



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **June22,2023**
Project: **Baker Rezone**
Planner: Mark Latham, City Planner

PUBLIC HEARING AGENDA ITEM

PH5, PC4

PLANNING COMMISSION AGENDA ITEM

PC4

REZONING REQUEST

Dowell Rd. and Arbor Acres

Parcel # 830-38331-005, 830-39950-000, 830-38331-003, 830-38331-004, 830-38331-006

SUMMARY: The applicant is requesting to rezone 48.57 acres from R-2 (Residential) 1/2-acre minimum lot size to R-3 (Residential, 9600 SF).

CURRENT ZONING: R-2 – Single Family Residential

REQUESTED ZONING: R3 – Single Family Residential

FUTURE LAND USE CATEGORY: R-E Residential Estates

CITY WARD: 3- Mike Washkowiak and Tim Burress

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

Water: Washington Water Authority

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Source Gas

Cable: Cox Communications

PROJECT SYNOPSIS:

The owner/applicant for this property is Donna Baker. The property is located at the corner of Dowell and Arbor Acres Rd.

The owner wishes to sell 48.57 acres and allow for single family residence.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for R-2, from the Vision Plan Document adopted by the City Council in November 2018:

R-2, Single-Family Residential. This district is intended to provide single-family residential uses on moderately sized, low-density lots of at least one-half acre.

STAFF ANALYSIS: This application requests a rezoning for the sale and residential development of single-family homes on 9600 sq. ft on 48.57. The request for R-3 does align with the Future Land Use Plan as long a sewer is available.

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 (R-2) According to the City's Vision Plan, 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 Residential Single Family (R-3) will not be negatively affected by this rezoning request since single family homes already exists.

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

STAFF ANALYSIS: The requested use is for Single Family Residential; surrounding properties are zoned R-E, Residential Estate.

The actual uses of the surrounding properties include Residential, Agriculture, Landfill, and Commercial.

North- zoned R-3

East- zoned R-2

South- zoned LE and C2

West- zoned Agriculture

(4) 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: Nearby properties will not be affected at all by this requested rezoning.

(5) 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 area has remained R-2.

(6) 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.

STAFF ANALYSIS: The proposed rezoning will not affect services in this area.

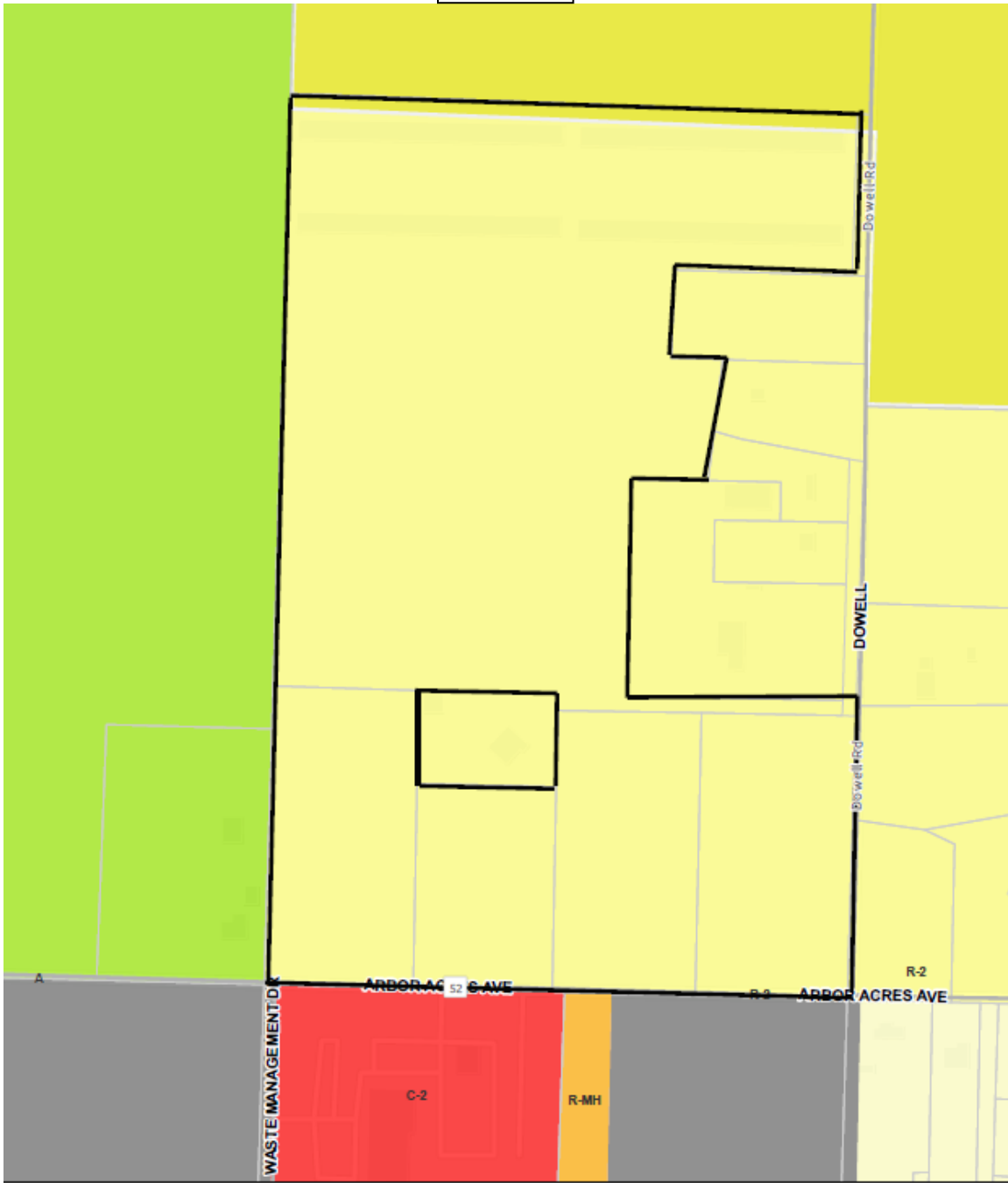
NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project.

