



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **December 18, 2023**
Project: **Rezone C2 to R3
and R3 to C2.**
Planner: Mark Latham

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM REZONING REQUEST **PH1, PC1**

523 S. Barrington Rd.
Parcel # 830-37664-000

SUMMARY: Request to rezone a piece of land that is 37.53 acres in size from a mix of C-2 and R-3 to 1.87 acres from R-3 to C-2 zoning.

CURRENT ZONING: R3 – Residential single family with a minimum 9,600 SF lot size and C-2 Commercial.

REQUESTED ZONING: R3– Residential single family with a minimum 9,600 SF lot size and C-2 Commercial.

FUTURE LAND USE CATEGORY: RC-T, Residential Transition Commercial

CITY WARD: 3- Mike Washkowiak, Tim Burress

INFRASTRUCTURE SERVICE AREAS

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

The owner of this project is GSP NWA, Inc.

The property is located on the west side of Barrington Road, across the street from Rollins Elementary School. Pam Trucking is adjacent to the north. Property to the west is zoned R-3 and contains residential uses. The area to the south contains the Tuscan Sun Subdivision zoned R3, and a small commercial use. The Master Street Plan shows Fletcher Road extending across the south end of this property.

The applicant is requesting to change the zoning from C2, Commercial to R3 Residential single-family with a minimum lot size of 9,600 SF on the northside of the property and 1.87 acres from R3 to C2 along Barrington to accommodate an office building.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for **Residential Transition Commercial Neighborhood (RC-T)**.

From the Vision Plan Document adopted by the City Council in June 2023

RESIDENTIAL TRANSITION COMMERCIAL (RC-T)

Residential Transition areas plan for moderate-density residential development serving as a transition between commercial/mixed use and residential low-density land uses. Housing types are varied, single family, duplexes townhomes. Some neighborhood-scale commercial uses may be included where appropriate access is available.

Six-eight units/acre.

STAFF ANALYSIS: This project is well aligned with the Future Land Use Plan for this area.

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 RC-T, Residential Transition This request is well aligned with the comprehensive plan 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: There is water and sewer available for connection along Barrington, and the extension of Fletcher Road will provide better traffic alleviation in the future. The rezone request should not impact the orderly growth and development of this area.

(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 primarily single-family residential.

North-zoned C-2-commercial, Pam Trucking

East-zoned R-3, with a conditional PI Public/Institutional use, Rollins Elementary School, and some single family uses.

South-zoned C-2 Commercial and R-3- single-family residence, Tuscan Sun Subdivision

West-zoned C-2 Commercial and R3- single family

(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 could be suitable for uses allowed in R-3 and C-2.

- (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: This proposed rezoning should not detrimentally affect nearby property. Traffic will be routed on to Barrington Road, and the extension of Fletcher Road shall be constructed at the time this property is developed. Water and sewer are available. Before any development is constructed, a full review of all plats/plans shall be required.

- (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: There is one existing single-family residence on site currently.

- (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: This impact is expected to be minimal to utilities, streets, drainage, parks, open space, fire, police, and emergency services. There is adequate water and sewer that can be connected. The change from C2 to R3 is not expected to cause much additional impact to the infrastructure.

TECHNICAL INFORMATION:

Technical information will be addressed if this property is improved.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one "opposed" written comment, and one "no objections" written comment, regarding this project.

All written comments received are attached.

STAFF RECOMMENDATION: Based on the availability of utilities, future access, and the minimal expected impact when changing from C2 zoning to R3 zoning, staff recommends **approval** of the request to change the zoning at 523 S. Barrington Rd from **C2, Commercial to R3 Residential Single-Family with a minimum 9,600 SF lot and from R3 to C2-Commercial of 1.87 ac along Barrington Rd.**

PROCESS NOTES:

1. This rezoning must proceed to the City Council for approval.

2. Any improvements to this site require additional review.

ZONING MAP

[See Map](#)

Neighbor Comments:

[See Attachments](#)