



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: March 25, 2025
Project: Rezone A to R-E
Planner: Brad Spurlock

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM REZONING REQUEST PH1, PC1

1668 Kissinger Ave.
Parcel: 830-38156-000

SUMMARY: Request to rezone 5.94 acres from A(Agriculture) to R-E (Residential Estates). See Vicinity Map, Figure 1

CURRENT ZONING: A – Agriculture (See attached Current Zoning Map, Figure 2)

REQUESTED ZONING: R-E-Residential Estates (See attached Proposed Zoning Map, Figure 4)

FUTURE LAND USE CATEGORY: RM (Residential Medium). See attached Future Land use Map, Figure 3

CITY WARD: 1 – Alderperson Amber Ibarra and Alderperson Misty Piazza

INFRASTRUCTURE SERVICE AREAS

Water: Washington Water Authority

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by Rebecca L Wilson and is located at 1668 Kissinger Ave in Tontitown, AR.

The property owner is requesting a rezone in order to split the current parcel into separate tracts. Current zoning after tract would require updated zoning regulations for the city of Tontitown.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for **RM (Residential Medium) based on the current Comprehensive Plan adopted in 2023.**

RESIDENTIAL MEDIUM (RM)

The land use category reflects the current density of single-family detached residential development that is prominent in the existing neighborhoods to the south of City Hall and the park. They are primarily residential in nature. Residential Medium Density encourages highly connected, compact blocks with gridded street patterns and reduced setbacks. It also encourages traditional neighborhood development that incorporates low-density non-residential uses intended to serve the surrounding neighborhood, such as retail and offices, on corners and along connecting corridors.

This designation recognizes existing conventional subdivision developments with may have large blocks with conventional setbacks and development patterns that respond to features in the natural environment.

One to five dwelling units/acre.

STAFF ANALYSIS: This project is well aligned with the Future Land Use for this area.

APPROVAL CRITERIA: Per City Code, 153.283 Amendments:

(G) 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 city finds the requested zoning in harmony with the current surrounding zoning and future comprehensive land use.

(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 City finds the requested zoning to be consistent with the purpose of the regulations. The rezoning request for the parcel to be rezoned to Residential Estates is in harmony with the surrounding properties and the future planning zoning of Residential Medium Density. The requested zoning will aid in the orderly growth of the existing land use.

(3) *Compatibility of the proposal with the zoning, uses and character of the surrounding area.*

STAFF ANALYSIS: The requested use is for Commercial Residential. Surrounding properties are primarily Agriculture with some R-1 zoning.

North-zoned A, Agriculture

East-zoned A, Agriculture

South-zoned R-1, Single-Family Residential and some A, Agriculture

West-zoned A, 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 subject property is suitable for the requested zoning and existing use. Since the existing use is not changing, rezoning to Residential Estates keeps the property in conformance with City Code.

(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: The City understands development along Kissinger is changing, the proposed zoning should not detrimentally impact nearby properties regarding value, traffic, drainage, visual impairment, etc., since the current use is not changing. The applicant has submitted an incidental application for an approved lot split and will be reviewed for acceptance pending rezoning hearing.

(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: There will not be significant impact to community facilities since the proposed land use will remain the same.

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.

One objection was submitted per mail and placed in the planning agenda packet for review.

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.

