



### Planning Board

Darrell Watts – Chairman  
Rocky Clinton-Vice-Chairman  
Jim Miller-Secretary  
Susan Sedberry-Member  
Ken Robertson-Member

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

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### ***Planning Board Public Hearing***

Date: March 28<sup>th</sup>, 2017

Time: 7:00 p.m. – Tontitown City Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

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1. **Planning Board Meeting Call to Order**

2. **Roll Call**

3. **New Business**

**Rezone Request: Maestri Farm LLC**

**From: Dual Zoning C-2 General Commercial and R-3 Medium Density Residential**

**To: R-3 Medium Density Residential**

4. **Comments from Citizens on Maestri Farm LLC rezone request**

5. **Meeting Adjourned**

12-11-11

12-11-11



**NOTICE OF INTENT TO REZONE**

Maestri Farm LLC has requested The Tontitown Planning Commission to set a public hearing date to consider rezoning the following property

***From: Dual Zoning C-2 -General Commercial and R-3 Medium Density residential***  
***To: R-3 Medium Density Residential.***

The legal description of the property is as follows:

PT NW SE 2.75 A. FURTHER DESCRIBED FROM 2010-25995 AS: The West Half (W 1/2) of the East Half (E 1/2) of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section Two (2) in Township Seventeen (17) North of Range Thirty-one (31) West, containing five (5) acres, more or less, Washington County, Arkansas. A part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of Section 2, Township 17 North, Range 31 West, Washington County, Arkansas, being more particularly described as follows: Commencing at the Northeast corner of said NW 1/4 of the SE 1/4, thence North 89 degrees 37'37" West 159.55 feet to the point of beginning; thence South 01 degrees 00'29" West 596.91 feet; thence North 88 degrees 35'59" West 164.76 feet; thence North 0 degrees 59'08" East 593.95 feet; thence South 89 degrees 37'37" East 165.00 feet to the point of beginning, containing 2.25 acres, more or less.

The common description of the property is: 994 W Morsani Avenue

Proposed land use: Residential

The public hearing will be held March 28<sup>th</sup>, 2017 at 7:00 p.m. It will be held at 235 E. Henri DeTonti Blvd.

This notification is in response to the requirement that all property owners within 200 feet of said property must be notified. If you wish to express any comments about the requested rezoning, you may respond by the following methods:

1. Attend the public hearing and express your views.
2. Express your opinion in writing to The Planning Commission. You may mail this to: City of Tontitown Planning Department, P.O. Box 305, Tontitown, AR 72770. Email to [planning@tontitownar.gov](mailto:planning@tontitownar.gov)
3. Use the bottom of this form to express your opinion by checking the appropriate box. (This may also be delivered or mailed to the above address.)

For more information, you may call the Planning Department at (479) 361-2700.

- I/we have no objections to the rezoning.  
 I/we object to the rezoning because:

