

Community Visioning Session:

On July 10, 2018, the Planning Board hosted a Community Visioning Session at City Hall for members of the public to come and give their input on our draft Master Street Plan and Future Land Use updates that have been in the works for the last six months.

It was a positive reception, with 44 citizens officially signing in to the meeting, and approximately another ten that did not get signed in. Most of the feedback was extremely positive!

The comments we heard most frequently was that the addition of sidewalks and trees to the Master Street Plan was very important to our citizens. Connectivity and adding a diversity of options for future development were also discussed in detail.

The majority of the citizens in attendance were in favor of proceeding with the recommendations made by the Planning Board, with a few leaving comments. Staff will now evaluate those comments and make amendments to the plans for the Planning

Board to review prior to bringing them to the full City Council for vote.

Projects to be heard on the July 31, 2018 Planning Board Meeting:

Ozark Self Storage Large Scale Development and Waiver Request-Located at 569 N. Maestri Road.

This property was rezoned and a Conditional Use Permit application approved to allow for a self-storage facility to be placed in May 2018.

The applicant is now requesting to construct the self-storage facility on approximately 9.3 acres. The applicant is also requesting a waiver from parking regulations. The facility is planned to have 15 storage buildings approximately 8,000 SF each, and one that is approximately 5,000 SF attached to the office/residence with 1996 SF. This is a total of 125,000 SF of storage space.

The waiver is requested for parking because based on current code, 1 space per 1000 SF of storage is required. This would be 125 + parking spaces. Staff agrees with the applicant that this requirement would impede their ability to use the site, and that such a large amount of parking is unnecessary for this type of use.

Plaza Tire Large Scale Development and Waiver Request-Located at the southwest intersection of Henri de Tonti Blvd. and S. Maestri Road

This property is zoned C2, and the applicant is requesting a use allowed by right in that zoning.

Plaza Tire LSD is requesting to construct a 6300 SF building for light vehicle and tire servicing.

They are also requesting a waiver to reduce some of the parking requirements in order to better align cross connection to the adjacent site.

No public hearings, but both Waiver Requests will be required to be ratified by the City Council if approved by the Planning Board.

Building Department:

Staff has been finding instances where proper permits have not been pulled for new construction (electrical, mechanical, plumbing permits that must be pulled with a license under the main Building Permit). There have also been several instances where the inspection card and box have been misplaced or destroyed and had to be replaced. Therefore, we are going to begin a program that uses a series of stickers so that the Building Inspector can quickly identify if proper permits have been pulled while onsite. Staff is requesting that the fee schedule be updated to reflect a charge for replacing the new stickers or the permit card and box. One additional change to the fee schedule is proposed to charge for waivers as they require additional staff time and appear to have been erroneously left off of the last fee schedule revision.

Water/Sewer Department:

The water department will be collecting samples this week to be tested for Lead & Copper. Tontitown is on a reduced monitoring schedule due to the low results of the samples collected in the past. We are only required to test for Lead & Copper once every three years. When results are available, they will be mailed to the customers that participate in the sampling.

This Thursday, July 19th, a pre-bid meeting will be held for the water transmission line project at 10:00 a.m. Thursday afternoon at 3:00 p.m., a pre-bid meeting will be held for the water tank project. The bid opening for both projects will occur the following Thursday, July 26th, at 2:30 p.m. and 3:00 p.m. respectively.

The water meter changeout project is still ongoing. However, we anticipate final completion by the second week of August.