



### 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

---

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

Date: September 26<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**
3. **Approval of Agenda**
4. **Approval of Minutes**
  - a. **2017-08-22 Minutes Planning Board Meeting**
  - b. **2017-08-22 Minutes Planning Board Public Hearing**
5. **Comments from Citizens**
6. **Old Business**
  - a. **None**
7. **New Business**
  - a. **Lisa McAllister – Rezone Request**
  - b. **Ozark Sportsman – Sign Variance Request**
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. **Rezone Request from Lisa McAllister is applicable**
10. **Comments from Board Members**
11. **Meeting Adjourned-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  
City Attorney-Harrington-Miller  
Public Works Director-James Clark  
Code Enforcement Officer-Brett Freeland

---

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

Date: August 22<sup>nd</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**  
Ken Robertson was absent
3. **Approval of Agenda**  
Rocky Clinton motion to approve agenda    Second by Susan Sedberry    Motion Passes
4. **Approval of Minutes**
  - a. **2017-07-25 Minutes Planning Board Meeting**
  - b. **2017-07-25 Minutes Planning Board Public Hearing**  
Susan Sedberry motion to approve both the July 25, 2017 meetings    Second by Jim Miller  
Motion Passes
5. **Comments from Citizens- None**
6. **Old Business**
  - a. **None**
7. **New Business**
  - a. **Darrell Watts – Setback Variance Request**  
Jim Miller motion to approve Setback Variance request    Second by Rocky Clinton    Motion Passes
  - b. **Liberty Avenue Phase II – Preliminary Plat**  
Jason Appel with ESI Engineering was present to answer any questions.  
Susan Sedberry motion to approve Phase II    Second by Jim Miller    Motion Passes
  - c. **Code Review Items**  
This was discussion only, no action was taken.
8. **Reoccurring Items and Items for Review**
  - a. **Review of Approved Projects & Expirations**  
Reference the City of Tontitown website for detailed report.
  - b. **Review Building Activity**  
Reference the City of Tontitown website for detailed report.
9. **Review Items for Placement on City Council Agenda- None**

**10. Comments from Board Members**

**11. Meeting Adjourned-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  
City Attorney-Harrington-Miller  
Public Works Director-James Clark  
Code Enforcement Officer-Bret Freeland

---

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

Date: August 22<sup>th</sup>, 2017

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

---

**1. Board of Zoning Adjustments – Public Hearing - Meeting Call to Order**

**2. Roll Call**

Ken Robertson was absent

**3. Approval of Agenda**

Susan Sedberry motion to approve agenda    Second by Jim Miller    Motion Passes

**4. New Business**

Darrell Watts – Setback Variance Request

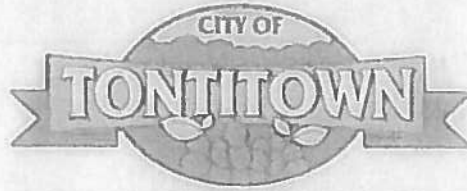
Mr. Watts would like build a 36x60 shop, Mr. Watts also talked with his neighbors and they have no issues with his request.

Move this item to the following planning meeting for a vote

**5. Comments from Citizens- None**

**6. Meeting Adjourned- Meeting adjourned**





## NOTICE OF INTENT TO REZONE

**Lisa McAllister** has requested The Tontitown Planning Commission to set a public hearing date to consider rezoning the following property from

