



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
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Meeting: **November 1, 2021**
Project: **Paramount Metals
Rezoning**
Planner: Nathan Crouch

AGENDA ITEM

PH2

PC3

PARAMOUNT METALS

REZONING REQUEST

761 & 829 W Henri de Tonti Blvd
Parcel # 830-37710-000 & 830-37755-001

SUMMARY: Request to rezone property an existing business occupies, to prepare for construction of a replacement office building. Large Scale Development of the new structure will follow if this Rezoning request is approved.

CURRENT ZONING: C-2 – General Commercial

REQUESTED ZONING: L-I – Light Industrial

FUTURE LAND USE CATEGORY: RC-C – Residential Commercial Core

CITY WARD: 3-Don Doudna and Tim Burress

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water, existing 6" water main.

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, existing 12" sewer main.

Phone: AT&T

Natural Gas: Source Gas

Cable: Cox Communications

PROJECT SYNOPSIS:

The owner of this property is Weeks Enterprises, LLC. The applicant/representative is Dan Scott, for Paramount Metals. The property is located at 761 Henri de Tonti Blvd.

The intent of this rezoning application is to rezone the parcel to Light Industrial, a more appropriate zoning designation for the existing business. Following the rezoning the business intends on constructing a new office building, then demolishing the current one.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for the Residential Commercial Core (RC-C). From the Vision Plan Document adopted by the City Council in November 2018:

RESIDENTIAL and COMMERCIAL CORE (RC-C)

Town Center Areas contain some of the most intense and dense development patterns within the City, as well as the tallest and greatest variety of buildings.

This is a higher intensity mixed use category, allowing for larger stores and more intense traffic patterns.

A mix of residential and non-residential development (excluding HEAVY industrial uses) is permitted. The residential component of this category will include higher intensity multifamily

developments, and single family residential would likely be townhome or row house development models. The ideal mix of uses will be moderate to high density residential, office, and commercial uses, with additional open space amenities included within the development site.

These areas will accommodate row houses, apartments, local and regional retail, including large-scale stores, hotels, **industry** and entertainment uses. These areas are typified by their location **adjacent to major thoroughfares** with high visibility, usually automobile-dependent customers and large areas dedicated to parking. Although Urban Center Areas recognize the conventional big-box and strip retail centers developed along major arterials, it is expected that vacant properties will be developed into traditional mixed-use centers, allowing people to live, work and shop in the same areas.
Up to 20 multifamily dwelling units/acre.

STAFF ANALYSIS: This application is requesting rezoning for an existing Industrial use grandfathered into compliance due to its age relative to zoning adoption. The business isn't going anywhere, but they want to replace their office building.

The Future Land Use Plan (FLUP) says these areas will accommodate row houses, apartments, local and regional retail, including large scale stores, hotels, **industry and entertainment uses. As this request is for Light-Industrial zoning, Staff feels this request is aligned with the FLUP.**



APPROVAL CRITERIA:

Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include but not be limited to the following:

- (1) Consistency of the proposal with the comprehensive plan.*

STAFF ANALYSIS: The current Future Land Use Plan shows this area as Residential and Commercial Core. According to the City's Vision Plan document specifically calling "Industry" as land use that can be accommodated here, this request meets the intent of the Future Land Use Map for this area.

- (2) Consistency of the proposal with the purpose of these regulations.*

"The regulations are intended to provide for orderly growth and development; for protection of the character and stability of residential, commercial, industrial, recreational, and environmentally sensitive areas of the city; for protection of property from blight and undue depreciation; for efficiency and economy in the process of development for the appropriate and best use of land; for the use and occupancy of buildings; for healthful and convenient distribution of population; for good civic design and arrangement; and for adequate public utilities and facilities."

STAFF ANALYSIS: The character of the commercial zone along Henri de Tonti Blvd will not be negatively affected by this rezoning request since the business already exists. The purpose of the rezoning is to get the property ready, with respect to zoning, for the company to construct a new office building and then demolish the current one. This new office building will be set back farther from the street right of way so the face of the building is in line with the face of

the other, large warehouse building which sits on an adjacent parcel. So, this rezoning action, if approved, would actually improve the curb appeal of the subject properties by aligning the front face of the buildings and providing a more continuous parking area.

(3) *Compatibility of the proposal with the zoning, uses and character of the surrounding area.*

STAFF ANALYSIS: The requested use is for light industrial zoning; surrounding properties are zoned to allow “C-2” uses.

The actual uses of the surrounding properties vary from Single Family Residential to Landfill.

North- zoned C-2- Timmons Oil Company, and SF-R uses across the highway.

East- zoned C-2- vacant, but MF-R (The Reserve) is beyond that vacant parcel.

South- zoned C-2- grandfathered SF-R use.

West- zoned C-2- Uncle Tanks Self Storage.

This business, Paramount Metals, has been at this location for such a period of time that the business is grandfathered into zoning compliance. However, before Paramount Metals can construct their new office building, they need to rezone the property. This is the reason for this current application.

(4) *Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.*

STAFF ANALYSIS: This property is operating successfully at this location with the current zoning designation. It is the need to construct a new office building that drives the rezoning application.

