



Planning Board

Darrell Watts – Chairman
Rocky Clinton-Vice-Chairman
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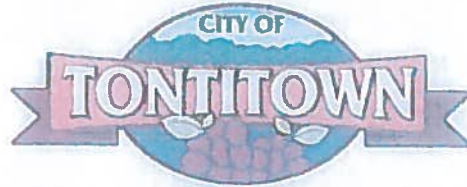
City Engineer-Terry Carpenter
City Planner-Jeff Hawkins
City Attorney-Harrington-Miller
Public Works Director-James Clark
Code Enforcement Officer-Bret Freeland

Planning Board - Public Hearing Agenda

Date: September 26th, 2017

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

1. Meeting Call to Order - Board of Zoning Adjustments – Public Hearing
2. Roll Call
3. Approval of Agenda
4. New Business
 - a. Lisa McAllister – Rezone Request
 - b. Ozark Sportsman Supply – Sign Variance Request
5. Comments from Citizens
6. 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



Guide 1996

© 2017 Google

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

Google

Kissinger Ave

A 70 R 1

X

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.

Property Information	Address <u>750 E HENRI DE TONTI BLVD</u>	Project Description	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 _____		

Owner	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>	

Representative	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 _____

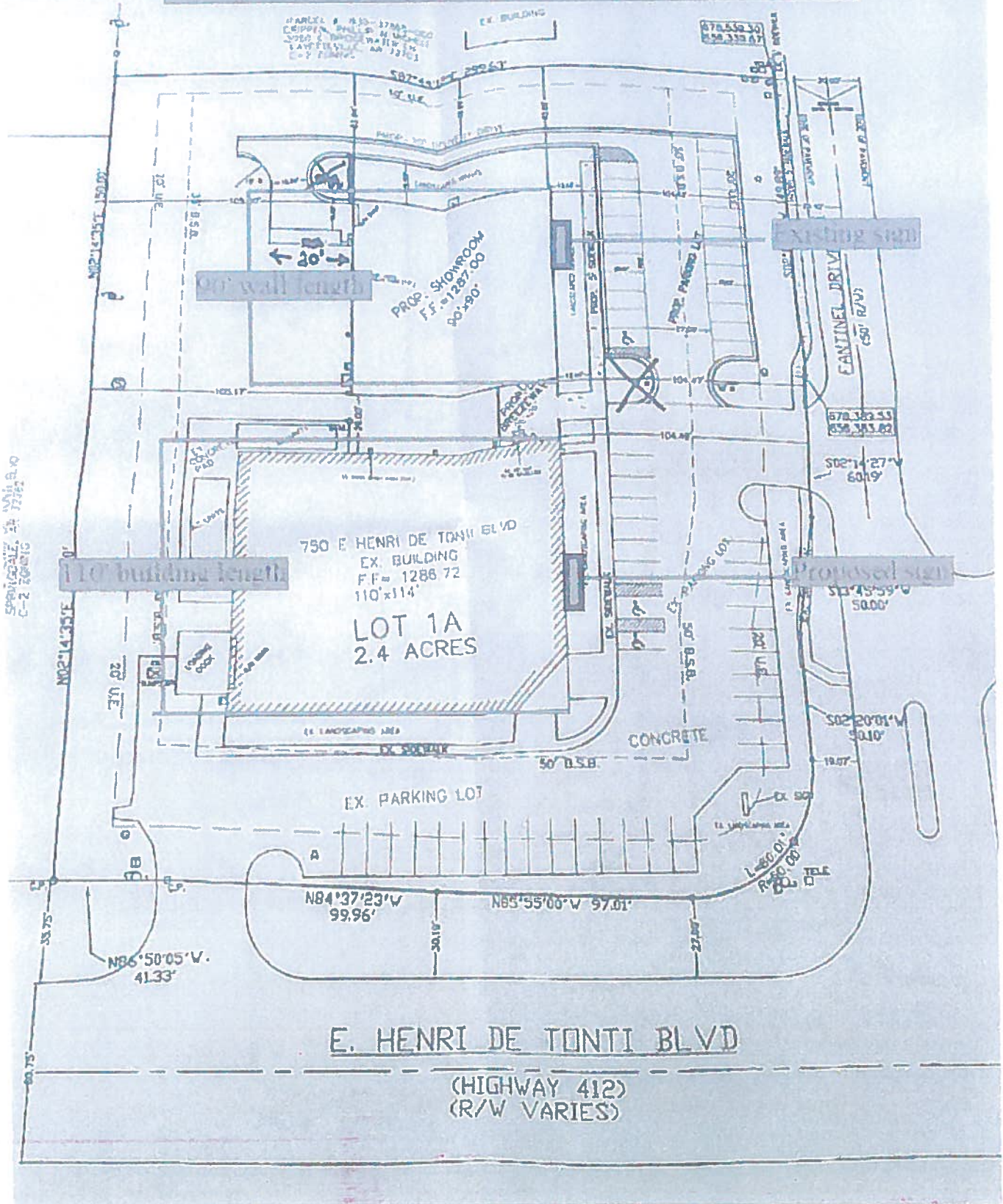
Date 8-10-17

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



The existing sign has already been approved we are applying for a variance for the proposed sign

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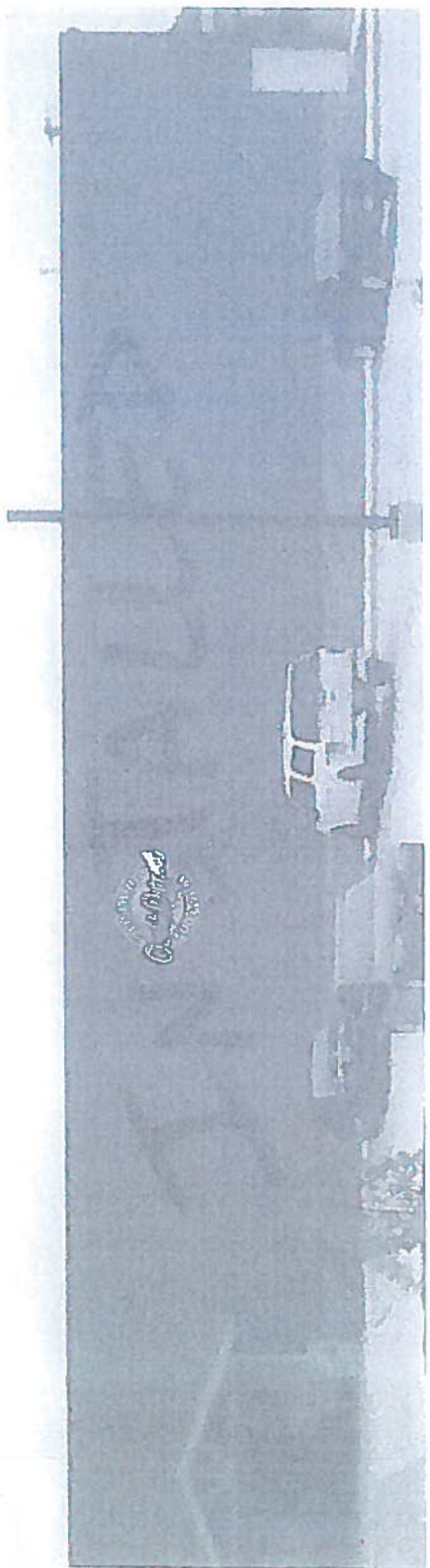
E. HENRI DE TONTI BLVD
(HIGHWAY 412)
(R/W VARIES)

15' HEIGHT ABOVE GRADE

20'6" OVERALL BUILDING HEIGHT

800' WALL LENGTH

$$4' \times 14' = 56 \text{ SF}$$



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