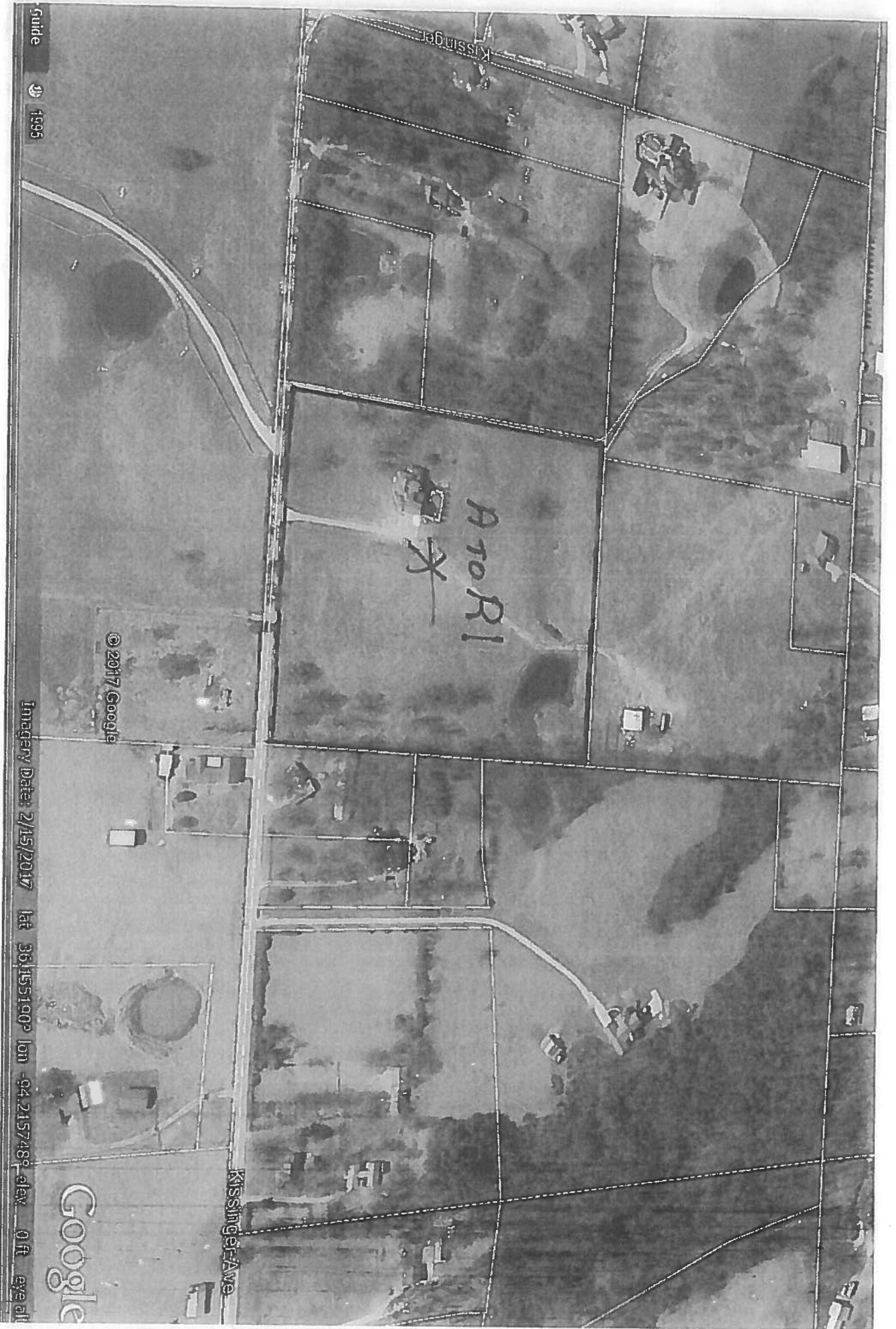
A1-Agriculture to R1 – Single Family Residential.

The legal description of the property is as follows:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID 40 ACRE TRACT, SAID POINT BEING AN EXISTING IRON IN COUNTY ROAD 883; THENCE S 89° 25' 25" W, ALONG THE SOUTH LINE OF SAID 40 ACRE TRACT 603.42 FEET TO A SET IRON FROM WHICH A REFERENCE IRON BEARS N 00° 49' 56" W, 25.00 FEET; THENCE LEAVING SAID ROAD N 00° 49' 56" W, 662.91 FEET TO A SET IRON; THENCE N 89° 25' 25" E 607.48 FEET TO A SET IRON ON THE EAST LINE OF SAID 40 ACRE TRACT; THENCE S 00° 28' 23" E, 662.90 FEET TO THE POINT OF BEGINNING, CONTAINING 9.21 ACRES MORE OR LESS.

