

Memo

To: Planning Commission

From: Staff

Date: May 3, 2016

**RE: L16-09 Large Scale Development Ozark Business
Park**

Variance (B16-28) for modification of Commercial Design Standards

Variance (B16-28) modification of storm water drainage

Variance (B16-28) modification of landscaping requirements per Chapter 56

Planning Comments

1. A screening fence is required in accordance with Chapter 56. Show trees associated with screen.
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.
3. This development must comply with the City of Springdale Commercial Design Standards or a variance is required. See attached design standard comments.

Commercial Design Standards Comments

- 1) All sides of a principal building that directly faces an abutting public right-of-way shall feature at least one customer entrance unless, the principal building directly faces more than 2 abutting rights-of-way then only 2 entrances are required, one along the primary street and one along a secondary street.
- 2) No more than 60% of the off street parking area for the entire property can be located between the front façade within the front yard of the principal building and the primary abutting street unless the building and/or parking lots are screened from view by outlot development (i.e. restaurants) and additional tree plantings and/or berms.

- 3) Where a façade faces adjacent residential uses or an area on the Comprehensive Land Use Plan designated for residential use an earthen berm shall be installed, no less than 6' in height containing at a minimum a double row of evergreen or deciduous trees planted at a 15' interval plus all landscaping requirements set forth in Chapter 56 of the Springdale Code of Ordinance.
- 4) Continuous internal pedestrian walkways, no less than 5' in width from the public sidewalk to the principal customer entrance of all principal buildings on the site are required.
- 5) Internal pedestrian walkways must be distinguishable from driving surfaces through the use of low maintenance surface material such as pavers, bricks, or scored concrete.
- 6) Provide at least two of the items listed under Central Feature and Community Spaces in the Springdale Commercial Design Standard.
- 7) Outdoor storage, trash collection, and loading areas must not be visible from the public right-of-way.
- 8) Outdoor storage, trash collection, and loading areas must not be located within 20' of any public street, public sidewalk, or internal pedestrian walkway.
- 9) Roof lines shall be varied with a change in height every 100 linear feet in the building length.
- 10) Predominate exterior building materials shall be high quality materials including, without limitation, the following: brick, native/natural stone, synthetic stone, concrete masonry units (smooth face units with integral color), synthetic stucco/EFS, architectural precast concrete, decorative face concrete tilt-up panels, glass, wood (natural or composite).
- 11) Predominant exterior building materials shall not be: smooth-faced concrete block, tilt-up concrete panels, or pre-fabricated steel panels.
- 12) When a commercial development includes a fence or wall, the following guidelines and standards apply:
 - a. Maximum height of a fence or wall shall be 8'
 - b. Constructed of high quality materials such as, decorative blocks, brick, stone, cypress, cedar, redwood, and/or wrought iron.
 - c. Maximum length of a continuous, unbroken, and uninterrupted fence or wall shall be 50'. Breaks shall be provided through the use of columns, landscaping pockets, transparent sections, and/or a change to different materials.
- 13) Submit a unified lighting plan per Springdale Commercial Design Standards.

Engineering Comments

1. Sect 112-4: The developer is required to dedicate right-of-way of an abutting street in conformance with the City of Springdale Master Street Plan. A separate dedication document shall be submitted to the City for filing. *Right-of-way dedication for northern extension of 56th St is needed.*

2. Sect 106:
 - 19.2. Need to show spot elevations at the drives to prove that there is a high spot so that water does not drain to the street.
3. Sect 107: The site area of disturbance is greater than 1 acre. A storm Water Pollution Prevention Plan, Grading Permit Application and \$500.00 fee, in accordance with Chapter 107, must be submitted to the Planning Office prior to final approval of construction plans. See Applications & Forms / Grading at http://www.springdalear.gov/departments/planning_and_community_development/