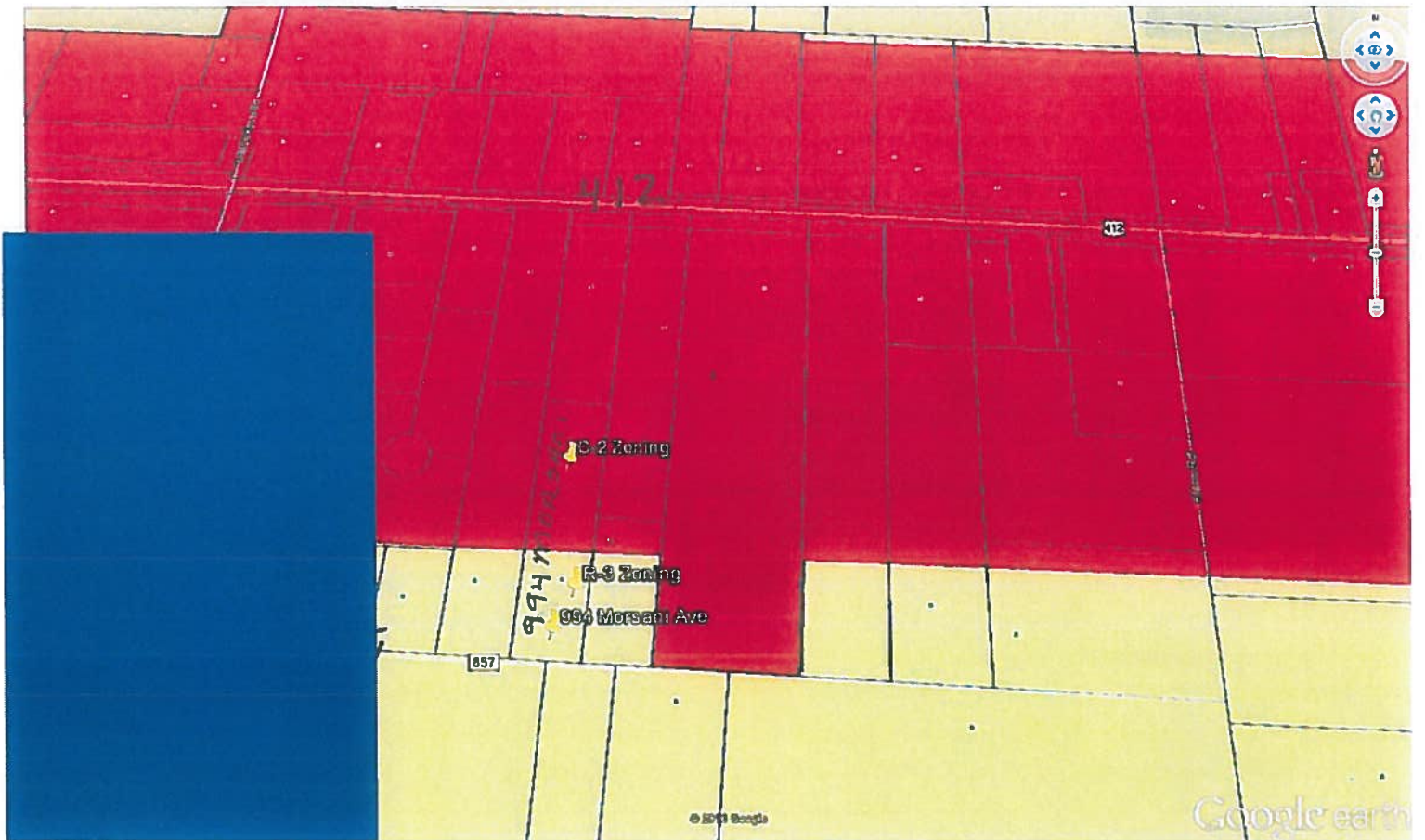
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\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature







### Planning Board

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Jim Miller-Secretary  
Susan Sedberry-Member  
Ken Robertson-Member

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

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### ***Planning Board Agenda***

Date: March 28<sup>th</sup>, 2017

Time: 7:00 p.m. – Tontitown City Hall, 235 East Henri de Tonti Boulevard, Tontitown Arkansas

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1. **Planning Board Meeting Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
  - a. February 28<sup>th</sup>, Planning Board Minutes
  - b. February 28<sup>th</sup>, Planning Board Public Hearing Minutes
4. **Comments from Citizens**
5. **Old Business**
6. **New Business**
  - a. **Maestri Farm LLC – Re-Zone Approval**
  - b. **Liberty Avenue – Final Plat Approval with conditions:**
    - i. **Final approved by City Engineer, Donated Assets, Maintenance Bond, and Certificate of Completion**
  - c. **Thomson Warehouse LSD Approval with final revisions**
  - d. **Edwards Commercial LSD Approval with final revisions**
7. **Reoccurring Items and Items for Review**
  - a. **Review of Approved Projects & Expirations**
  - b. **Review Building Activity**
  - c. **Schedule Planning Board Workshop, review of Chapter 153 updates.**
8. **Review Items for Placement on City Council Agenda**
  - a. **Maestri Farm LLC – Rezone Request**
9. **Comments from Board Members**
10. **Meeting Adjourned**







### Planning Board

Darrell Watts – Chairman  
Rocky Clinton-Vice-Chairman  
Jim Miller-Secretary  
Susan Sedberry-Member  
Ken Robertson-Member

City Engineer-Terry Carpenter  
City Planner-Jeff Hawkins  
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### ***Planning Board Meeting Minutes***

Date: February 28<sup>th</sup>, 2017

Time: 7:00 p.m. – Tontitown city Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

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**1. Planning Board Meeting Call to Order**

