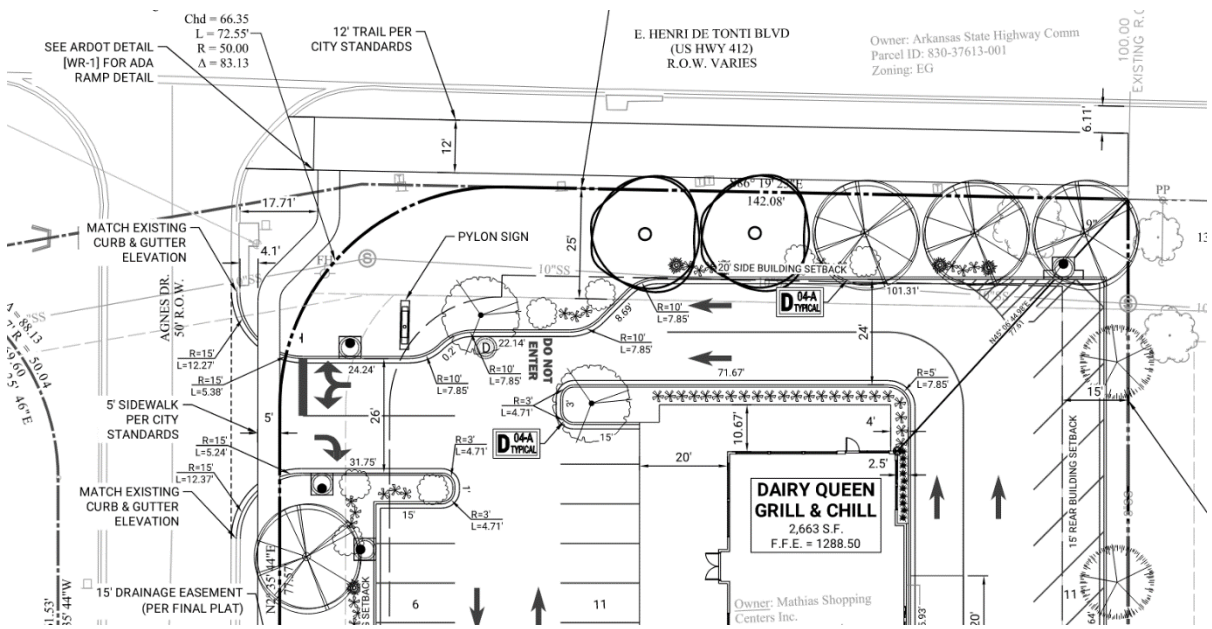
HIGHWAY 412 ARTERIAL BOULEVARD



APPROVED PLANS:



PROPOSED REVISION:





3214 N.W. Avignon Way, Suite 4 ♦ Bentonville, AR 72712
479-464-8850 telephone ♦ 479-464-9040 fax

June 16, 2022

RE: Dairy Queen, Tontitown, AR – 12ft bike trail amendment

Dear Mrs. McNair and Mr. Luke Freddle,

Ozark Civil Engineering requests an amendment to the location of the 12ft bike trail for the Dairy Queen development located at 633 Henri De Tonti Blvd. The proposed amended location of the bike trail is 3ft north of the location listed in the construction plans dated 01/07/22. A revised Site Plan dated 06/10/22 was provided to the City showing the amended location of the bike trail. The amended location of the bike trail will allow existing utilities to remain in a grassed area for full access to all utilities inside existing easements without any disturbance to the bike path. This solution also ensures compliance with current City of Tontitown sidewalk ordinances.

The owner/developer has been made aware of this requested amendment to the location of the bike trail and have signed this letter as a show of support for this amendment.

If you have any questions or need any additional information, please feel free to contact Ozark Civil Engineering at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.

Todd Butler, P.E. | President

Owner/Developer: Mathias Shopping Centers, Inc.

Arthur Thurman | President