



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **May 28, 2024**  
Project: **Taldo Rentals**  
City Planner: **Mark Lathem**  
Planning Tech: **Brad Spurlock**

### AGENDA ITEM

## PC4

### Waiver Request

Corner of Barrington and Bandini St  
Parcel # 830-37553-000 through 830-37557-000

**SUMMARY:** Request to waive the requirements in code sections 152.151 Design Standards for LSD for 75% materials on the primary façade.

**CURRENT ZONING:** CT-Commerical Trades & Services

**FUTURE LAND USE CATEGORY:** RM-Residential Medium

**CITY WARD:** Ward 3 – Mike Washkowiak & Tim Burress

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

**Water:** Tontitown Water, Existing 8" Waterline

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer, Existing 8" Sanitary Line

**Phone:** ATT

**Natural Gas:** Black Hills Energy

**Cable:** Ozarks GO

**Internet:** Ozarks GO

**School District:** Springdale

### PROJECT SYNOPSIS:

The applicant is proposing the construction of a 15,712 sq ft. ancillary warehouse on a 1.56 AC tract of land located off of the corner of Barrington and Bandini St.

### IMPROVEMENTS

#### 152.151 DESIGN STANDARDS FOR LARGE SCALE DEVELOPEMNTS.

(E) *Building design: commercial, institutional, triplex, quadplex and multi-family uses.*

(1) *Material. The primary material shall constitute at least 75% of the wall area, excluding glass. The primary exterior material shall consist of a combination of brick, textured concrete block, stucco, wood, synthetic stone or natural stone. The remaining exterior material shall be considered building trim. TRIM is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgement. No Masonite, asphaltic exterior wall or roof material, aluminum or steel siding (other than approved architectural metal), non-textured concrete block (ground-faced is allowed), vinyl or other similar materials shall constitute a portion of any building except trim.*

(6) *Facades. All commercial, institutional, triplex, quadplex, and multi-family structures shall be architecturally finished on all sides with same materials, detailing, and features when visible from the public realm or adjacent residential areas. The degree of visibility from the public realm shall be evaluated using the following criteria:*

- (a) *The degree of visibility from all adjacent public ways.*
- (b) *Possible visibility from future buildings and public ways.*
- (c) *Internal overall appearance in relation to the site; and*



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **May 28, 2024**  
Project: **Taldo Rentals**  
City Planner: **Mark Lathem**  
Planning Tech: **Brad Spurlock**

*(d) If adjacent to, and visible from, residential uses, residential zoning categories, or other marginally compatible uses.*

**STAFF ANALYSIS:** Based on the current language of the design standard code, staff is recommending approval of this waiver based on the new current building materials and that the code has not been updated to meet the new building materials.