



## CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.  
479-361-2700  
planning@tontitownar.gov

Meeting: **August 22, 2023**  
Project: **Zulpo Rezoning**  
Planner: Mark Latham, City Planner

### PUBLIC HEARING AND PLANNING COMMISSION AGENDA ITEM **PH2, PC2**

#### REZONING REQUEST

1064 North Barrington  
Road

Parcel # 830-38014-  
000, 830-38015-000,  
and 830-38014-002

**SUMMARY:** The applicant is requesting to rezone 4.338 acres from A-1 (Agriculture) and R-3 (Residential) to R-E (Residential Estates, 2-acre minimum lot size).

**CURRENT ZONING: AG – Agriculture and R-3 (Single Family)**

**REQUESTED ZONING: RE – Residential Estates**

**FUTURE LAND USE CATEGORY: RE– Residential Estates**

**CITY WARD: 2 – Larry Ardemagni and Daniel Montez**

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

**Water:** Tontitown Water

**Electric:** Ozarks Electric

**Sewer/Septic:** Septic

**Phone:** AT&T

**Natural Gas:** Source Gas

**Cable:** Cox Communications

#### **PROJECT SYNOPSIS:**

The owners for this rezone request are Patrick and Miriam Zulpo. The property is located at 1064 North Barrington Road.

The owners wish to complete a property line adjustment to complete a non-conforming piece of property under 5 acres to a designated RE.

#### **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 June 2023:

*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: The request for R-E 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 and Agriculture zone along North Barrington 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 A-1 (Agriculture) and R-3 and R-2 , (Residential, Single Family)**

**The actual uses of the surrounding properties include Residential Estate.**

**North- zoned A1  
East-zoned A1  
and R3  
South-zoned R-3  
West-zoned R-3,  
and R-2**

*(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 A1, Agriculture and R-3.

(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 4.338 acres from AG- Agriculture and R-3 , Single Family Residential to RE, Residential Estates.