FIGURE 1: VICINITY MAP



FIGURE 2: ZONING MAP

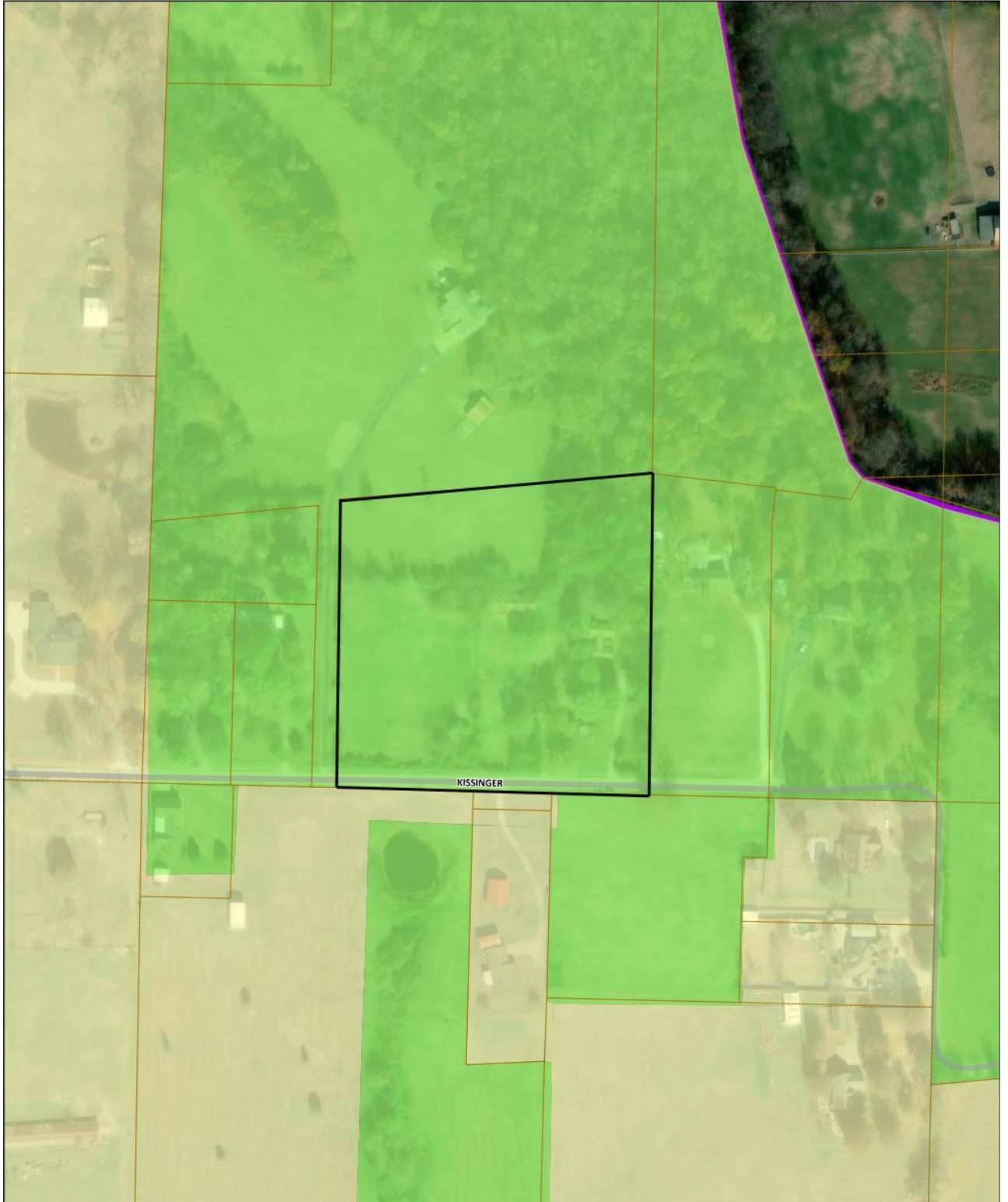


FIGURE 3: FUTURE LAND USE

