



## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **June 23, 2020**  
Project: **Uncle Tanks Ph2 LSD**  
Planner: Courtney McNair, Garver

### AGENDA ITEM

## E

### VARIANCE REQUEST & PRELIMINARY LARGE-SCALE DEVELOPMENT PLAN

#### APPROVAL REQUEST

885 W. Henri de Tonti Blvd.  
Parcel # 830-37711-000

**SUMMARY:** Uncle Tank's Self Storage Phase 2 is requesting Conditional Use Permit (CUP) approval, a Variance for lot coverage over 60%, and Preliminary Large-Scale Development (LSD) approval for 24,100 SF of additional storage unit space (in 7 buildings). The original approval consisted of 3,000 SF of office space, and 55,100 SF of storage unit space (in 13 buildings).

**CURRENT ZONING:** C-2 General Commercial

**CITY WARD:** 3- Don Doudna & Tommy Granata

**FLOODPLAIN:** Yes, there is floodplain on a corner of this lot.

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

**Water:** Tontitown Water, existing 6" line

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

#### PROJECT SYNOPSIS:

As discussed with the Conditional Use Permit request, Uncle Tank's Self Storage Phase 2 is requesting Conditional Use Permit (CUP) approval, a Variance for lot coverage over 60%, and Preliminary Large Scale Development (LSD) approval for 24,100 SF of additional storage unit space (in 7 buildings). The original approval consisted of 3,000 SF of office space, and 55,100 SF of storage unit space (in 13 buildings).

#### TECHNICAL INFORMATION:

##### Utilities:

**Water:** Tontitown Water-the waterline was extended to this site with the original Uncle Tank's project.

**Electric:** Ozarks Electric-No comments were received from OECC.

**Sewer/Septic:** Sewer- this project has already connected to Tontitown Sewer.

**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 plan. A SWPPP must be completed and posted on site prior to construction.

**Police:**

No comments were received from the Police Chief.

**Fire:**

There are two additional hydrants shown for Phase 2. The existing hydrant on the south end of "Phase 1" has a fire flow of 1126 gpm. There is no concern for adequate fire flow on the two additional hydrants.

All interior drives must meet the required compaction rating to support emergency vehicles.

The connection to the southern units will flood in most storm events. As this is a private drive, it will be allowed. However, the Fire Marshal has required that this be noted on the plans. Signage is also required to be posted on site.

**Drainage:**

The existing detention pond for "Phase 1" is proposed to be reworked and enlarged to accommodate the proposed Phase 2 area.

The Engineer has stated that the connection road to the south will flood but, as designed, is proposed to not increase impact to offsite properties. Therefore, he can recommend approval of this.

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

**Roads:**

This project has access on W. Henri de Tonti, which is an Arkansas State Highway. There is no proposed change to the entrance driveway with this submittal.

As stated above, all interior drives must meet the required compaction rating to support emergency vehicles, and signage must be placed where the drive will flood.

There is no connectivity shown for future connections, however, given the nature of this type of use, it is not recommended. Generally, these developments will need to be fenced entirely for security purposes. No connectivity is required to be shown.

**STAFF RECOMMENDATION-Preliminary Large-Scale Development:** As presented, this project does not meet minimum standards required for C2 uses. The Large-Scale Development cannot be approved if the requested variance is denied. The requested Conditional Use Permit must also be approved prior to LSD approval.

If the Variance is denied, and/or the CUP is tabled, staff recommends **tabling** Uncle Tank's Self Storage Phase 2 Preliminary Large-Scale Development in order for the applicant to redesign elements so that they meet lot standards without requesting a variance.

If the Variance and Conditional Use Permit are approved, staff recommends **approving** Uncle Tank's Self Storage Phase 2 Preliminary Large-Scale Development with the following conditions:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The SWPPP must be completed and posted on site prior to construction.
3. 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.
4. "No Parking, Fire Lane" signs shall be added in coordination with the Fire Marshal.
5. Warning signs shall be placed to let the public know that the south connection will flood in rain events.
6. All interior drives must meet the required compaction rating to support emergency vehicles.
7. Correct all comments from the City Engineer prior to Construction Plan approval.
8. The applicant must apply for all required permits prior to construction.

