



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **July 31, 2018**  
Project: **Ozark Self Storage**  
Planner: Courtney McNair

### **PLANNING BOARD/ZONING BOARD OF ADJUSTMENTS ACTION:**

**These projects were approved unanimously by members present with recommended conditions listed at the end of this report. Five (5) members were present, no (0) members were absent.**

### **Additional Conditions approved by the Planning Board:**

- **Add signage to delineate office/residential parking. No U-Haul trucks are to be parked in the marked spaces.**

## **AGENDA ITEM**

# **A & B**

## **PRELIMINARY LARGE SCALE DEVELOPMENT PLAN APPROVAL & WAIVER REQUEST**

### **Ozark Self Storage Preliminary Large-Scale Development and Waiver Request**

569 N. Maestri Road

Parcel #: 830-37584-002 & 830-37625-001

**SUMMARY:** Ozark Self Storage is requesting to construct a self-storage facility on approximately 9.3 acres. The applicant is also requesting a waiver from parking regulations. The facility is planned to have 15 storage buildings approximately 8,000 SF each, and one that is approximately 5,000 SF attached to the office with 1996 SF. This is a total of 125,000 SF of storage space.

The waiver is requested for parking because based on current code, 1 space per 1000 SF of storage is required. This would be 125 + parking spaces. The applicant currently shows 23 parking spaces.

**This property was rezoned to C2 and granted a Conditional Use Permit to allow a self-storage facility at the May 2018 Planning Board Meeting. The rezoning was approved by the City Council in June 2018**

**CURRENT ZONING:** C-2 – General Commercial and Conditional Use Permit

and R-3 - Single-Family Residential - 9,600 square foot minimum lot size; provided density shall not exceed three units/net acres (i.e. after dedications are made). The self storage facility is proposed to be located only on the C2 portion of the site.

**CITY WARD:** 2- Arthur Penzo & Larry Ardemagni

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

**Water:** Tontitown Water

**Sewer:** Tontitown Sewer  
**Road Access:** N. Maestri Road  
**Electric:** Ozarks Electric  
**Cable:** Cox Communications  
**Phone:** ATT/CenturyLink  
**Natural Gas:** Black Hills Energy  
**School District:** Springdale

**Floodplain:** YES, Map #05143C0065F, along the west line of parcel 830-37625-001. No building is proposed to take place within the floodplain area.

**PROJECT SYNOPSIS:**

Ozark Self Storage is requesting to construct a self-storage facility on approximately 9.3 acres. The applicant is also requesting a waiver from parking regulations. The facility is planned to have 15 storage buildings approximately 8,000 SF each, and one that is approximately 5,000 SF attached to the office with 1996 SF. This is a total of 125,000 SF of storage space.

The waiver is requested for parking because based on current code, 1 space per 1000 SF of storage is required. This would be 125 + parking spaces. The applicant currently shows 23 parking spaces. These parking spaces adequately provide the required 7 spaces for the office use, 2 for the residential use, and the remainder for U-Haul Rentals. The U-Haul rentals will not encroach into the 9 required parking spaces for the office and residential use.

Architectural plans are required and must meet code. Currently the design submitted does not meet architectural requirements for Large Scale Developments, but the architect has been working with staff, and changes will be submitted. Updated plans must be submitted and approved prior to Construction Plan Approval.

**TECHNICAL INFORMATION:**

**Utilities:**

**Water:** Tontitown Water-According to the Water System information, there is an existing 8-inch water line along N. Maestri Road.

**Electric:** Ozarks Electric-OECC had comments about additional Utility Easements needed.

**Sewer/Septic:** Sewer- this project proposes to connect to the City of Tontitown sewer system. The connection must be approved prior to construction.

**Phone:** AT&T- No comments were received from ATT.

**Natural Gas:** Black Hills Energy- No comments were received from BHE.

**Cable:** Cox Communications- No comments were received from Cox.

It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

**Stormwater Pollution Prevention Plan (SWPPP):**

The applicant has provided a grading a drainage plan. A SWPPP must be completed and posted on site prior to construction.

**Police:**

Tontitown Police Chief Joey McCormick had no concerns.

