



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **July 23, 2024**  
Project: **Mathias Warehouse  
Waiver**  
City Planner: **Mark Lathem**  
Planner: **Brad Spurlock**

### PLANNING COMMISSION AGENDA ITEM

## PH5

### WAIVER 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 Wavier approval to reduce landscaping for large scale development design standards located on Agnes Dr and Albano Dr. The waiver is for Development Code 152.151 (E)(1),(5),& (6)

**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.**

(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.*

(5) *Wall articulation. Buildings shall avoid long uninterrupted façade planes and/or blank walls. All commercial, institutional, triplex, quadplex, and multi-family buildings with facades greater than 50 feet in length shall incorporate wall plane projections or recess that are at least two feet deep. Projections/recess must be at least 25% of the length of the façade. No uninterrupted length of a façade may exceed 50 feet in length.*

(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*

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

**Staff's Analysis:** As Tontitown tries to be consistent with current development code for the best interest and beautification of the city, the current CUP application does spell out adequacy of split-face wainscot, bricked entrance layout, and architectural panel. Although the current project does not meet the current standards, overall, the proposed buildings exceed the visual quality of the surrounding properties in both commercial and industrial zonings.

**STAFF RECOMMEDATION:**

**Staff recommends approval of this waiver.**