## Tannehill-McNair, Courtney E.

---

**From:** Mark Ramsey <mramsey@tontitownar.gov>  
**Sent:** Wednesday, June 3, 2020 4:38 PM  
**To:** geoff@batesnwa.com; jacob@buildwithgbgroup.com; Tannehill-McNair, Courtney E.;  
Renee Biby; jacob@buildwithgbgroup.com; Moore, Zach T.  
**Subject:** Drainage

All,

In regards to the comments about water accumulation on the roadway, this decision has been heavily contemplated as an issue for the fire department. As Fire Marshal, I **will** approve the plans for the issued Uncle Tank's project with. The contingency of this approval comes with the acknowledgment from all parties, especially the owner and engineer, that in the event of an emergency, fire department and ems operations could potentially be hindered if access is not attainable. It is understood and expected that the owner will repair any damage on the road especially damage caused by flooding or erosion. This contingency approval shall be documented on approved hard copies submitted.

Regards,

Mark Ramsey  
Tontitown Fire Marshal  
[mramsey@tontitownar.gov](mailto:mramsey@tontitownar.gov)  
479-225-6845

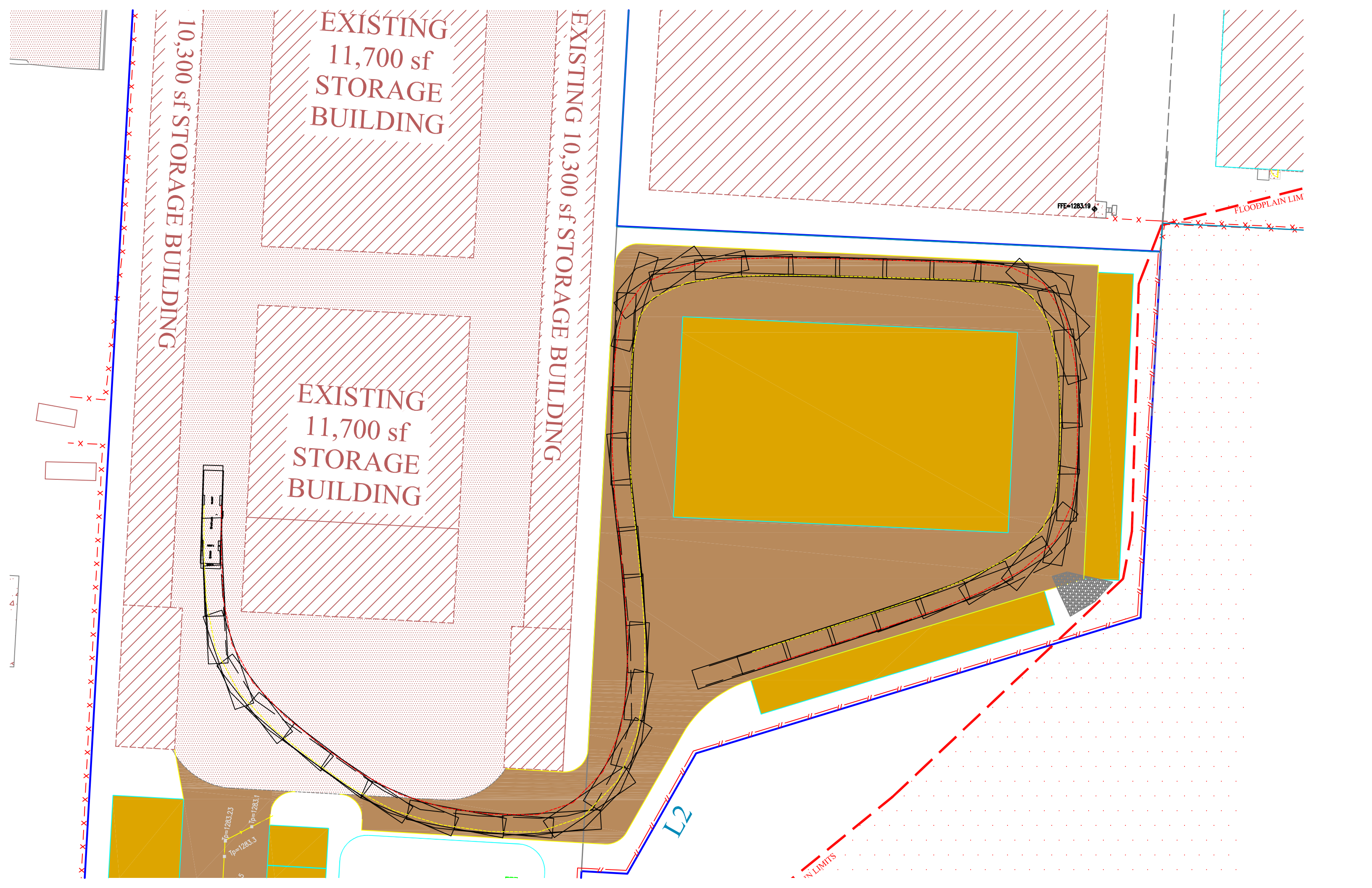




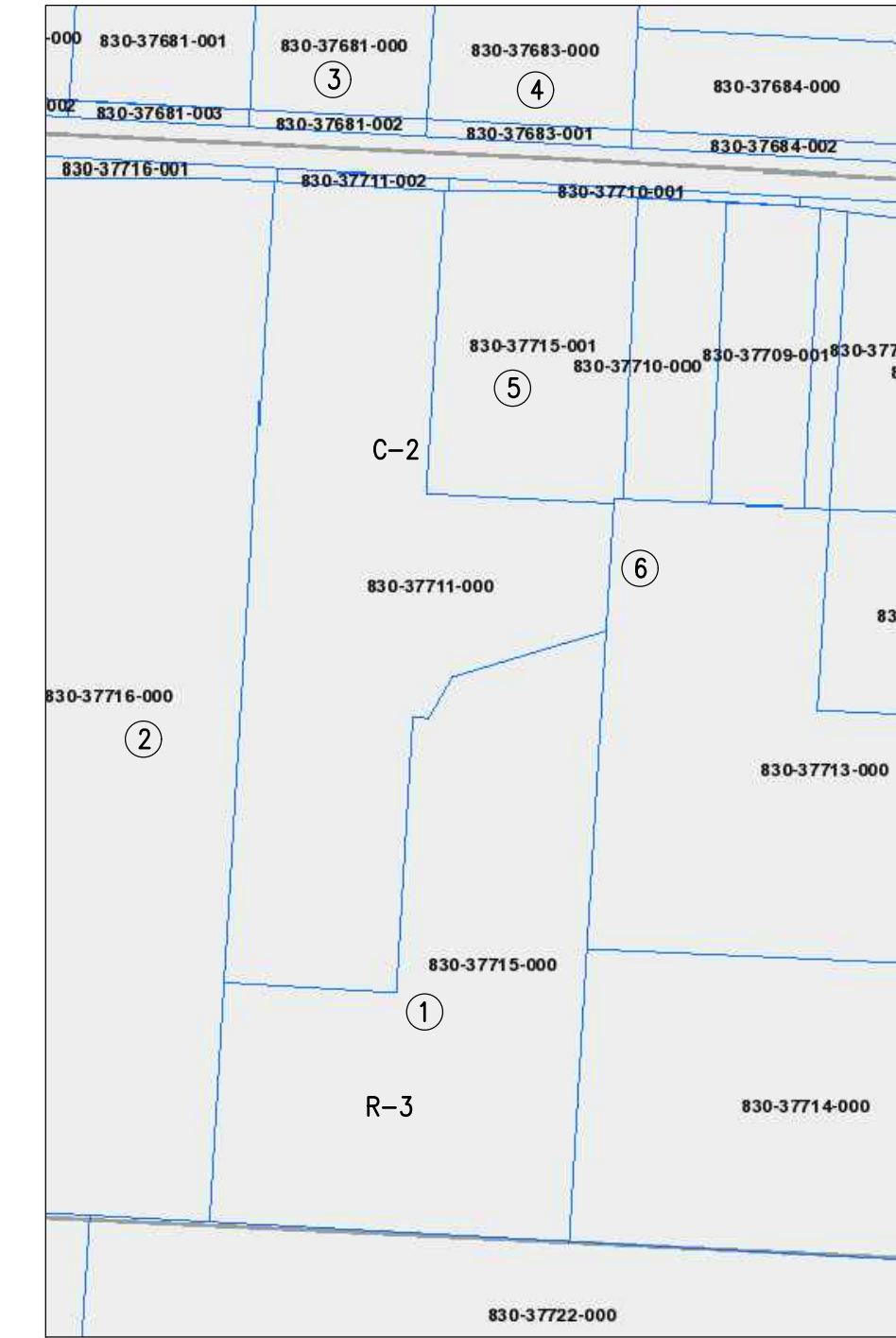




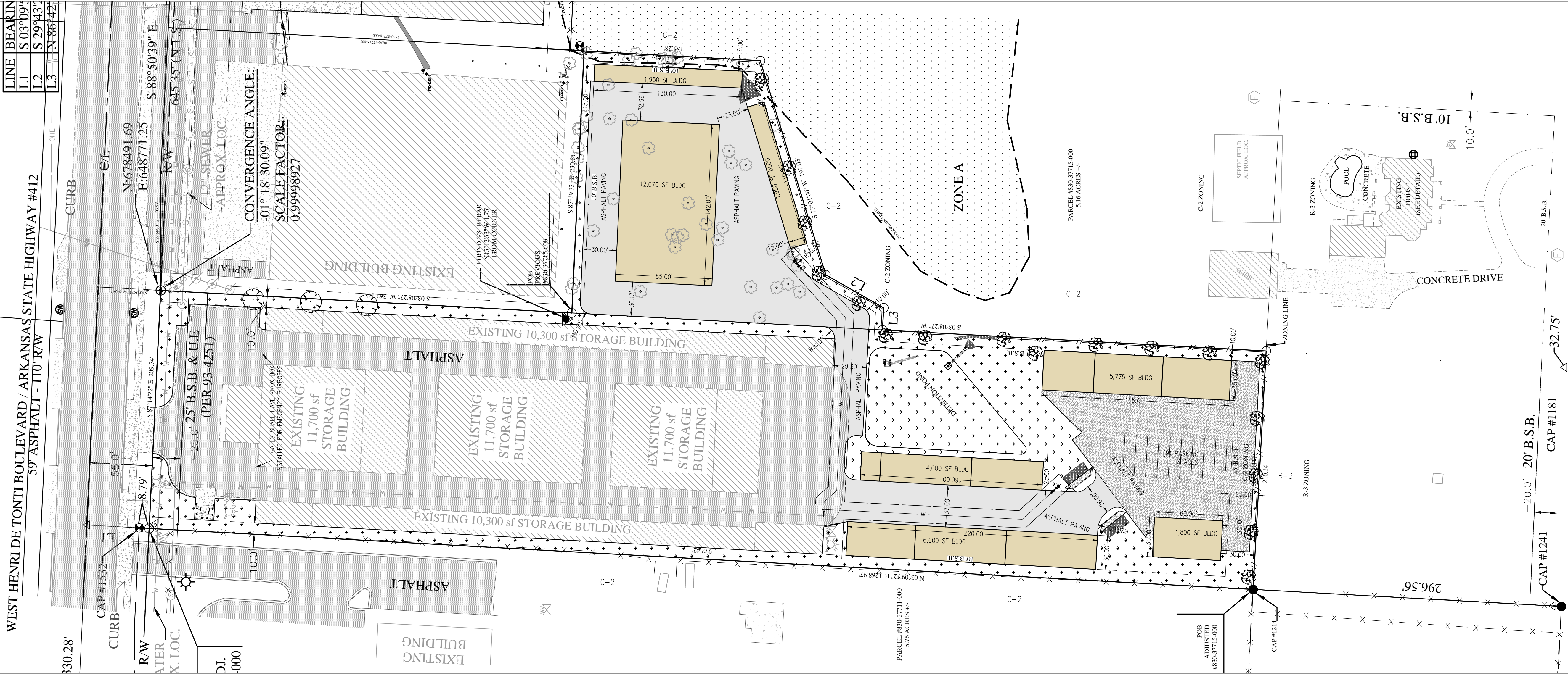








- SMITH, MARCIA S & BRENTON L  
788 W MORSANI AVE  
SPRINGDALE, AR 72762  
PARCEL #830-37715-000  
ZONED: R-3
- POLLARD FARM LAND, LLC  
102 S. VAN BUREN ST  
ENID, OK 73703  
PARCEL #830-37716-000  
ZONED: C-2
