

BUILDING/PLANNING:

The City of Tontitown Planning Commission and Board of Zoning Adjustments will be holding a **Public Hearing** on Tuesday, February 22nd, 2022, 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. **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.

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

BOARD OF ZONING ADJUSTMENTS

1. No Agenda Items

PLANNING COMMISSION

1. **Central States Manufacturing Large Scale Development:** The applicant is requesting a Large-Scale Development to expand parking located at 171 Naples St.
2. **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.
3. **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.
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9. **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.
10. **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.
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

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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.