



Planning Commission

Rocky Clinton-Vice Chairman
Michael Lunsford -Secretary
Kevin Boortz-Member
Josh Craine-Member
Tom Joseph-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 Commission/ Board of Zoning Adjustments (BOZA) Agenda

Date: Tuesday, February 23, 2021

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 Commission Meeting Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
 - a. Approval of January 26, 2021 Board of Zoning Adjustments and Planning Commission Meeting Minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

PUBLIC HEARING

- a. **Variance request for Admiral Plaza** – *Property located 1345 E. Henri de Tonti Blvd. Request for a Variance from Chapter 153.212, Landscaping, screening, fencing and buffering, applicant proposes to relocate interior site landscaping from front of the building to planting islands on north side of site and place alternative less maintenance intensive seating and/or décor in front of building.*
- b. **Rezoning request for Mary Kristin McCloud** *Property located at 1620 Liberty Avenue (Parcel Nos. 830-37692-280 and 830-37692-300) containing approximately 1.74 acres. Request to Rezone from R-E, Residential Estate to R-3, Residential 3 units/acre.*
- c. **Changes to Chapter 153** *Addition to Chapter 153 of Tontitown City Code to add R-4, Residential Single Family, 4 units per acre.*
- d. **Changes to Chapter 153.212** – *Landscaping, screening, fencing and buffering.*
- e. **Changes to Chapter 153.180-153.185** – *Signs.*
- f. **Changes to Chapter 153** -*Special Conditions Applicable to Certain Uses.*

Adjournment.

BOARD OF ZONING ADJUSTMENTS

- a. **Variance request for Admiral Plaza** – Property located 1345 E. Henri de Tonti Blvd. Request for a Variance from Chapter 153.212, Landscaping, screening, fencing and buffering, applicant proposes to relocate interior site landscaping from front of the building to planting islands on north side of site and place alternative less maintenance intensive seating and/or décor in front of building.

Adjournment.

PLANNING COMMISSION

- a. **Election of Officers to Planning Commission** for 2021.
- b. **Rezoning request for Mary Kristin McCloud** Property located at 1620 Liberty Avenue (Parcel Nos. 830-37692-280 and 830-37692-300) containing approximately 1.74 acres. Request to Rezone from R-E, Residential Estate to R-3, Residential 3 units/acre.
- c. **Large Scale Development-Grease Monkey** Property located at the Southeast Corner of E Henri de Tonti Blvd and Industrial Circle West containing approximately 1.15 acres. Request is for a Large Scale Development approval of a 4,360 sq. ft. commercial building and 21 parking spaces.
- d. **Large Scale Development -Osage Vet Clinic** – Property located East of Taco Bell on the south side of E. Henri de Tonti Blvd, Lot 1, Venezia Piazza Addition, containing approximately 1.48 acres. Request is for a Large Scale Development approval of a 6,625 sq. ft. commercial building and 37 parking spaces.
- e. **Preliminary Plat for Mantegani Estates Subdivision** Property located at the Southwest corner of Florence Avenue and Mantegani Road containing approximately 5.71 acres. Request is for Preliminary Plat approval of the Mantegani Estates Subdivision with 13 lots proposed (12 single family residential lots, 1 lot for detention pond, and 5,300 sq.ft. open space area.) **Tabled at Applicant's Request.**
- f. **Changes to Chapter 153** Addition to Chapter 153 of Tontitown City Code to add R-4, Residential Single Family, 4 units per acre.
- g. **Changes to Chapter 153.212** – Landscaping, screening, fencing and buffering.
- h. **Changes to Chapter 153.180-153.185** – Signs.
- i. **Changes to Chapter 153** -Special Conditions Applicable to Certain Uses.

PLANNING COMMISSION ITEMS TO CITY COUNCIL

- a. **Rezoning request for Mary Kristin Kinyon** *Property located at 1620 Liberty Avenue containing approximately 1.74 acres. Request to Rezone from R-E, Residential Estate to R-3, Residential 3 units/acre.*
- b. **Changes to Chapter 153** *Addition to Chapter 153 of Tontitown City Code to add R-4, Residential Single Family, 4 units per acre.*
- c. **Changes to Chapter 153.212** – *Landscaping, screening, fencing and buffering.*
- d. **Changes to Chapter 153.180-153.185** – *Signs.*
- e. **Changes to Chapter 153** -*Special Conditions Applicable to Certain Uses.*

Comments from Staff

Reports

Comments from Commission Members

Meeting Adjourned

Adjournment.



**Public Hearing and Planning Commission
Meeting February 23, 2021 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.