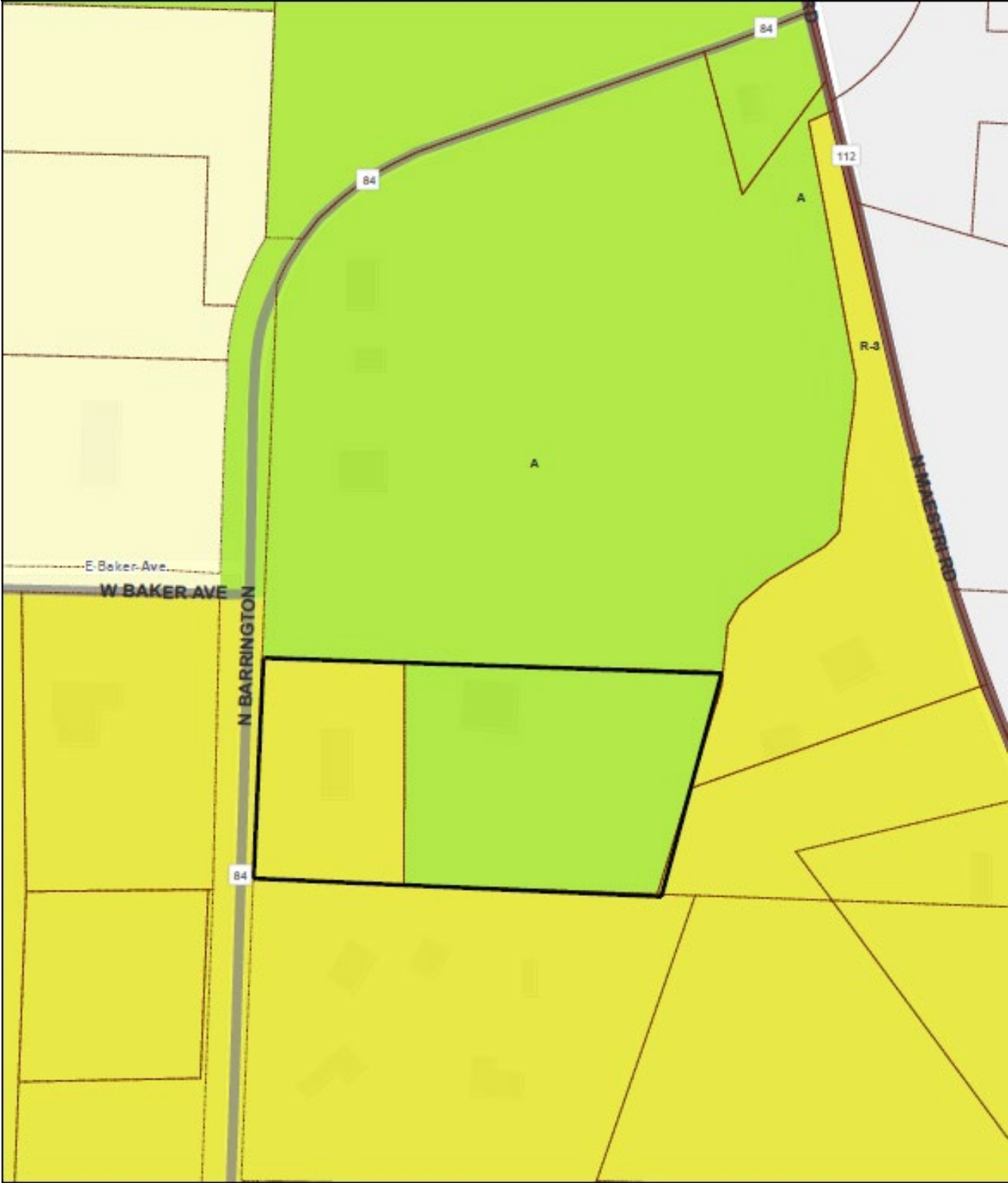
**PROCESS NOTES:**

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

USE COMPARISON CHART

<b>Zoning Districts</b>	<b>A</b>	<b>RE</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R- 3L</b>	<b>R-4</b>	<b>R-MF-16</b>	<b>R-MH</b>
<b>Residential uses</b>									
Single-family detached	P	P	P	P	P	P	P	P	NP
Duplex	NP	NP	NP	NP	NP	NP	C	P	NP
Triplex, quadplex	NP	NP	NP	NP	NP	NP	NP	P	NP
Townhome	NP	NP	NP	NP	NP	NP	NP	P	NP
Detached accessory dwelling unit (ADU)	P	P	P	P	C	C	C	NP	NP
Emergency housing unit	C	C	C	C	NP	C	NP	NP	NP
Multi-family	NP	NP	NP	NP	NP	NP	NP	P	NP
Manufactured housing unit	NP	NP	NP	NP	NP	NP	NP	NP	P
Manufactured housing, residential design	NP	NP	C	NP	NP	NP	NP	NP	P
Manufactured housing park	NP	NP	NP	NP	NP	NP	NP	C	C
Group residential	NP	NP	NP	NP	NP	NP	NP	C	NP

ZONING



FUTURE LAND USE



Tontitown Future Land Use (with reference layers)

Designation

-  AG
-  HD
-  LE
-  LI
-  OS
-  PL
-  RC-C
-  RC-N
-  RC-T
-  RE
-  RM
-  Planning Area
-  City Limits
-  Outside City Limits
-  Other Streets

SITE LOCATION



# TRACT SPLIT

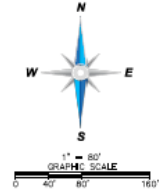
SECTION 36, TOWNSHIP-18-NORTH, RANGE-31-WEST  
1064 & 1076 N BARRINGTON ROAD, SPRINGDALE, AR 72762  
WASHINGTON COUNTY

