

The Tontitown Planning Board will meet on:  
**Tuesday, December 27<sup>th</sup>, 2016 at 7:00 PM**  
at City Hall to hear all those who wish to be heard regarding:

**1. Rezone Request – Potts family LLC; One Twelve LLC**

Type: Re Zone Request  
From: R-3 – Medium Density Residential  
To: C-1 - Neighborhood Commercial, to include entire parcel less one area in the NW corner staying as R-3 (Medium Density Residential)  
For: Potts Family LLC; One Twelve LLC  
Properties located:  
Parcel #: 830-38032-000  
Acreage: 8.62

The common description of the property is:

Vacant Land, West side of HWY 112 North, West of Har-Ber Avenue.

Proposed land use: Narrative:

There are not any proposed sales of the property at this time. Future development.

**2. Conditional Use - St Joseph's Child Care**

Type: Conditional Use  
The common description of the property is:  
192 E Henri de Tonti Blvd.-Parish Education Center  
Proposed land use: Narrative:

Child care facility within the existing Parish Education Center

**3. Rezone Request – Hindman, Alyce and Bill Roberts**

Type: Re-Zone Request:  
From: A-1 – Agricultural – Density – One dwelling per 5 acres  
To: R-E – Residential Estate – Density – One dwelling per 2 Acres

Properties location: Unaddressed – Ardemagni Rd  
Parcel: # 830-37979-009 & 830-37983-000

**4. Variance Request – David Peachee – Tontitown Winery**

Variance Request: Code 153.047 ( C ), (2), Minimum setback requirements  
Project Name: David Peachee – Tontitown Winery  
Properties location: 335 N Barrington Road

PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on:

**Tuesday, December 27<sup>th</sup>, 2016 at 7:00 PM** at City Hall to hear all those who wish to be heard regarding:

Type: Re Zone Request

From: R-3 – Medium Density Residential

To: C-1 - Neighborhood Commercial, to include entire parcel less one area in the NW corner staying as R-3 (Medium Density Residential)

For: Potts Family LLC; One Twelve LLC

Properties located:

Parcel #: 830-38032-000

Acreage: 8.62

The common description of the property is:

Vacant Land, West side of HWY 112 North, West of Har-Ber Avenue.

Proposed land use: Narrative:

There are not any proposed sales of the property at this time. Future development.

The public is invited to attend and participate.

Tontitown codes are available online at [www.tontitown.com](http://www.tontitown.com).

To be published one (1) time on December 1<sup>st</sup>, 2016.

Please direct any questions regarding this request to:

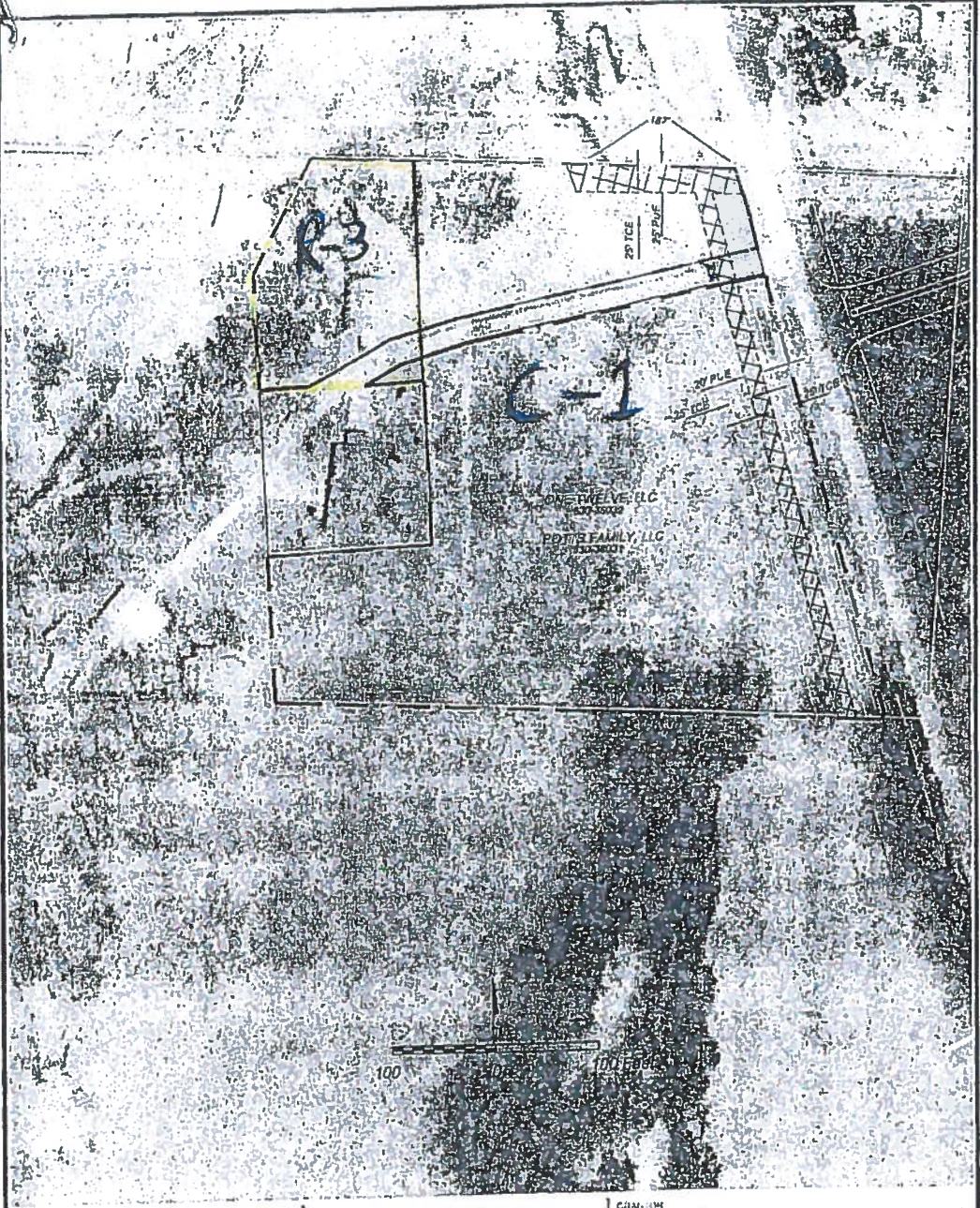
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer

P.O. Box 305

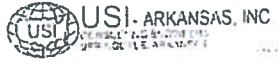
Tontitown, AR 72770

Copy



EAST-PRATT DIMENSION ONLY - NOT A SURVEY PLAT

CRAN-1146  
ONE TWELVE, LLC & POTTS FAMILY, LLC  
Washington County, Arkansas



TRACT NUMBER	PARCEL NUMBER	DRAWN	CHKD	SHEET
L-13	633-38031-90 633-35332-190	LRG	TWC	1/1

REZONING NARRATIVE – 112 PROPERTY; PARCEL 830-38032-000; OWNED BY: Potts Family LLC & One  
Twelve LLC

- A. The current zoning is R-3 Residential; The requested zoning change is C-1, Commercial, with the exception of the 1+/- acre in the NW part of the property (See attached sketch). We are proposing to leave this acre zoned R-3; The property is currently owned by Potts Family LLC and One Twelve LLC; There are no proposed sales of the property at this time;
- B. The requested zoning is for appraisal, loan and planning purposes. We are currently refinancing the property and the bank has requested the property be rezoned for commercial use, to be in line with the Tontitown Land Use Plan Map, which indicates commercial zoning is indicated for much of the subject property. We are also in discussions with developers, and are working on designs for a professional / medical office type development. Other possibilities are restaurant type usage on the frontage. The NW 1+/- acre would remain for a triplex, providing a buffer between offices and the residential land to the west. At the present time, no definite plans are in place, as we are waiting for the area to further develop.
- C. Again, The Tontitown Land Use Plan Map indicates commercial zoning is expected for much of the subject property The Highway 112 corridor, between Har-Ber Avenue and Highway 112 has largely been speculative for the past several years. Over the last 2 years, properties have begun to change hands and some are being developed, which most of the new development being commercial and multi-family residential being the most prominent. Commercial and multi-family properties have recently been constructed in the southern part of this area, with more development anticipated, including a church. While the current land use plan map indicates triplex type residential use is expected for the back part of the property, we believe professional / medical type office would be more aesthetically appealing, as well as providing office space which is currently needed in the area. Also, the topography to the west of the property would provide a natural barrier for properties to the west. The subject property's location at the intersection of Har-Ber Avenue and 112 also lends itself to commercial / office development. The property across the street to the northeast, which is in the Springdale City Limits, is projected to be used for commercial purposes. Basically, we expect the Highway 112 corridor between Har-Ber Avenue and 112 to be developed for commercial purposes. Again, multi-plex type development would currently be allowed, however, we believe there is a bigger need for professional type offices in the area, and would be more aesthetically appearing than multi-family. The property would relate to surrounding properties in the following ways:

1. Use: Again, we do not have a definite use for the property at this time. Professional Office, Church, Multi-Family and other types of light commercial would all be feasible as the area develops;
  2. Traffic: The property is located at a stoplight on Highway 112, which would allow for additional traffic;
  3. Signage: No signage is proposed at this point;
  4. Appearance: Again, no changes are proposed at this time.
- D. Water/Sewer: There is an existing 15" gravity main that runs along the east side of the property as well as an existing 8" water line just to the east of the sewer line.
- E. Waiver of Rights and remedies: Attached

## PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on Tuesday, December 27<sup>th</sup>, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding a:

Conditional Use: Child care facility within the existing Parish Education Center  
Project Name: St Joseph's Child Care  
Properties location: 192 E Henri de Tonti Blvd.