**Fire:**

There is one existing hydrant on site with a gpm flow of 1438. Two additional hydrants have been added to the plans per conversations with the Fire Marshal. Some Fire Lane marking is required. This will be discussed further with the Fire Marshal.

The outside drive aisles are 30 feet wide, interior drives are shown at 24' wide. All turns have the required radius for fire apparatus access. "No Parking" signs must be added. All interior drives must meet the required compaction rating to support emergency vehicles.

**Drainage:**

There is a detention pond proposed for this site. The applicant's engineer has submitted a drainage report for review. The City Engineer has a few additional comments, but none that cannot be addressed prior to the pre-construction meeting.

All remaining comments from the City Engineer must be addressed prior to Construction Plan approval.

**Roads:**

This project has access on N. Maestri Road, which is an Arkansas State Highway. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).

Site visibility appears to be adequate from the proposed entrance location.

As stated above, all interior drives must meet the required compaction rating to support emergency vehicles.

Additionally, the applicant has dedicated ROW for a road on the north property line that is shown in the Master Street Plan.

**WAIVER REQUEST:**

The applicant is requesting a waiver from some parking requirements. Based on code, the required number of parking spaces for this facility would be 125. Based on the nature of this type of facility, that number of parking spaces would never be utilized and would impact the ability of the applicant to use their property.

Staff agrees that this request meets the below criteria:

**152.026 WAIVERS.**

(A) *General.*

(1) When, by the strict interpretation of these regulations, an applicant incurs undue restrictions on the physical property to be subdivided, a waiver for such requirements may be granted by the Planning Commission.

(2) Under no circumstance should a waiver be granted because of a personal hardship or for personal or emotional reasons. Waivers shall not be granted based strictly on financial hardship.

(3) A waiver is determined by the strict interpretation and enforcement of the rules and regulations upon a given piece of property to be subdivided.

(B) *Procedures.*

(1) No waiver shall be granted except upon written petition by the applicant when the application is filed. The petition shall state fully the grounds for the waiver and all the facts upon which the petition is made.

(2) In granting the waiver, the Planning Commission shall prescribe any conditions that it deems necessary to or desirable in the public interest.

(3) In considering the petition for a waiver, the Planning Commission shall take into account the nature of the proposed use of land involved, existing uses of land in the area, proximity to public utilities, the number of persons who will reside or work in the proposed subdivision, and the probable effect of such waiver upon traffic conditions and upon the public health, safety and general welfare in the vicinity.

(4) The findings of the Planning Commission, together with the specific facts upon which findings are based, shall be incorporated into the official minutes of the Planning Commission meetings at which such waiver is granted. Waivers may be granted only when in harmony with the general purpose and intent of these regulations.

(5) No waiver shall be granted unless the Planning Commission finds all of the following:

(a) That there are special circumstances or conditions affecting the land involved such that the strict application of the provision of these regulations would deprive the applicant of the reasonable use of this land.

(b) That the waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant.

(c) That the granting of the waiver will not be detrimental to the public health, safety and welfare or injurious to other property in the area.

(d) That the granting of the waiver will not have the effect of preventing the orderly subdivision of other land in the area in accord with the provision of these regulations.

**STAFF RECOMMENDATION FOR THE LARGE-SCALE DEVELOPMENT:** There are some details that remain to be addressed at the Construction Plan phase of plan review, but nothing that should significantly impact the overall design.

Therefore, staff recommends approval of Ozark Self Storage Preliminary Large-Scale Development with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. Updated architectural plans must be submitted and approved prior to Construction Plan Approval.
2. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property. Some additional Utility Easements may be required.
3. The SWPPP must be completed and posted on site prior to construction.
4. The gate shall have a Knox box system for emergency access.
5. Correct all remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
6. "No Parking" signs must be added.
7. All interior drives must meet the required compaction rating to support emergency vehicles.
8. Approval for the entrance drive will be required by the Arkansas Department of Transportation (ARDOT).
9. Correct all comments from the City Engineer prior to Construction Plan approval.
10. The applicant must apply for all required permits prior to construction.

**STAFF RECOMMENDATION FOR THE WAIVER REQUEST:** Staff recommends approval of Ozark Self Storage Waiver Request with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. The U-Haul Rentals shall not encroach the required 9 spaces for the office/residential uses.