



City Engineer – Terry Carpenter
City Planner – Jeff Hawkins
City Attorney – Harrington-Miller
Public Works Director – James Clark
Code Enforcement Officer – Brett Freeland

Planning Board
Darrell Watts, Chairman
Rocky Clinton, Vice Chairman
Gene McCartney, Secretary
Susan Sedberry, Member
Jim Miller, Member

Planning Board Agenda

November 22nd, 2016

7:00 P.M.

Tontitown City Hall

235 East Henri De Tonti Boulevard

Tontitown, Arkansas

- 1. Meeting Call to Order**
- 2. Roll Call**
- 3. Approval of Agenda**
- 4. Approval of Minutes**
 - a. October 25th, 2016 Planning Board Meeting
 - b. October 25th, 2016 Planning Board Public Hearing
- 5. Comments from Citizens**
- 6. Old Business**
- 7. New Business**
 - a. Conditional Use Request – City of Tontitown – Water Tower – 153.024
 - b. Rezone Request – GCC Mid Continent Concrete
 - c. Waiver Request – GFB Investments LLC – Adjacent to 585 Jean Mary
- 8. Reoccurring Items and Items for Review**
 - a. Review of Approved Projects & Expirations
 - b. Review Building Activity
 - c. Bader / Lee Property Line Adjustment
 - d. Victory Church – Lot Split
- 9. Review Items for Placement on City Council Agenda**
 - a. Rezone request – GCC Mid Continent Concrete – C2 to I-2
- 10. Comments from Board Members**
- 11. Meeting Adjourned**



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Planning Board Minutes

October 25th, 2016

7:00 P.M.

Tontitown City Hall

235 East Henri De Tonti Boulevard

Tontitown, Arkansas

1. Meeting Call to Order

2. Roll Call

Gene and Jim were absent

3. Approval of Agenda

Susan motion to approve Second by Rocky Motion Passes

4. Approval of Minutes

a. **September 27th, 2016 Planning Board Meeting**

b. **September 27th, 2016 Planning Board Public Hearing**

Rocky motion to approve both A & B Second by Susan Motion Passes

5. Comments from Citizens- None

6. Old Business

7. New Business

a. **Rezone Request – Charles and Joyce Miller**

No representation was present for the zoning request.

Rocky motion to decline the rezoning request Second by Susan Motion Passes

8. Reoccurring Items and Items for Review

a. **Review of Approved Projects & Expirations**

Reference website for detailed report

b. **Review Building Activity**

Reference website for detailed report

9. Review Items for Placement on City Council Agenda

a. **Rezone request – Charles and Joyce Miller**

Report Planning Board action

10. Comments from Board Members

11. Meeting Adjourned- Rocky motion to adjourn Second by Susan All in favor

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**Planning Board Public Hearing Minutes
October 25th, 2016
7:00 p.m.
Tontitown City Hall
235 E Henri de Tonti Blvd
Tontitown AR**

1. Meeting Call to Order

2. Roll Call

Gene and Jim were absent

3. Approval of Agenda

Susan motion to approve Second by Rocky Motion Passes

4. Comments from Citizens

Brent Smith and Marquita Taldo wanted to know if Morsani Road was going to be used as an access road, because the property on Morsani Road is zoned residential and would rather the potential buyers use Hwy. 412 as the only access.

5. New Business

a. Rezone Request – Charles & Joyce Miller

Parcel # 830-37711-000

Address: Unaddressed parcel located between 907 and 829 West Henri de Tonti Boulevard

**Current Zoning: C-2 – General Commercial (4.69 acres)
and R-3 Medium Density Residential (1.31 acres)**

Proposed Zoning: C-2 General Commercial

Proposed land use: Narrative:

The current owners (Charles & Joyce Miller) of Washington County Parcel #830-37711-000, an unaddressed parcel located between 907 and 829 East Henri de Tonti Boulevard, request a rezoning of a portion of said property. Currently, the northern 4.69 acres is zoned C-2 and the southern 1.31 acres is zoned R-3. The applicant requests that the portion that is currently R-3 be rezoned to C-2 to conform to the zoning of the majority of the property. The property is currently in the process of being transferred to Jacob Tankersley of GB Group Construction.