The public is invited to attend and participate.  
Tontitown codes are available online at [www.tontitown.com](http://www.tontitown.com).

To be published one (1) time on Monday December 5<sup>th</sup>, 2016.

Please direct any questions regarding this request to:  
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer  
P.O. Box 305  
Tontitown, AR 72770





# Bates & Associates, Inc.

Civil Engineering & Surveying

7230 S Pleasant Ridge Dr. / Fayetteville, AR 72704

PH: 479-442-9350 \* FAX: 479-521-9350

[www.batesnwa.com](http://www.batesnwa.com)

DECEMBER 6, 2016

PLANNING COMMISSION  
CITY OF TONTITOWN  
201 E. HENRI DE TONTI BOULEVARD  
TONTITOWN, AR 72770

Dear Commissioners,

The current owners (Alyce Hindman and Bill Roberts) of Washington County Parcels #830-37979-009 & #830-37983-000, both unaddressed parcels located on Ardemagni Road, request a rezoning of this property. Currently, the parcels are zoned A-1. The applicant requests that the parcels be rezoned to R-E.

The intent of the property owners is to eventually split this land to get 3 parcels, with each parcel being owned by a member of their family. One tract is to remain with Alyce Hindman and her father Bill Roberts, the second tract is to be deeded to Alyce's brother Calton Roberts, and the third tract is to be deeded to Alyce's daughter and her husband Nate and Stephanie Middleton.

The purpose of this rezoning request is to make the property able to have 3 houses on it. In the current A-1 zoning, there is one dwelling unit allowed per every 5 acres. The proposed R-E zoning allows 1 dwelling unit per every 2 acres, which would fit our client's intentions for this property.

This rezoning request would have minimal impact on the land and surrounding properties. Only 3 houses are proposed for this 10 acre piece of land. There would not be a significant increase in the traffic to this property with 3 single family homes on it. No signage is proposed for this rezoning, or the future tract split of this land. The open, natural appearance of this land would be maintained, and 3 future homes would fit into the use of the surrounding properties.

Water is readily available to the property via an existing 6" water main on the west side of Ardemagni Road. There is no city sewer in this area, so any proposed houses would need individual septic systems.

Please see the attached Rezoning Exhibit for further information regarding this request, and contact Bates & Associates with any questions or concerns.

Sincerely,

Justin Reid  
**Bates & Associates, Inc.**



## PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on Tuesday, December 27<sup>th</sup>, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding a:

Variance Request: Code 153.047 ( C ), (2), Minimum setback requirements  
Project Name: David Peachee – Tontitown Winery  
Properties location: 335 N Barrington Road

The public is invited to attend and participate.  
Tontitown codes are available online at [www.tontitown.com](http://www.tontitown.com).

To be published one (1) time on December 8<sup>th</sup>, 2016.

Please direct any questions regarding this request to:  
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer  
P.O. Box 305  
Tontitown, AR 72770

## PUBLIC HEARING NOTICE

The Tontitown Planning Board will meet on Tuesday, December 27<sup>th</sup>, 2016 at 7:00 PM at City Hall to hear all those who wish to be heard regarding a:

Variance Request: Code 153.047 ( C ), (2), Minimum setback requirements  
Project Name: David Peachee – Tontitown Winery  
Properties location: 335 N Barrington Road

### Request Narrative:

We would like to request a variance to build in an easement. The building would attach to the north side of our existing main building and extend to the edge of the right of way, approximately 30 feet. There is currently another building to the west of this building site that is in this easement and extends to the same right of way. This area would be used for indoor seating and possibly light baking.

The public is invited to attend and participate.  
Tontitown codes are available online at [www.tontitown.com](http://www.tontitown.com).

To be published one (1) time on December 8<sup>th</sup>, 2016.

Please direct any questions regarding this request to:  
James Clark (Public Works Director) 479-361-2700

Please send bill and proof-of-publication to: Recorder-Treasurer  
P.O. Box 305  
Tontitown, AR 72770