

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: <u>C-2</u> 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.
- 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.

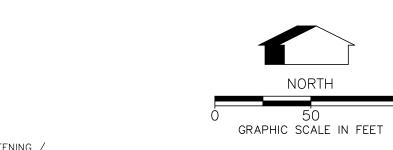
Subject: Drainage

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,

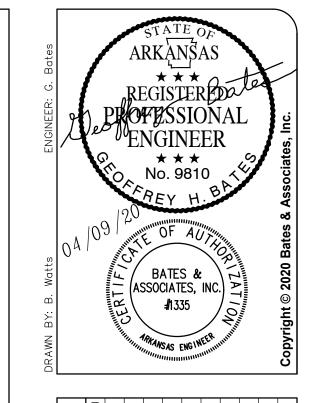
Mark Ramsey Tontitown Fire Marshal <u>mramsey@tontitownar.gov</u> 479-225-6845



WAIVER REQUEST NOTE

THIS PHASE WILL BE SCREENED FROM ADJACENT RESIDENTIAL ZONING BY OPAQUE SCREENING / SECURITY FENCE. ADDITIONAL SCREENING MEASURES WILL BE PROVIDED AROUND THE PERIMETER OF PROPERTY LINE AS NEEDED.





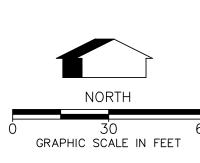
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REVISIONS PER CITY COMMENTS	04/09/20

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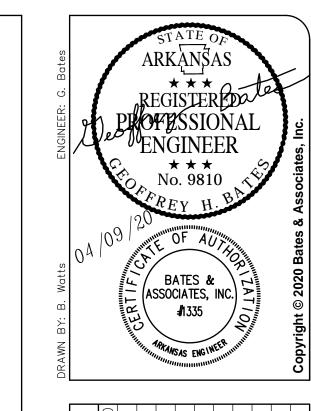
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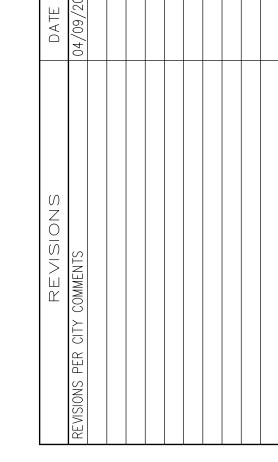












SEDIMENT & EROSION CONTROL NOTES:

. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FROM A.D.E.Q. AND CITY REGARDING RUNOFF, EROSION CONTROL, AND GRADING BEFORE BEGINNING CONSTRUCTION.

- 2. CONTRACTOR SHALL POST STORM WATER POLLUTION PREVENTION PLAN.
- 3. ALL EROSION & SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AND OCCASIONALLY REPLACED THROUGHOUT THE CONSTRUCTION PROCESS.
- 4. ALL EROSION & SEDIMENT CONTROL DEVICES SHOWN SHALL BE INSTALLED BEFORE CONSTRUCTION BEGINS. THOSE ITEMS SHALL REMAIN IN PLACE UNTIL ALL EXCAVATION IS COMPLETE.
- 5. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGE OR DISTURBED BY UNDERGROUND PRIVATE FRANCHISED UTILITY CONSTRICTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION

CONSTRUCTION NOTES:

- CONSTRUCTION NOTES:

