

BUILDING/PLANNING:

The City of Tontitown Planning Commission and Board of Zoning Adjustments will be holding a **Public Hearing** on Thursday, December 30th, 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:

1. No Public Hearing agenda items

Additional items to be heard by the Board of Zoning Adjustments and the Planning Commission include the following:

BOARD OF ZONING ADJUSTMENTS

1. No Board of Zoning Adjustments agenda items

PLANNING COMMISSION

1. **Palecero at Tontitown Waiver Request:** The applicant is requesting a waiver from the development regulations to allow the following for the Palecero at Tontitown Preliminary Large-Scale Development:
 - Waiver from 152.144, (D) Connectivity- to allow a gated community
 - Waiver from 152.144, (E) Street stubs- to remove the requirement to construct public road stub connections to the North, South, or East.
 - Waiver from 90.400.3, Intersections- to allow for an increase in slope from 4% to 5% along driveways within 100' of the intersection.
2. **Palecero at Tontitown Preliminary Large Scale Development Request:** The applicant has submitted a Large Scale Development request to construct an active lifestyle living community on 15 acres located on the East side of Klenc Rd. at Morsani Ave.
3. **Verizon Wireless Preliminary Large Scale Development Request:** The applicant has submitted a Large Scale Development request to construct a 195' monopole tower located at 1853 W Henri de Tonti Blvd.
4. **Maestri Subdivision Final Plat Request:** Approval of the Final Plat for the Maestri Subdivision located off of E Henri de Tonti Blvd.
5. **Dairy Queen Preliminary Large Scale Development Request:** The applicant has submitted a Large Scale Development request to construct a Dairy Queen located on the corner of East Henri de Tonti Blvd. & Agnes Dr.
6. **TriStar 18- Willow Trace Subdivision Waiver Request:** The applicant is requesting a waiver from the development regulations to allow the following for the Willow Trace Subdivision Preliminary Plat.

- Waiver from 90.400.2, Alignment- to allow for a decrease in curve radius from 100' to 52'.
 - Waiver from Drainage Criteria Manual 1.3.2.1- to allow for a decrease in the minimum pipe slope required from 0.5% to 0.2% pipe slope for the bypass drainage system.
 - Waiver from Drainage Criteria Manual 3.3.2- to allow zero drop across drainage structures
 - Waiver from 152.144 K.4.E- to allow trees to be planted in each yard, rather than in the green space between the street and sidewalk.
7. **TriStar 18- Willow Trace Subdivision Preliminary Plat Request:** The applicant has submitted a preliminary plat request for a 66-lot subdivision on 20.03 acres located at 664 Kelly Ave.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL

1. No City Council agenda items