**2. Roll Call**

All but Susan Sedberry were present

**3. Election of Officers**

Darrell Watts- Chairman

Rocky Clinton- Vice Chairman

Ken Robertson- Member

Susan Sedberry- Member

Jim Miller- Member

Ken motion of approve officers positions Second by Jim Motion Passes

**4. Approval of Agenda**

Ken motion to approve agenda Second by Jim Motion Passes

**5. Approval of Minutes**

a. January 24<sup>th</sup>, 2017 Planning Board Meeting

Ken Motion to approve last month's minutes Second by Rocky Motion Passes

**6. Comments from Citizens**

Brian Disney – also representing other residents,( Debbie Corter, Landon Mathews, Michael Wood, David Allen) have expressed their concerns in regards to the South Point Subdivision, those concerns include density of houses, landscaping, lot size, fencing, privacy, noise/light pollution, sewer, fire and police staffing.

The residents have come up with some proposals for the developer which was present and happy to hear what they had in mind.

Mr. Wolf wanted the board to know his property was rezoned without any notification. This was addresses at the last C.O.W. meeting.

**7. Old Business- None**

**8. New Business**

a. Approval - Conditional Use Request – Jason Collins – 1050 Reed Valley Rd - Roasterie

**Rocky Motion to approve Second by Jim Motion Passes**

**b. Approval – Rezone Potts Family Trust-One Twelve LLC**

**Jim motion to approve Second by Rocky Motion Passes**

**c. Approval – Updates to Chapter 153 Section 153.007 – 153.041 – 153.046**

**Rocky motion to approve updates Second by Ken Motion Passes**

**d. Sign Ordinance – Chapter 153 Section 153.140 – 153.150 – Justin Eichmann**

**The city attorney will be sending suggestion to the city for review at in a work session, and the sign ordinances cleaned up.**

**e. Approval Burton Warehouse – LSD – Jared Inman, Jorgensen**

- i. Determine Design Standards (152.151) Applicability Street Frontage, and side requirements per E.5 Wall Articulation.**

**Rocky motion to approve LSD Second by Jim Motion Passes**

**f. Approval South Pointe – Phase 11 - Preliminary Plat**

**Reference audio for full detailed discussion.**

**Ken motion to approve S. Point Phase II as presented Second by Rocky Motion Passes**

**9. Reoccurring Items and Items for Review**

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

**Reference website for detailed report located on page 65 of the planning agenda packet.**

**b. Review Building Activity**

**Reference website for detailed report located on page 67 of the planning agenda packet.**

**c. Distribution of Code books. Chapter 153 for review.**

**Jeff Hawkins will be available after reviewing chapter 152,153,155 of the planning and zoning code book which were distributed at the meeting. Work sessions will to be scheduled.**

**10. Review Items for Placement on City Council Agenda**

**a. Rezone Potts Family Trust-One Twelve LLC**

**b. Updates to Chapter 153 Section 153.007 – 153.041 – 153.046**

**11. Comments from Board Members**

**Rocky addressed Mr. Wolf that unfortunately there was nothing this body could do to change his situation, but will address the way residents are notified so it doesn't happen in the future.**

**The work sessions will possibly be scheduled sometime this month.**

**12. Meeting Adjourned- Jim motion to adjourn Second by Ken All in favor**



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 Public Hearing Minutes  
February 28<sup>th</sup>, 2017  
7:00 p.m.  
Tontitown City Hall  
235 E Henri de Tonti Blvd  
Tontitown AR**

- 
- 1. Planning Board Public Hearing Call to Order**
  - 2. Roll Call**  
**All but Susan Sedberry were present**
  - 3. New Business**

- a. **Conditional Use request for:**  
Jason Lee Collins  
1050 Reed Valley Road  
Fayetteville AR 72702

**Narrative:**

It is my intention to start a small artisan roasterie using the second two car basement garage. Roasting coffee beans has long been a hobby of mine and I hope to use my knowledge and make a little extra income by roasting beans for local coffee shops in the area. I estimate that I will be roasting two days a week for about three hours a day. The bean roaster I will use will not admit any odor that would be intrusive to my neighbors due to the small size of the roaster. I will not put up any signs. I will not have customers at my home. I will not make any structural changes to my home. The activities will be conducted within the confines of my home. I will not be hiring employees. This type of occupation is not listed under appendix C of prohibited home occupations. I will be finishing my second garage to insure it is suitable for coffee roasting. I appreciate your consideration and approval of my home occupation.

