



01/23/2023

On behalf of our client INFAS Corporation, Tri-Star Contractors is requesting to appeal the planning commissions vote on February 13th, 2023, for the property located at 630 S Klenc Rd Tontitown Ar. The property we are requesting is 18.95 acres located south of the future Fletcher Rd extension. The City of Tontitown has recently requested we dedicate the entire 75' ROW for the future extension, instead of the typical half. Therefore, we are requesting to change the zoning from R-3 to R-4 to allow for a higher density of single-family residential lots on this site. The planning commission felt they needed more time and more information regarding the future Fletcher Rd extension. Staff has recommended approval of this rezone and expressed during the meeting that this is just to rezone. The offsite street improvements, design layout, ROW dedication, etc. will all be addressed during the planning process, and this is just to rezone. We would like to make note that Tri Star is willing to work with the city on the street improvements needed for Fletcher Rd, but the design work has not been completed by the city and we cannot commit to what we will do will out seeing the full set of design plans. The zoning requested would allow for 8000 Sqft Minimum lots, which is a larger lot size than the neighboring residential PUD developments. The future development of this property would be subject to the City of Tontitown development regulations as well as including a restriction for the minimum size of future homes. When planning commission voted on this we had 3 approved votes and 3 denied votes.

It was brought to my attention that after the meeting one or more of the planning commission members that voted “no” wanted to change their vote “yes” and was looking into the process on how to do that. Also, I would like to mention that the previous Mayor had contacted us directly about this property advising us to purchase it, with full support from the city. When we decided to proceed with purchasing the property the Mayor then said that I needed to give him half of my commission for facilitating the sale. Which he did receive. The owner of this property is willing to dedicate the full ROW needed for the future extension but for this project to be feasible we need to offset the cost for approximately 7-8 lots we would be losing by allowing for a higher density.

Thank you for your consideration of this appeal to rezone. Please let us know if you have any questions or need any additional information.

Sincerely,

Elizabeth Oaks

TRI STAR CONTRACTORS
Office (479) 238-1088 | Fax (479) 238-0030
P.O. Box 219 Siloam Springs, AR 72761