



JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying
Landscape Architecture Services

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703

Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

June 29, 2018

City of Fayetteville
113 W. Mountain
Fayetteville, AR 72701

Attn: Planning & Zoning Department
Re: Ozark Self Storage LSD - Parking Waiver

Please accept this request for a waiver from the City of Tontitown's Code of Ordinances, Section 153.210 regarding off-street parking and loading. This is in regards to the number of spaces required for "Warehouse, residential (mini) storage," which requires 1 parking space for each 5 storage bays, or 1 parking space per 1,000 square feet, whichever is greater.

For this particular development, the site will contain 124,853 sq. ft. of self-storage units, which requires 125 spaces (1 per 1000 sq. ft.) per the City Code. The owner of the development doesn't anticipate a demand for 125 spaces, as the tenants typically park adjacent to the storage bays and only a fraction of the total tenants access the site at peak times.

The remainder of the site will be composed of a 1,996 sq. ft. office with 7 associated parking spaces (1 per 300 sq. ft.), and one single-family dwelling unit for the facility manager with 2 associated parking spaces. The site will contain a total of 23 parking spaces, including 1 ADA accessible space. A portion of these 23 spaces will be used for U-haul parking. However, the U-haul vehicles will not encroach onto the 9 spaces required for the office and single-family dwelling unit.

We thank you for your consideration of this proposal and please call with any questions,

Thank you.

Sincerely;

Charles Zardin, PE