



Planning Board

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

City Engineer/Planning Consultant-Garver
City Planner-Anthony Apple
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, November 24, 2020

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti, Tontitown, AR 72770 (**limited seating due to COVID-19**), and **Online Via Zoom and YouTube** (see last page of agenda for information on how to join)

1. **Planning Board Meeting Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Approval of September 29, 2020 Special Board of Zoning Adjustments and Planning Board Meeting Minutes and September 22, 2020 Planning Board and Board of Zoning Adjustment meeting minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

PUBLIC HEARING

- a. **Rezoning request 380 S. Klenc Road** *Property located on S. Klenc Road containing approximately 15.0 acres. Request to Rezone from R-3, Residential 3 units/acre, to C-2, General Commercial*
- b. **Hickory Meadows Planned Unit Development Rezoning & Subdivision**-*Proposal to rezone property from R-3, Single Family Residential, to PUD, Planned Unit Development, no more than 8 units per acre, with a 296 lot single family residential subdivision on 80 acres located at 865 S. Klenc. **TO BE TABLED AT THE APPLICANT'S REQUEST***

BOARD OF ZONING ADJUSTMENTS

- a. **No New Business.**

Adjournment.

PLANNING BOARD

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- b. **Hickory Meadows Planned Unit Development Rezoning & Subdivision**-*Proposal to rezone property from R-3, Single Family Residential, to PUD, Planned Unit Development, no more than 8 units per acre, with a 296 lot single family residential subdivision on 80 acres located at 865 S. Klenc. **TO BE TABLED AT THE APPLICANT'S REQUEST***
- c. **Napa Subdivision Phase 3** *Request for Final Plat approval for a 56-lot single-family residential subdivision on 18.06 acres zoned R-3, Single-Family Residential, located at the corner of Ardemagni Road and Liberty Avenue. **TO BE TABLED AT THE APPLICANT'S REQUEST***

- d. **Taldo Loop Subdivision** *Request for Preliminary Plat approval for a 41-lot single-family residential subdivision on 15.17 acres, zoned R-3, Single-Family Residential, located on Taldo Loop Road. **TO BE TABLED AT THE APPLICANT'S REQUEST***
- e. **Waiver request for Elementary School** *Property located at the northeast intersection of Fletcher Road and Barrington Road. Waiver request from the percentage of brick material required, and screening of some mechanical equipment.*

PLANNING BOARD ITEMS TO CITY COUNCIL

- a. **Rezoning request 380 S. Klenc Road** *Property located on S. Klenc Road containing approximately 15.0 acres. Request to Rezone from R-3, Residential 3 units/acre, to C-2, General Commercial*

8. Comments from Staff

- a. Review Planning Board Schedule for 2021
- b. Reports

9. Comments from Board Members

10. Meeting Adjourned

Adjournment.



**Public Hearing and Planning Board Meeting
November 24, 2020 -6:00 PM
Virtual Meeting Participation Opportunities**

Zoom Meeting:

To participate *interactively* in the meeting, you may participate in the meeting via Zoom:

- **By PC, Mac, iOS (iPhone), or Android:**

Join Zoom Meeting:

LINK: <https://zoom.us/j/97593246691>

Or go to the zoom website to join: <https://www.zoom.us/join>

and enter the Meeting ID: 975 9324 6691

The link above requires you to “register” to participate in the meeting. This consists of signing in with your name, address, etc., as you would at a public meeting. Registering to attend the meeting does not require you to create a zoom account to participate.

Please register prior to the meeting if possible.

Please use your full name (first and last names) as screen name.

- **Join by phone only:**

+1 (312) 626-6799

When prompted for Meeting ID: 975 9324 6691 #

If you do not have a Participant Number: press #

- **To comment:**

Use “Raise hand” function when comment for an item is requested

For phone, raise hand to be recognized with *9

Phone numbers used to dial in to meeting will be masked for privacy

All participants will be muted automatically when joining the meeting

YouTube Live:

If you wish to watch Online without interactively participating, you can stream the meeting online via YouTube, from our YouTube Channel:

- **By PC, Mac, iOS (iPhone), or Android:** Navigate to the “Tontitown City Hall” channel:
<https://www.youtube.com/channel/UCIbUv481CeNFF2JNwoOsrNQ>

NEW TO ZOOM? Watch tutorial videos at: <https://support.zoom.us/hc/en-us>

For assistance during the meeting, or for assistance logging into the meeting, please contact Courtney McNair, Garver Urban Planner, at (479) 287-4610, or email at cetmcnair@garverusa.com.