Best Regards,  
Jason Lee Collins

**Comments from Citizens – On Conditional Use Request for Jason Lee Collins**

**Jason Collins was present to answer any questions**

- b. **Rezone Request – Potts Family Trust – One Twelve LLC**

**Rezone Request**

**From : R-3 Medium Density Residential**

**To: C-1 - Neighborhood Commercial, to include entire parcel less 1+/- acre in the NW corner staying as R-3 (Medium Density Residential) and less 1+/- acre in the SW corner staying R-3 (Medium Density Residential).**

**See Attachment # 2.1 and 2.2**

**Comments from Citizens – On Rezone Request for Potts Family Trust/One Twelve LLC**

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



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Jim Miller, Member

Paul Colvin commented that the Potts family agrees to the rezoning map that is in tonight's packet and a letter from the Potts Family LLC stating they are willing to leave sections R-3 as is.

**c. Updates to Chapter 153 – Zoning Regulations**

- i. Section 153.007 - Definitions of terms and uses**
- ii. Section 153.041 – Classification of districts**
- iii. Section 153.046 – Residential Districts**

Reference the city website for updated changes.

See Attachment # 3

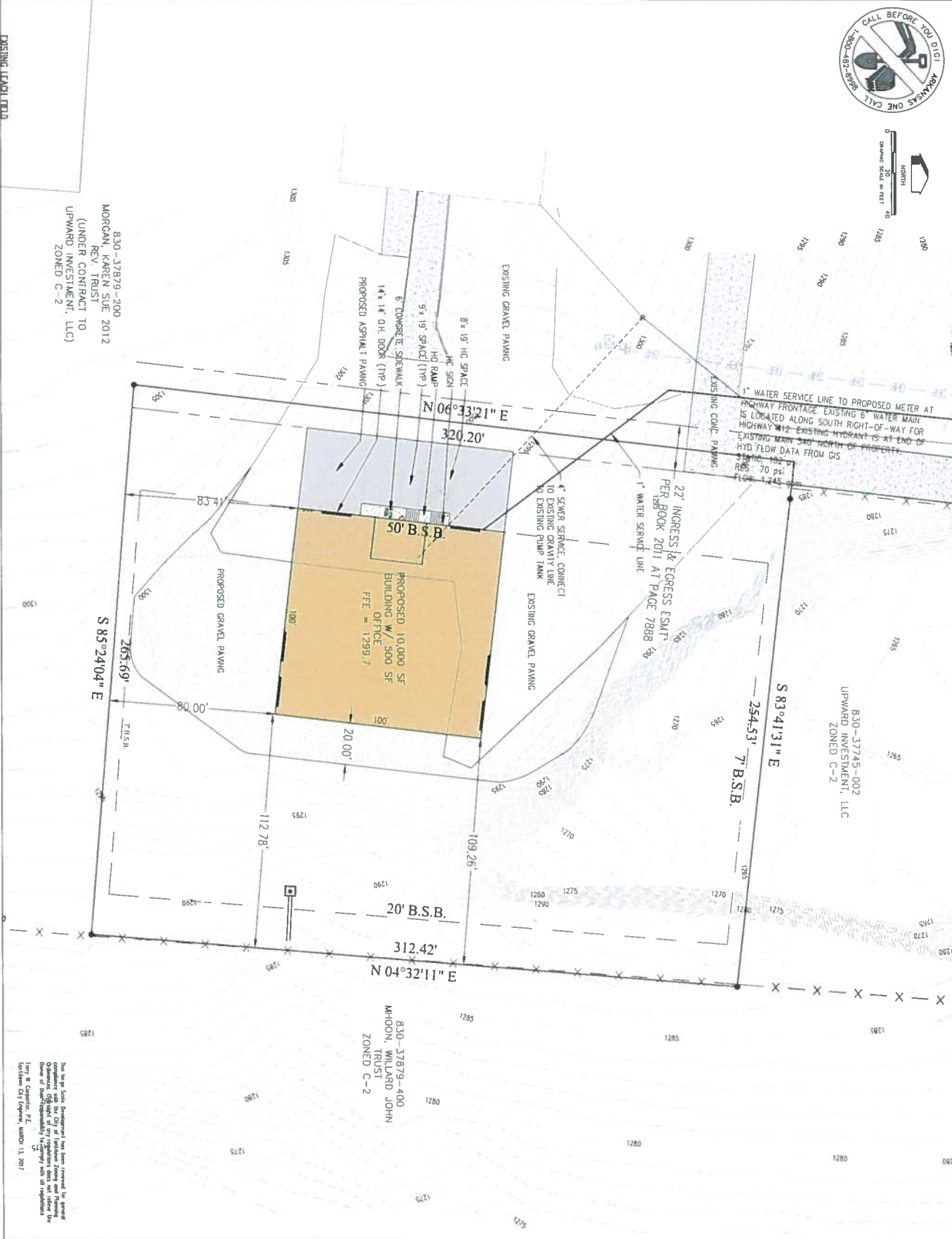
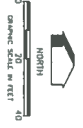
**Comments from Citizens – On Updates to Chapter 153.007 – 153.041 – 153.046**

