



### **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***

#### ***Agenda***

Date: April 25<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 Agenda**
4. **Comments from Citizens on Chapter 153 – Zoning Regulations Update**
5. **Comments from Board Members**
6. **Meeting Adjourned**





### Planning Board

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

Date: April 25<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 Agenda**
4. **Approval of Minutes**
  - a. March 28<sup>th</sup>, 2017 Planning Board Meeting Minutes
  - b. March 28<sup>th</sup>, 2017 Planning Board Public Hearing Minutes
  - c. April 17<sup>th</sup>, 2017 Planning Board Workshop, Public Hearing, and Meeting Minutes
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**
  - a. **Bolder Coffee - LSD**
  - b. **Waiver Request – Hidden Valley Estates – Preliminary Plat**
  - c. **Hidden Valley Estates - Preliminary Plat**
  - d. **Venezia Piazza – LSD**
  - e. **Approval of changes to Chapter 153 – Zoning Regulations**
8. **Reoccurring Items and Items for Review**
  - a. **Review of Approved Projects & Expirations**
  - b. **Review Building Activity**
9. **Review Items for Placement on City Council Agenda**
  - a. **Changes to Chapter 153 – Zoning Regulations**
10. **Comments from Board Members**
11. **Meeting Adjourned**





### Planning Board

Darrell Watts – Chairman  
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### ***Planning Board Minutes***

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**

Same as prior

**3. Approval of Agenda**

Ken motion to approve Second by Jim Motion Passes

**4. Approval of Minutes**

- a. February 28<sup>th</sup>, Planning Board Minutes
- b. February 28<sup>th</sup>, Planning Board Public Hearing Minutes

Ken motion to approve Second by Jim Motion Passes

**5. Comments from Citizens- Phil Johnson with "The Edge Tour" - a walk through production housed in a 20,000 sq. ft. air inflated structure that focuses on the result of choices among teenagers and young adults. The reality theater depicts what can happen as a result of good and bad decisions, from drinking and driving to suicide. Groups of 25-30 enter the production every four and half minutes and enjoy a 45 minute walk through experience.**

Address is 112 N. on the Victory Church property.

A special meeting is scheduled for April 17<sup>th</sup> at 6:00pm to allow enough time for application process, public notice, police and setup.

**6. Old Business- None**

**7. New Business**

**a. Maestri Farm LLC – Re-Zone Approval**

Susan motion to Move to next City Council Meeting for a vote Second by Ken Motion Passes

**b. Liberty Avenue – Final Plat Approval with conditions:**

- i. Final approval by City Engineer, Fire Marshal, Public Works Director, Donated Assets, Maintenance Bond, and Certificate of Completion

Ken motion to approve with conditions Second by Susan Motion Passes

**c. Thomson Warehouse LSD Approval with final revisions from City Engineer and Fire Marshal**

Brett Watts with Bates and Associates was present to answer any questions.

Susan motion to approve with final revisions Second by Jim Motion Passes

- d. Edwards Commercial LSD Approval with final revisions from City Engineer and Fire Marshal  
Susan motion to approve with final revisions from James Clark Second by Jim Motion Passes  
Rocky was present**

**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**
- c. Schedule Planning Board Workshop, review of Chapter 153 updates.  
Monday April 17<sup>th</sup> at 6:00 following the special meeting, a brief review on chapter 153. Will try to complete by the next City Council Meeting and have a working copy for planning board.**

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

- a. Maestri Farm LLC – Rezone Request**

**10. Comments from Board Members- None**

**11. Meeting Adjourned-All in Favor**



### Planning Board

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Ken Robertson-Member

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

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

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

---

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

**2. Roll Call**

Rocky will be late the rest was present

**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**

**Move to the regular planning meeting**

**4. Comments from Citizens on Maestri Farm LLC rezone request- None**

**5. Meeting Adjourned**





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### ***Planning Board Workshop***

