



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **July 14, 2020**
Project: **Steelworks Ind. Group**
Planner: Renee Biby

AGENDA ITEM

B

CONDITIONAL USE PERMIT REQUEST

2049 S. Barrington
Parcel # 830-38309-000

SUMMARY: Request to allow a welding or machine shop use in zone **C-2**

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

FUTURE LAND USE CATEGORY: **AG-** Agricultural

PROPOSED USE: Welding or machine Shop

CITY WARD: 3-Tommy Granata, Don Doudna

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Cable: Cox Communications

Natural Gas: Black Hills Energy

PROJECT SYNOPSIS:

This property is owned by Wagner Family Limited Partnership, and the applicant is Steelworx Industrial Group. This project is located within the City Limits of Tontitown, and takes access from S. Barrington Road.

The applicant is proposing to operate in an existing 16,190 sq.ft. building. Welding or Machine Shops are only allowed with a Conditional use Permit in C-2 zoning.

This site is fully developed with paved parking and ample dock space.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Agricultural (AG). From the Vision Plan Document adopted by the City Council in November 2018:

AGRICULTURAL (AG)

The purpose of this category is to preserve rural residential character and active agricultural uses. Parcels generally 5 acres or greater in size.

STAFF ANALYSIS: This site is currently zoned C-2 and has been operating as a business for several years on an existing 1.09 acre site. This proposed Conditional Use will not negatively impact any of the surrounding properties any more so than other uses already allowed by right in a C-2 zoning district.

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.

STAFF ANALYSIS: This site is already developed as a Commercial site and is adequately landscaped to lessen the impact of surrounding residential uses.

(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, Welding and Machines Shops may be considered as a conditional use in C-2 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: The site is fully developed and well landscaped. The Washington County Assessor's Records indicate that the structure was built in approximately 1961 prior to current Code requirements, although it is a grandfathered building, the site is well maintained and adequate for a business location.

(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: The site has been used for commercial purposes for many years. Staff feels that this proposed use is less than others that could be allowed by right and therefore, the health, safety and welfare of the public will be protected.

(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 R-2

East-zoned A

South-zoned R-2

West-zoned R-2

The properties to the North, South and West are Residential zoned properties and used for Agricultural and Residential Estate type purposes. The property to the East is zoned A and used for Agricultural and Estate type purposes. The property owner for this request owns the surrounding properties on all but the East side (across the street).

(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: The building currently exists. If the applicant would like a sign for their business, they will need to apply for a sign permit that meets all City Code Standards prior to installation.

(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: Parking for this use appears to be adequate.

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

STAFF ANALYSIS: The site is fully developed and the landscaping that currently exists is in good condition and well maintained.

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

STAFF ANALYSIS: The applicant has stated that there will be little odor, and that traffic will be light. The site will be used to house three to four employees in the beginning, with hopes to grow the business, with little truck traffic. All truck traffic should occur during business hours only (7:00 a.m. to 6:00 p.m.) No new lighting is proposed.

TECHNICAL INFORMATION:

The site is fully developed. The applicant has agreed to install a fire alarm and heat detection system.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified in person and have signed consents that they are aware of this hearing date and time. Staff has not received any verbal or written comments from the adjoining property owners.

STAFF RECOMMENDATION: Based on the current zoning and proposed use, although not entirely in accordance with the adopted Future Land Use plan, but less intensive than some uses allowable by right, and the availability of services, staff recommends approval of the Steelworks Industrial Group Conditional Use Permit Request to allow a welding or machine shop use within a C-2 zoning.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. The applicant must add one stenciled handicapped parking designation to the existing parking area.
2. If a sign is requested, a sign permit application must be submitted and shall meet Tontitown Code requirements for signs.
3. A fire alarm and heat detection system must be installed prior to Change of Occupancy and Business License Permitting.





