



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: August 22, 2023
Neighborhood Storage Variance
Planner: Mark Latham

BOARD OF ADJUSTMENTS AGENDA ITEM 7

WAIVER REQUEST

Pozza Lane

SUMMARY: The applicant is requesting a waiver from the City of Tontitown's Code of Ordinances, Section 153.210 regarding off-street parking and loading.

CURRENT ZONING: C-2 General Commercial-the proposed development meets the current zoning.

CITY 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

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

The applicant is requesting a waiver from the City of Tontitown's Code of Ordinances, Section 153.210 regarding off-street parking and loading. This is regarding 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 more significant.

Variance to Off-Street Parking and Loading:

Section 153.262 Powers and Duties:

(B) To authorize upon appeal, in specific cases, such variance from the terms of this zoning chapter as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of these regulations would result in unnecessary hardship that would deprive the owner of any reasonable use of the land or building involved. **A variance from the terms of these zoning regulations, shall not be granted by the**

Board of Zoning Adjustment unless and until:

- (1) The applicant demonstrates that special conditions and circumstances exist which are peculiar to the land, structure or building involved and which are not applicable to other lands, structures, or buildings in the same district.

Staff's Response: The parking requirement for the mini warehouse falls into the category of warehouse, which requires an estimate of 96 spaces, per code.

that literal interpretation of the provisions of these regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these regulations.

Staff's Response: Applicant has provided a reasonable request for the reduction to the parking requirements and driving aisle.

that special conditions and circumstances do not result from the actions of the applicant.

Staff's Response: The city code needs to be changed to meet parking requirements for just mini storage.

and that granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations to other lands, structures, or buildings in the same district.

Staff's Response: This variance will not convey special privilege to the applicant.

- (2) *No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.*

Staff's Response: There are no nonconforming uses in the surrounding area.

- (3) *The Board of Zoning Adjustment shall further make a finding that the reasons set forth in the application justify the granting of the variance, and that the variance is the minimum variance that will make possible the reasonable use of land, building, or structure.*

Staff Response: Only a small portion of the site is impacted by this request.

- (4) *The Board of Zoning Adjustment shall further make a finding that the granting of the variance will be in harmony with the general purpose and intent of these zoning regulations and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.*

Staff's Response: Granting this variance will not be injurious to the general neighborhood area or detrimental to the public.

- (5) *In granting any variance, the Board of Zoning Adjustment may prescribe appropriate conditions and safeguards that it deems necessary or desirable. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these regulations.*

Staff Response: No additional conditions are recommended currently.

- (6) *Under no circumstances shall the Board of Zoning Adjustment grant a variance to allow a use not permissible under the terms of these zoning regulations in the district involved, or any use expressly, or by implication, prohibited by the terms of these regulations in said district.*

Staff's Response: Granting this request will not allow a use that is not permissible by code.

STAFF RECOMMENDATION:

Staff recommends **APPROVAL** of the applicant's variance request to reduce the number of paved parking areas and drive aisles.