



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **July 27, 2021**
Project: **Waste Management
Container Shop**
Planner: Courtney McNair,
Garver

AGENDA ITEM

1

CONDITIONAL USE PERMIT REQUEST

1041 Arbor Acres Ave.
Parcel # 830-38365-000

SUMMARY: Request to allow a Trash Container Repair use in zone **C-2**

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

FUTURE LAND USE CATEGORY: **LE** Landfill Exclusive

PROPOSED USE: Trash Container Repair Shop

CITY WARD: 3- Don Doudna & Tim Burress

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

Water: Washington Water Authority

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by Eco Vista, LLC. This project is located within the City Limits of Tontitown, and takes access from Arbor Acres Ave.

The site already contains the Waste Management Hauling Facility Office and Maintenance Building, Compressed Natural Gas Fueling Station, and associated parking.

The applicant plans to construct a 45' x 42' Container Shop for trash container repairs. In the submittal letter, the applicant states, "The daily activities for the container shop will include roll off container repairs. Including but not limited to dent removal, welding repairs, and painting. This new facility is necessary due to the increase in container repair demand".

The Tontitown Code of Ordinances lists "welding or machine shop" as allowable by Conditional Use Permit in C2 zoning.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Landfill Exclusive (LE). The district

description of Exclusive Use-Landfill is:

“General intent. The Exclusive Use-Landfill zoning district is intended to provide for the development of sanitary landfills and related facilities. Certain complementary or ancillary uses are also permitted. Appropriate standards for the district are designed to ensure compatibility and to minimize any conflicts with all other uses located in close proximity to landfill uses. Suitable uses in this district include sanitary landfills, transfer stations, recycling facilities, composting facilities, waste water treatment facilities, waste solidification, truck or wheel wash, soil borrowing, renewable natural gas facilities, household hazardous waste facilities, agricultural uses, wildlife refuge or similar public purpose use, landfill gas to energy facilities, solar energy facilities, landfill maintenance facilities, waste hauling facilities and associated maintenance facilities, and compressed natural gas (CNG) facilities. Adequate and suitable transportation infrastructure, access, screening, and environmental protections are a necessity to this district. Landfill uses must be screened from more restrictive uses as set forth in this chapter.”

STAFF ANALYSIS: This project is well aligned with the Future Land Use plan for this area. The proposed use is a maintenance facility to serve the adjacent landfill use.

153.121 CONDITIONAL USE PERMIT DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible, and shall also be provided for the beautification and enhancement of the property.

STAFF ANALYSIS: The location of this proposed shop will be minimally impactful as it will be placed in the southwest corner of this site, adjacent to the larger landfill facility.

(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

(1) The proposed use is within the provision of "conditional uses," as set out in these regulations.

STAFF ANALYSIS: Yes, a welding or machine shop may be considered as a conditional use in C-2 zoning. Based on the applicant’s description, this is the intent of the building.

(2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.

STAFF ANALYSIS: All setbacks, lot coverage maximums, design standards, and screening requirements will be required to be met as this project moves forward to technical plans.

(3) The proposed use is so designated, located, and proposed to be operated, that the public

health, safety and welfare will be protected.

STAFF ANALYSIS: As stated above, the location of this proposed shop will be minimally impactful as it will be placed in the southwest corner of this site, adjacent to the larger landfill facility.

- (4) *The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.*

STAFF ANALYSIS:

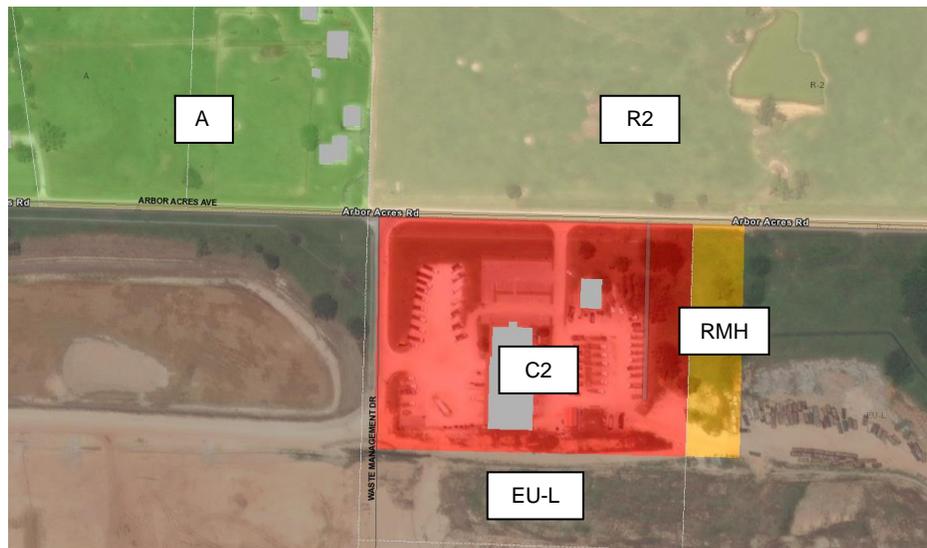
North-zoned R2

East-zoned RMH (this appears to be a mapping error, it should be EU-L)

