



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: April 23, 2024
Project: **Siemens CUP**
Planner: **Mark Latham**

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM CONDITIONAL USE PERMIT REQUEST

PH2, PC2

1278 Piazza Rd.
Parcel # 830-38771-000

SUMMARY: Request to allow an RV Park in an Agriculture Zone.

CURRENT ZONING: Agriculture (AG), if approved by Planning Commission and City Council.

FUTURE LAND USE CATEGORY: RM – Residential Medium

PROPOSED USE: RV Park

CITY WARD: 1 Misty and Amber Ibarra

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Septic, must be permitted through ADH

Phone: AT&T

Natural Gas: Source Gas

PROJECT SYNOPSIS:

The applicant is requesting CUP approval to construct an 8 pad/site RV Park in the northeast corner of the parcel. The entrance will be off Piazza Road and will require the development of an LSD.

This property is owned by Grant and Kimberly Siemens.

Certain types of use in agriculture zoning with a CUP could fall under the Outdoor Recreation use. The zoning code does not have a code for RV.

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 project does not align with the Future land Use without a Conditional Use.

153.121 DEVELOPMENT STANDARDS AND REVIEW GUIDELINES:

(A) All development shall be designed in such a way as to minimize any potential negative impact on the surrounding area. Special attention shall be given to buffering commercial developments from adjacent single-family areas. Design of the internal traffic circulation system, ingress and egress, off-street parking, loading and pedestrian ways shall be sensitive to such conditions as safety, convenience, separation of vehicular and pedestrian traffic, general attractiveness, and the proper relationship of different land uses. Landscaped areas shall be provided to protect water quality, and reduce erosion, heat and glare. Such areas shall be maintained in an attractive condition. Existing trees on a development site shall be retained where possible. Screening, open space, or other buffer may be required to give adequate separation between uses which are marginally compatible and shall also be provided for the beautification and enhancement of the property.

STAFF ANALYSIS: The impact to the area and surrounding neighbors should not be negative since most of the surrounding areas is agriculture. The location could be a concern with a dead-end road, width of the current road and access for fire protection.

(A) RV Park

(1) The current code does not provide a design standard for a RV Park or a zoning code.

(B) In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific conditional use location.

(1) The proposed use is within the provision of "conditional uses," as set out in these regulations.

STAFF ANALYSIS: The city does not have a design standard for a RV Park and go through the LSD.

(2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.

STAFF ANALYSIS: There are no clear provisions adopted under outdoor recreation district standards. All setbacks, lot coverage maximums, design standards, and screening requirements will need to be adopted by the Planning Commission.

- (3) *The proposed use is so designated, located, and proposed to be operated, that the public health, safety and welfare will be protected.*

STAFF ANALYSIS: The applicant is shown one entrance along Piazza Road. No improvements to widening Piazza Rd. in front of the property. Concerns still exist with fire protection.

- (4) *The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.*

STAFF ANALYSIS:

North-zoned R-3

East-zoned AG

South AG

West-zoned AG

A majority of the surrounding property is zoned Agricultural.

- (5) *The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of these regulations.*

STAFF ANALYSIS: No design standards have been established.

- (6) *The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian ways are adequate, and not inconsistent with the requirements of these regulations.*

STAFF ANALYSIS: This will need to be addressed with the LSD.

- (7) *The proposed landscaping and screening of the proposed use are in accordance with the provisions of these regulations.*

STAFF ANALYSIS: This will need to be addressed with the LSD.

- (8) *Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor are addressed.*

STAFF ANALYSIS: This has not been fully addressed by the applicant and should be discussed during the LSD review.

TECHNICAL INFORMATION:

The Technical Review request was sent out to the plat review committee. No Technical Review comments were received on this project.

NEIGHBOR COMMENTS: All neighboring properties within 200 feet of the property boundary were notified by certified mail of this project. Staff have received some written comments opposed to this project. One comment letter spoke in support of the project.

STAFF RECOMMENDATION:

The proposed project is limited to 8 RV stalls under this CUP proposal. Currently, Piazza Road is approximately 18' in width and staff has concerns related to emergency access to the site. Staff recommends approval pending a follow-up LSD submittal to address public safety considerations.

PROCESS NOTES:

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

ZONING MAP, FUTURE LAND USE MAP, NEIGHBOR COMMENTS LISTED WITH REZONE APPLICATION