AND ALSO, AN EASEMENT FOR A WATER LINE, BEING 15 FEET OF EQUAL AND UNIFORM WIDTH AND BEING 7.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED EASEMENT CENTERLINE: BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED 9.21 ACRE TRACT, SAID POINT BEING N 89° 0' 25" E, 7.5 FEET FROM THE NORTHWEST CORNER OF THE ABOVE DESCRIBED 9.21 ACRE TRACT; THENCE N 00° 21' 10" W, 655.78 FEET TO A POINT ON THE NORTH LINE OF SAID 40 ACRE TRACT SAID POINT BEING N 89° 0' 38' 23" E, 57.5 FEET FROM THE SOUTHWEST CORNER OF LAZY "U" RANCH ESTATES; THENCE CONTINUING ALONG SAID CENTERLINE, THE FOLLOWING BEARINGS AND DISTANCES: N 35° 0' 51' 51" E, 444.92 FEET; N 11° 0' 28' 33" E, 115.47 FEET; N 09° 0' 59' 05" E, 141.04 FEET; N 31° 0' 40' 22" E, 140.99 FEET; N 16° 0' 29' 10" E, 73.00 FEET, MORE OR LESS, TO AN EXISTING WATER ALONG THE NORTHERLY BOUNDARY OF LOT 5, LAZY "U" RANCH ESTATES, WASHINGTON COUNTY, ARKANSAS.

The common description of the property is: 1436 Kissinger Avenue



Kissinger

A 70 R 1

X

Kissinger Ave

Google

© 2017 Google

Imagery Date: 2/15/2017 lat 36.155190° lon -94.215748° elev 0 ft eye alt

Guide 1995



Lisa McAllister is the owner of the property at 1436 Kissinger Avenue, Springdale, AR. The current zoning of this property is A1-Agriculture and is requesting it changed to R1-Residential.

Property will still be used as residential as it has been since ownership.

There will be no change to surrounding properties regarding use, traffic, signage, etc.

The water line is 4" and there is no sewer, as it is on a septic system.



AUG 29 2017



# Variance

Application & Checklist  
Tontitown Planning Commission

Public Hearing Required

Office Use Only:

Permit #: \_\_\_\_\_ Fee: \$ 125.00

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.

<b>Property Information</b>	Address	<u>750 E HENRI DE TONTI BLVD</u>	<b>Project Description</b>	What Code Section are you requesting a variance from?	<u>1 wall sign per elevation</u>
	Parcel No	_____		Building Size (square feet):	<u>20,640</u>
	Zoning:	_____		Existing	_____ Proposed
	Lot-Block	_____		Date existing structure was built	_____
	Acreage	_____			

<b>Owner</b>	Name	<u>Phillip Coates</u>	Phone	<u>(501) 593-5672</u>	<input type="checkbox"/> Select if this is the primary contact
	Address	<u>750 E HENRI DE TONTI</u>	Fax	<u>N/A</u>	
	City, State, Zip	<u>TONTITOWN, AR 72770</u>	E-mail	<u>phillipcoates3@gmail.com</u>	

<b>Representative</b>	Name	<u>JUSTIN REED</u>	Phone	<u>(918) 830-4544</u>	<input checked="" type="checkbox"/> Select if this is the primary contact
	Address	<u>4419 W 55th PI</u>	Fax	<u>N/A</u>	
	City, State, Zip	<u>TULSA OK 74107</u>	E-mail	<u>justin@oilcapitolneon.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 \_\_\_\_\_