South-zoned EU-L

West-zoned EU-L

This property is surrounded by the larger landfill use on all sides except the north side, across Arbor Acres Ave. The proposed building will be located in the southwest corner of this site.



- (5) *The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.*

STAFF ANALYSIS: Yes, as stated above, the placement of this building will be minimally impactful.

- (6) *The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are sufficiently adequate, and not inconsistent with requirements of these regulations.*

STAFF ANALYSIS: While specific circulation will be further evaluated at the technical review portion of site plan review, the concept appears adequate.

- (7) *The proposed landscaping and screening of the proposed use are in accordance with provisions of these regulations.*

STAFF ANALYSIS: Based on (A), the landscaping should:

Provide protection for water quality, reduce erosion, heat and glare

Retain existing trees where possible

Screening and buffering for uses which are marginally compatible,

Provide for beautification and enhancement of the property

Information must be submitted with the technical plans to ensure the landscaping is in place. The concept sketch does not provide this information, but it is required if they move forward with Large Scale Development plans.

(8) *Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed*

STAFF ANALYSIS: All work is to be conducted inside the building which should reduce concerns about noise, dust, and other impacts. All lighting should be “cut off” type lighting that will not contribute significantly to light pollution. The applicant will be required to provide a lighting cut sheet and diagram to show how the light is designed to remain on the site.

TECHNICAL INFORMATION:

Technical information is addressed at a future stage of development request. The current request is a concept plan only.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received no written comments at this time regarding this project.

STAFF RECOMMENDATION: Based on the current proposal which shows the development to be in accordance with the adopted Future Land Use plan and the proposed location of the building, staff recommends approval of the Waste Management Conditional Use Permit Request to allow a Trash Container Repair use within C-2 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. This project shall proceed through the Large-Scale Development process and address all technical information.
2. Landscaping and buffering shall be required to meet the Conditional Use Permit standards.
3. This project shall develop generally as is stated in the applicant's letter and presented in the plans.
4. This project shall be required to be approved by City Council.

Tontitown Planning Board
PO Box 305
Tontitown, AR 72770

June 1, 2021

Re: Waste Management Container Shop
Conditional Use Permit Narrative

Tontitown Planning Board,

The following narrative will address the required items listed on the conditional use permit application:

Waste Management is proposing to construct a new container shop located at 1041 Arbor Acres Ave. Springdale, AR. 72762. The container shop will be a ~45'x ~42' building. The goal of this facility is to shift container repair operations from the existing maintenance building to a dedicated facility located on the same property as the hauling operation.

The daily activities for the container shop will include roll off container repairs. Including but not limited to, dent removal, welding repairs, and painting. This new facility is necessary due to the increase in container repair demand.

The proposed facility's hours of operation will be Monday – Friday 7:00 am – 5:00 pm. Waste Management anticipate the container shop will have three employees. It is anticipated that 8 containers per day will be repaired at the proposed facility.

No additional parking will be required. The three container shop employees are currently working out of the existing maintenance building and already park in the existing parking lot.

There are no outdoor lighting changes proposed.

Please feel free to contact DEI if there are any questions regarding the application, this narrative, or the site plan.

Respectfully Submitted,



Curtis W. Hanstine, P.E.
Project Manager

Z:\Alpha-Data\ENGINERING\ENG-1571_WM - Springdale, AR 2021\Conceptual Design\DWG_Site Plans\Springdale - Conceptual Site Plan - 2021-05-20 (45X42).dwg - 6/1/2021 3:40 PM



Graphic Scale
Scale: 1 in . = 60 ft.



ISSUE DATE	5/20/2021	SCALE	1" = 60'	CTR INT.	1"	
SURVEYED BY	MSCI	CHECKED BY	CWH			
DRAWN BY	CWH	APPROVED BY	CWH			
REV	DATE	DESCRIPTION	DWN BY	DES BY	CHK BY	APP BY

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WASTE MANAGEMENT
PROJECT: 1041 ARBOR ACRES AVE.
SPRINGDALE, AR 72762
SHEET TITLE: CONCEPTUAL SITE PLAN
45' X 42' CONTAINER SHOP

SHEET NO:
1 / 1