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

### ***Planning Board Meeting Minutes***

Date: April 17<sup>th</sup>, 2017

Time: 6:00 p.m. – Tontitown City Hall, 235 east Henri de Tonti Boulevard, Tontitown Arkansas

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#### **1. 6:00 p.m. Planning Board Workshop Meeting Call to Order**

**Discussion of Chapter 153 – Zoning Regulations**

**6:55 p.m. Adjourn**

#### **2. 7:00 p.m. Planning Board Public Hearing**

##### **a. Roll Call**

**All members present**

##### **b. Conditional Use Request – Victory Church – The Edge**

**Terry Hinshaw and Phil Johnson were present to answer any questions.**

##### **c. Comments from Citizens on Conditional Use Request for Victory Church**

**None**

#### **3. Public Hearing Adjourn**

#### **4. 7:00 p.m. Planning Board Meeting**

##### **5. Roll Call**

**All members present**

##### **6. Approval of Agenda**

##### **7. Comments from Citizens**

##### **8. Old Business**

**a. N/A**

##### **9. New Business**

##### **a. Approval Conditional Use Permit – Victory Church**

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

##### **7. Reoccurring Items and Items for Review**

**a. N/A**

##### **8. Review Items for Placement on City Council Agenda**

a. N/A

**9. Comments from Board Members**

None

**10. Meeting Adjourned**

Rocky motion to adjourn Second by Susan Motion Passes

**11. Continued workshop - Discussion of Chapter 153 – Zoning Regulations**











# Waiver

## Application & Checklist

Planning Board Approval required.

Office Use Only:

Permit #: 2017-04-04-83 Fee: \$ N/A  
 Approved by: \_\_\_\_\_  
 Approved Date: \_\_\_\_\_

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Board of Adjustment agenda until the application is completed and required information is provided.

Property Information	Address	<u>BAUSENER ROAD</u>	Project Description	What Code Section are you requesting a waiver from?	<u>90.400.8</u>
	Parcel No.	<u>830-37919-000</u>		STREET LENGTH	<u>1,180' + F</u>
	Zoning:	<u>R-3</u>		Building Size (square feet):	
	Lot-Block	<u>      </u>		Existing	<u>N/A</u> Proposed <u>N/A</u>
	Acreage	<u>12.03</u>		Date existing structure was built	<u>N/A</u>

Owner	Name	<u>BADER HOMES</u>	Phone	<u>479-601-2153</u>	<input type="checkbox"/> Select if this is the primary contact
	Address	<u>1583 TALBO LOOP</u>	Fax	_____	
	City, State, Zip	<u>TONTITOWN, AR 72770</u>	E-mail	_____	

Representative	Name	<u>RANDY BITCHET / STEADFAST</u>	Phone	<u>479-841-7142</u>	<input checked="" type="checkbox"/> Select if this is the primary contact
	Address	<u>12081 CENTERPOINT CHURCH</u>	Fax	<u>479-846-0296</u>	
	City, State, Zip	<u>PRAIRIE GROVE, AR 72753</u>	E-mail	<u>rritchey@pgtc.com</u>	

**Property Owner/ Authorized Agent:** I certify that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions on approval.

Signature [Signature] Date 4/4/2017

**Property Owner/ Authorized Agent:** I certify that I am the owner of the property this is the subject of this application and that I have read this application and consent to its filing. (If signed by the authorized agent, a letter from the property owner must be provided indicating that the agent is authorized to act on his/her behalf.)

Signature [Signature] Date 4/04/17

Staff Use Only	Date Application Submitted	_____
	Date Accepted as Complete	Accepted By _____

# WAFIVER NARRATIVE!

BADER HOMES

HIDDEN VALLEY ESTATES

STREET LENGTH FOR DEAD END CUL-DE-SAC.