(5) *Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual impairment, odor, noise, light, vibration, hours of use/operation, and any restriction to the normal and customary use of the affected property.*

STAFF ANALYSIS: Staff feels the nearby properties will not be affected at all by this application, if approved. The business already exists and intends to continue to operate in the same manner they are.

(6) *Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and*

STAFF ANALYSIS: This property is occupied and conducting business. It is not for sale.

(7) *Impact of the proposed development on community facilities and services, including those related to utilities, streets drainage, parks, open space, fire, police, and emergency medical services.*

STAFF ANALYSIS: The proposed development (after rezoning approval) is to construct a new office building, very similar to the one that exists now. After the new office building is constructed and occupied, the company will demolish and remove the old one. There should be no additional impact to the facilities and services listed.

TECHNICAL INFORMATION:

Technical information will be addressed when the appropriate applications are submitted.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has not received any comments for this project, but will update the Planning Commission at the meeting if any are submitted.

STAFF RECOMMENDATION: Staff recommends approval of this request for Paramount Metals to rezone their property from C-2 to Light Industrial, with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

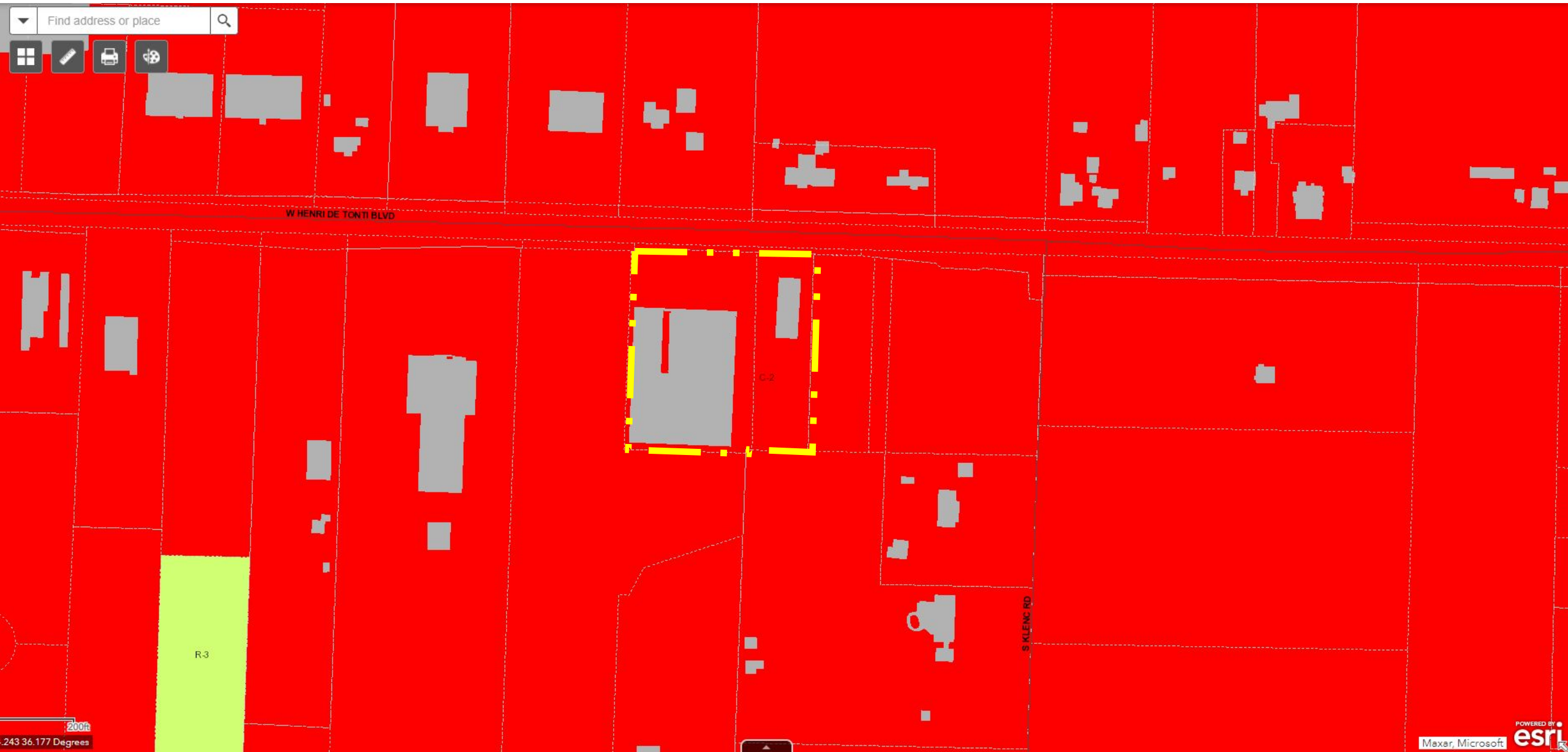
1. Standards found in Chapter 153.214 Residential Compatibility Standards, shall apply to all adjacent properties with a residential use regardless of current zoning.
2. This project shall be in compliance with all local, state, and federal regulations.
3. This rezoning must proceed to the City Council for approval.
4. Any improvements to this site require additional review.

Old office- to be demolished

Proposed office- to be constructed afterward



Current Zoning– C-2



Future Land Use Map Residential-Commercial Core

