



**Public Hearing and Planning Board Meeting  
September 22, 2020 -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://us02web.zoom.us/webinar/register/WN\\_y-tJUSgmTQOuewRTWHvXRw](https://us02web.zoom.us/webinar/register/WN_y-tJUSgmTQOuewRTWHvXRw)

**Or go to the zoom website to join:** <https://www.zoom.us/join>

and enter the Meeting ID: **848 0267 2977**

*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: **848 0267 2977#**

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>

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**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](mailto:cetmcnair@garverusa.com).**

**Planning Board**



Darrell Watts – Chairman  
Rocky Clinton-Vice-Chairman  
Michael Lunsford-Secretary  
Larry Roberts-Member  
Kevin Boortz-Member

City Engineer/Planning Consultant-Garver  
City Planner-Renee Biby  
City Attorney-Harrington-Miller  
Public Works Director-James Clark  
Code Enforcement Officer-Mark Ramsay  
Building Inspector-Roger Duncan

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## ***Planning Board/ Board of Zoning Adjustments (BOZA) Agenda***

Date: Tuesday, September 22, 2020

Time: 6:00 p.m. – Via Zoom and YouTube

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1. **Planning Board Meeting Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Minutes**
  - a. Approval of Special September 8, 2020 Board of Zoning Adjustments Minutes and August 25, 2020 Planning Board and Board of Zoning Adjustment meeting minutes.
5. **Comments from Citizens**
6. **Old Business**
7. **New Business**

### **PUBLIC HEARING**

- a. **Rezoning request Eco-Vista, LLC** *Property located on Arbor Acres Road containing 417.1 acres. Request to Rezone from R-MH, Residential-Mobile Homes, to EU-L, Exclusive Use-Landfill.*
- b. **Hickory Meadows PUD Rezoning & Subdivision**-*Proposal to rezone property from R-3, Single Family Residential, to PUD, Planned Unit Development, no more than 8 units per acre, with a 296 lot single family residential subdivision on 80 acres located at 865 S. Klenc.*

*Adjournment.*

### **BOARD OF ZONING ADJUSTMENTS**

- a. **No New Business.**

*Adjournment.*

### **PLANNING BOARD**

- a. **Rezoning request Eco-Vista, LLC** *Property located on Arbor Acres Road containing 417.1 acres. Request to Rezone from R-MH: Residential-Mobile Homes, A: Agricultural, and R-1: Single Family Residential 1 unit per acre, to EU-L, Exclusive Use-Landfill.*
- b. **Hickory Meadows PUD Rezoning & Subdivision**-*Proposal to rezone property from R-3, Single Family Residential, to PUD, Planned Unit Development, no more than 8 units per acre, with a 296 lot single family residential subdivision on 80 acres located at 865 S. Klenc*
- c. **South Pointe Phase III Subdivision** *Request Preliminary Plat approval to construct a 181-lot single-family residential subdivision on 60.43 acres zoned R-3, Single-Family Residential, located Southeast of Bausinger Road and the future Wildcat Creek Boulevard.*
- d. **Springdale School District #50** *Property located at the Northeast Corner of S. Barrington & Fletcher, request for a Preliminary Large-Scale Development to construct a new elementary school.*
- e. Review Items for Placement on City Council Agenda (if applicable)

## PLANNING BOARD ITEMS TO CITY COUNCIL

- a. **Rezoning request Eco-Vista, LLC** *Property located on Arbor Acres Road containing 417.1 acres. Request to Rezone from R-MH: Residential-Mobile Homes, A: Agricultural, and R-1: Single Family Residential 1 unit per acre, to EU-L, Exclusive Use-Landfill.*
- b. **Hickory Meadows PUD Rezoning & Subdivision** *Proposal to rezone property from R-3, Single Family Residential, to PUD, Planned Unit Development, no more than 8 units per acre, with a 296 lot single family residential subdivision on 80 acres located at 865 S. Klenc*

8. **Comments from Staff**

9. **Comments from Board Members**

10. **Meeting Adjourned**

*Adjournment.*