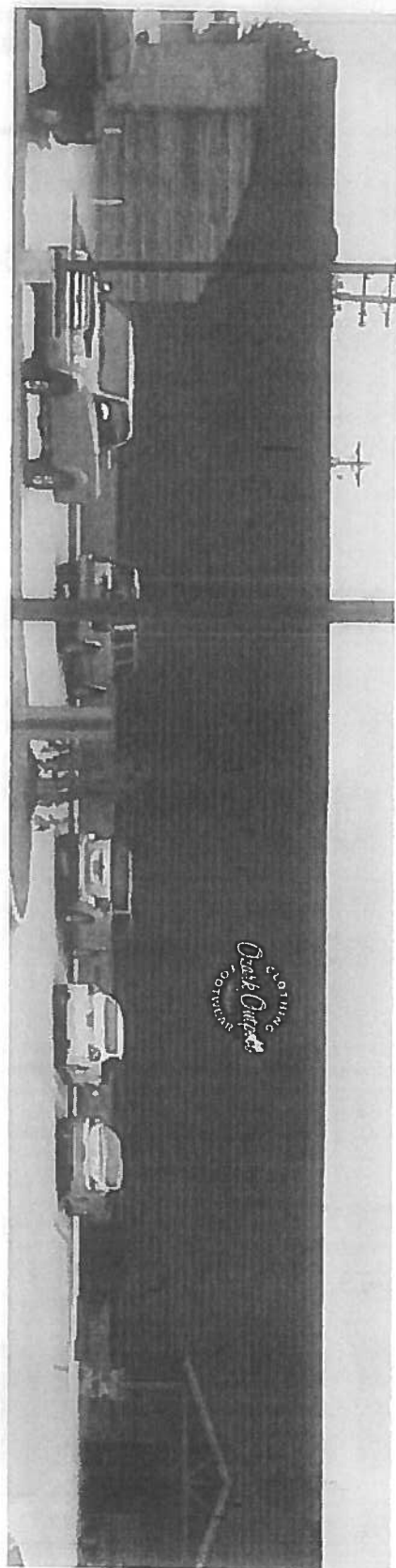
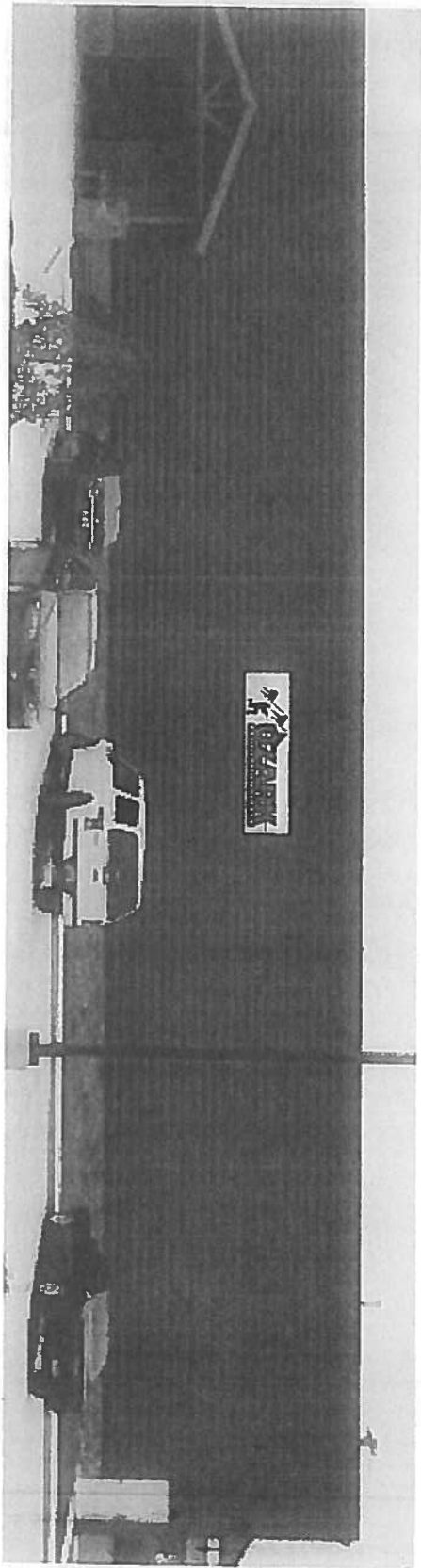
Date 8-10-17

