



November 21, 2023

City of Tontitown Planning Department  
235 E Henri de Tonti Blvd  
Tontitown, AR 72762

**RE:     *Proposed Rezone from R-3 to C-2***  
***Barrington Subdivision***  
***Northwest Corner of S. Barrington Road & E. Fletcher Avenue Intersection***  
***Tontitown, Washington County, AR 72762***

To whom it may concern,

Halff, on behalf of GSP NWA, Inc., is proposing to rezone property located near the intersection of S. Barrington Road & E. Fletcher Avenue in Tontitown, AR. A 1.9-acre lot in the southeast corner of the proposed subdivision is currently zoned as R-3 Single-Family Residential, and the proposed rezone would make this lot C-2 General Commercial District. The C-2 zoning will be consistent with its proposed use and takes into consideration its frontage along an existing Minor Arterial, as well as its proximity to the intersection of a Barrington Road and Fletcher Avenue. Traffic consistent with a commercial development could be expected for this lot. No signage is anticipated at this time.

This property is served by Tontitown Water and Sewer Utilities. Connection to the public sanitary sewer main will be achieved by connecting to a gravity sewer main along Fletcher Ave that is currently under construction in association with the Klenc Road Sewer Extension project. Connection to the public water main system will be achieved by tapping into an existing water main along S. Barrington Road.

If there are questions or additional information is needed, I can be reached via email at [callison@halff.com](mailto:callison@halff.com) or via phone at (479) 273-2209.

Sincerely,

**HALFF**

A handwritten signature in black ink that reads "Chase Allison".

Chase Allison, PE  
Civil Engineer