



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **June 25, 2024**
Project: **Mathias Warehouse**
Variance Request
Planner: Brad Spurlock

BOARD OF ZONING ADJUSTMENTS AGENDA ITEM

PH₂, BOZA1

VARIANCE REQUEST

Address: Agnes Drive & Albano Drive
Parcel #s: 830-39936-000, 830-39937-000,
830-39938-000 and 830-39939-000

SUMMARY: Mathias Warehouse is requesting Variance approval to eliminate the cross-access section from Agnes Dr to Albano Dr. Due to the property's poor commercial suitability, proximity to industrial use, proposed industrial use, and lack of southern egress, the cross section between the lots is not necessary or reasonable.

CURRENT ZONING: C-2 (General Commercial)

CITY WARD: 1-Misty Piazza & Amber Ibarra

FLOODPLAIN: No

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

Water: Tontitown Water
Electric: Ozarks Electric
Sewer/Septic: Tontitown Sewer
Phone: AT&T
Natural Gas: Source Gas
Cable: Cox Communications
School District: Springdale

PROJECT SYNOPSIS:

The owner of this property is Mathias Shopping Center Inc, and the applicant is Conner Threet of Crafton Tull & Associates. The property is located on the intersections of both Agnes Rd and Albano Rd.

§ 152.151 DESIGN STANDARDS FOR LARGE SCALE DEVELOPMENTS.

(G) *Site planning: commercial, institutional, triplex, quadplex and multi-family uses.*

(2) *Parking placement.*

(a) *Commercial and institutional uses. No more than 60% of the off-street parking area for the entire property shall be located between the front façade within the front yard of the principal building and the primary abutting street unless the principal building and/or parking lots are screened from view by outlot development and additional tree plantings or berms. Whenever possible, attempt to link with adjacent parking lots or provide shared parking areas which can serve neighboring buildings simultaneously. **Shared drives and cross access between properties shall be required to adjacent developed and undeveloped properties.** Access easements shall be shown on the site plan to provide cross access to adjacent properties. The location of this cross access shall be approved by the Planning Official. Parking lots shall be designed in regular, rectangular shapes.*

Staff's Response: Granting this variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The property does not abut the Hwy 412 corridor and would not attract retail traffic as would be aligned to this corridor. This also mainly borders industrial zoning and use, and this cross-access would not affect the proposed property value or quality due to the surrounding zoning and use.

STAFF RECOMMEDATION:

Staff recommends approval of this variance.