- SPIRIT MASTER FUNDING LLC  
3100 CUMBERLAND BLVD #1700  
ATLANTA, GA 30339  
PARCEL #830-37681-000  
ZONED: C-2
- TIMMONS OIL CO, INC  
PO BOX 691140  
TULSA, OK 74169-1140  
PARCEL #830-37683-000  
ZONED: C-2
- WEEKS ENTERPRISES, LLC  
C/O PARAMOUNT METALS, INC  
P O BOX 249  
TONTITOWN, AR 72770  
PARCEL #830-37715-001  
ZONED: C-2
- SIEMORE, BONNIE KAY & STANLEY LANE REV. TRST  
237 S. KLENC RD.  
SPRINGDALE, AR 72762-9541  
PARCEL #830-37713-000  
ZONED: C-2

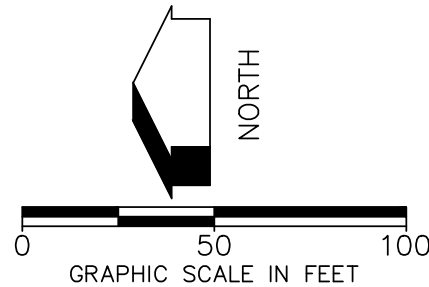


LOT COVERAGE:  
PHASE1 BUILDING COVERAGE: 57,200 SF  
PHASE2 BUILDING COVERAGE: 34,397 SF  
TOTAL BUILDING COVERAGE: 91,597 SF  
TOTAL LOT AREA: 250,906 SF  
TOTAL BUILDING COVERAGE: 36.5%

IMPERVIOUS AREA  