The purpose of this request is to allow the development of a self-storage facility, which is not permitted in the R-3 zoning.

The proposed development will be adjacent to Countryside John Deere dealership to the West, Paramount Metals to the Northeast, and a residential property to the Southeast. The development will conform in nature of appearance and use to the two adjacent commercial properties. In relation to the residential property, there is an existing row of trees to screen the development, and the required landscaping as part of the Large Scale Development will be provided to further offset any differences in appearance and visibility. The increase in traffic will not substantially differ from the surrounding

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commercial developments. The access point will be on the North end of the property, off of Highway 412. There will be no access point from Morsani Avenue to the south. It is not known at this time specifically what kind of signage will be provided, but it will be on the Northern portion of the property, and will conform to all City of Tontitown regulations and requirements. It will most likely be a monument sign.

Water and sewer are readily available to the property via an existing 12" Sewer Main and an existing 6" Water Main, both in an existing Utility Easement on the northern part of the parcel.

Move to the regular scheduled Planning Meeting

6. Review Items for Placement on City Council Agenda

7. Comments from Board Members

8. Meeting Adjourned- Susan motion to adjourn Second by Rocky All in favor

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on Tuesday, November 22nd, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding a

Conditional Use request for: City of Tontitown
Property Location: a one-acre parcel (830-37696-000 Tract 2)
located NE corner of City Shop Building on W Henri de Tonti Blvd.
Current Zoning – R-3 Medium Density Residential

The common description of the property is:
Unaddressed vacant land.

Proposed Land Use Narrative:
Water Tower

The public is invited to attend and participate.
Tontitown codes are available online at www.tontitown.com.

To be published one (1) time on Sunday Nov 6th, 2016

Please direct any questions regarding this request to:
Planning Department at 479-361-2700.

Please send bill and proof-of-publication to:

City of Tontitown
Attn: Planning Department
P.O. Box 305
Tontitown, AR 72770

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on Tuesday, November 22nd, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding a

Rezone request for: GCC Mid-Continent Concrete
Property Location: a ten-acre parcel (830-37702-000) located on N. Pianalto Road.
Current Zoning – C2 General Commercial
Requested Zoning – I-2 Heavy Industrial District

The common description of the property is:

Unaddressed vacant land, located on East side of N Pianalto Rd

Proposed Land Use Narrative:

Said property is currently zoned C-2 and would require re-zoning to I-2 to accommodate locating a Ready-Mix Batch plant on said site. Said property would be used for the purpose of mixing and delivering Concrete Products for the rapidly growing construction market in NWA. GCC plans to locate six Mixer Trucks on site and would require additional truck traffic for the purpose of delivering raw materials on a daily basis. GCC plans to place 1 (4'x8') sign on Pianalto Rd. GCC Mid-Continent will install and maintain a state of the art Ready-Mix Plant that will further the growth of the community of which we will be a member for many years. Our intent is to make this site a Shining Star for GCC and the Community.

The public is invited to attend and participate.

Tontitown codes are available online at www.tontitown.com.

To be published one (1) time on Sunday Nov 6th, 2016

Please direct any questions regarding this request to:
Planning Department at 479-361-2700.

Please send bill and proof-of-publication to:

City of Tontitown
Attn: Planning Department
P.O. Box 305
Tontitown, AR 72770

Planning

From: Waiver Application <manager@tontitown.com>
Sent: Tuesday, November 15, 2016 10:31 AM
To: planning@tontitownar.gov; pwdirector@tontitownar.gov
Subject: Waiver - next to 585 Jean mary, WA 0002025

Site Address: next to 585 Jean mary

Parcel #: 830-37833-000

Acreage: 1.38

Zoning: ~~D-1~~ C-2

Lot-Block:

Building Size (sq ft) - Existing:

Building Size (sq ft) - Proposed:

Date existing structure was built:

Who is the primary contact? Representative

Code Section: 152-'148(b)

Narrative: The applicant seeks a one-year waiver of the requirement for hard surface parking. The property is intended to be used as parking for a neighboring existing business. The property will require substantial fill that is likely to settle and damage hard surface parking until settling ceases. Use as gravel surfaced parking for one year will assist in settling and reduce the likelihood of damage once it is hard surfaced.