## LINE TABLE

LINE NUMBER	START/END	POSTMARK
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2	1064.0000	1064.0000
3	1064.0000	1064.0000
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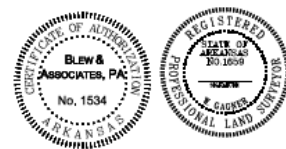
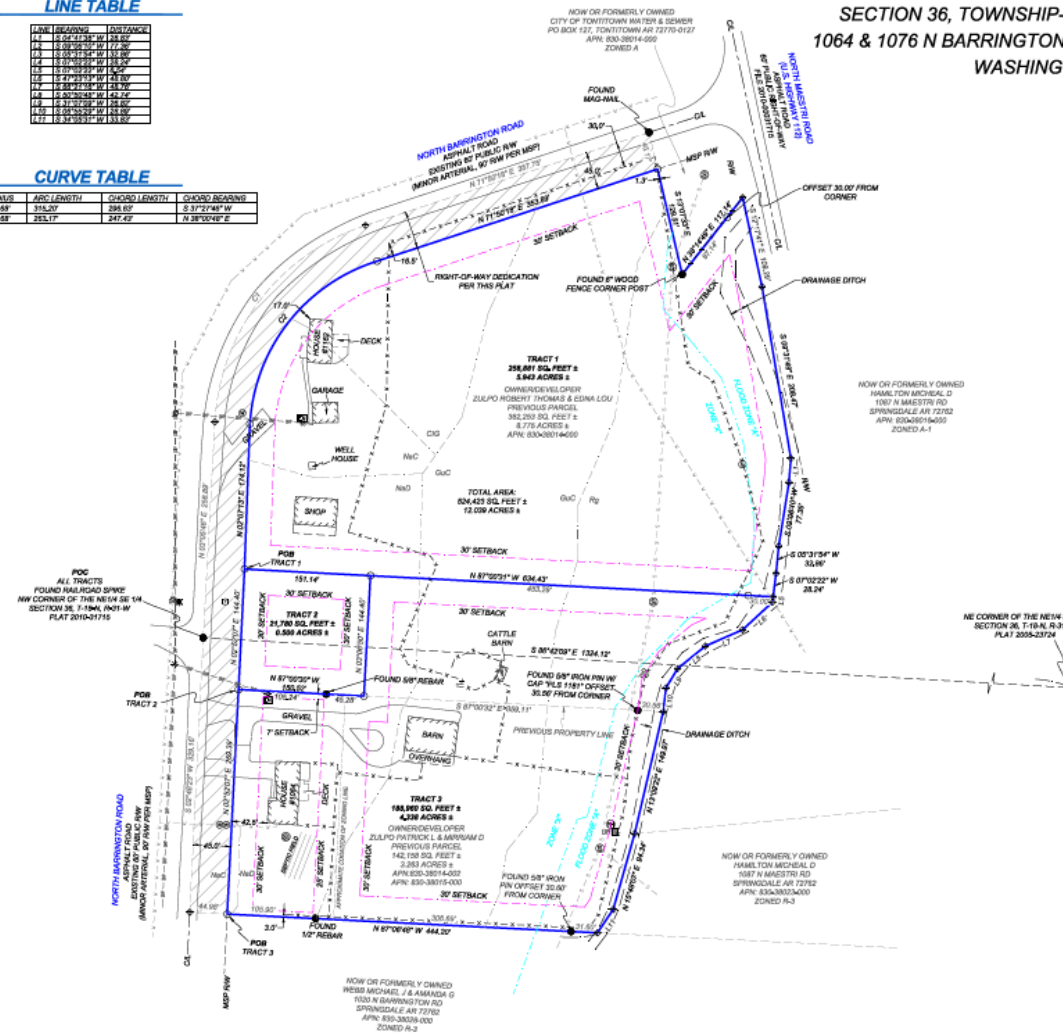
## CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	262.88	315.20	288.87	S 37°27'48" W
C2	217.58	255.17	247.42	N 28°00'48" E



## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET 5/8" REBAR WITH CAP 1/4" 165P
- ⊕ COMPUTED POINT
- ⊕ LIGHT
- ⊕ POWER POLE
- ⊕ TELEPHONE PEDESTAL
- ⊕ FARE HYDRANT
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ UTILITY MANHOLE
- ⊕ SANITARY MANHOLE
- ⊕ CLEANOUT
- ⊕ GAS METER
- ⊕ UTILITY RIERS
- ⊕ SEPTIC TANK
- ⊕ POINT OF COMMENCEMENT
- ⊕ P.O.C.
- ⊕ P.O.B.
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE
- SOIL TYPE



**BLEW & ASSOCIATES, P.A.**

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<b>SURVEYOR JOB NUMBER:</b> 23-3856	<b>SURVEY DRAWN BY:</b> BDM - 08/23/2023
<b>SURVEY REVIEWED BY:</b> TPW	<b>SCALE:</b> 1" = 80'
<b>FOR THE USE AND BENEFIT OF:</b> PETE & EDNA ZULPO	