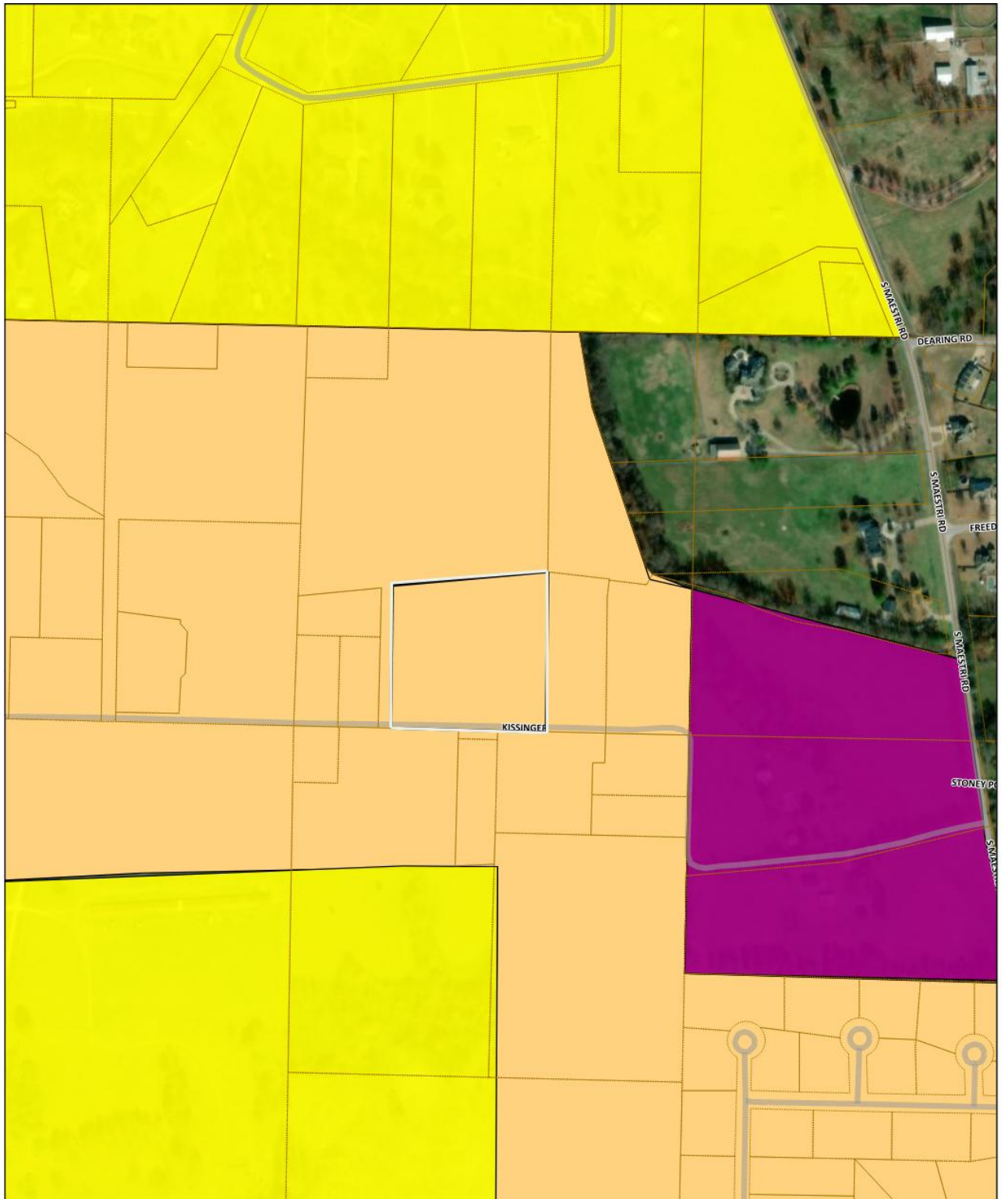
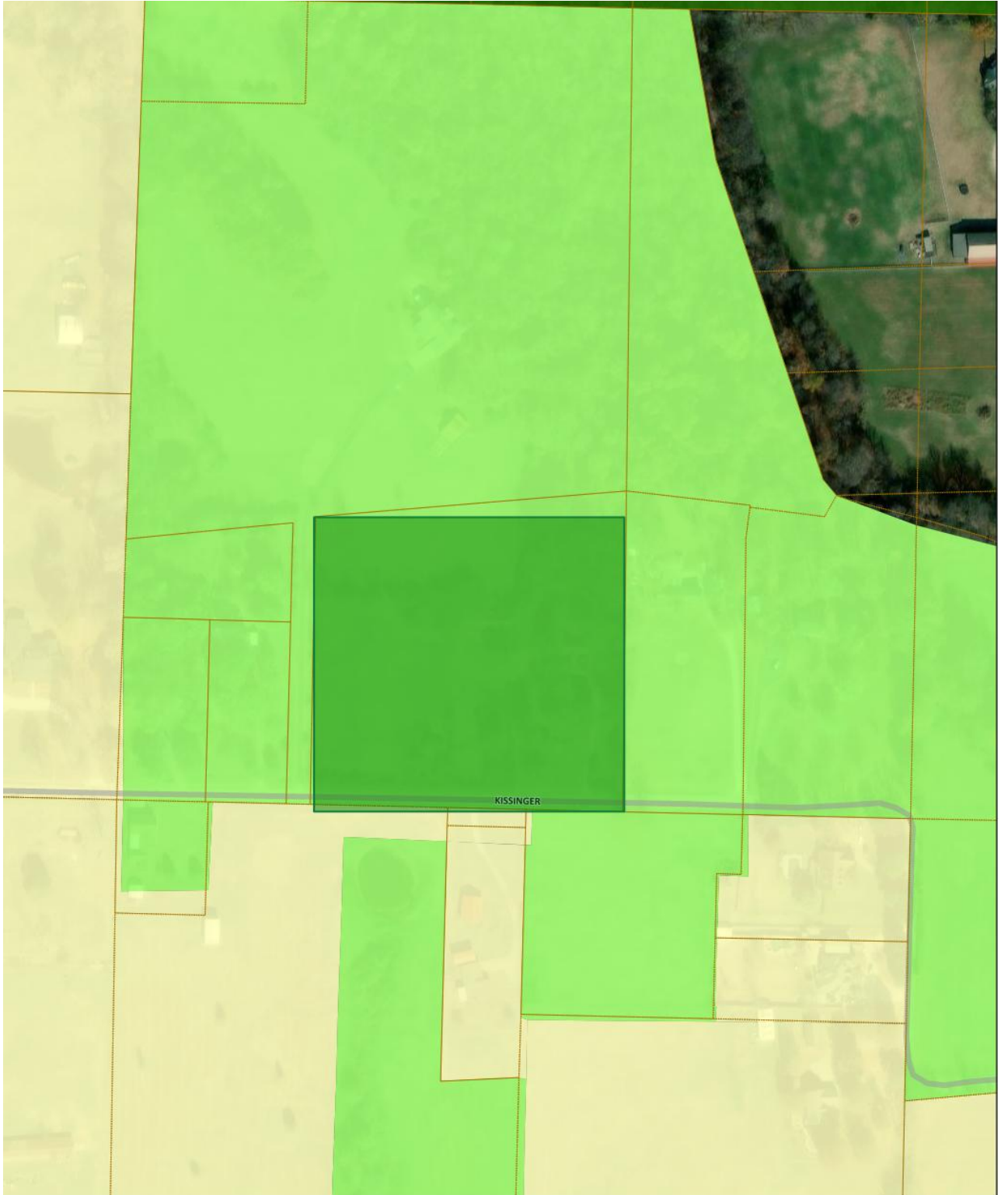


FIGURE 4: REQUESTED ZONING MAP



NEIGHBOR COMMENTS:

See Attachment