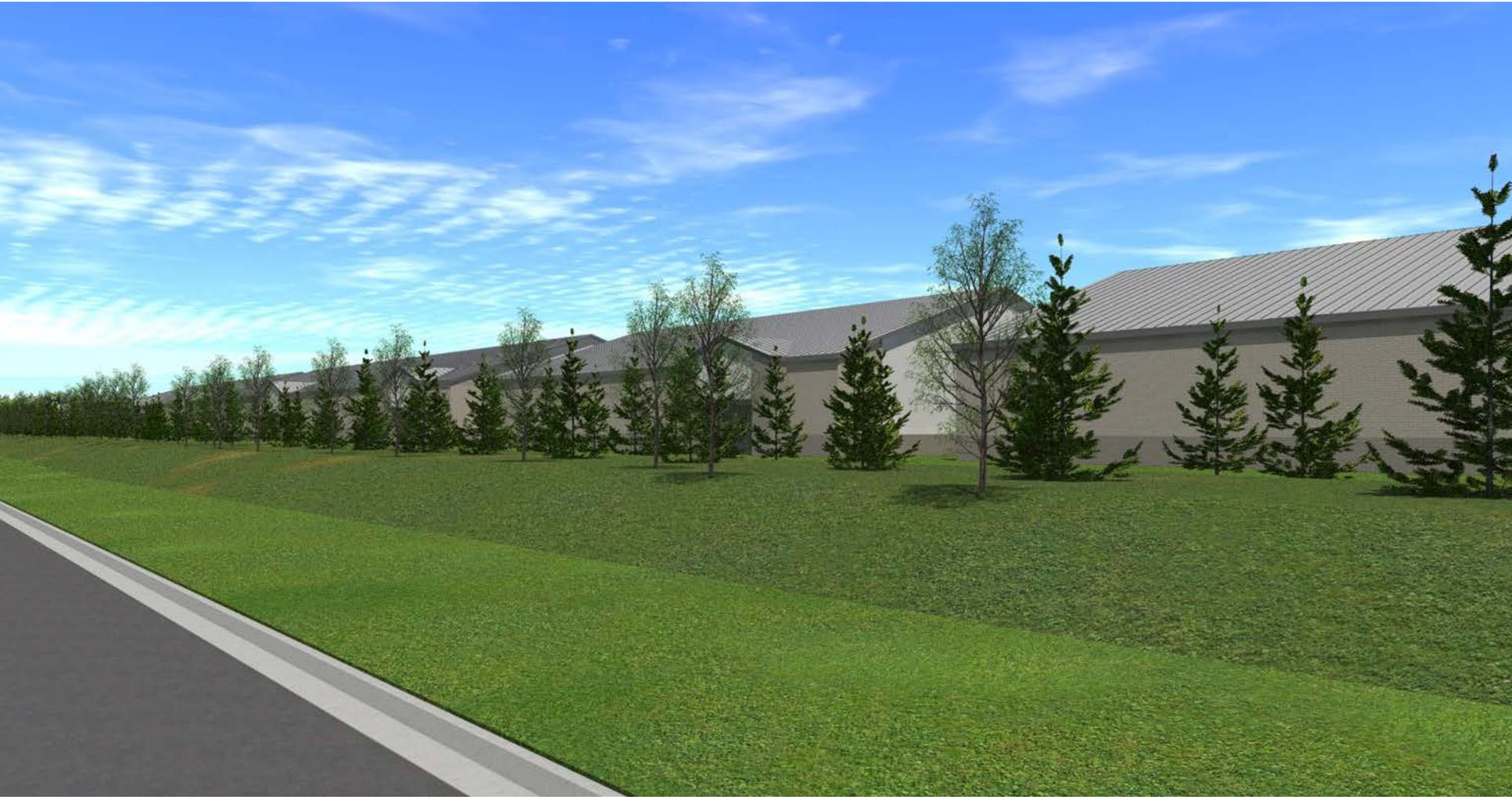


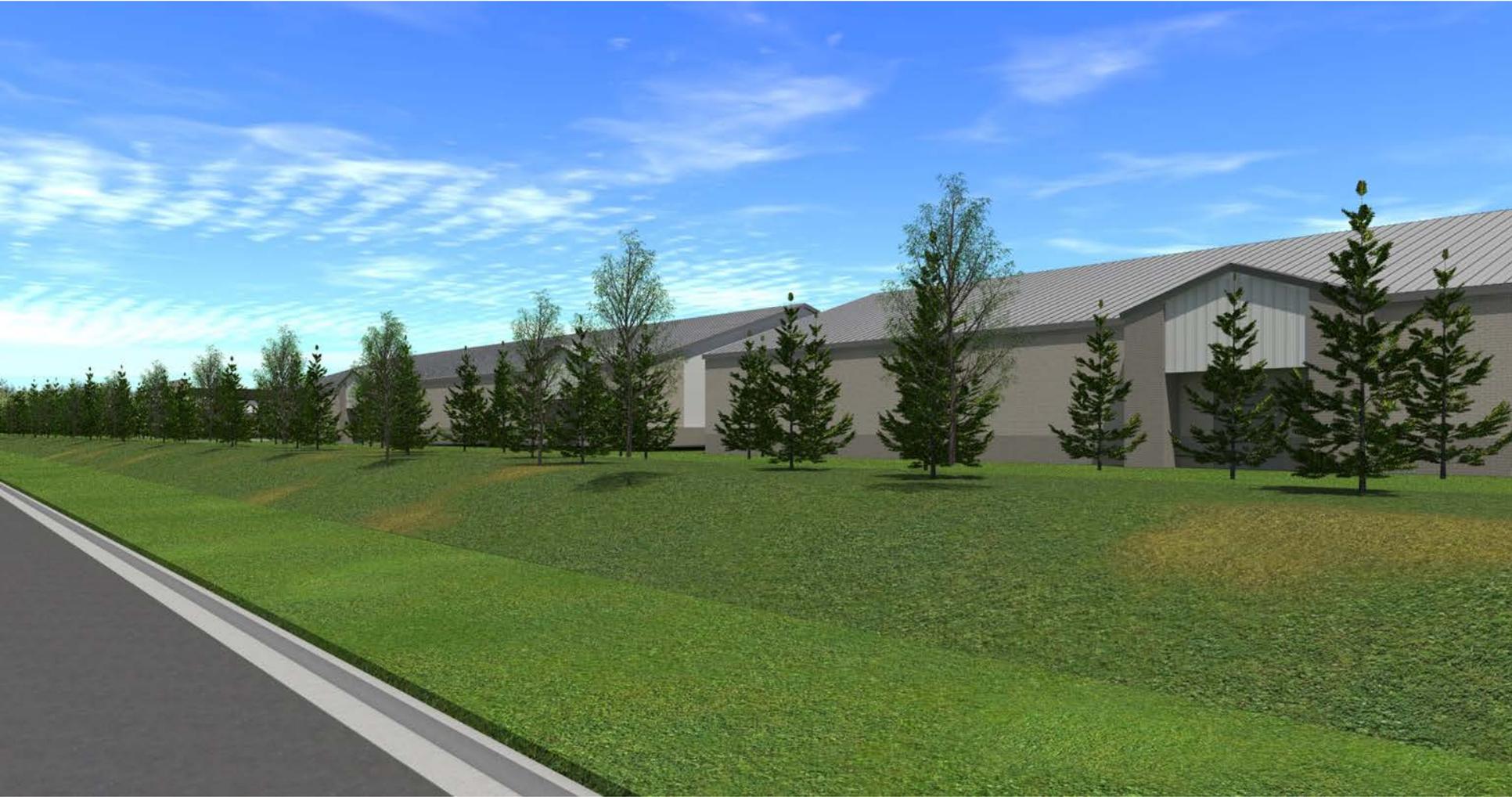


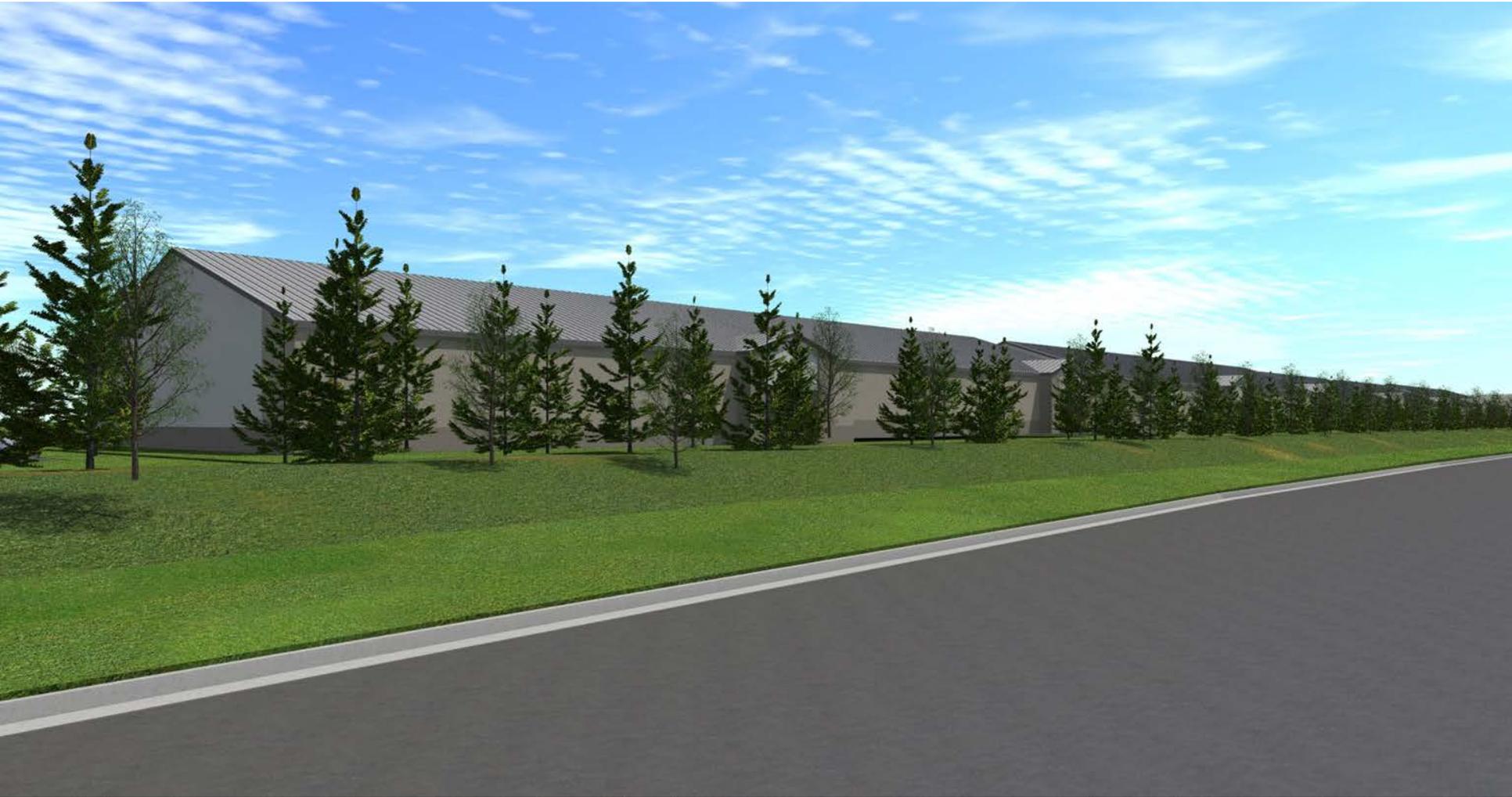




























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To: Planning Commission

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RE: PP16-03 Preliminary Plat Tyson Heights

Variance (B16-27) to increase length of subdivision block from 1400' to 1800'

Variance (B16-27) to reduce width of lot from 70' to 68' on 16 lots

Planning Comments

1. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
2. Street names will need to be approved prior to final plat acceptance. Please follow Springdale Street naming standards.
3. All offsite easements must be obtained prior to approval of construction plans.
4. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans.

Engineering Comments

1. **Concept of detention must be approved by Planning Commission.**