Owner Information

GFB Investments, LLC

1428 E. Mission Blvd.

Fayetteville, AR 72701

Phone: 479-246-1670

Cell Phone:

Fax:

Representative Information

Bill Watkins

EXHIBIT "A"

§ 152.148 ACCESS AND PARKING REQUIREMENTS.

This section is intended to implement access management standards of the City of Tontitown. These regulations apply to all new development and construction.

(A) *Curb cuts.*

(1) *City approval.* Property owners desiring access to, or curb cuts off of city streets, not associated with an approved large scale development plan or subdivision, must obtain a letter of approval from the Public Works Director.

(2) *Width.* Ingress-egress openings in concrete, asphalt, or other street curbing, commonly referred to as "curb cuts" shall be not less than 24 feet nor more than 40 feet in width for nonresidential uses unless approved by the Planning Department.

(3) *Distance from intersections.* Curb cuts or access points shall be no closer than 100 feet measured from the right-of-way of intersecting collector streets to the center line of the drive, and no closer than 250 feet measured from the right-of-way of an intersection involving a principal or minor arterial to the center line of the drive. Exceptions may be made where lot size or geometry may prohibit these requirements.

(4) *Offset.* Either the centerline of opposing nonresidential driveways shall align, or shall be offset no less than 75 feet. This condition shall not apply where a permanent median exists without break for these driveways.

(5) *Number of curb cuts permitted.* Unless otherwise specified by this chapter, the maximum number of curb cuts for each property shall be two.

(6) *Distance between curb cuts.* The minimum distance between drives shall be 25 feet.

(7) *Curb radius.* To ensure safe turn movements, turning radii for commercial drive curb cuts should be at least 15 feet for curb cuts along streets designated on the City of Tontitown's Master Street Plan. Exceptions may be granted through a waiver to the Planning Commission for shorter radii in the downtown area and for larger radii needed where there may be a need to accommodate truck traffic.

(B) *Entrance/exit and parking design.* Landscaping, curbing, or other approved barriers shall be provided along boundaries to control entrance and exit of vehicles or pedestrians. All parking facilities, except those serving single-family detached and two-family dwellings shall be designed so that all existing movements onto a public street are in a forward motion.

(1) Any off-street parking area shall be paved with a sealed surface pavement and maintained to prevent dust resulting from continued use. The parking area should be arranged as efficiently as possible, be so graded and drained as to dispose of all surface water accumulated in the area, and shall be so arranged and marked as to provide for orderly and safe parking and storage of vehicles.

(C) *Subdivision access.* All residential subdivision development contiguous to a collector, minor, or principal arterial street shall orient frontage to a local street, and back the project, without access to the said major streets. All subdivisions with 30 or more lots shall have two access points.

(D) *Joint and cross access.*

(1) *Major traffic generators.* Adjacent commercial or office properties classified as major traffic generators (i.e., shopping plazas, office parks), shall provide a cross access drive and pedestrian access to allow circulation between sites.

(2) *Techniques.* A system of joint use driveways and cross access easements as shown in

existing driveways will be closed and eliminated after construction of the joint-use driveway.

(c) *Maintenance agreement.* Record a joint maintenance agreement with the deed defining maintenance responsibilities of property owners.

(E) *Reduction in separation distance.* The City Engineer may reduce required separation distance of access points where they prove impractical, provided all of the following requirements are met:

(1) Joint access driveways and cross access easements are provided wherever feasible in accordance with this section.

(2) The site plan incorporates a unified access and circulation system in accordance with this section.