TOTAL AREA: 250,906 SF  
TOTAL PERVIOUS AREA: 69,696 SF  
TOTAL IMPERVIOUS AREA: 72.2%

FIRE DEPARTMENT NOTE:  
THIS APPROVAL COMES WITH THE ACKNOWLEDGMENT FROM ALL PARTIES, ESPECIALLY THE OWNER AND ENGINEER, THAT IN THE EVENT OF AN EMERGENCY, FIRE DEPARTMENT AND EMS OPERATIONS COULD POTENTIALLY BE HINDERED IF ACCESS IS NOT ATTAINABLE.

IT IS UNDERSTOOD AND EXPECTED THAT THE OWNER WILL REPAIR ANY DAMAGE ON THE ROAD ESPECIALLY DAMAGE CAUSED BY FLOODING OR EROSION.



REVISIONS	DATE
REVISIONS PER CITY COMMENTS	04/09/20

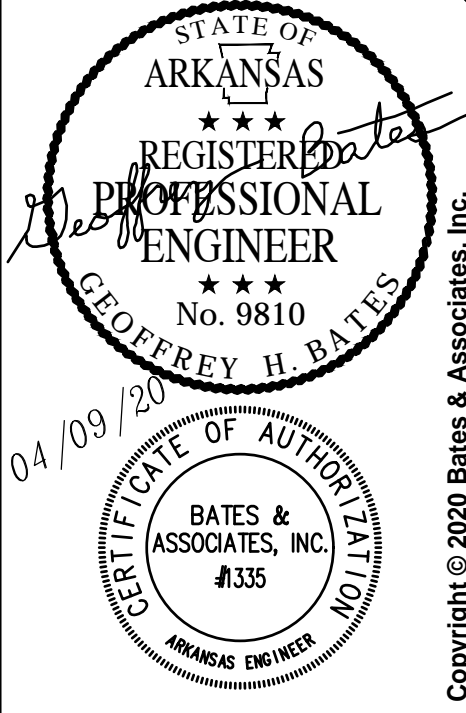




A graphic scale bar is shown below the map, with markings for 0, 40, and 80 feet. Above the scale bar, the word "NORTH" is written, indicating the orientation of the map.



