



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 28, 2023**
Project: **Marsh Rezoning**
Planner: Mark Latham, City Planner

PUBLIC HEARING AGENDA ITEM

PLANNING COMMISSION AGENDA ITEM

REZONING REQUEST

2398 E. Brush Creek Rd.
Parcel # 830-37891-531

SUMMARY: The applicant is requesting to rezone 2.148 acres from R-E (Residential Estates, 2-acre minimum lot size) to R-1 (Residential, 1-acre minimum lot size).

CURRENT ZONING: RE – Residential Estates

REQUESTED ZONING: R1 – Single Family Residential

FUTURE LAND USE CATEGORY: AG- Agriculture

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: Septic

Phone: AT&T

Natural Gas: Source Gas

Cable: Cox Communications

PROJECT SYNOPSIS:

The owners/applicants for this project are Gary and Jody Marsh. The property is located on E. Brush Creek and Javello Road.

The owners wish to sell the 2.148 acres and allow for two single family residences.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for Residential Estates (RE) From the Vision Plan Document adopted by the City Council in November 2018:

R-E, Estate Single-Family district. The purpose of this district is to accommodate single-family residential development on low density, large estate type lots. This zone is intended to help establish and preserve rural/estate character in certain areas of the city.

STAFF ANALYSIS: This application is requesting a rezoning for the sale and residential development of two homes on 2.148 acres. The request for R-1 is well aligned with the Future Land Use Plan.

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 Estate. 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 Estate zone along E. Brush Creek will not be negatively affected by this rezoning request since single family homes already exist in 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 zoned R-E, Residential Estate.

The actual uses of the surrounding properties include Residential Estate.

North- zoned R-E

East- zoned R-E

South- zoned R-E

West- zoned R-E

(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-E.

- (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.

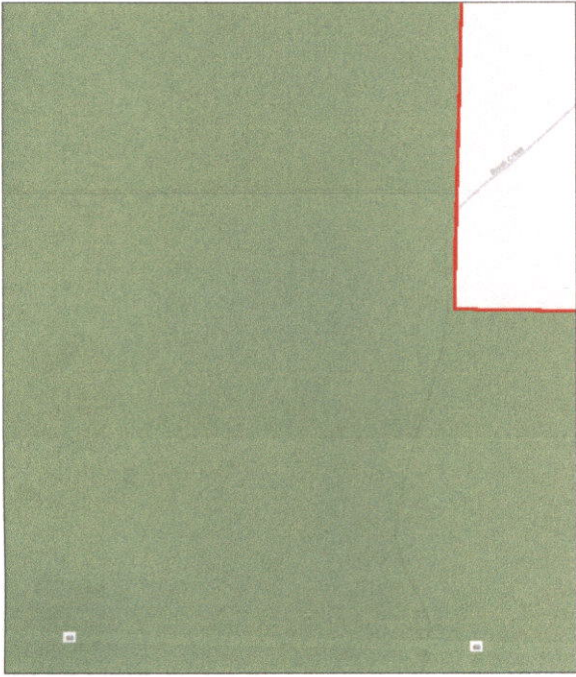
NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff has received one comment in support for this project and will update the Planning Commission at the meeting if any additional comments are submitted.

STAFF RECOMMENDATION: Staff recommends approval of this rezoning request of 2.148 acres from R-E, Residential to R-1, Single Family Residential.

PROCESS NOTES:

1. This rezoning must proceed to the City Council for approval.
2. Any improvements to this site require additional review.

ZONING



FUTURE LAND USE

ArcGIS Web Map

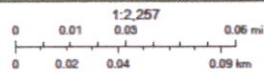


SITE LOCATION

ArcGIS Web Map



2/27/2023, 9:43:01 AM



Washington County City Limits

Washington County Parcels

Tontitown Zoning

R-E (Estate Single Fam Res, 2 ac min lot size)

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| | R-E | R-1 |
|----------------------------------------------|------------------------------------------------------------|------------------------------------------------------------|
| Category Names | Single Family Residential - 2 acre minimum lot size | Single Family Residential - 1 acre minimum lot size |
| Density | 1 unit/2 acres | 1 unit/acre |
| Minimum Lot Size | 2 acres | 1 acre |
| Triplex, Quadplex | NP | NP |
| Duplex | NP | NP |
| Townhomes (single-family attached) | NP | NP |
| Multi-Family (5 or more connected units) | NP | NP |
| Nonresidential uses | 2 acres | 1 acre |
| Max Building height | 35' | 35' |
| Max Number of stories | N/A | N/A |
| | | |
| Lot width min | 200' | 120' |
| Lot depth min | 200' | 120' |
| Setbacks for 1 and 2 story structures | | |
| Front Setback | 30' | 30' |
| Side Setback | 30' | 20' |
| Street side setback | 30' | 25' |
| Rear setback | 30' | 25' |
| Setbacks for 3 and 4 story structures | | |
| Front Setback | 30' | 30' |
| Side Setback | 30' | 20' |
| Street side setback | 30' | 25' |
| Rear setback | 30' | 25' |
| Maximum impervious | 45% | 55% |