(3) The property owner shall enter a written agreement with the City of Tontitown, recorded with the deed, that pre-existing connections on the site will be closed and eliminated after construction of each side of the joint use driveway.

(F) *Waivers.* The City Engineer or Planning Commission may modify or waive the requirements of this section where the characteristics or layout of abutting properties would make development of a unified or shared access and circulation system impractical.

(G) *Nonconforming access features.*

(1) *Existing.* Permitted access connections in place as of the date of the adoption of this chapter that do not conform with the standards herein shall be designated as nonconforming features and shall be brought into compliance with applicable standards under the following conditions:

(a) When new access connection permits are requested;

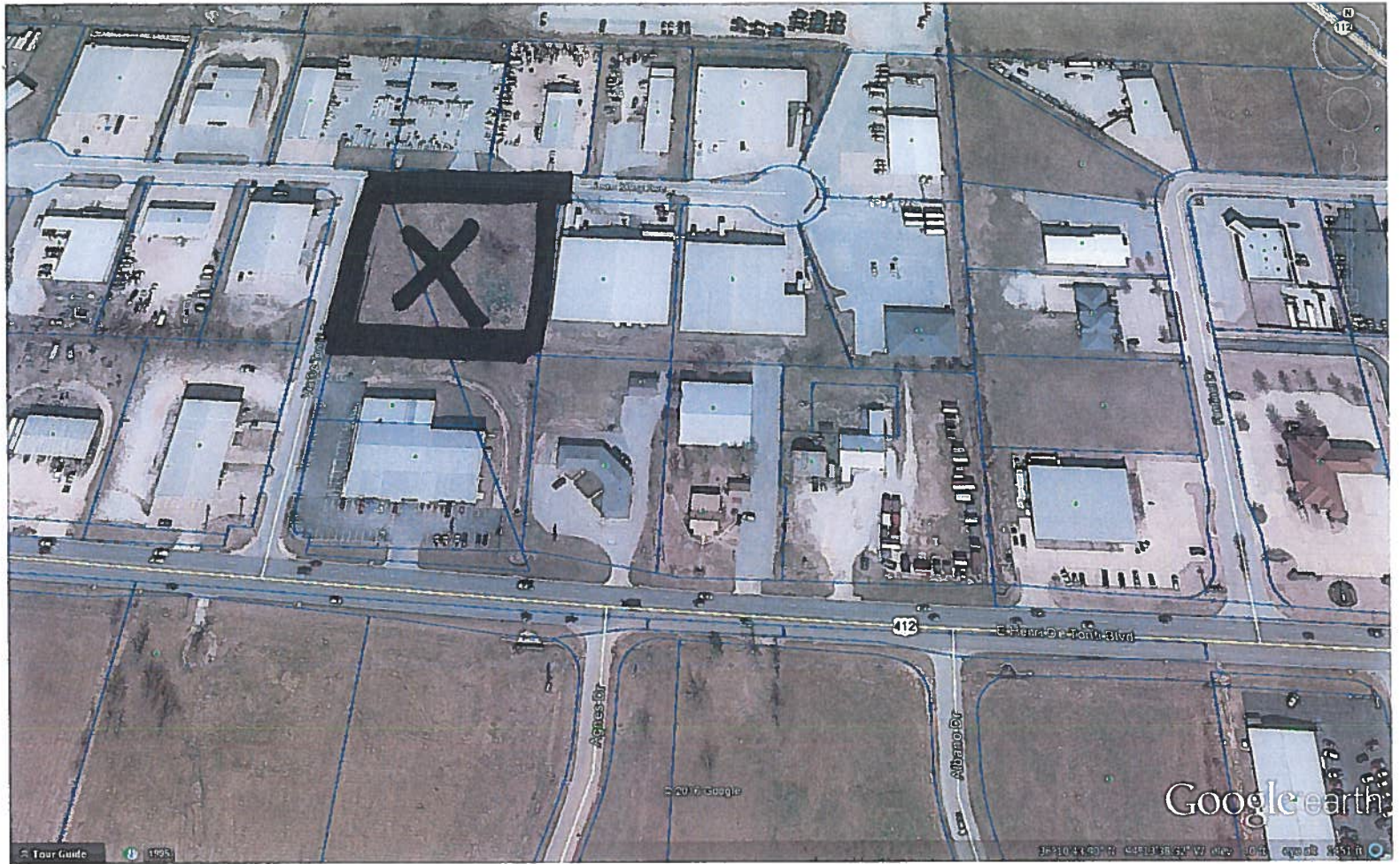
(b) Substantial enlargements or improvements;