 1. ALL AREAS UNDER BUILDINGS AND PAVED AREAS SHALL BE STRIPPED OF TOPSOIL. THE RESULTING SUB GRADE SHALL BE THOROUGHLY COMPACTED. ANY SOFT OR YIELDING AREAS SHALL BE STABILIZED OR REMOVED AND REPLACED WITH SUITABLE MATERIAL.
- 2. FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER. ALL FILL SHALL BE MADE IN LIFTS NOT EXCEEDING 8" THICKNESS WITH EACH LIFT COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL SLOPES SHALL NOT BE STEEPER THAN 3:1 SLOPE.
- 3. ALL GRADED AREAS SHALL HAVE 4" OF TOPSOIL, SOD, EROSION FABRIC, HERBACEOUS GROUND COVER, AND/OR HYDROSEEDED WITH A WARM SEASON GRASS. REVEGETATION SHALL BE IMMEDIATELY AFTER THE PHYSICAL ALTERATION OF THE LAND IS COMPLETE (MAXIMUM OF 15 DAYS).
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY GRADING REGULATIONS. SILT FENCES, BERMS, DETENTION PONDS, OR OTHER MEANS NEEDED TO MEET THE CITY GRADING REQUIREMENTS SHALL BE PROVIDED AS REQUIRED TO MEET THESE REGULATIONS.