- A. SPECIAL CONDITIONS AND CIRCUMSTANCES  
THE EXISTING GEOMETRY OF THE PARCEL DOES NOT ALLOW FOR ANY OTHER DESIGN OR STREET CONFIGURATION. TO REVISE THE LAYOUT TO PREVENT THE LONG CUL-DE-SAC WOULD REQUIRE ADDITIONAL PARCELS OF PROPERTY, WHICH ARE NOT CURRENTLY AVAILABLE.
- B. TO FOLLOW THE LITERAL INTERPRETATION OF THE ORDINANCE WOULD RENDER THE PARCEL UNDEVELOPABLE.
- C. THE GEOMETRY OF THE PARCEL WAS NOT SET BY THE OWNER.



[Print](#)

## Tontitown, AR Code of Ordinances

**§ 90.100.6 WAIVERS.**

When strict interpretation of these regulations causes undue restrictions, the City Planning Commission may grant a waiver of specific requirements. Waiver requests shall be submitted to the Planning Commission pursuant to the requirements and procedures set forth in Article 90.300 (Administration and Enforcement of the Subdivision Code).

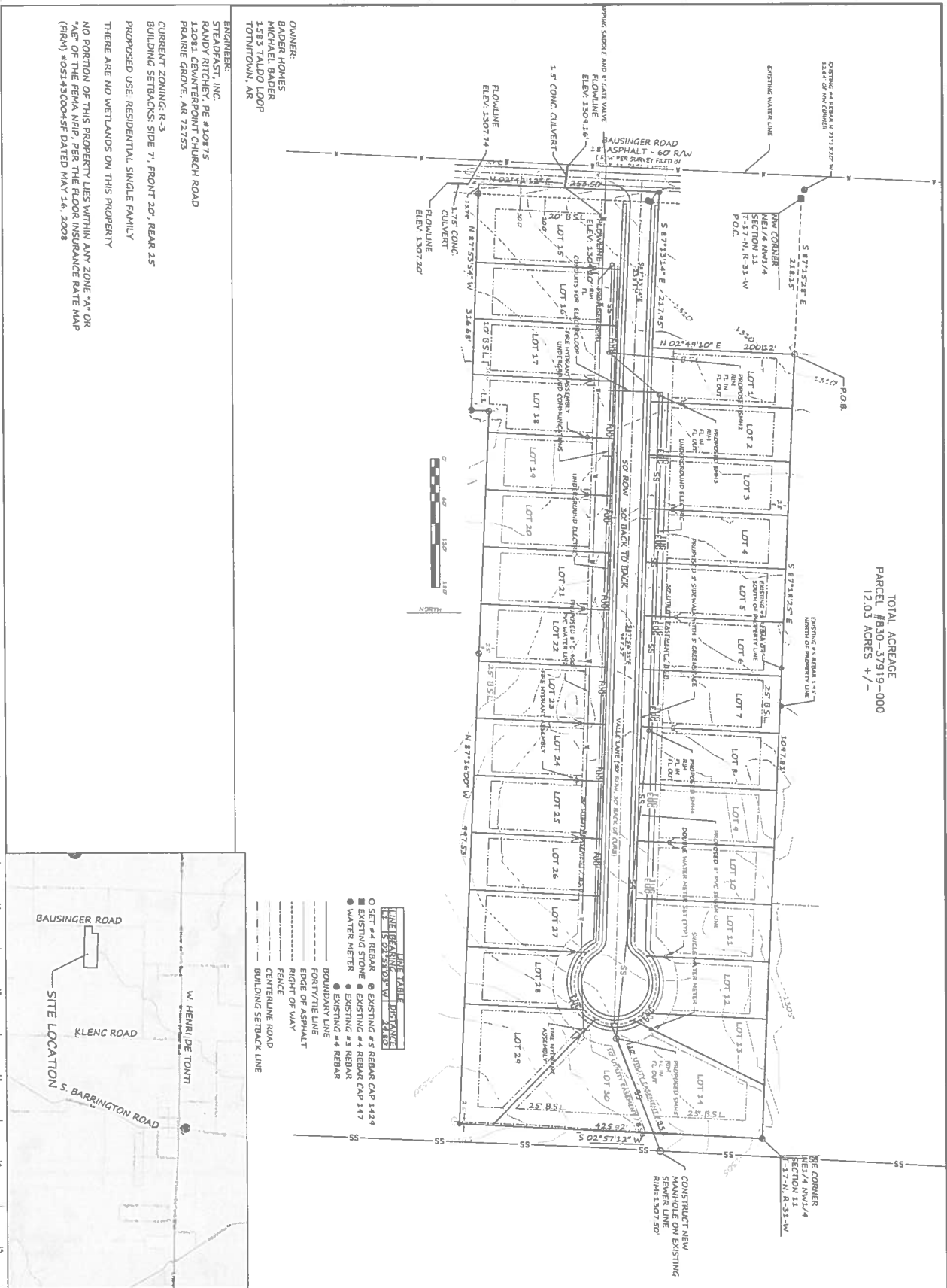
(Ord. 2009-11-347, passed 11-3-09; Am. Ord. 2010-06-356, passed 6-1-10)