(c) Significant change in trip generation; or

(d) As roadway improvements allow.

(2) *Discontinued use.* If the principal activity on a property with nonconforming access features is discontinued for a consecutive period of 180 days then that property must thereafter be brought into conformity with all applicable connection spacing and design requirements, unless otherwise exempted by the City Engineer. For uses that are vacant or discontinued upon the effective date of this chapter, the 180-day period begins on the effective date of this chapter.

(Ord. 2013-04-417, passed 4-2-13; Am. Ord. 2013-09-440, § 152.1000.9, passed 9-3-13; Am. Ord. 2014-12-488, passed 12-2-14; Am. Ord. 2015-07-530, passed 7-21-15)



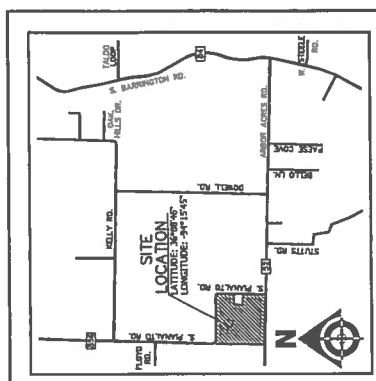
**Waiver - GFB Investments LLC
Adjacent to 585 Jean Mary
Site Plan**

Approved_Projects_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
Mathias LSD	May 26, 2015	November 26, 2015	Construction Started
			11/21/2016 11:12

As of 11/21/2016

Building Activity Report:	YTD - 2016	YTD - 2015	Variance
RESIDENTIAL VALUATION	\$ 24,573,471.86	\$ 12,884,434.79	\$11,689,037.07
COMMERCIAL VALUATION	\$ 6,149,258.05	\$ 37,522,642.83	(\$31,373,384.78)
RESIDENTIAL PERMIT FEES	\$ 99,990.57	\$ 54,384.42	\$45,606.15
COMMERCIAL PERMIT FEES	\$ 11,224.35	\$ 93,857.22	(\$82,632.86)
PLAN CHECK FEE	\$ 4,498.85	\$ 26,615.90	(\$22,117.04)
CRAFT TRAINING TAX	\$ 2,591.32	\$ 17,823.26	(\$15,231.94)
Electrical	\$ 4,792.00	\$ 7,369.33	(\$2,577.33)
Mechanical	\$ 5,444.53	\$ 3,058.94	\$2,385.59
Plumbing	\$ 4,451.83	\$ 5,339.44	(\$887.61)
Certificate of Occupancy	\$ 9,250.00	\$ 3,750.00	\$5,500.00
Other	\$ 3,250.33	\$ 3,508.24	(\$257.91)
Total Fees Assessed	\$ 196,743.78	\$ 189,090.84	\$7,652.95