STAFF RECOMMENDATION: Staff recommend approval of this rezoning request of 48.57 acres from R-2, Residential to R-3, Single Family Residential.

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.

ZONING



6/23/2023, 9:11:55 AM

— Washington County Roads

Tontitown Zoning

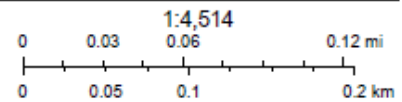
■ A (Ag, 5 acre min. lot size)

■ C-2 (General Commerical)

■ EU-L (Exclusive Use-Landfill)

■ R-1 Single Fam Res. 1 ac min lot size)

■ R-2 (Single Fam Res. 0.5 ac min lot size 2 unites/acre)

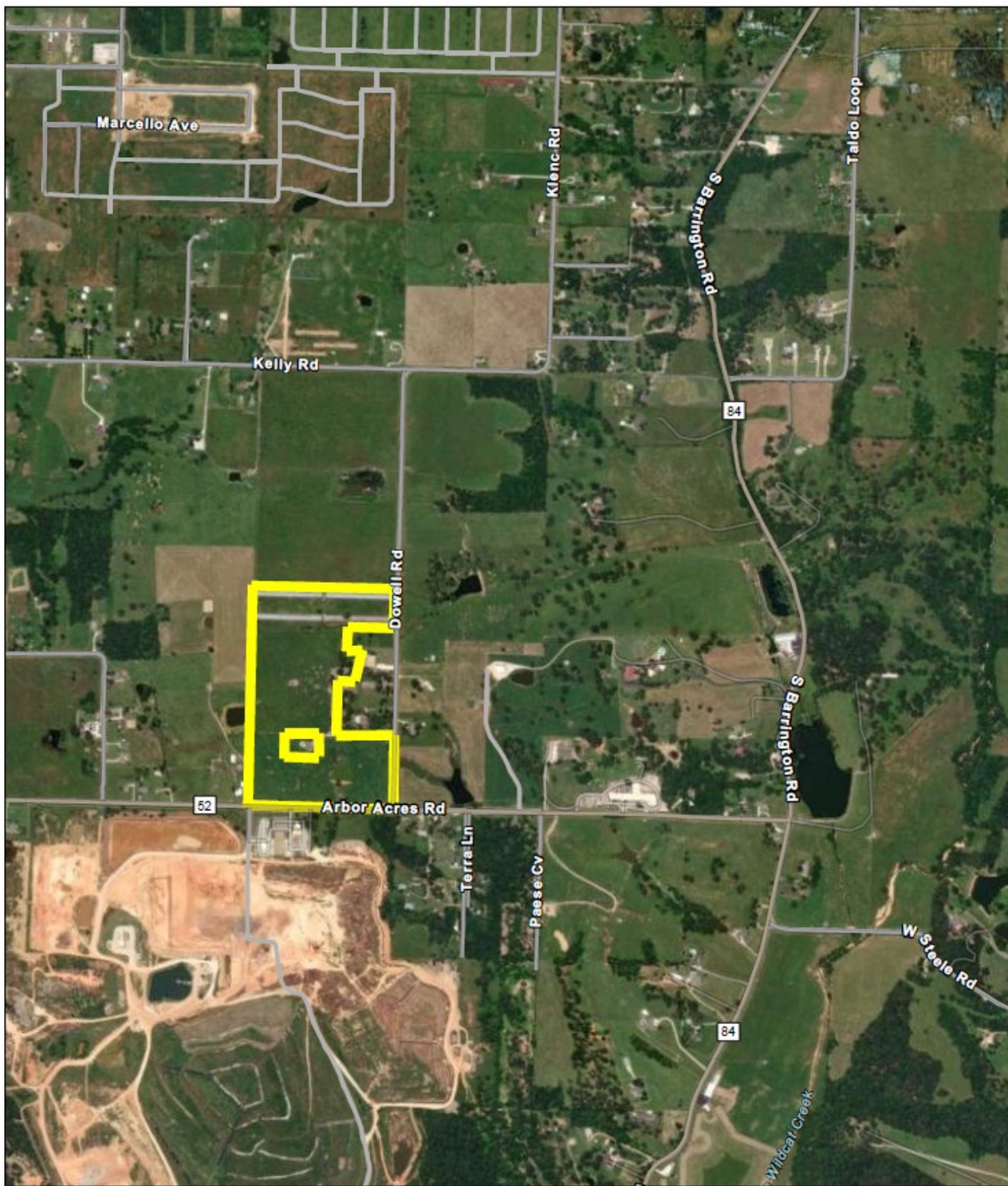


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SITE LOCATION



USE COMPARISON CHART

Zoning	R2	R3
Category Names	Single Family Residential - 1/2 acre minimum lot size	Single Family Residential - 9600 square foot minimum lot size, provided density shall not exceed three units/acres
Density	2 units/acre	3 units/acre
Minimum Lot Size	1/2 acre	9,600 sf
Nonresidential uses	1/2 acre	9,600 sf
Max Building height	35'	35'
Max Number of stories	N/A	N/A
Lot width min	100'	100'
Lot depth min	120'	120'