



Planning Commission

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

City Staff and Consultants

City Planner – Mark Latham
Planning Tech- 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 Minutes

Date: Monday, October 17, 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 September 27th Meeting Minutes**
6. **Comments from Citizens**
7. **Old Business- Election of New Chairperson (Tabled September 27, 2022)**
8. **New Business**

PUBLIC HEARING

1. **Rezone North Maestri Road (Highway 112):** The applicant is requesting to rezone several parcels of property from A “Agriculture” to C-2 “General Commercial” on approximately 57 acres on the west side of North Maestri Road. Parcels include 830-38036-000, 830-37780-000, 830-37969-000, and 830-37969-100.
2. **Variance Henri de Tonti Blvd & Bob Griffin (Norris Plaza):** Applicant is requesting a variance of property of code 153.212 “Landscaping, Screening, Fencing, and Buffering”. Requesting not to construct 5’ landscaping buffer between the parking areas for the proposed parking spaces along south side of the property, and to reduce the required tree perimeter planting.
3. **Variance 859 Barrington Road (Sloan Crest Subdivision):** Applicant is requesting a variance of Appendix B “Minimum Dimension Standards”. Zoning district of R-3 requires a depth of 120 feet. Due to size/shape of the parcel on the proposed width of street right of way, the lots along the north south sides of the proposed east/west street will be approximately 10 feet short of the requirement.

4. **Variance 859 Barrington Road (Sloan Crest Subdivision):** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires lot frontage of 80 feet. Lot 31 is proposed to have approximately 50 feet of frontage.

Adjournment

BOARD OF ZONING ADJUSTMENTS

1. **Variance Henri de Tonti Blvd & Bob Griffin (Norris Plaza):** Applicant is requesting a variance of property of code 152.51 "Landscaping, Screening, Fencing, and Buffering". Requesting not to construct 5' landscaping buffer between the parking areas for the proposed parking spaces along south side of the property, and to reduce the required tree perimeter planting.
2. **Variance 859 Barrington Road (Sloan Crest Subdivision):** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires a depth of 120 feet. Due to size/shape of the parcel on the proposed width of street right of way, the lots along the north south sides of the proposed east/west street will be approximately 10 feet short of the requirement.
3. **Variance 859 Barrington Road (Sloan Crest Subdivision):** Applicant is requesting a variance of Appendix B "Minimum Dimension Standards". Zoning district of R-3 requires lot frontage of 80 feet. Lot 31 is proposed to have approximately 50 feet of frontage.

Adjournment

PLANNING COMMISSION

1. **Rezone North Maestri Road (Highway 112):** The applicant is requesting to a rezone several parcels of property from A "Agriculture" to C-2 "General Commercial" on approximately 57 acres on the west side of North Maestri Road. Parcels include 830-38036-000, 830-37780-000, 830-37969-000, and 830-37969-100.
2. **1539 S. Pianalto Road Fence Permit:** The applicant is requesting a fence permit application to install a five (5) foot tall fence, exceeding the 36-inch maximum height allowable in the front yard without Planning Commission approval.
3. **Waiver 859 Barrington Road (Sloan Crest Subdivision):** The applicant is requesting a waiver on the maximum length of a cul-de-sac. The proposed lots will all share a single street access point at Barrington.
4. **Sloan Crest Subdivision:** Applicant has submitted a preliminary plat for a single-family residential subdivision to be built on approximately 13 acres at 859 Barrington Road.
5. **Norris Plaza Preliminary Large-Scale Development:** Applicant is requesting Large Scale Development (LSD) approval to construct a 10,632 SF commercial building with associated parking and drives on 2.46 acres of land.

PLANNING COMMISSION ITEMS, IF APPROVED, TO CITY COUNCIL City Council November 1st, 2022

- 1. Rezone North Maestri Road (Highway 112):** The applicant is requesting to a rezone several parcels of property from A "Agriculture" to C-2 "General Commercial" on approximately 57 acres on the west side of North Maestri Road. Parcels include 830-38036-000, 830-37780-000, 830-37969-000, and 830-37969-100.

Comments from Staff

- 1. September 2022 Building Activity Report**
- 2. Current Planning Projects Report**

Adjournment



**Public Hearing and Planning Commission
Meeting October 17th, 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/UCIbUv481CeNFF2JNwoOsrNQ>

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.