PARCEL NO. 830-38352-000
 PARENT TRACT DESCRIPTION:
 A PART OF THE NW1/4 OF THE SW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 31 WEST, ARKANSAS COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SE CORNER OF SAID NW1/4 OF THE SW1/4 A 5/8" IRON PIN FOUND BEARS S02°59'05"W 24.00'; THENCE ALONG THE SOUTH LINE OF SAID NW1/4 OF THE SW1/4 N87°23'24"W 1320.54 FEET TO THE SW CORNER OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE WEST LINE OF SAID NW1/4 OF THE SW1/4 N03°00'19"E 1326.78 FEET TO THE NW CORNER OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE NORTH LINE OF SAID NW1/4 OF THE SW1/4 S87°20'20"E 1320.54 FEET TO THE EAST LINE OF SAID NW1/4 OF THE SW1/4; THENCE ALONG THE EAST LINE OF SAID NW1/4 OF THE SW1/4 S11°31'09"W 230.43 FEET; THENCE S81°56'23"E 287.20 FEET TO THE EAST LINE OF SAID NW1/4 OF THE SW1/4; THENCE ALONG SAID EAST LINE S02°59'05"W 579.78 FEET TO THE POINT OF BEGINNING, CONTAINING 38.69 ACRES, MORE OR LESS, SUBJECT TO THE RIGHT-OF-WAY OF S. PINNALTO RD., AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

We, the undersigned, owners of the real estate shown and described herein, do hereby certify that we have had set, placed, and substituted one or more iron pins in the ground at the points of beginning and along the lines of the subdivision, and the location of the same is shown on said plat.
 Date of Execution: _____
 Name and Address: _____
 Page: _____

Pursuant to the City of Tonitown Subdivision Regulations and all other conditions and approvals having been completed, this subdivision is hereby approved for recordation. The City of Tonitown hereby certifies that the subdivision is in compliance with its subdivision regulations and regulations.
 Date of Execution: _____
 Name and Address: _____
 City of Tonitown: _____
 Mayor: _____
 Recorder / Treasurer: _____
 City of Tonitown: _____

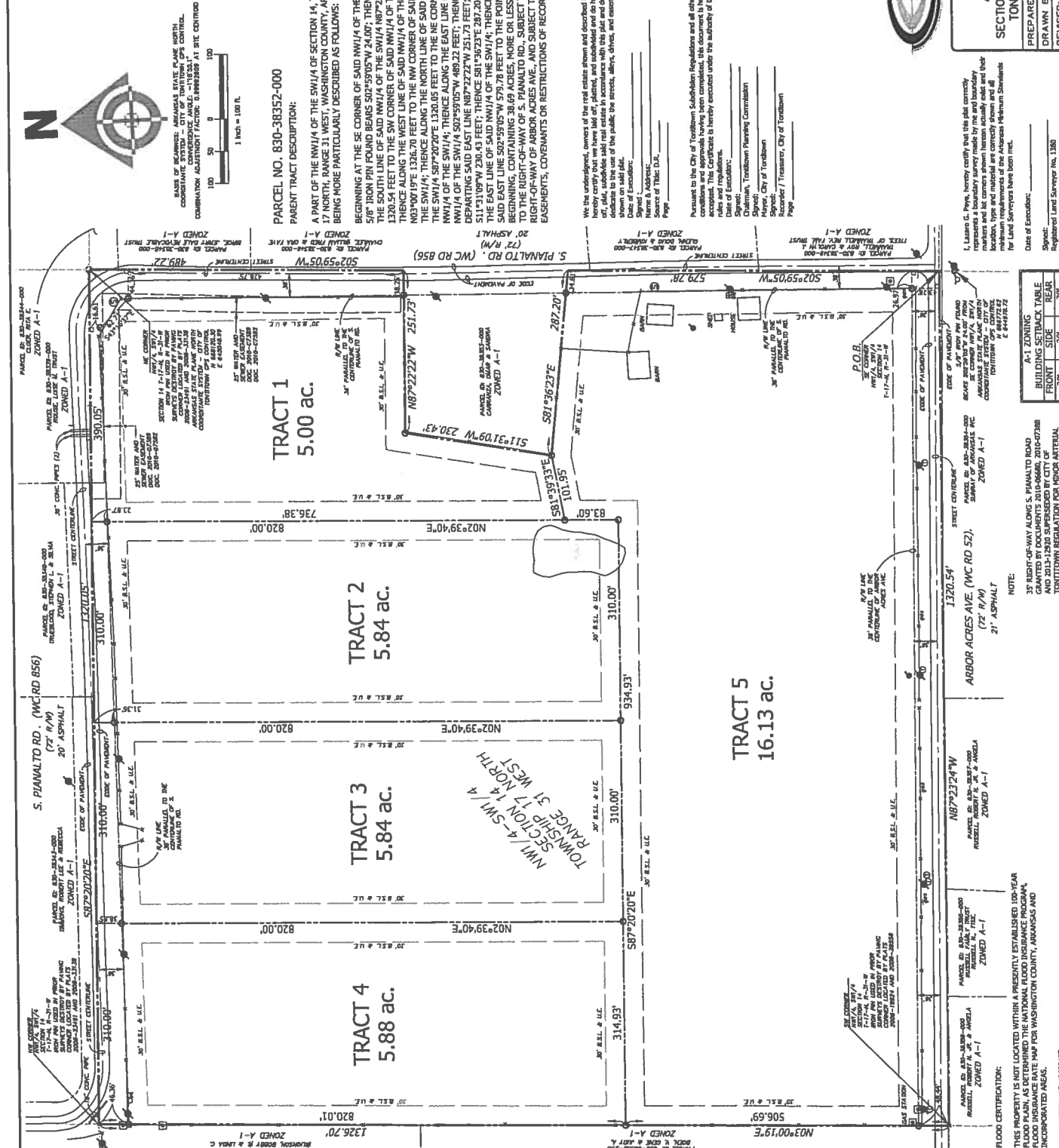
OWNER:
 VICTORY CHURCH NWA, INC.
 P.O. BOX 6594
 SPRINGDALE, AR 72766