None

**4. Meeting Adjourned**







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PROJECT NO 17-004

03

**Bates & Associates, Inc.**  
 www.batesandassociates.com  
 Civil Engineering & Surveying  
 7228 S. Pleasant Ridge Drive Phone: 479.442.9359 • Fax: 479.521.9359  
 Fayetteville, Arkansas 72704

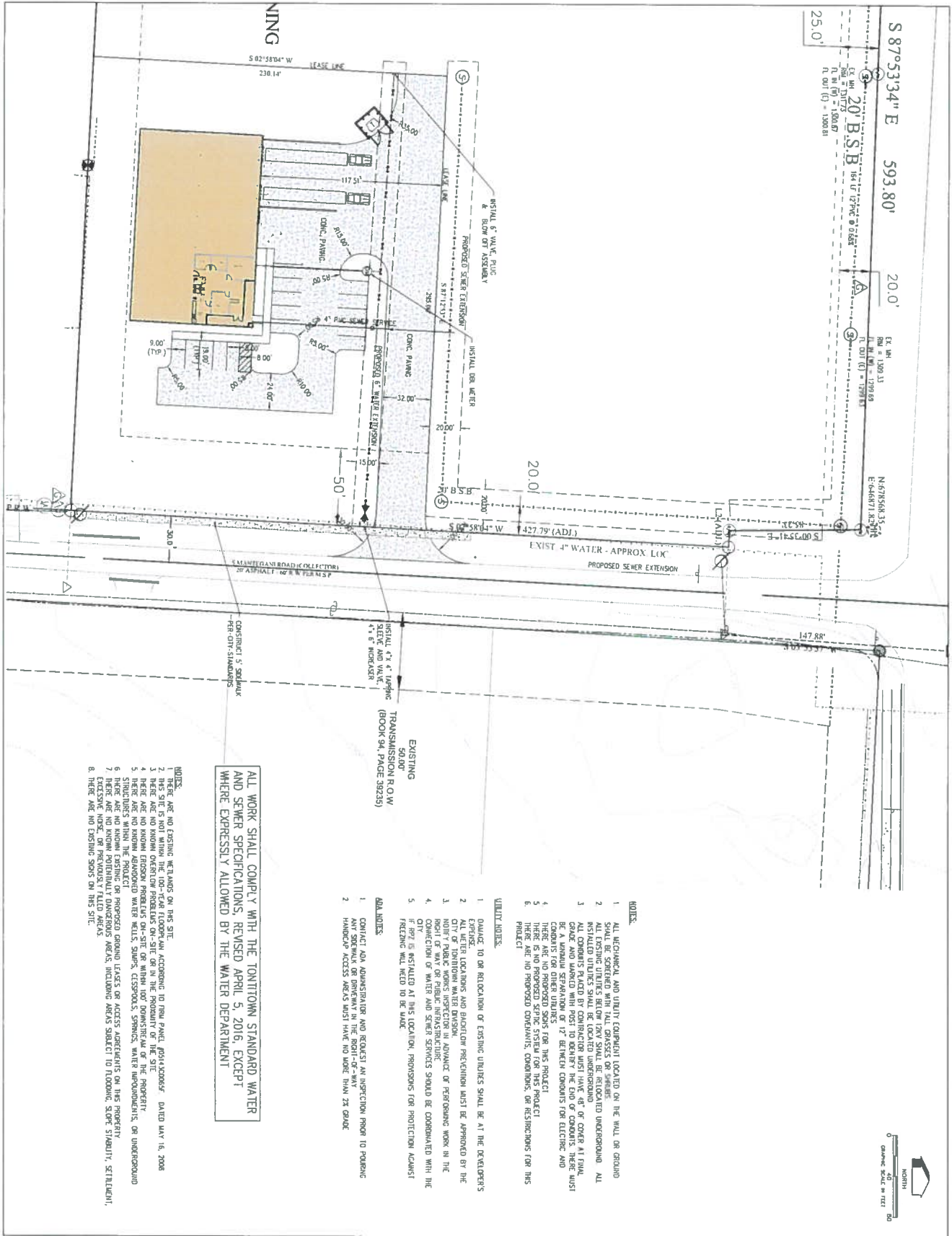
THOMSON OFFICE & STORAGE  
 LARGE SCALE DEVELOPMENT PLANS  
 SITE PLAN  
 TONTITOWN, ARKANSAS

