



CITY OF TONTITOWN PLANNING OFFICE

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planning@tontitownar.gov

Meeting: **April 23, 2019**
Project: **Ozark Self Storage**
Planner: Courtney McNair

AGENDA ITEM

A

REZONING REQUEST

569 N. Maestri Road
Parcel #s: 830-37584-002 & 830-37625-001

BACKGROUND: This property was rezoned from R3 and C1 to C2, received CUP approval, and received Preliminary LSD approval last May 2018. They had a pre-construction meeting March 7, 2019 to begin construction. Shortly after that meeting, staff received information from ARDOT about the plans for Hwy. 112 (N. Maestri Road). In an effort to align better with the proposals from ARDOT, the applicant is reconfiguring the plans for this approved Ozark Self Storage Project. In order to do that, additional Right of Way is needed on the south property line of this project which means they need to extend C2 zoning further west to make up the lost space required for the additional ROW.

SUMMARY: Request to rezone approximately 3.16 acres from R3 to C2 to allow for a Self-Storage Facility. Self storage units are not allowed by right in C2, but may request approval by Conditional Use Permit (CUP). The CUP to allow this use was approved in May 2018.

CURRENT ZONING: 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).

PROPOSED ZONING: C2 – General Commercial

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 property line of parcel 830-37625-001

PROJECT SYNOPSIS:

This property is owned by Gregson, LLC. The engineer, Jorgensen and Associates, is the representative for this project.

This property was rezoned from R3 and C1 to C2, received CUP approval, and received Preliminary LSD approval last May 2018. Due to information received from ARDOT, and the preferred alignment of the Liberty Road extension, this applicant is asking to extend the C2 zoning to the west (back) of the property. They are going to dedicate additional ROW along their south property line, which has

“shrunk” the width of their project, so they need to extend the length in order to not lose any area. The City plans to allow them to vacate 30’ of ROW along their north property line, and is asking for a minimum of 62’ of ROW along the south property line.

The vacant portion of the land, and all of the floodplain will remain R3.

Since the time of the original project, the Future Land Use and Master Street Plans were updated.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential Commercial Neighborhood (RC-N). From the Vision Plan Document adopted by the City Council in November 2018:

RESIDENTIAL COMMERCIAL NEIGHBORHOOD (RC-N)

Neighborhood Mixed Use Areas are more densely developed than the residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation allows a wide spectrum of uses and encourages density in all housing types, from single family to multifamily. A mix of residential and non-residential development (excluding industrial uses) is permitted; the ideal mix of uses will be moderate density residential, office, and commercial uses, with additional open space amenities included within the development site.

Nonresidential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Neighborhood Mixed Use Areas encourage complete, compact and connected neighborhoods. While they encourage more dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient layout. Up to 18 multifamily dwelling units/acre.

STAFF ANALYSIS: This project meets the Future Land Use Plan goals.

APPROVAL CRITERIA:

Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (1) Consistency of the proposal with the comprehensive plan.*

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential Commercial Neighborhood and the proposed project is a use that can serve this area. The applicant is proposing to leave the west portion of this site, which is primarily floodplain, as R3 which will allow for a buffer between the requested use and potential residential developments.

- (2) Consistency of the proposal with the purpose of these regulations.*

“The regulations are intended to provide for orderly growth and development; for protection of the character and stability of residential, commercial, industrial, recreational, and environmentally sensitive areas of the city; for protection of property from blight and undue depreciation; for efficiency and economy in the process of development for the appropriate and best use of land; for the use and occupancy of buildings; for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities.”

STAFF ANALYSIS: The portion of the site that is being left as R3 is the portion with the floodplain. This will help reduce impact to that area. This property has frontage along N. Maestri Road (Hwy. 112) that already has commercial uses nearby. Additionally, in conjunction with the development to the South, the realigned Liberty Avenue will provide road frontage for this project. The type of use requested will also serve the residential areas.

(3) Compatibility of the proposal with the zoning, uses and character of the surrounding area.

STAFF ANALYSIS: The requested use is a commercial.

North-zoned AG

East-zoned R3

South-zoned R-MF

West-zoned R3

On all sides, except the east, the adjacent lots are currently vacant/agricultural uses. The east side is a residential subdivision. The applicant is providing buffering for future development that may occur to the west.

(4) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.

STAFF ANALYSIS: This property could, at some time in the future, develop as R3 zoning. However, as the Future Land Use Plan indicates, areas at intersections are suitable for commercial. The applicant can construct the proposed self storage units on the property already zoned C2, and is only asking for the additional rezoning in order to help extend Liberty Ave, and not lose any planned revenue.

