



### Planning Commission

Rocky Clinton - Chairman  
Kevin Boortz – Vice Chairman  
Tom Joseph - Secretary  
Josh Craine - Member  
Michael Lunsford - Member  
James Dean – Member

### City Staff and Consultants

Planning Manager – Luann Jenison  
Planning Techs- Maegan T. & Madelyn P.  
Public Works Director- James Clark  
Building Inspector- Roger Duncan  
City Engineer/Planning Consultant- Garver  
City Attorney- Harrington -Miller

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## ***Public Hearing/ Board of Zoning Adjustments (BOZA)/ Planning Commission Agendas***

Date: Tuesday, February 22<sup>nd</sup>, 2022

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)

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1. **Planning Commission Meeting Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of Minutes**
  - a. Approval of January 25<sup>th</sup>, 2022, Board of Zoning Adjustments and Planning Commission Meeting Minutes.
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

### **PUBLIC HEARING**

1. **Paramount Metals Rezoning Request:** A Rezoning 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 prior to submitting their Large-Scale Development request.
2. **Pozza/412 Rezoning Request:** A Rezoning request to rezone approximately 3.01 acres of property located South of W. Henri de Tonti Blvd and West of Pozza Ln. from R-3, Residential 3units/acre to C-1, Light Commercial to allow for a future mixed-use development.
3. **Pozza/412 Conditional Use Permit #1:** The applicant is requesting a Conditional Use Permit to allow duplex residential units within a C1 zoning district. The property is located south of W. Henri de Tonti Blvd. to the west of Pozza Lane and is approx. 3.01 acres in size.
4. **Pozza/412 Conditional Use Permit #2:** The applicant is requesting a Conditional Use Permit to allow single-family and duplex residential units within a C2 zoning district. The property is located south of W. Henri de Tonti Blvd. to the west of Pozza Lane and is approx. 1.63 acres in size.
5. **Changes to the Tontitown Code of Ordinances, section 153.216, Sidewalks:** Changes to align this section with other portions of the code regarding sidewalk requirements.

6. **Changes to the Tontitown Code of Ordinances, section 153.217, Street Frontage-Access Easement:** Changes to clarify when access easements can be used and the required width.
7. **Changes to the Tontitown Code of Ordinances, section 152.084, Review Criteria (Incidental Subdivisions):** Changes to clarify review criteria for Incidental Subdivisions and access requirements.
8. **Changes to the Tontitown Code of Ordinances, section 152.095, Applicability (Large-Scale Developments):** Changes to exempt certain parking lot expansions from the Large-Scale Development requirements.

**Adjournment.**

**BOARD OF ZONING ADJUSTMENTS**

**No agenda items**

**Adjournment**

**PLANNING COMMISSION**

1. **Paramount Metals Rezoning Request:** A Rezoning request to rezone property located at 761 & 829 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 prior to submitting their Large-Scale Development request.
2. **Pozza/412 Rezoning Request:** A Rezoning request to rezone approximately 3.01 acres of property located South of W. Henri de Tonti Blvd and West of Pozza Ln. from R-3, Residential 3units/acre to C-1, Light Commercial to allow for a future mixed-use development.
3. **Pozza/412 Conditional Use Permit Request #1:** The applicant is requesting a Conditional Use Permit to allow duplex residential units within a C1 zoning district. The property is located south of W. Henri de Tonti Blvd. to the west of Pozza Lane and is approximately 3.01 acres in size.
4. **Pozza/412 Conditional Use Permit Request #2:** The applicant is requesting a Conditional Use Permit to allow single-family and duplex residential units within a C2 zoning district. The property is located south of W. Henri de Tonti Blvd. to the west of Pozza Lane and is approx. 1.63 acres in size.
5. **Changes to the Tontitown Code of Ordinances, section 153.216, Sidewalks:** Changes to align this section with other portions of the code regarding sidewalk requirements.
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9. **Central States Manufacturing Large Scale Development:** The applicant is requesting a Large-Scale Development to expand parking located at 171 Naples St.
10. **Amelia Acres Subdivision Preliminary Plat Request:** The applicant has submitted a Preliminary Plat request to allow for one commercial lot, and seven residential single-family lots located at parcel #'s 830-37755-000 & 001-16882-000.
11. **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. **-Tabled to March 2022 Planning Commission Meeting.**

#### **PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL**

1. **Paramount Rezoning Request:** A Rezoning 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 prior to submitting their Large Scale Development request.
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#### **Comments from Staff**

1. **January Building Activity Report**
2. **Current Planning Projects Report**

#### **Comments from Commission Members**

**Meeting Adjourned**

**Adjournment.**



**Public Hearing and Planning Commission  
Meeting February 22<sup>nd</sup>, 2022, 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://us06web.zoom.us/webinar/register/WN\\_2Xxsy8yRRHKxpAXutxZ7Yg](https://us06web.zoom.us/webinar/register/WN_2Xxsy8yRRHKxpAXutxZ7Yg)

**Or go to the zoom website to join:** <https://www.zoom.us/join> and enter the Meeting ID: 839 7049 6992

*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: 839 7049 6992#

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/UClbUv481CeNFF2JNwoOsrNQ>

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

**Planner, at (479) 287-4610, or email at [cetmcnair@garverusa.com](mailto:cetmcnair@garverusa.com).**