

Monthly Report, October, 2021

Planning:

The City of Tontitown Planning Commission and Board of Zoning Adjustments will be holding a Public Hearing on Tuesday, October 26, 2021 at 6:00 p.m. The meeting will be held at the Tontitown City Hall, City Council Chambers, 235 E. Henri de Tonti Blvd, Tontitown AR, and via Zoom. The following items will be discussed:

PUBLIC HEARING

1. **Mathias Warehouses Variance**: A request for a decrease in minimum setback requirements for the Mathias (Tontitown) Warehouses LSD proposal located at 353 Agnes Dr.
2. **Paramount Metals Rezoning**: A request to rezone (Paramount Metals) property located at 761 W. Henri de Tonti Blvd from C-2, General Commercial to L-I, Light Industrial to bring grandfathered use into compliance with city zoning code.
3. **Lynch/Fiori Residential CUP**: A Conditional Use Permit request to allow for residential use in a commercial zoning district, located adjacent to the south property line of 222 Fiori St.
4. **412 Outdoor Storage CUP**: A Conditional Use Permit request to allow outdoor storage use in a C-2 (General Commercial) zoning district. Outdoor storage use is only allowed in C-2 with CUP approval.

Following the regularly scheduled Public Hearing, additional items to be heard by the Board of Zoning Adjustments and the Planning Commission include the following:

BOARD OF ZONING ADJUSTMENTS

1. **Mathias Warehouses Variance request**: A request for a decrease in minimum setback requirements for the Mathias (Tontitown) Warehouses LSD proposal located at 353 Agnes Dr.
2. **Code Interpretation, §153.214**: At the September 28, 2021 Planning Commission meeting there were issues regarding how §153.214- "Residential Compatibility Standards" of the Code of Ordinances was being interpreted. Specifically look at how a CUP approved residential use in a C-2 zone would (or would not) be affected by Residential Compatibility Standards. And also, how a proposed commercial use in the C-2 zone would be affected by the residential use in the C-2 zone.

PLANNING COMMISSION

1. **Mathias (Tontitown) Warehouses Pre-LSD**: Mathias Warehouses has submitted a Large Scale Development request to construct three (3) office/warehouses at 353 Agnes Dr., an Industrial zone.
2. **Paramount Metals Rezoning**: A request to rezone property located at 761 W Henri de Tonti Blvd from C-2, General Commercial to L-I, Light Industrial to bring grandfathered use into compliance with city zoning code.
*The want to build a new office building, then remove the existing one.
3. **Lynch/Fiori Residential CUP**: Buyer of the property is requesting CUP approval for residential use in a C-2 zone, on property adjacent to the south property line of 222 Fiori St. Residential use is only allowed in C-2 with CUP approval.
4. **Hickory Meadows ph 3 Final Plat**: Final subdivision plat approval request for Hickory Meadows subdivision, phase 3.

5. **412 Outdoor Storage:** A Conditional Use Permit request to allow outdoor storage use in a C-2 (General Commercial) zoning district. Outdoor storage use is only allowed in C-2 with CUP approval.
6. **Odette Fence Permit:** A Fence Permit application for a fence taller than 36-inches in the front yard of residential property.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

1. **Paramount Metals Rezoning:** A request to rezone property located at 761 W Henri de Tonti Blvd from C-2, General Commercial to L-1, Light Industrial to bring grandfathered use into compliance with city zoning code.
2. **Lynch/Fiori Residential CUP:** A Conditional Use Permit request to allow for residential use in a commercial zoning district, located adjacent to the south property line of 222 Fiori St.
3. **412 Outdoor Storage CUP:** A Conditional Use Permit request to allow outdoor storage use in a C-2 (General Commercial) zoning district. Outdoor storage use is only allowed in C-2 with CUP approval.

If approved by the Planning commission, both the CUP and the Rezoning will be on the next City Council agenda.