(5) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual impairment, odor, noise, light, vibration, hours of use/operation, and any restriction to the normal and customary use of the affected property.

STAFF ANALYSIS: Staff does not find that the addition of three (3) acres in the back of this already approved, self-storage facility will have a detrimental impact on the nearby property. They are leaving a buffer on the west end of the property.

(6) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and

STAFF ANALYSIS: This property has been zoned for R3 for at least two years and has not developed yet.

(7) Impact of the proposed development on community facilities and services, including those

related to utilities, streets drainage, parks, open space, fire, police, and emergency medical services.

STAFF ANALYSIS: The impact from the requested use will be fairly minimal to community facilities.

TECHNICAL INFORMATION:

Technical information was addressed at Large Scale Development last May 2018. As the plans will be altered, in house staff (engineering, public works, planning, fire, etc.) will review plans for compliance. If there is a significant increase in the amount of storage units proposed, the plans would come back to Planning Board for approval as well. Staff does not expect that to be the case.

Drainage:

Once revised plans are completed, they will be fully reviewed by the City Engineer for compliance. They are proposing detention in order to meet the city drainage requirements.

Police:

No concerns were submitted for the requested rezoning.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one comment from a surrounding property owner. They are not opposed, but have some requests for compatibility:

Ingress/Egress: Access to the new road and not Hwy. 112. **The applicant is proposing one connection to Hwy. 112, but should realign the main entrance onto the new Liberty extension. Staff does not recommend limiting all access from 112. Once Hwy. improvements are complete, this will be a right-turn only entrance, and will be beneficial for traffic flow on the site.**

Vehicular Storage: Storage location for RVs, U-Haul's, etc. should be at the western end of the property and screened from Hwy. 112. **While there may be some U-Haul parking in the main parking lot, this will be required to be kept in an orderly and neat fashion. It is staff's understanding that RV type storage would be located at the western end of this property.**

Exterior Elevations: Require façade treatment on street facing elevations. **This is already part of our code. Exterior elevations that are visible from public streets must be 75% masonry and meet other requirements.**

STAFF RECOMMENDATION: Based on the information submitted, and ongoing efforts to address access, staff recommends approval of the Ozark Self Storage Rezone Request to change a portion of parcel 830-37584-002 & 830-37625-001 from R3 zoning to C2 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. Revised technical plans and information must be submitted.
2. If there is a significant increase in the amount of storage units proposed, the plans will be required to request approval from the Planning Board.
3. This rezoning must proceed to the City Council for approval.