- 5. ALL HEAVILY TRAVELED DIRT AREAS SHALL BE WETTED TO PREVENT EXCESSIVE DUST, DURING CONSTRUCTION.
- 6. ALL MUD/DIRT LEFT ON PUBLIC STREETS OR ADJACENT PROPERTIES AS A RESULT OF THIS CONSTRUCTION SHALL BE IMMEDIATELY SHOVELED OR SWEPT AWAY UNTIL IT IS COMPLETELY REMOVED BY THE CONTRACTOR.

REVEGETATION NOTES:

REVEGETATION OF DISTURBED AREAS SHALL BE IN ACCORDANCE THE FOLLOWING:

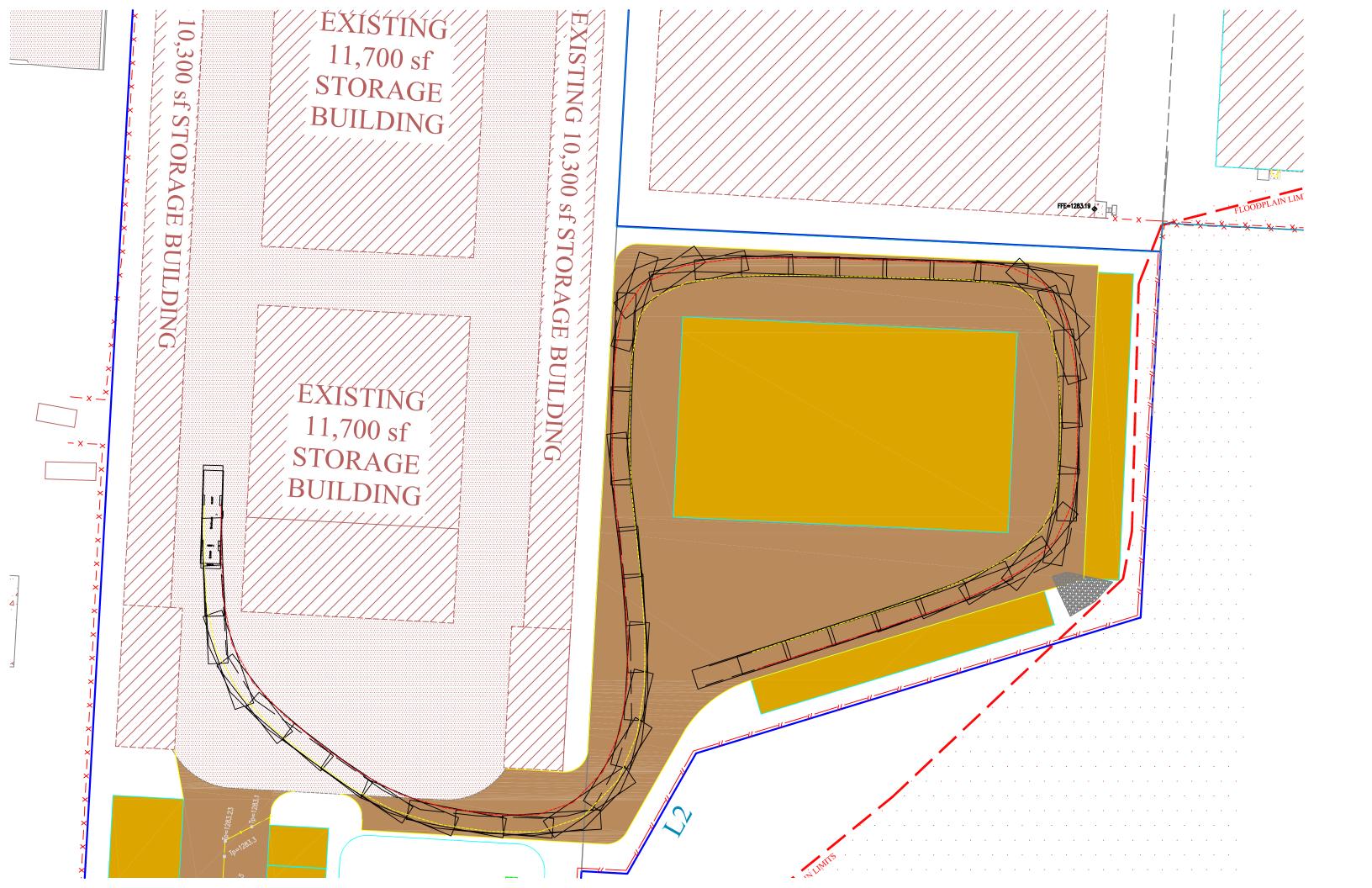
- PERMANENT IMPROVEMENTS. PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
- TOP SOIL. TOP SOIL SHALL BE STOCKPILED AND PROTECTED FOR LATER USE ON AREAS REQUIRING LANDSCAPING. IF TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
- EXISTING VEGETATION. EVERY MEANS SHALL BE TAKEN TO CONSERVE AND PROTECT EXISTING VEGETATION.
- SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE- VEGETATION IS ESTABLISHED UNLESS OTHERWISE ALLOWED BY THE CITY.
- 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE IN NO MORE THAN TWO GROWING SEASONS.