**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 \_\_\_\_\_

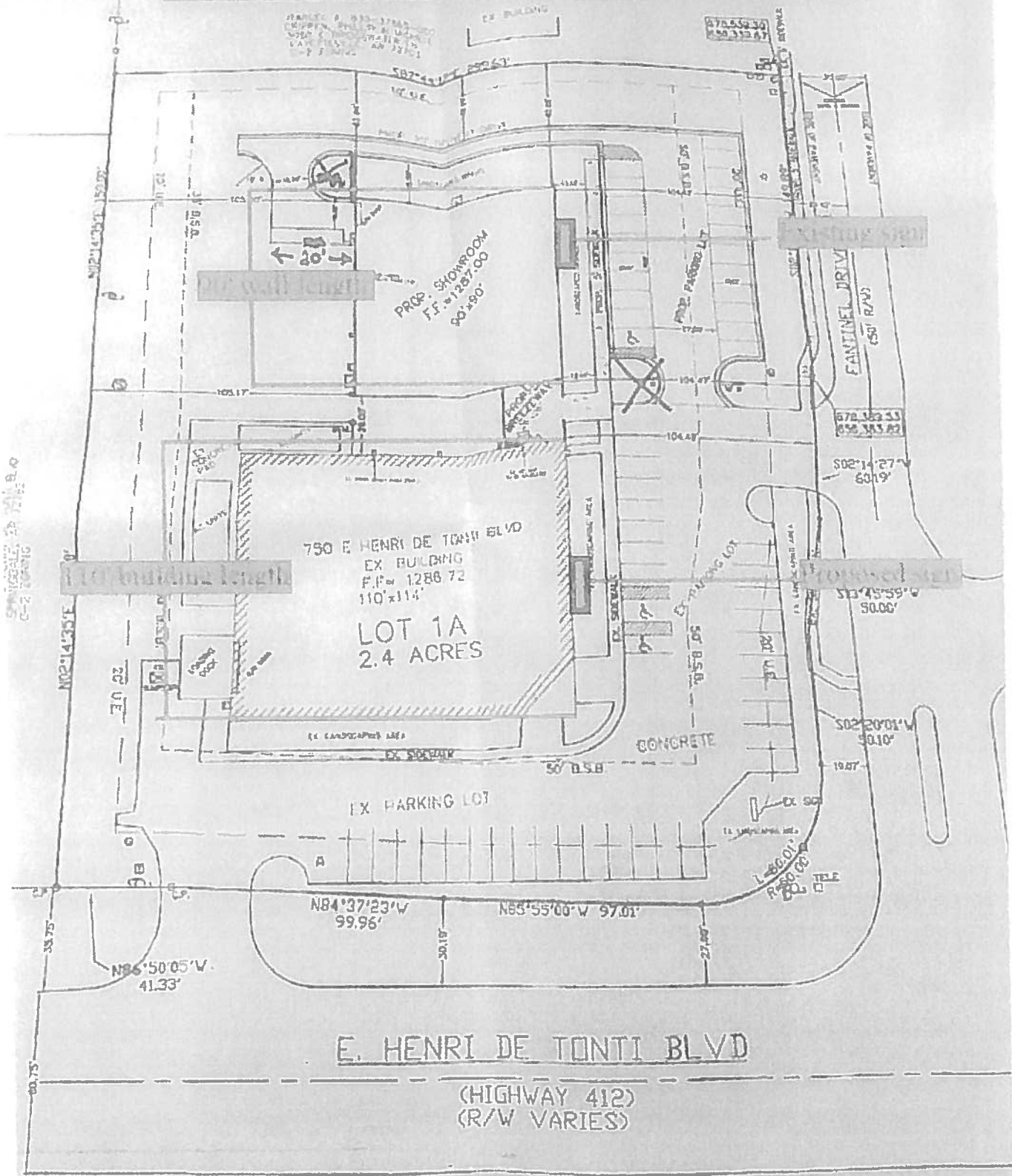
Date 8-10-17

<b>Staff Use Only</b>	Date Application Submitted	_____
	Date Accepted as Complete	Accepted By _____



The existing building shown, when approved we are applying for a variance for the proposed sign

