



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 Tech- Madelyn P.
Public Works Director- James Clark
Building Inspector- Roger Duncan
City Engineer/Planning Consultant- Garver
City Attorney- Harrington -Miller

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

Date: Tuesday, June 28th, 2022

Time: 6:00 p.m. – In Person at **Tontitown City Hall**, 201 E. Henri de Tonti Blvd, Tontitown, AR 72770, 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. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Agenda**
5. **Approval of the May 26th Meeting Minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **2384 Liberty Rezoning Request:** The applicant is requesting to rezone 23.63 acres of property from R-E (Residential Estates, 2-acre minimum lot size) to R-1 (Residential, 1-acre minimum lot size). The project is located on parcel #830-37976-400.
2. **2021 S. Pianalto Rezoning Request:** The applicant is requesting to rezone 0.84 acres of property from A-1 (Agriculture) to C-T (Commercial Trades and Services). The project is located on a portion of parcel #830-38352-003.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **No agenda items.**

Adjournment

PLANNING COMMISSION

1. **2384 Liberty Rezoning Request:** The applicant is requesting to rezone 23.63 acres of property from R-E (Residential Estates, 2-acre minimum lot size) to R-1 (Residential, 1-acre minimum lot size). The project is located on parcel #830-37976-400.
2. **2021 S. Pianalto Rezoning Request:** The applicant is requesting to rezone 0.84 acres of property from A-1 (Agriculture) to C-T (Commercial Trades and Services). The project is located on a portion of parcel #830-38352-003.
3. **Dairy Queen Trail Amendment:** The applicant is requesting to amend the approved Dairy Queen Large-Scale Development located at the southeast corner of the intersection of Hwy. 412 and Agnes Dr., on parcel #830-39942-000. They are proposing to relocate the trail along Hwy. 412 / E. Henri de Tonti Blvd.
4. **Max Alley Car Wash Preliminary Large-Scale Development:** The applicant is requesting Preliminary Large Scale Development approval to construct a car wash facility with a drive thru car wash and vacuums on approximately 1.4 acres. The project is located at 1256 & 1272 E. Henri de Tonti Blvd., north of Hwy. 412 / E. Henri de Tonti Blvd., adjacent to the city limits of Springdale, on parcel #s 830-37572-000 & 830-37573-000.
5. **Deer Valley Preliminary Subdivision Plat:** The applicant is requesting Preliminary Subdivision Plat approval for 31 lots: 30 single-family, 1 detention, on 76.93 acres. The project is located within the City of Tontitown's Planning Area on Fiori Street, to the north and west of the intersection at Fiori Street and Lynch Ave., on parcel #001-16877-000.
6. **Jean Mary Commercial Large-Scale Development:** The applicant is requesting Preliminary Large-Scale Development approval to construct a commercial building and associated parking on approximately 0.64 acres. The project is located on the southeast corner of the intersection of Via de Tonti Lane and Jean Mary Dr., on parcel #830-37834-000. **-Tabled to July 2022 PC Meeting**
7. **Designer Barber / Salerno Parking Lot Preliminary Large-Scale Development:** The applicant is requesting Preliminary Large Scale Development approval to construct a parking lot with 30 parking spaces on approximately 0.25 acres. The project is located at 175 Kevin Lane, north of Hwy. 412 / E. Henri de Tonti Blvd., on parcel #830-37582-000. **-Tabled to July 2022 PC Meeting**
8. **Bariloche Preliminary Subdivision Plat:** The applicant is requesting Preliminary Subdivision Plat approval for 139 lots: 136 single-family, 2 detention, and 1 common area, on 40.13 acres. The project is located on Klenc Road, approximately 3,300 feet south of Hwy. 412 / W. Henri de Tonti Blvd., on parcel #s 830-37758-000 & 830-37758-001. **-Tabled to July 2022 PC Meeting**
9. **Victory Church Large Scale Development:** Victory Church is requesting Preliminary Large Scale Development approval to construct a 13,303 SF building with associated parking and drives located at 250 Industrial Circle East. **-Tabled to July 2022 PC Meeting**
10. **Bike & Pedestrian Master Plan Updates:** Reminder of Public Input Meeting scheduled from 6:00 p.m. – 8:00 p.m. on Thursday, June 30, 2022, at Tontitown City Hall.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council July 5th, 2022

1. **2384 Liberty Rezoning Request:** The applicant is requesting to rezone 23.63 acres of property from R-E (Residential Estates, 2-acre minimum lot size) to R-1 (Residential, 1-acre minimum lot size). The project is located on parcel #830-37976-400.
2. **2021 S. Pianalto Rezoning Request:** The applicant is requesting to rezone 0.84 acres of property from A-1 (Agriculture) to C-T (Commercial Trades and Services). The project is located on a portion of parcel #830-38352-003.

Comments from Staff

1. **May 2022 Building Activity Report**
2. **Current Planning Projects Report**

Comments from Commission Members

Adjournment.



**Public Hearing and Planning Commission
Meeting June 28th, 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

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>

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.