



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: April 22, 2025  
Project: Rezone A to R-E & R-2  
Planner: Brad Spurlock

### PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM REZONING REQUEST PH2, PC2

1076 N. Barrington  
Parcel: 830-38014-005

**This project was approved unanimously on April 22, 2025, Planning Commission Meeting.**

**SUMMARY:** The applicant is requesting a rezone located on 1076 N. Barrington Rd. The rezone request is located on approximately 5 acres. Parcel #: 830-38014-005.

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

**REQUESTED ZONING:** R-E & R-2-Residential Estates and Single-Family Residential (See attached Proposed Zoning Map, Figure 4)

**FUTURE LAND USE CATEGORY:** RE (Residential Estates). See attached Future Land use Map, Figure 3

**CITY WARD:** 1 – Alderman Larry Ardemagni and Alderman Daniel Montez

#### INFRASTRUCTURE SERVICE AREAS

**Water:** Tontitown Water

**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 Phillips Meyer Holdings, LLC and represented by Jason Lipsmeyer and is currently zoned Agriculture. The owner is requesting an incidental subdivision that includes three tract splits that would need to make the lots conform to the current zoning. Two (2) lots request to be rezoned to R-2, while the remaining lot will be rezoned as R-E.

#### FUTURE LAND USE PLAN:

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

#### RESIDENTIAL LOW DENSITY/RESIDENTIAL ESTATES (RE)

*The purpose of this land use category is to provide for areas of single-family detached residential development on large estate type lots, or cluster developments in the rural area. This zone is intended to help establish and preserve rural/estate character in certain areas of the city.*

*It can also serve as an appropriate land use in areas where the terrain may be very steep, or other geological or environmental features lend themselves to low density development types.*

*One dwelling unit/acre minimum. Lots will generally be 1-5 acres in size.*

**STAFF ANALYSIS:** This larger subdivided lot is well aligned with the Future Land Use for this area. The other two smaller lots, although not in the characteristic of the Future Land Use, still maintains the purpose of low density lots.

**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 and R-2 Single-Family Residence is in harmony with the surrounding properties and the future planning zoning of Residential Low Density/Residential Estates. 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 Single-Family Residential. The surrounding properties are primarily Agriculture with some R-1 zoning.

North-zoned A, Agriculture

East-zoned City Limits, Highway 112, State of Arkansas ROW

South-zoned R-E (Residential Estates)

West-zoned R-1 and R-3 (Single Family Residential)

(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 and R-2 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 N. Barrington 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.

Receive one phone call with no objection and one objection was submitted per mail and placed in the planning agenda packet for review.