REVISIONS	DATE
1ST SUBMITTAL	3/20/17
REVISED PER CITY COMMENTS	3/22/17

ENGINEER: C. BATES  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF ARKANSAS  
 LICENSE NO. 1410  
 BATES & ASSOCIATES, INC.  
 7228 S. PLEASANT RIDGE DRIVE  
 FAYETTEVILLE, AR 72704  
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ALL WORK SHALL COMPLY WITH THE TONTITOWN STANDARD WATER AND SEWER SPECIFICATIONS, REVISED APRIL 5, 2016, EXCEPT WHERE EXPRESSLY ALLOWED BY THE WATER DEPARTMENT

- NOTES:**
1. THERE ARE NO EXISTING UTILITIES ON THIS SITE.
  2. THERE ARE NO EXISTING UTILITY RECORDS FOR THIS SITE.
  3. THERE ARE NO KNOWN OVERFLOW PROBLEMS ON-SITE OR IN THE VICINITY OF THE SITE.
  4. THERE ARE NO KNOWN EROSION PROBLEMS ON-SITE OR WITHIN 100' DOWNSTREAM OF THE PROPERTY.
  5. THERE ARE NO KNOWN UNSATURATED WATER TABLES, SINKS, CREEKS, SPRINGS, WATER IMPOUNDMENTS, OR UNDERGROUND STORAGE TANKS ON-SITE OR WITHIN 100' OF THE PROPERTY.
  6. THERE ARE NO KNOWN EXISTING OR PROPOSED GROUND LEAKS OR ACCESS AGREEMENTS ON THIS PROPERTY.
  7. THERE ARE NO KNOWN POTENTIALLY CONTAMINATED AREAS, INCLUDING AREAS SUBJECT TO FLOODING, SLOPE STABILITY, SETTLEMENT, EXCESSIVE MOISTURE, OR PREVIOUSLY FALLEN TREES.
  8. THERE ARE NO CASINO SITES ON THIS SITE.

- NOTES:**
1. ALL MECHANICAL AND UTILITY EQUIPMENT LOCATED ON THE WALL OR GROUND SHALL BE SPECIFIED WITH FULL GRASSES OR SPRINGS.
  2. ALL MECHANICAL AND UTILITY EQUIPMENT SHALL BE LOCATED UNDERGROUND. ALL INSTALLED UTILITIES SHALL BE LOCATED UNDERGROUND.
  3. ALL CONDUITS PLACED BY CONTRACTOR MUST HAVE 48" OF COVER AT FINAL GRADE AND MARKED WITH POSTS TO DENOTE THE END OF CONDUITS. THERE MUST BE A BONDING SEPARATION OF 12" BETWEEN CONDUITS FOR ELECTRICAL AND COMMUNICATIONS.
  4. THERE ARE NO PROPOSED SPONGE SYSTEMS FOR THIS PROJECT.
  5. THERE ARE NO PROPOSED SEPTIC SYSTEMS FOR THIS PROJECT.
  6. THERE ARE NO PROPOSED CONTAMINANTS, CONDITIONS, OR RESTRICTIONS FOR THIS PROJECT.
- UTILITY NOTES:**
1. DAMAGE TO OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S RISK.
  2. ALL UTILITY LOCATIONS AND BENCHMARK PRECISION MUST BE APPROVED BY THE CITY OF TONTITOWN WATER DIVISION.
  3. NOTICE TO PUBLIC WORKS INSPECTOR IN ADVANCE OF PERFORMING WORK IN THE CITY OF TONTITOWN.
  4. CONNECTION OF WATER AND SEWER SERVICES SHOULD BE COORDINATED WITH THE CITY OF TONTITOWN.
  5. IF RFI IS INSTALLED AT THIS LOCATION, PROVISIONS FOR PROTECTION AGAINST FLOODING WILL NEED TO BE MADE.
- ADA NOTES:**
1. CONTACT ADA ADMINISTRATOR AND REQUEST AN INSPECTION PRIOR TO POURING ANY SIDEWALK OR DRIVEWAY IN THE RIGHT-OF-WAY.
  2. HANDICAP ACCESS AIDS MUST HAVE NO SLOPE GREATER THAN 2% GRADE.