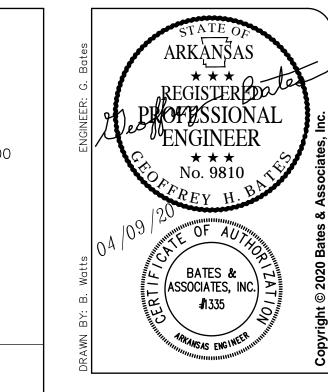
UNCLE TANKS STORAGE, PHASE 2 ARGE SCALE DEVELOPEMENT PLAN

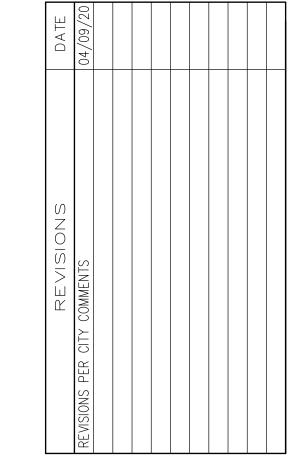
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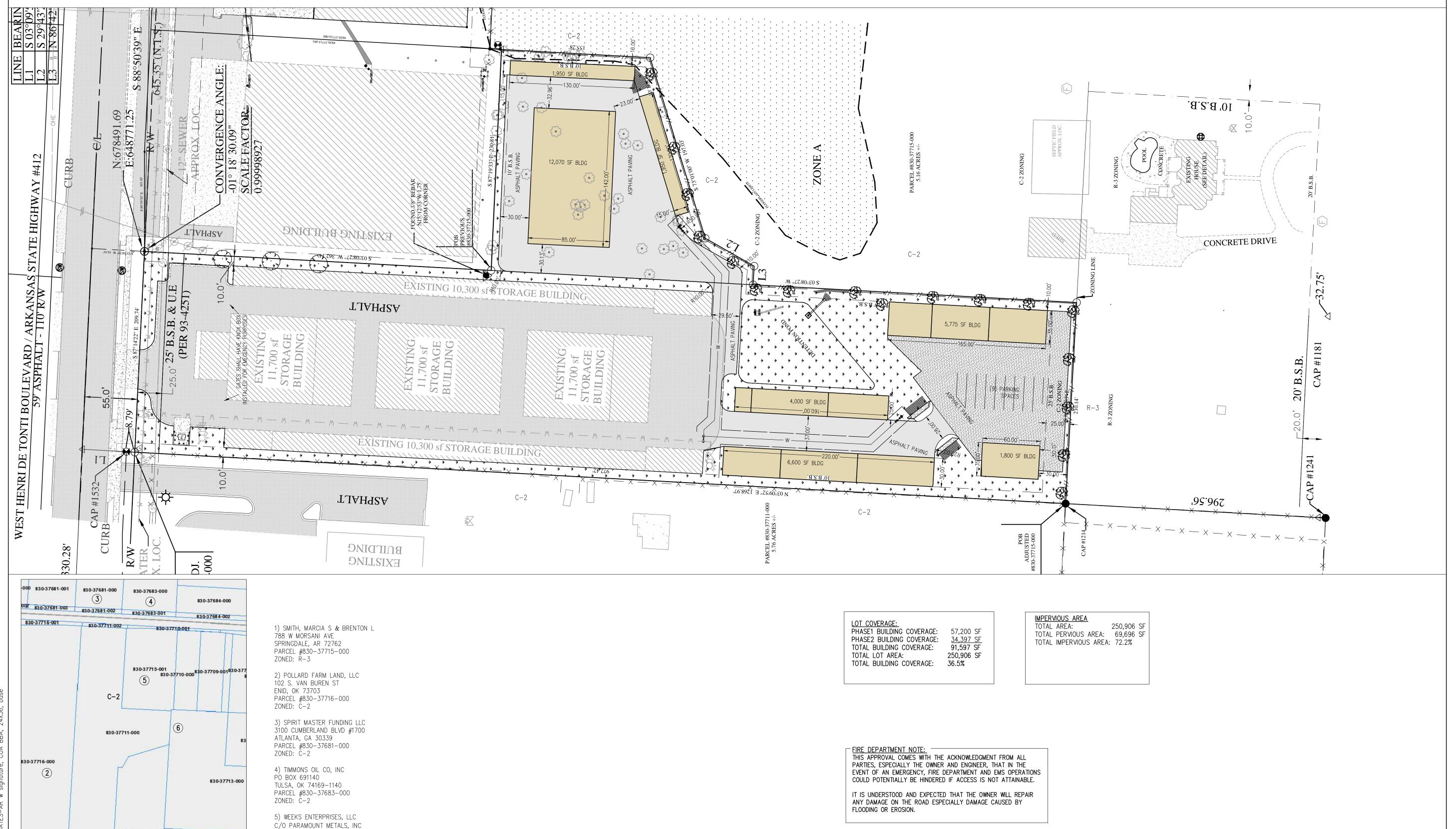