DRAWN BY: B. Watts  
ENGINEER: C. Bates

[illegible]

UNCLE TANKS STORAGE, PHASE 2  
LARGE SCALE DEVELOPMENT PLANS  
LANDSCAP PLAN  
(FOR REFERENCE ONLY)

TONTITOWN, ARKANSAS

- ## LANDSCAP REQUIREMENTS

153.212 LANDSCAPING, SCREENING, FENCING, AND BUFFERING

- |     |  |     |
|-----|--|-----|
| N/A | DUMPSTER SCREEN  |     |
| N/A | STREET TREES   | N/A |
| N/A | STREET FRONTAGE BUFFER                                 |     |
| N/A | INTERIOR PARKING LOT LANDSCAPING                       | N/A |
| N/A | INTERIOR SITE LANDSCAPING FOR 25% OF BUILDING FRONTAGE |     |

- (K) LANDSCAPED PERIMETER BUFFER. PERIMETER LANDSCAPING IS A PERIPHERAL PLANTING STRIP ALONG REAR AND SIDE LOT LINES THAT SEPARATES USES.
- (2) REQUIREMENTS. THE SITE PLAN FOR ANY DEVELOPMENT SHALL SHOW PERIMETER LANDSCAPING IN ADDITION TO THE LANDSCAPED STREET FRONTAGE BUFFER REQUIRED.
  - (a) WIDTH. A FIVE-FOOT LANDSCAPED STRIP IS REQUIRED ALONG THE SIDE AND REAR LOTS LINES OF A DEVELOPMENT.
  - (b) MINIMUM NUMBER OF TREES. ONE LARGE TREE OR TWO SMALL TREES PER EVERY 50 FEET.
  - (c) GROUNDCOVER. ALL PERIMETER LANDSCAPED AREAS NOT DEDICATED TO PRESERVATION OF EXISTING VEGETATION SHALL BE LANDSCAPED WITH GROUNDCOVER.
    - 1. LIVING MATERIALS SUCH AS GRASS/OTHER VEGETATION SHALL MAKE UP 60% OF THE GROUNDCOVER FOR THE PERIMETER LANDSCAPING.
    - 2. NON-LIVING MATERIAL SHALL BE ORGANIC (MULCH OR OTHER) AND SHALL MAKE UP THE REMAINDER OF THE GROUNDCOVER.
    - 3. NON-ORGANIC MATERIAL MAY BE APPROVED IF THE PERIMETER LANDSCAPING AREA FUNCTIONS AS A BIOSWALE. ANY ADJUSTMENTS SHALL BE APPROVED BY THE PLANNING BOARD.
  - (6) SPECIAL STANDARDS: COMMERCIAL/INSTITUTIONAL. WHEN LOCATED ADJACENT TO AND VISIBLE FROM A RESIDENTIAL USE, INCREASED LANDSCAPING STANDARDS SHALL BE APPLIED TO REDUCE NOISE AND LIGHT GLARE AND TO ENSURE RESIDENTS' PRIVACY.
    - (a) PHYSICAL BARRIER. A PHYSICAL BARRIER SHALL BE REQUIRED THAT SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AND MAY CONSIST OF WOOD OR MASONRY FENCING, ROCK OR BRICK WALLS, BERMS, OR A COMBINATION OF THESE METHODS.
    - (b) TREES AND SHRUBS SHALL BE PLACED IN FRONT OF THE BARRIER (ON THE DEVELOPING SIDE) TO REDUCE PARKING LOT NOISE.
    - (c) TREES AND SHRUBS PLANTED SHALL PROVIDE 60% COVERAGE OF THE PHYSICAL BARRIER WITHIN TWO YEARS.
    - (d) AT LEAST 50% OF THE TREES AND SHRUBS SHALL BE EVERGREEN.
    - (e) TREE PRESERVATION. EXISTING HEALTHY TREES (AS DETAILED IN DIVISION (M)) MAY BE INCLUDED AS A PORTION OF THE LANDSCAPED SCREENING.

FENCE NOTE

1. FENCE WILL BE A 6' CHAIN LINK SECURITY FENCE
2. THE FENCE WILL BE OPAQUE ON THE RESIDENTIAL SIDES BY COVERING FENCE IN PRIVACY FABRIC.



**Civil Engineering & Surveying**  
www.nwabatesinc.com  
Phone • 479.442.9350 • Fax 479.521.9350  
Pleasant Ridge Drive  
Fayetteville, Arkansas 72704

7230 S. Pleasant Ridge Drive Phone • 479.442.9350 • Fax 479.521.9350  
Fayetteville, Arkansas 72704

DATE 02-26-20

05

PROJECT NO 16-296





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	Illuminance	Fc	1.23	27.3	0.0	N.A.	N.A.



DATE 02-26-20