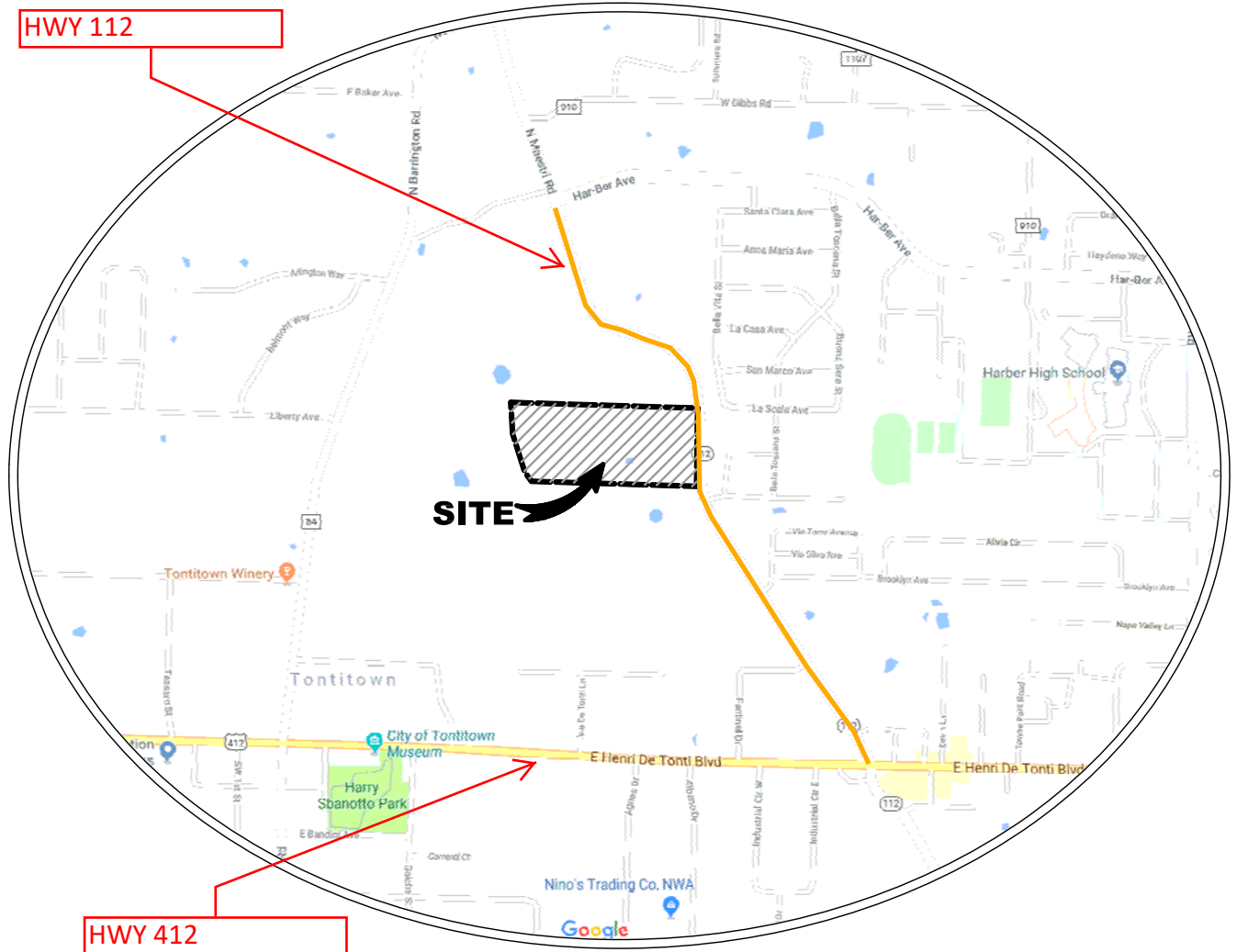
VICINITY MAP

HWY 112

SITE

HWY 412

TONTITOWN, ARKANSAS



Courtney McNair

From: David Ewing <jde2002@outlook.com>
Sent: Tuesday, April 16, 2019 12:46 PM
To: Courtney McNair
Subject: Ozarks Self Storage hearing comments

Ms. Courtney McNair
Planning Official
City of Tontitown
201 East Henri De Tonti
Tontitown, AR 72770

RE: Ozarks Self Storage rezoning

Courtney,

I would like to propose the following conditions of approval for the Ozarks Self Store hearing scheduled this evening. I plan to attend and can stop by early to discuss if needed.

Generally, these items are a logical extension of items Ozarks Self Storage has already agreed to, or, in the case of the new road / ARDOT makes logical business and development sense. None of these items place an undue burden that would prevent the development but instead would be beneficial to the Tontitown as a whole.

1) Ingress / Egress:

Access cuts to be on new road that serves the storage facility and adjacent multi-family parcel rather than directly to 112. If, as presented in the recent Multi-Family Rezoning, there will be a common road between the 112 and Ozarks Self Storage then this should be agreeable as a condition of rezoning the additional land.

Reasoning:

There is conservatively 5700 vehicles per day between Har-Ber Ave. and 412. The recently rezoned adjacent multi-family tract will generate approximately 1,500+ additional trips per day at full buildout based on the number of units allowed per acre. The initial submittal by Ozarks Storage stated they will add approximately 130 trips per day to this. (65 coming, 65 going). By rezoning an additional 3 +/- acres, which allows for additional storage units, the total traffic count can be anticipated at 7,300+ per day or a 22% increase over today not including natural growth. A single point on access via 112 that serves both Ozarks Storage and adjacent multi-family would improve the vehicular and pedestrian safety around the development.

2) Vehicular storage:

The storage and drop off location for recreational vehicles, boats, campers, vehicular storage, U-Haul type trucks for rent/use, etc. shall be established on the westernmost portion of the property and screened from visibility of 112.

Reasoning:

Community aesthetics. Paschel's Heating and Air, approximately 1,000 feet away, parks their commercial trucks, equipment and vehicles towards the rear of their facility thereby shielding them from street view as much as possible. (Given they do not have fence screening.) Ozarks Self Storage has already committed to screening along their site. Requiring the vehicles referenced above to be parked on the westernmost portion of the property is in keeping with other newly constructed developments. (Paschel's)

3) **Exterior elevations:**

Require masonry exterior on all street facing elevations with articulations to break up lengthy walls.

Reasoning:

Ozarks Self Storage previously committed to brick elevations along the east side, (facing 112) in their prior submittal for rezoning. Extending the masonry requirement to all street facing elevations is a logical extension given access changes relative to ARDOT 112 improvement plans and the potential of a new road connecting to 112.

Thanks for your consideration.

David Ewing