



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: October 24, 2023  
Project: **CUP for Old Oak Warehouse**  
Planner: Mark Latham

### PLANNING COMMISSION AGENDA ITEM

# PH1, PC1

## CONDITIONAL USE PERMIT REQUEST

432 Industrial Drive  
Parcel # 830-37804-000

**SUMMARY:** The applicant is requesting a CUP to construct two warehouses in a General Commercial zone. (C-2)

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

**CITY WARD:** 1- Misty Piazza, Amber Ibarra

**FLOODPLAIN:** No

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

**Water:** Tontitown Water

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

**PROJECT SYNOPSIS:** Request to construct 2 warehouses on current property.

### FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area as L1 (Light Industrial) from the Vision Plan Document adopted by the City Council in June 2023.

***L-1, Light Industrial.** The light industrial zoning district is intended to provide for the development of light intensity industrial uses and their related facilities. Certain commercial and other complementary uses are also permitted. Appropriate standards for the district are designed to assure compatibility with other similar uses and to minimize any conflicts with non-industrial uses located in close proximity to industrial uses. Suitable uses in this district include warehousing, wholesaling, packaging, storage, storage yards, display and such limited manufacturing as does not create a nuisance for residential and commercial neighbors. Adequate and suitable transportation facilities are a necessity to this district. Industrial uses must be screened from more restrictive uses.*

**STAFF ANALYSIS:** This request is compatible with the intended Future Land Use, of the *Future Land Use Map* for this area. The property is expected to maintain an light industrial character and should not disruptive to the overall character of the area.

**153.121 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.*

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

**STAFF ANALYSIS: Yes, this use would be allowed by CUP in C2 Zoning.**

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

**STAFF ANALYSIS: Yes (Pending approval for CUP in C-2 Zoning).**

*(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: Yes, access will be taken from Industrial Drive.**

*(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: This area is currently being used as more of a light commercial area than C-2. There seems to be a reasonable buffer area on the eastside to the apartment complex. T**

*(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**

*(6) The proposed ingress and egress, internal circulation system, location and amount of offstreet parking, loading and pedestrian ways are sufficiently adequate.*

**STAFF ANALYSIS: Generally, the site sketch appears to adhere; Staff will fully evaluate the technical request if this project advances to the Large-Scale Development phase.**

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

**STAFF ANALYSIS: This appears to be addressed in the site sketch; Staff will fully evaluate the technical request if the project advances to the Large-Scale Development phase.**

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

**STAFF ANALYSIS:** Generally, this requested use should not have excessive noise, dust or odor; Staff will fully evaluate the technical request if this project advances to the Large-Scale Development phase. 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 RECOMMENDATION:** Based on the current proposal and the availability of infrastructure to service this requested use, staff recommends approval of the Old Oak Warehouse Conditional Use Permit