**§ 90.400.8 DEAD END STREETS.**

The maximum length for dead end streets shall be 660 feet. The minimum radius required for cul-de-sac right-of-way shall be 53 feet with the street radius of 42 feet to back of curb. The Planning Commission may grant a variance to the maximum length for dead end streets where it can be determined that terrain is a deterrent to through street development. The local Fire Code may have more stringent requirements. The most restrictive regulation shall govern cul-de-sac design.

(Ord. 2009-11-347, passed 11-3-09; Am. Ord. 2010-06-356, passed 6-1-10)





TOTAL ACRES  
 PARCEL #B30-37919-000  
 12.03 ACRES +/-

OWNER:  
 BADER HOMES  
 MICHAEL BADER  
 1583 TALDO LOOP  
 TONTITOWN, AR

ENGINEER:  
 STEADFAST, INC.  
 RANDY RITCHIE, PE #20875  
 12081 CENTERPOINT CHURCH ROAD  
 PRAIRIE GROVE, AR 72753

CURRENT ZONING: R-3  
 BUILDING SETBACKS: SIDE 7', FRONT 20', REAR 25'

PROPOSED USE: RESIDENTIAL SINGLE FAMILY

THERE ARE NO WETLANDS ON THIS PROPERTY

NO PORTION OF THIS PROPERTY LIES WITHIN ANY ZONE "A" OR "AE" OF THE FEMA NFP, PER THE FLOOD INSURANCE RATE MAP (FIRM) #05143C0045F DATED MAY 16, 2008

**LINE TABLE**

LINE TYPE	DESCRIPTION	DIS. SYMBOL
○	SET #4 REBAR	EXISTING #4 REBAR CAP 1424
●	EXISTING STONE	EXISTING #4 REBAR CAP 147
○	WATER METER	EXISTING #3 REBAR
○	BOUNDARY LINE	EXISTING #4 REBAR
---	BOUNDARY LINE	
---	EDGE OF ASPHALT	
---	PORTY/TIE LINE	
---	FENCE	
---	RIGHT OF WAY	
---	CENTERLINE ROAD	
---	FENCE	
---	BUILDING SETBACK LINE	



DATE: 4/18/2017  
 SCALE: AS NOTED  
 PROJECT NUMBER: 20170008  
 SHEET: 2 OF 5

**HIDDEN VALLEY ESTATES**  
**BADER HOMES**  
 TONTITOWN, AR

UTILITY PLAN

**STEADFAST, INC.**  
 Ready, Reliable, Accurate  
 Civil, Structural and Land Development Services  
 12081 Centerpoint Church Rd, Prairie Grove, AR 72753  
 (479) 846-0295 (479) 841-7142 rritchey@pplc.com