PROJECT NO 16-108

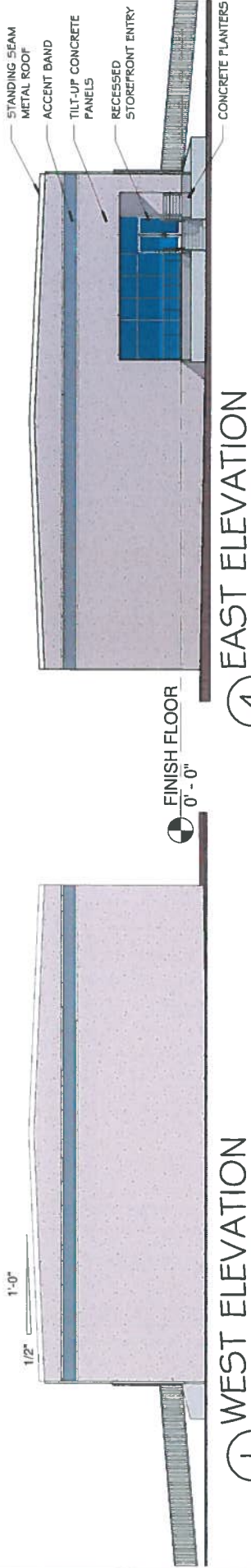
**Bates & Associates, Inc.**  
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 Fayetteville, Arkansas 72704  
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EDWARDS COMMERCIAL  
 LARGE SCALE DEVELOPMENT PLANS  
 SITE PLAN  
 TONTITOWN, ARKANSAS

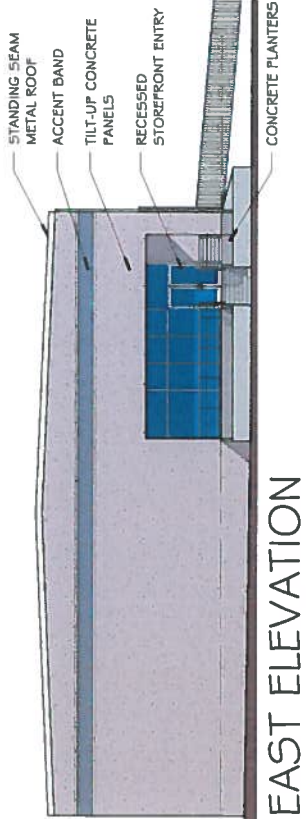
REVISIONS	DATE
1ST SUBMITTAL	03/07/17
REVISED PER CITY COMMENTS	03/22/17

**CERTIFICATE OF PROFESSIONAL ENGINEER**  
 STATE OF ARKANSAS  
 REG. NO. 1610016-108  
 PROJECT NO. 16-108  
 DATE: 03/22/2017  
 PROJECT: EDWARDS COMMERCIAL LARGE SCALE DEVELOPMENT PLANS SITE PLAN  
 ENGINEER: [Signature]  
 Copyright © 2017 Bates & Associates, Inc.