STATE RECORDING NUMBER: 509-17H-318-6-14-148-72-1380

PAYA INC.
 288 BRIGHT ROAD - CAVE SPRING, AR - 72718
 (501) 684-8126
 mclathrop@paya.com



TRACT SPLIT
 A PART OF THE NW1/4 OF THE SW1/4
 SECTION 14, TOWNSHIP 17 NORTH, RANGE 31 WEST
 TONITOWN, WASHINGTON COUNTY, ARKANSAS
 PREPARED FOR: VICTORY CHURCH NWA, INC.
 DRAWN BY: LP SCALE: 1" = 100' DATE: November 3, 2016
 REMISED: LP DWS: 18003_SPLT SHEET: 1 OF 1



I, Laura C. Paya, hereby certify that this plat correctly shows the location of the corners and boundaries of the real estate shown and described herein, and that the same are true and correct as shown on this plat.
 Date of Execution: _____
 Name and Address: _____
 City of Tonitown: _____
 Recorder / Treasurer: _____
 City of Tonitown: _____

FLOOD CERTIFICATION:
 THIS PROPERTY IS NOT LOCATED WITHIN A PRESENTLY ESTABLISHED 100-YEAR FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS.
 MAP NUMBER: 05AC0008
 REVISION DATE: MAY 16, 2008

A-1 ZONING	
BUILDING SETBACK TABLE	
FRONT	30'
REAR	30'

NOTE:
 35' RIGHT-OF-WAY ALONG S. PINNALTO ROAD AND 2013-1300 SUPERSEDED BY CITY OF TONITOWN REGULATION FOR MINOR ARTERIAL STREETS OF 75 FEET RIGHT-OF-WAY.

35' R/W LINE CONTINUES TO THE NORTH ALONG S. PINNALTO RD. CONTINUES TO THE SOUTH ALONG S. HARBOR ACRES AVE. CONTINUES TO THE EAST ALONG S. PINNALTO RD. CONTINUES TO THE WEST ALONG S. HARBOR ACRES AVE.

35' R/W LINE CONTINUES TO THE NORTH ALONG S. PINNALTO RD. CONTINUES TO THE SOUTH ALONG S. HARBOR ACRES AVE. CONTINUES TO THE EAST ALONG S. PINNALTO RD. CONTINUES TO THE WEST ALONG S. HARBOR ACRES AVE.

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