



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 - Mark Latham/Brad Spurlock
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, July 26th, 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 June 28th Meeting Minutes**
6. **Comments from Citizens**
7. **Old Business**
8. **New Business**

PUBLIC HEARING

1. **Bariloche Planned Unit Development (PUD) / Preliminary Subdivision Plat:** The applicant is requesting Planned Unit Development (PUD) approval and Preliminary 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 on parcel #s 830-33758-000 and 830-37758-001.

Adjournment.

BOARD OF ZONING ADJUSTMENTS

1. **No agenda items.**

Adjournment

PLANNING COMMISSION

1. **Bariloche Waiver Requests:** The applicant is requesting the following waivers:

- a. Waiver request from Chapter 90.400.2 to allow the subdivision roadway centerline radius to be reduced from 100 feet to 75 feet.
 - b. Waiver request from the Drainage Criteria Manual required pond bottom (trickle channel) minimum slope of 0.5% to 0.25%.
 - c. Waiver request from the Drainage Criteria Manual for the 0.4% minimum pipe slope (only where necessary) to 0.3% slope.
 - d. Waiver request from Chapter 153.212, to not place trees along Klenc Road.
 - e. Waiver request from Chapter 90.900.2, to reduce the sidewalk width along Klenc Road from 6 feet to 5 feet.
 - f. Waiver request from Chapter 90.400.4 to reduce the local street typical section from 29 feet back of curb (BOC) to 27 feet back of curb (BOC).
 - g. Waiver request from the Drainage Criteria Manual requirement for a 0.1' drop at inlets (only where necessary).
2. **Bariloche Planned Unit Development (PUD) / Preliminary Subdivision Plat:** The applicant is requesting Planned Unit Development (PUD) and Preliminary 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 on parcel #s 830-33758-000 and 830-37758-001.
3. **Manhattan Steel Door Waiver Requests:**
- a. Waiver request from requirements in Chapter 153.211 to allow driveways on the same lot to be closer than 50 feet to each other.
 - b. Waiver request from requirements in Chapter 152.151 to reduce the % of materials in the Building Design Standards.
4. **Manhattan Steel Door Preliminary Large Scale Development (LSD):** 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 SE corner of the intersection of Via De Tonti Lane and Jean Mary Dr., on parcel #830-37834-000
5. **Tontitown Fire Station Waiver Request:**
- a. Waiver request from Chapter 90 to waive all street improvements to E. Bandini Ave. with this development.
6. **Tontitown Fire Station Large Scale Development (LSD):** The applicant is requesting Preliminary Large Scale Development approval to construct an 11,846 SF fire station with associated parking and driveways on approx. 2.07 acres, located at 199 E. Bandini Ave. on parcel #830-37552-001.
7. **Victory Church Preliminary Large Scale Development (LSD):** Victory Church is requesting Preliminary Large Scale Development approval to construct a 13,303 SF building with associated parking and drives on approx. 3.41 acres, located at 250 Industrial Circle East on parcel 830-37604-006.

1. **Bariloche Planned Unit Development (PUD) / Preliminary Subdivision Plat:** The applicant is requesting PUD and 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 on parcel numbers 830-33758-000 and 830-37758-001.

Comments from Staff

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

Comments from Commission Members

Adjournment.



Public Hearing and Planning Commission
Meeting July 26, 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_2Xxsv8yRRHKxpAXutxZ7Yg

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/UC1bUv481CeNFF2JNwoOsrNQ>

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.