81



E. HENRI DE TONTI BLVD

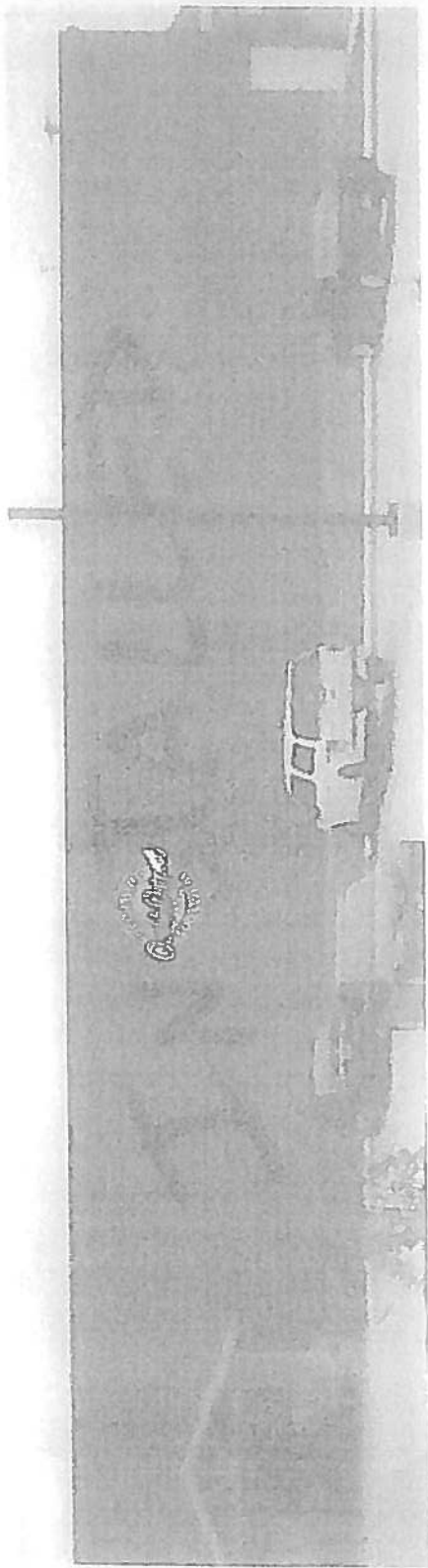
(HIGHWAY 412)  
(R/W VARIES)

15' Height above grade

20'6" Overall building height

800' wall length

4'x14" = 56 x 8 ft



## 750 East Henri De Tonti Blvd

We are applying for a variance to the existing sign code of one wall sign per elevation. Our hardship is as follows:

1. The East wall has one existing permitted sign on the North end of the building face. We are applying for an additional sign to be placed on the South end of the building face.
2. The wall is 200' in length and has no other signage on it other than the one sign that is 8' x 10'. Our hardship lies within the fact that we're only allowed one sign per elevation.
3. The code states no more than 15% of wall space can be used for signage. The building is 20'6" tall and 200' long giving us 4100 sq ft of wall space. If the proposed sign is approved the overall sq ft of signage would be 136 total sq ft. Exceedingly below the 600 sq ft of signage at the 15% mark.
4. These are 2 different businesses/entities that sell totally different items from the other. Our concern is if Mr Coates decides he'd like to lease out the North East end of his building in the future how would the new business be able to identify themselves if they could'nt have a building sign.

Thank you for your time on this matter we look forward to coming to a reasonable solution for all parties involved.

Justin Reed

918-830-4544





## Approved\_Projects\_Expirations

Project Name	Approval Date	Start/Expiration Date 152.101	Comments
Paschall Heating and Air	June 28, 2016	December 28, 2016	Building Permit Issued 2/17/17
Tontitown Self Storage LSD	December 27, 2016	June 27, 2017	Expired
Freedom Fellowship LSD	December 27, 2016	June 27, 2017	Building Permit Issued 2/14/17
South Point Subdivision-Phase I	December 27, 2016	June 27, 2017	Still in Technical Review
Burton Warehouse	February 28, 2017	August 28, 2017	Building Permit Issued 07-24-2017
South Point Subdivision-Phase II	February 28, 2017	August 28, 2017	Technical Review
Edwards Commercial	March 28, 2017	September 28, 2017	In Construction
Thomson Warehouse	March 25, 2017	September 28, 2017	In Construction
Bolder Coffee-Lsd	April 25, 2017	October 28, 2017	
Venezia Piazza-LSD	April 25, 2017	October 28, 2017	
			9/22/2017 7:54



Building Activity Report:			YTD - 2017	# Permits	YTD - 2016	Variance
<b>RESIDENTIAL VALUATION</b>	\$ 28,562,987.30		\$ 13,765,272.91		\$14,797,714.39	
Single Family Permits		88				
<b>COMMERCIAL VALUATION</b>	\$ 6,229,688.30		\$ 2,246,214.38		\$3,983,473.92	
<b>RESIDENTIAL PERMIT FEES</b>	\$ 117,616.85	132	\$ 56,959.40		\$60,657.46	
<b>COMMERCIAL PERMIT FEES</b>	\$ 19,126.70	14	\$ 2,226.65		\$16,900.05	
<b>Other Permits</b>	\$ 27,560.71	499	\$ 18,204.94		\$9,355.77	
<b>Total Fees Assessed</b>	\$ 250,329.32		\$ 121,458.78		\$128,870.54	

