



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **August 22nd, 2023**
Project: **Neighborhood Storage**
Planner: Zak Johnston, P.E.

NEIGHBORHOOD STORAGE PRELIMINARY LSD PC AGENDA ITEM 5

Pozza Lane
Parcel # 830-37669-002

SUMMARY:

The applicant is proposing the construction of a self storage facility on a 6.12 AC tract of land off the end of Pozza Lane. The proposal includes several buildings; one conditioned 33,100 sq.ft. storage building with 400 sq.ft. of office space, one garage type building with 13 RV stalls totaling 8,438 sq.ft., and five unconditioned storage buildings totaling 29,640 sq.ft. of storage space. Plans show associated off-street parking, stormwater catchment and conveyance, landscaping and requisite public water and sewer connections. Vehicle access would be provided via a 50' access drive that connects to Pozza Lane along the property eastern property boundary.

CURRENT ZONING: C2-General Commercial

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: NO

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

Water: Tontitown Water, Existing 8" Waterline
Electric: Ozarks Electric
Sewer/Septic: Tontitown Sewer, Existing 8" Sanitary Line
Phone: ATT
Natural Gas: Black Hills Energy
Cable: Cox Communications
Internet: Ozarks GO
School District: Springdale

PROJECT SYNOPSIS:

Applicant is requesting Preliminary LSD approval to construct a self-storage facility, along with associated site improvements and requisite utility connections.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 8-inch water line
Electric: Ozarks Electric – has provide standard commentary related to the project as well as requested 8 additional feet of easement along the northern tract of land to supply service.
Sewer/Septic: Tontitown Sewer, existing 8" sanitary line
Phone: ATT - 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.
Internet: Ozarks GO - 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.

School District:

Springdale school district submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a grading and drainage plan. A SWPPP must be completed and posted on site prior to construction.

Police:

No comments were submitted.

Fire:

Fire Marshal comments include the following. Buildings over 12,000 sf need sprinklers installed for fire suppression. Finally, a Knox box will be required for all proposed building(s).

Drainage / Stormwater Management:

There are two detention ponds proposed for this site, one in the northwest corner and one in the southwest corner. The applicant's engineer has submitted a drainage report for review. All comments from the City Engineer must be addressed prior to Construction Plan approval. Outstanding City Engineer comments are;

- The drainage system along the proposed access drive shall be of adequate size to either reduce, or not increase, flooding potential in the area. Currently, the design in the plans appear to meet this criterion, although additional information is needed to verify.
- ❖ SPECIAL NOTE: Drainage report showcases preexisting flooding issues in the area.

Streets:

This project is connected to public street frontage via 50' access easement along eastern property boundary of the tract of land to the north. All private drives shown are an appropriate width for fire access.

Utilities:

This project is connecting to existing water and sanitary sewer service lines. Several additional fire hydrants are proposed across the site to support emergency services.

Planning:

Please ensure plat requirement worksheet items are complete.

Landscaping:

The project proposes to add Street Trees, provide a Landscaped Street Frontage Buffer, provide Interior Parking Lot Landscaping, provide Interior Site Landscaping, and provide a Perimeter Landscape Buffer all in accordance with Tontitown Landscaping Code.

STAFF RECOMMENDATION:

As such, Staff **RECOMMENDS APPROVAL** of Neighborhood Storage Preliminary Large-Scale Development with conditions.

GENERAL CONDITIONS OF APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
3. Correct any 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. The SWPPP shall be completed and posted on site prior to construction.
5. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
6. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction.

7. Final DWG files of the project shall be submitted to the City Engineer with Construction Plans.

*****NOTE: The project has been reviewed for adherence to Tontitown Planning and Development Code in good faith by Tontitown Planning Staff. However, oversight of any regulations does not relieve the Owner of their responsibility to comply with not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. Please continue to flesh out the drainage details associated with the access drive both in plans and drainage report.
2. The Project has been submitted with three (3) waiver requests. If any of these variance requests fail to pass, the plans must be updated accordingly and resubmitted to Tontitown Planning.

PROCESS NOTES:

1. The applicant shall submit five (5) copies of the Preliminary LSD plan with all corrections completed for signatures.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
4. Prior to the Final Certificate of Occupancy (COO), the applicant shall submit for Final Large-Scale Development, request all Final Site Inspections, and Final Building Inspections.
5. The applicant shall apply for all required permits prior to construction.
6. All required fees and invoices shall be paid.

Site location:



