



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: April 23, 2024
Project: Rezone R3 to AG
Planner: Mark Latham

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM

REZONING REQUEST

PH1, PC1

1278 Piazza Rd.
Parcel # 830-38771-000

SUMMARY: Request to rezone 10.46 acres in size from R3 to AG

CURRENT ZONING: R3 – Residential, medium density, single family.

REQUESTED ZONING: AG- Agriculture

FUTURE LAND USE CATEGORY: RM, Residential Medium Density

CITY WARD: 1- Misty Piazza, Amber Ibarra

INFRASTRUCTURE SERVICE AREAS

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

The owners of this request desire to rezone 10.46 acres to develop an 8-pad site for a RV Park at the NE part of the property. A Conditional Use Permit must be approved for the RV Park.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for **Residential Medium Density (RM)**.

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

RESIDENTIAL MEDIUM DENSITY

Residential Medium Density reflects the current density of single-family detached residential development that is prominent in the existing neighborhoods to the south of City Hall and Park. They are primarily residential in nature. It also encourages traditional neighborhood development that incorporates low-intensity non-residential uses intended to serve the surrounding neighborhood, such as retail and offices. One to five dwelling units/acre.

STAFF ANALYSIS: This rezone does not align 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 RM, Residential Medium. This request does not align 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: The rezone request could 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 R-3, single family.

East-zoned AG, Agriculture

South-zoned AG, Agriculture

West-zoned AG, Agriculture.

(4) *Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment.*

STAFF ANALYSIS: The desire of the owner will require a Conditional Use.

(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.

(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: Currently, the property remains vacant under its current zoning.

(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.

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.

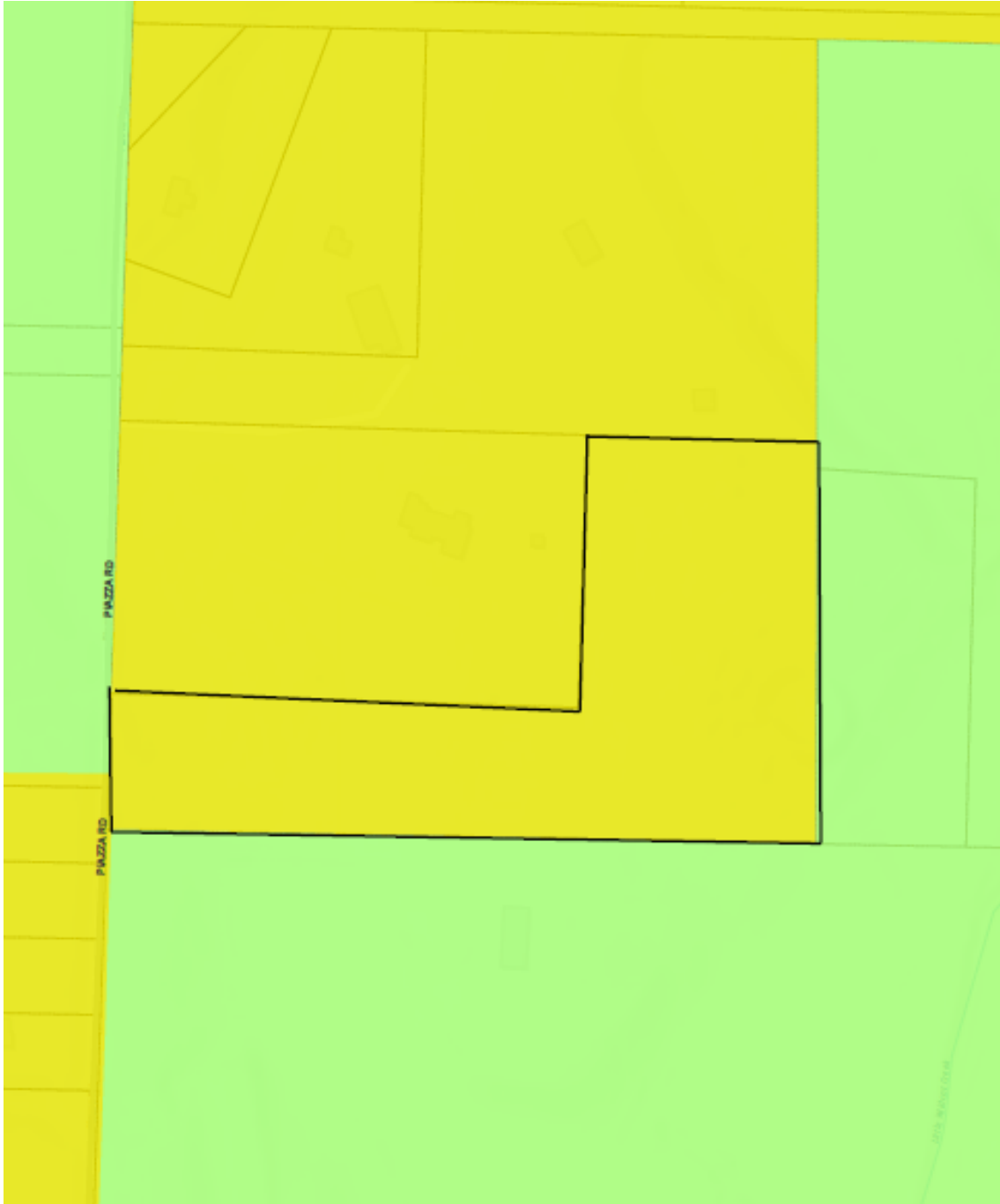
All written comments attached.

STAFF RECOMMENDATION: Staff is recommending the rezoning request.

PROCESS NOTES:

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

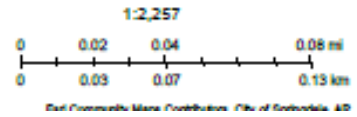
ZONING MAP



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TownZoning

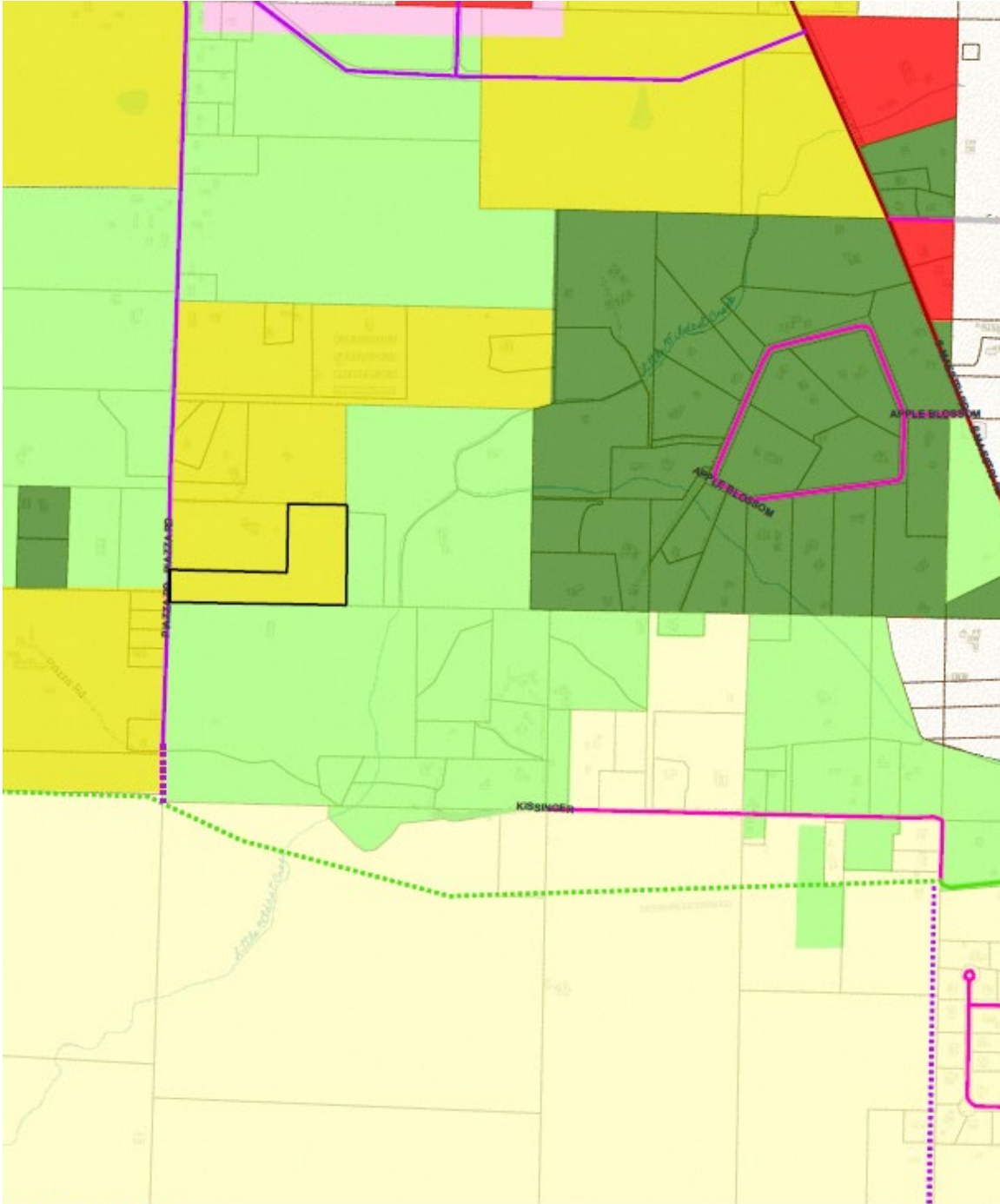
- A (Ag, 5 acre min. lot size)
- R-3 (Single Fam Res. 9,600 sq ft min lot size)



Use Comparison Chart:

	A	R-3
Category Names	Agriculture	Single Family Residential - 14,520 square foot minimum lot size 1/3 acre
Density	1 unit/5 acres	3 units/acre
Minimum Lot Size	5 acres	9600 sf
Triplex, Quadplex	NP	NP
Duplex	NP	NP
Townhomes (single-family attached)	NP	NP
Multi-Family (5 or more connected units)	NP	NP
Nonresidential uses	5 acres	9600 sf
Max Building height	45'	35'
Max Number of stories	N/A	N/A
Lot width min	240'	80'
Lot depth min	400'	120'
Setbacks for 1- and 2-story structures		
Front Setback	30'	30'
Side Setback	30'	7'
Street side setback	30'	25'
Rear setback	30'	25'
Setbacks for 3 and 4 story structures		
Front Setback	30'	30'
Side Setback	30'	7'
Street side setback	30'	25'
Rear setback	30'	25'
Maximum impervious area (Structure)	45%	60%

Area Comparison Chart:

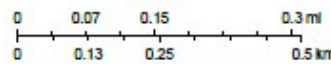


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Tontitown_Master_Street_Plan

- | | |
|----------------------------------|--|
| Arterial | C-1 (Light Commercial/Office) |
| Minor Arterial | C-2 (General Commercial) |
| Minor Arterial Proposed Location | I (Industrial) |
| Collector | R-1 Single Fam Res. 1 ac min lot size |
| Collector Proposed Location | R-3 (Single Fam Res. 9,600 sq ft min lot size) |
| Local | R-E (Estate Single Fam Res. 2 ac min lot size) |
| TontitownZoning | Roads_WashingtonCounty |
| A (Ag. 5 acre min. lot size) | Parcels_WashingtonCounty |

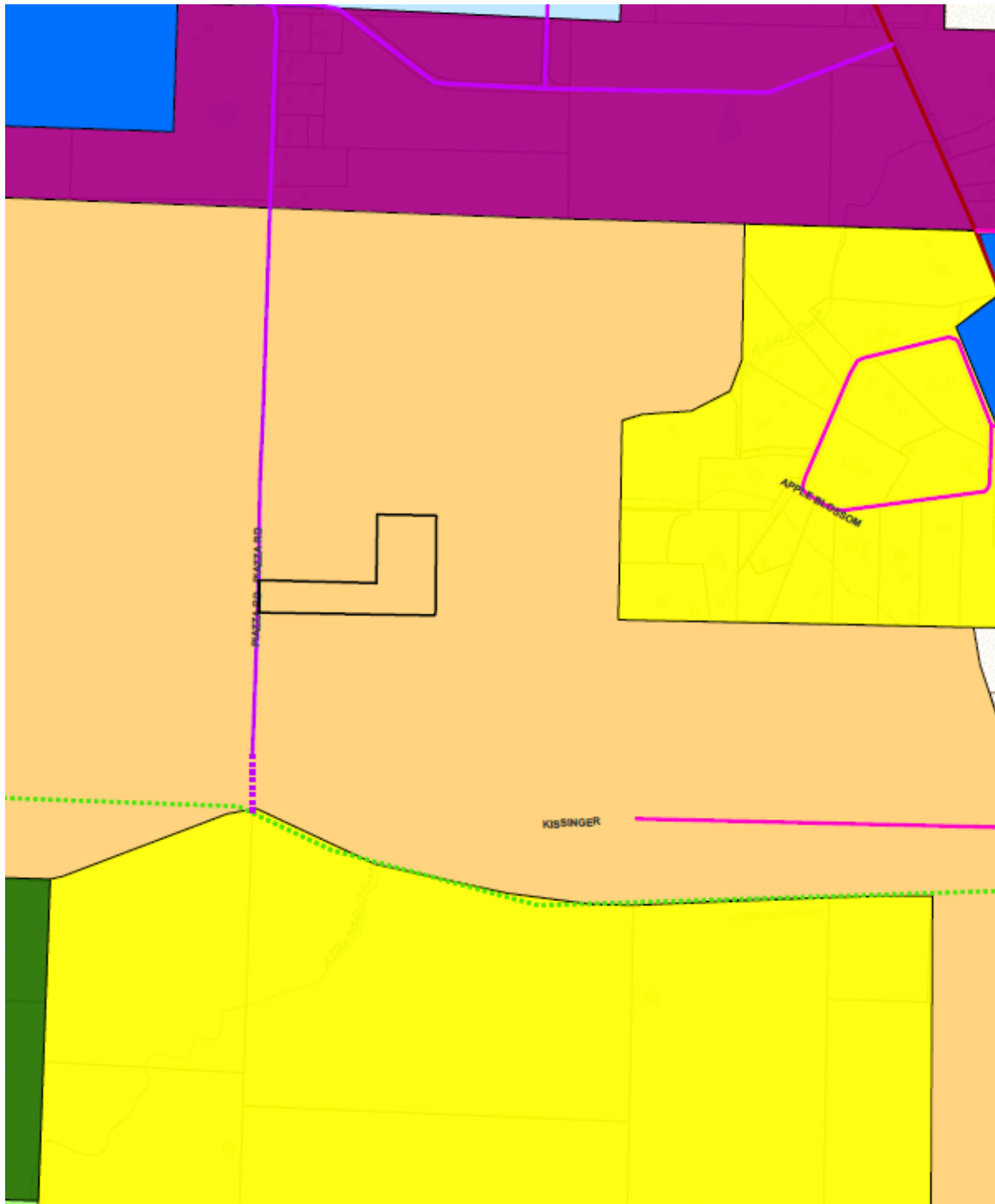
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ArcGIS Web AppBuilder

Future Land Use:



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Tontitown_Master_Street_Plan

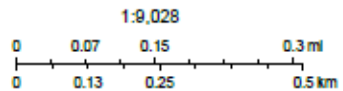
- Arterial
- - - Minor Arterial Proposed Location
- Collector
- - - Collector Proposed Location
- Local

Tontitown_Future_Land_Use

- Open Space
- Agricultural
- Residential Estates
- Residential Medium
- Residential Commercial Transition

Residential Commercial Neighborhood

- Light Industrial
- Roads_WashingtonCounty
- Parcels_WashingtonCounty



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Neighbor Comments:

[See Attachments](#)