



Planning Board

Darrell Watts – Chairman
Rocky Clinton-Vice-Chairman
Michael Lunsford-Secretary
Larry Roberts-Member
Kevin Boortz-Member

City Engineer-Garver
City Planner-Renee Biby
City Attorney-Harrington-Miller
Public Works Director-James Clark
Code Enforcement Officer-Mark Ramsay
Building Inspector-Roger Duncan

Planning Board/ Board of Zoning Adjustments (BOZA) Agenda

Date: Tuesday, April 28, 2020

Time: 5:00 p.m. – Harry Sbanotto Park, Northwest Pavilion, Tontitown, AR 72770

Zoom Meeting, Facebook Live <https://www.facebook.com/tontitownpd/>

1. Planning Board Meeting Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
 - a. Approval of December 30, 2019 Public Hearing Minutes
 - b. Approval of December 30, 2019 Planning Board/Board of Zoning Adjustments Minutes
5. Comments from Citizens
6. Old Business
7. New Business

BOARD OF ZONING ADJUSTMENTS

a. **Gilmore Rear Setback Variance Request**

*Property located at 753 Malbec Road, Applicant is requesting a Variance for a Rear Setback reduction from 25' to 20' to allow for the placement of a swimming pool. **Rescheduled to May 12, 2020***

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b. **Free Falling Properties, LLC Rezoning Request from R-1, Residential to C-2, General Commercial**

*Property located at 2058 Steele Road Containing 14.39 acres more or less. **Rescheduled to May 12, 2020***

c. **Andrew Fields, Request to fill Ravine**

Property located at 1991 Steele Road Containing approximately 5 acres.

d. **Hampton Holdings LLC, Final Plat South Pointe Phase II**

Property zoned R-3 Located West of Wildcat Creek Road and South of South Pinalto Road containing 24.43 Acres with 62 buildable lots proposed, 1 lot for detention area

e. **112 West Forty, LLC & 112 Streetside, LLC Final Plat Aspen Subdivision**

Property zoned R-MF Located West of N. Maestri and South of Liberty Avenue containing 47.59 Acres with 11 buildable lots proposed, 1 lot for detention area

f. **Uncle Tank's Self Storage Conditional Use Permit**

Property zoned C-2 Located at 885 W Henri de Tonti Blvd containing 5.76 Acres. Request to allow additional Self Storage in a C-2 zone *Rescheduled to May 12, 2020*

g. Uncle Tank's Self Storage Waiver of Landscaping Requirements

Property zoned C-2 Located at 885 W Henri de Tonti Blvd, Applicant is requesting a Waiver of all Landscape Requirements *Rescheduled to May 12, 2020*

h. Uncle Tank's Self Storage Large Scale Development

Property zoned C-2 Located at 885 W Henri de Tonti Blvd propose six additional self storage buildings *Rescheduled to May 12, 2020*

i. Vacation Request Venezia Piazza Phase II

Property zoned C-2 Located between 1089 E. Henri de Tonti Blvd and 1208 E. Henri de Tonti Blvd Applicant is requesting to Vacate a portion of a Drainage, Access and Utility Easement *Rescheduled to May 12, 2020*

8. Review Items for Placement on City Council Agenda (if applicable)

9. Comments from Staff

a. Upcoming Meetings:

- i. City Council is Tuesday, May 5, 2020 at 5:00 PM.
- ii. Committee of the Whole is Tuesday, May 5, 2020 preceding the City Council Meeting at 5:00 PM.
- iii. Planning Board Meeting is Tuesday, May 12, 2020

10. Comments from Board Members

11. Meeting Adjourned