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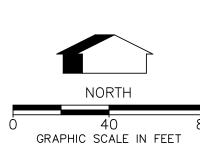
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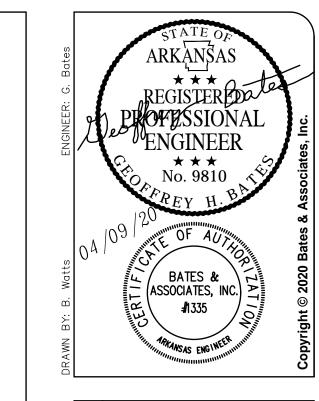
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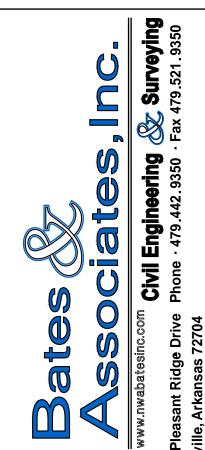






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E TANKS STOR, SCALE DEVELC LANDSCAP (FOR REFERENC UNCLI ARGE



DATE **02-26-20**

153.212 LANDSCAPING, SCREENING, FENCING, AND BUFFERING

DUMPSTER SCREEN

STREET TREES

STREET FRONTAGE BUFFER

INTERIOR PARKING LOT LANDSCAPING

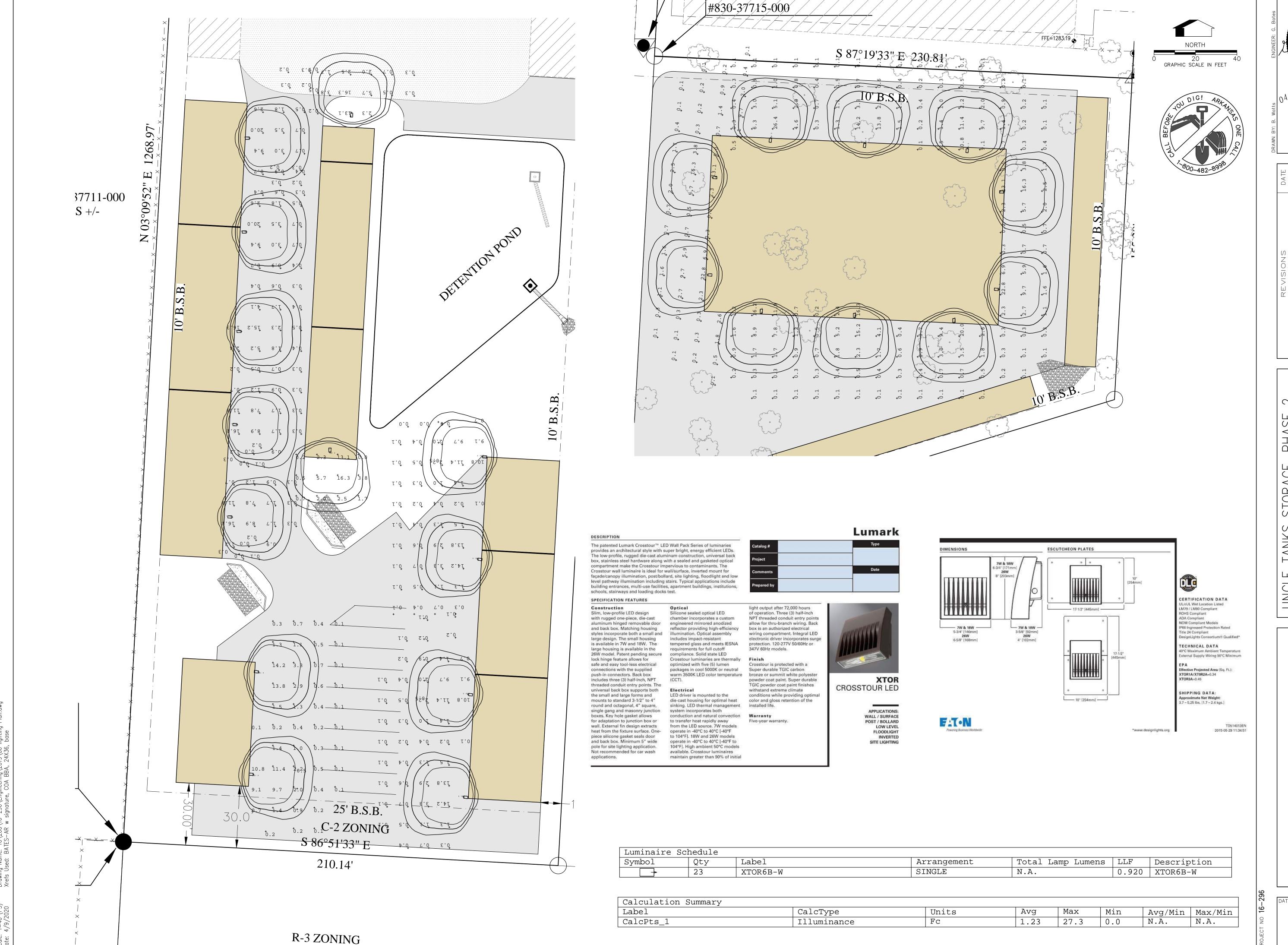
INTERIOR SITE LANDSCAPING FOR 25% OF BUILDING FRONTAGE

LANDSCAP REQUIREMENTS

- (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
- 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.
 - 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.

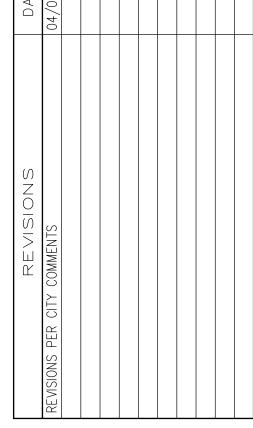
1. FENCE WILL BE A 6' CHAIN LINK SECURITY FENCE 2. THE FENCE WILL BE OPAQUE ON THE RESIDENTIAL SIDES

BY COVERING FENCE IN PRIVACY FABRIC.



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UNCLE TANKS STORAGE, PHASE 2
ARGE SCALE DEVELOPEMENT PLANS
LIGHTING PLAN

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