NO.	DATE	DESCRIPTION OF REVISION OR ISSUE	BY	APP'D



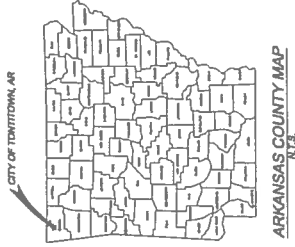
# LARGE SCALE DEVELOPMENT DRAWINGS

## VENEZIA PIAZZA COMMERCIAL

### CITY OF TONTITOWN, ARKANSAS

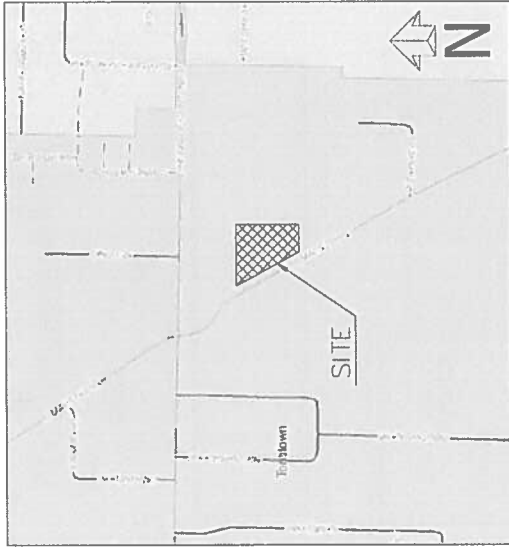
### SOUTH MAESTRI RD.

REVISION 1  
APRIL, 2017



SHEET INDEX

C1	COVER SHEET
T1	UTILITY PLAN
C2	UTILITY PLAN
C3	UTILITY PLAN
C4	UTILITY PLAN
C5	UTILITY PLAN
C6	UTILITY PLAN
C7	UTILITY PLAN



- GENERAL NOTES:**
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
  - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONDITIONS ON THE SITE AND SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND RESTORING ALL UTILITIES AND SERVICES TO ORIGINAL OR BETTER CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
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  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
- INSPECTIONS AND TESTING PROCEDURES:**
- ALL FIELD TESTS REQUIRED FOR THE PROJECT SHALL BE PERFORMED BY THE CONTRACTOR IN THE PRESENCE OF THE TOWNSHIP AND CITY ENGINEERS.
  - THE CITY WILL REQUIRE A MINIMUM OF 48 HOURS NOTICE ON ALL TESTS. ALL TESTS SHALL BE PERFORMED AT THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE SCHEDULING OF SUCH TESTS WITH THE CITY AND THE DESIGN ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
  - PROVIDE TO FIELD ACCEPTANCE BY THE CITY. THE PROJECT SHALL BE SUBJECT TO INSPECTION AND TESTING BY THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL UTILITIES AND SERVICES TO BE INSTALLED ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND AGENCIES OF THE STATE OF ARKANSAS.

**CONTACT LIST:**

**CITY OF TONTITOWN, ARKANSAS**  
 CITY ENGINEER  
 P.O. BOX 107, TONTITOWN, AR 72770  
 PHONE: (479) 341-2770  
 FAX: (479) 341-2771

**UTILITY COMPANIES:**  
 ARKANSAS ELECTRIC CO.  
 P.O. BOX 300, TONTITOWN, AR 72770  
 PHONE: (479) 341-2770  
 FAX: (479) 341-2771

**STATE OF ARKANSAS:**  
 ARKANSAS REGISTERED PROFESSIONAL ENGINEER NO. 12345  
 P.O. BOX 300, TONTITOWN, AR 72770  
 PHONE: (479) 341-2770  
 FAX: (479) 341-2771

**OWNER/DEVELOPER:**  
 VENEZIA PIAZZA COMMERCIAL  
 1001 SOUTH MAESTRI RD  
 TONTITOWN, AR 72770

**PLANS PREPARED BY:**  
 CIVIL DESIGN ENGINEERS, INC.  
 1001 SOUTH MAESTRI RD  
 TONTITOWN, AR 72770  
 PHONE: (479) 341-2770