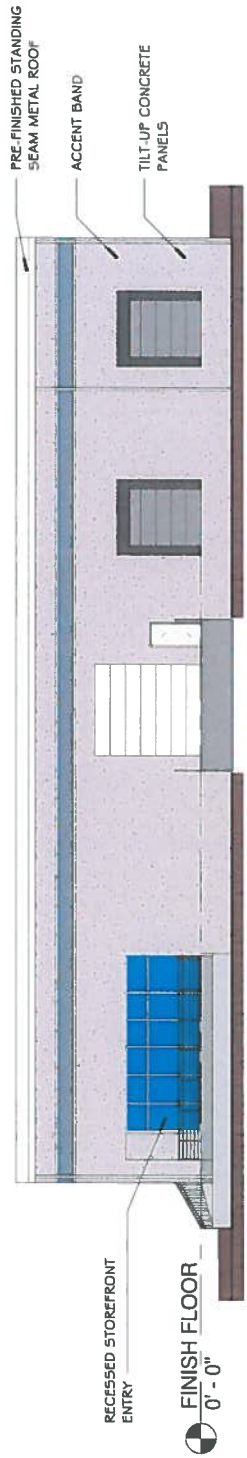




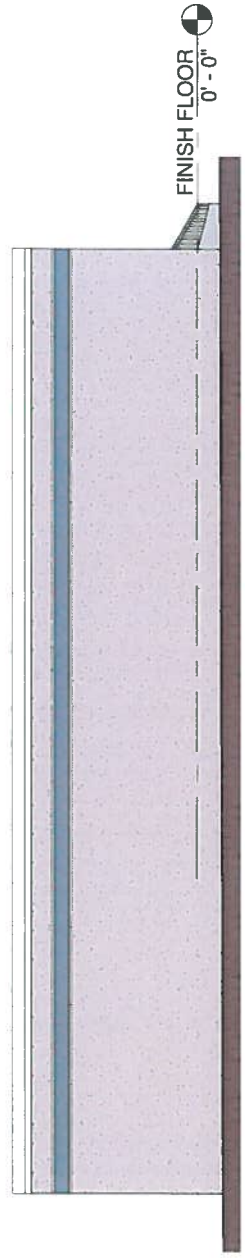
① WEST ELEVATION  
SCALE = 1/16" = 1'-0"



④ EAST ELEVATION  
SCALE = 1/16" = 1'-0"




③ NORTH ELEVATION  
SCALE = 1/16" = 1'-0"



② SOUTH ELEVATION  
SCALE = 1/16" = 1'-0"

**KEY ARCHITECTURE INC**

P.O. BOX 748    FAYETTEVILLE, ARKANSAS 72702  
PH: 479.444.5555    FAX: 479.441.1445



**KAI**

NEW 10,000 SF WAREHOUSE FOR EDC  
S. MANTEGANI RD.  
TONTITOWN, ARKANSAS

Project number	03/07/17
Date	A0.1
Drawn by	Author
Checked by	Checker

Scale 1/16" = 1'-0"





8.a Approved\_Projects\_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
Admiral Moving LSD	May 24, 2016	November 24, 2016	In Construction
Paschall Heating and Air	June 28, 2016	December 28, 2016	In Construction
Tontitown Self Storage LSD	December 27, 2016	June 27, 2017	
Freedom Fellowship LSD	December 27, 2016	June 27, 2017	In Construction
Ozark Sportsman supply LSD	December 27, 2016	June 27, 2017	In Construction
South Point Subdivision-Phase I	December 27, 2016	June 27, 2017	In Construction
Burton Warehouse	February 28, 2017	August 28, 2017	
South Point Subdivision-Phase II	February 28, 2017	August 28, 2017	3/28/2017 8:08



Building Activity Report:			YTD - 2017	# Permits	YTD - 2016	Variance
RESIDENTIAL VALUATION	\$ 10,647,645.60	34		\$ 5,491,711.14	\$5,155,934.46	
COMMERCIAL VALUATION	\$ 2,795,553.20			\$ 600,011.68	\$2,195,541.52	
RESIDENTIAL PERMIT FEES	\$ 43,889.11	165		\$ 23,074.20	\$20,814.91	
COMMERCIAL PERMIT FEES	\$ 7,949.48	121		\$ 529.02	\$7,420.46	
Other Permits	\$ 11,310.80	404		\$ 8,414.45	\$2,896.35	
<b>Total Fees Assessed</b>	<b>\$ 85,349.43</b>			<b>\$ 32,017.66</b>	<b>\$53,331.77</b>	