**APPROVALS:**

**REGISTERED LAND SURVEYOR:**  
 STATE OF ARKANSAS  
 REGISTERED LAND SURVEYOR NO. 12345  
 P.O. BOX 300, TONTITOWN, AR 72770  
 PHONE: (479) 341-2770

**CITY OF TONTITOWN:**  
 CITY ENGINEER  
 P.O. BOX 107, TONTITOWN, AR 72770  
 PHONE: (479) 341-2770

**CERTIFICATE OF PRELIMINARY ENGINEERING ACCURACY:**  
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Arkansas, do hereby certify that the plans and specifications herein shown are a true and correct representation of the work to be done and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

DATE OF EXECUTION: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

REGISTERED LAND SURVEYOR  
 STATE OF ARKANSAS

**CERTIFICATE OF PRELIMINARY SURVEY ACCURACY:**  
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Arkansas, do hereby certify that the plans and specifications herein shown are a true and correct representation of the work to be done and that I am not aware of any facts or circumstances which would render the same inaccurate or misleading.

DATE OF EXECUTION: \_\_\_\_\_

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REGISTERED LAND SURVEYOR  
 STATE OF ARKANSAS

**OWNER/DEVELOPER:**  
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 1001 SOUTH MAESTRI RD  
 TONTITOWN, AR 72770

**PLANS PREPARED BY:**  
 CIVIL DESIGN ENGINEERS, INC.  
 1001 SOUTH MAESTRI RD  
 TONTITOWN, AR 72770  
 PHONE: (479) 341-2770

**APPROVAL:**

CITY OF TONTITOWN CITY COUNCIL

CITY OF TONTITOWN PLANNING COMMISSION

CITY OF TONTITOWN WATER UTILITIES

ARKANSAS HIGHWAY AND TRANSPORTATION DEPARTMENT

SOUTHWESTERN BELL

OZARKS ELECTRIC

SOURCE GAS

ARKANSAS DEPARTMENT OF HEALTH

U.S. ARMY CORPS OF ENGINEERS

CDX COMMUNICATIONS

**DATE:**

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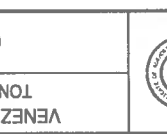
U.S. ARMY CORPS OF ENGINEERS

CDX COMMUNICATIONS

COVER SHEET

VENEZIA PIAZZA COMMERCIAL

TONTITOWN, ARKANSAS



**CIVIL DESIGN ENGINEERS, INC.**  
 1001 SOUTH MAESTRI RD  
 TONTITOWN, AR 72770  
 PHONE: (479) 341-2770

DESIGNED	CHECKED
DATE	DATE
DRAWN	#
SCALE	#
AS NOTED	#
CDE PROJECT NO.	1001
SHEET	C1

ARIZONA REGISTERED PROFESSIONAL ENGINEER NO. 12345



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**Last Updated 04-17-2017**

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### 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	
Liberty Ave Subdivision Final Plat	March 28, 2017	September 28, 2017	
Edwards Commercial	March 28, 2017	September 28, 2017	
Thomson Warehouse	March 28, 2017	September 28, 2017	
			4/24/2017 11:10



Building Activity Report:		YTD - 2017	# Permits	YTD - 2016	Variance
<b>RESIDENTIAL VALUATION</b>	\$ 12,209,311.79			\$ 5,797,357.89	\$6,411,953.90
Single Family Permits		39			
<b>COMMERCIAL VALUATION</b>	\$ 2,820,553.20			\$ 1,012,252.43	\$1,808,300.77
<b>RESIDENTIAL PERMIT FEES</b>	\$ 50,393.32	256		\$ 23,536.53	\$26,856.80
<b>COMMERCIAL PERMIT FEES</b>	\$ 7,949.48	205		\$ 1,597.89	\$6,351.59
<b>Other Permits</b>	\$ 12,996.06	619		\$ 10,317.94	\$2,678.12
<b>Total Fees Assessed</b>	\$ 97,938.91			\$ 35,933.18	\$62,005.74