**STAFF RECOMMENDATION:** Staff is recommending the rezoning request.

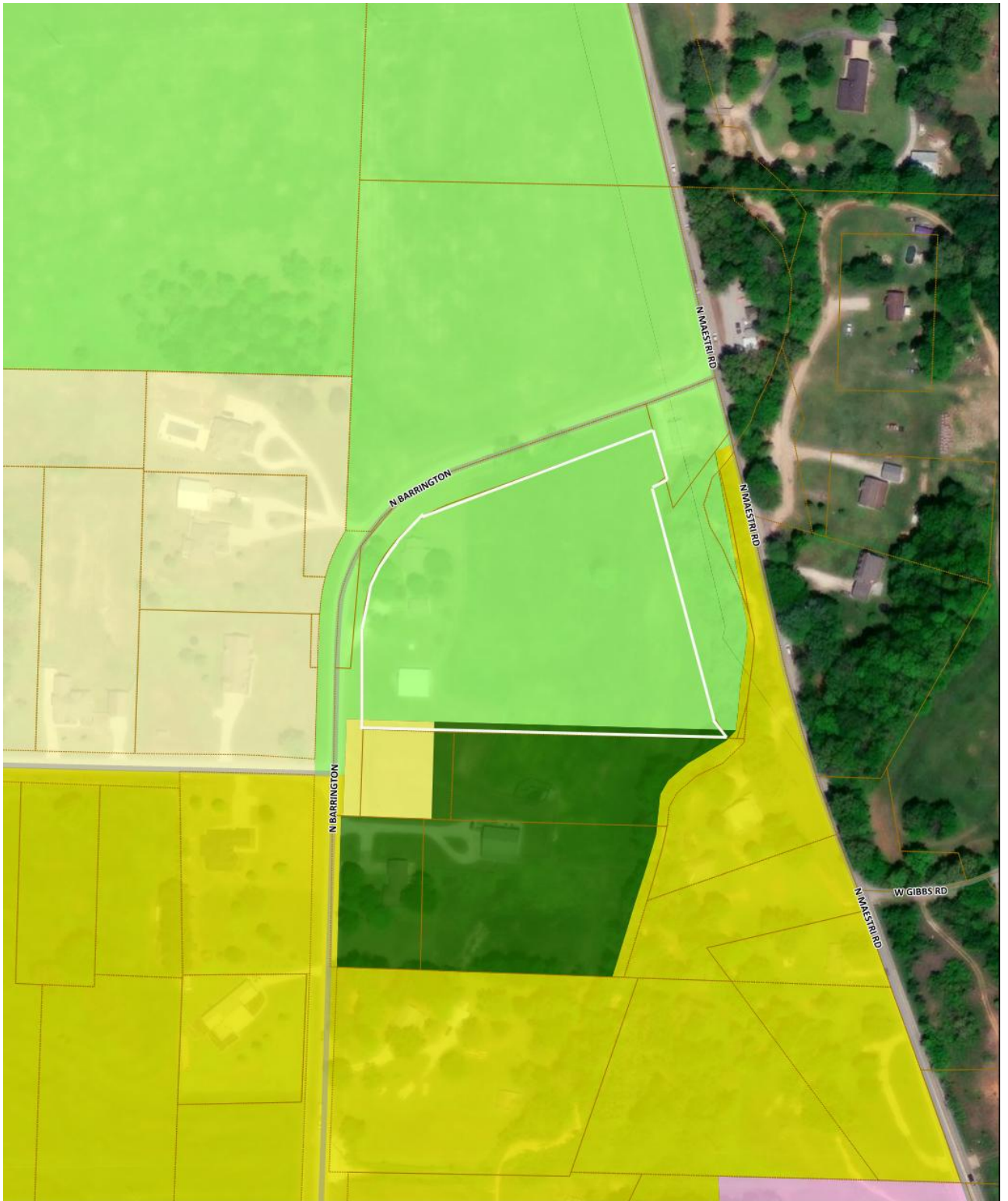
**PROCESS NOTES:**

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

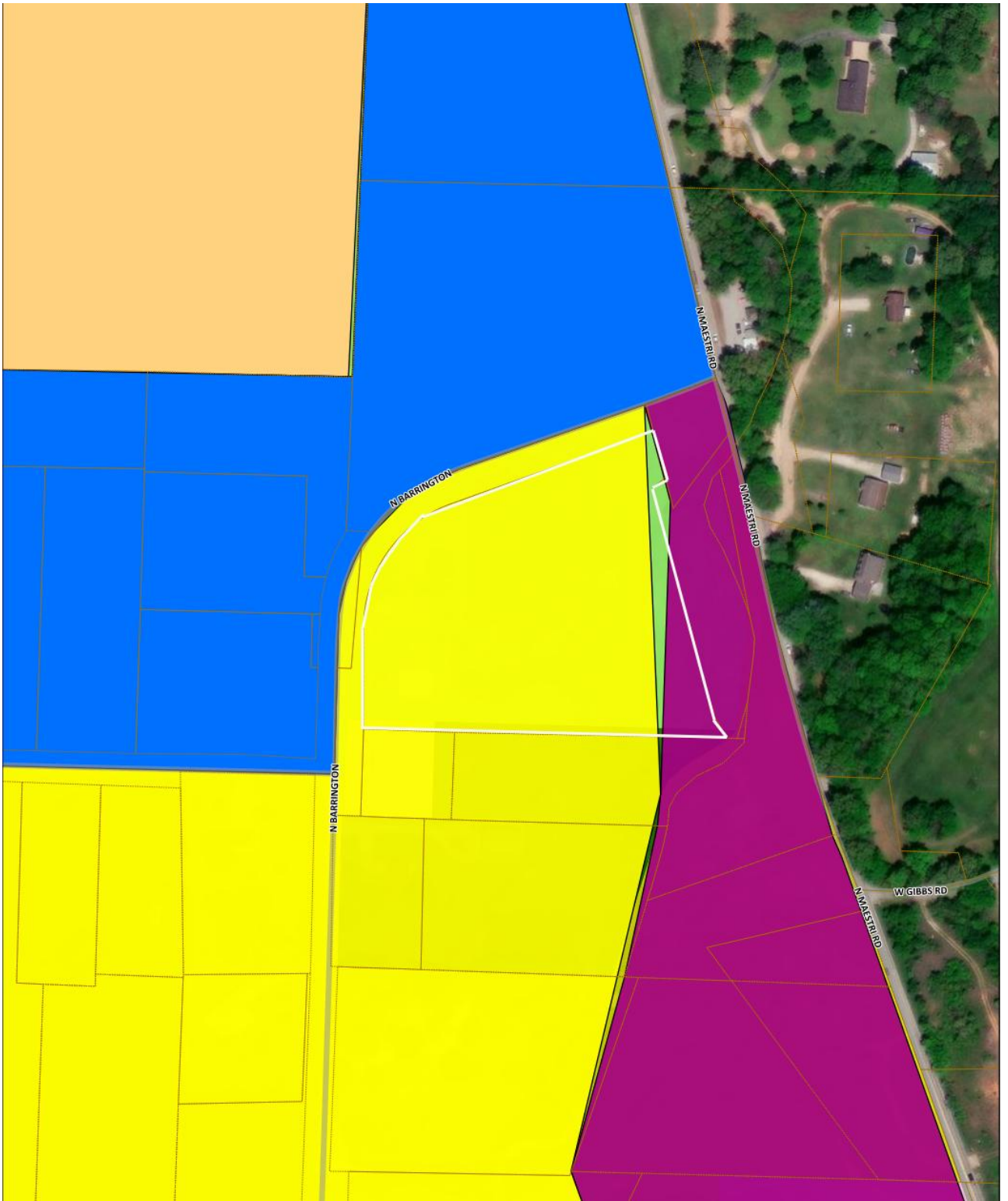
FIGURE 1: VICINITY MAP



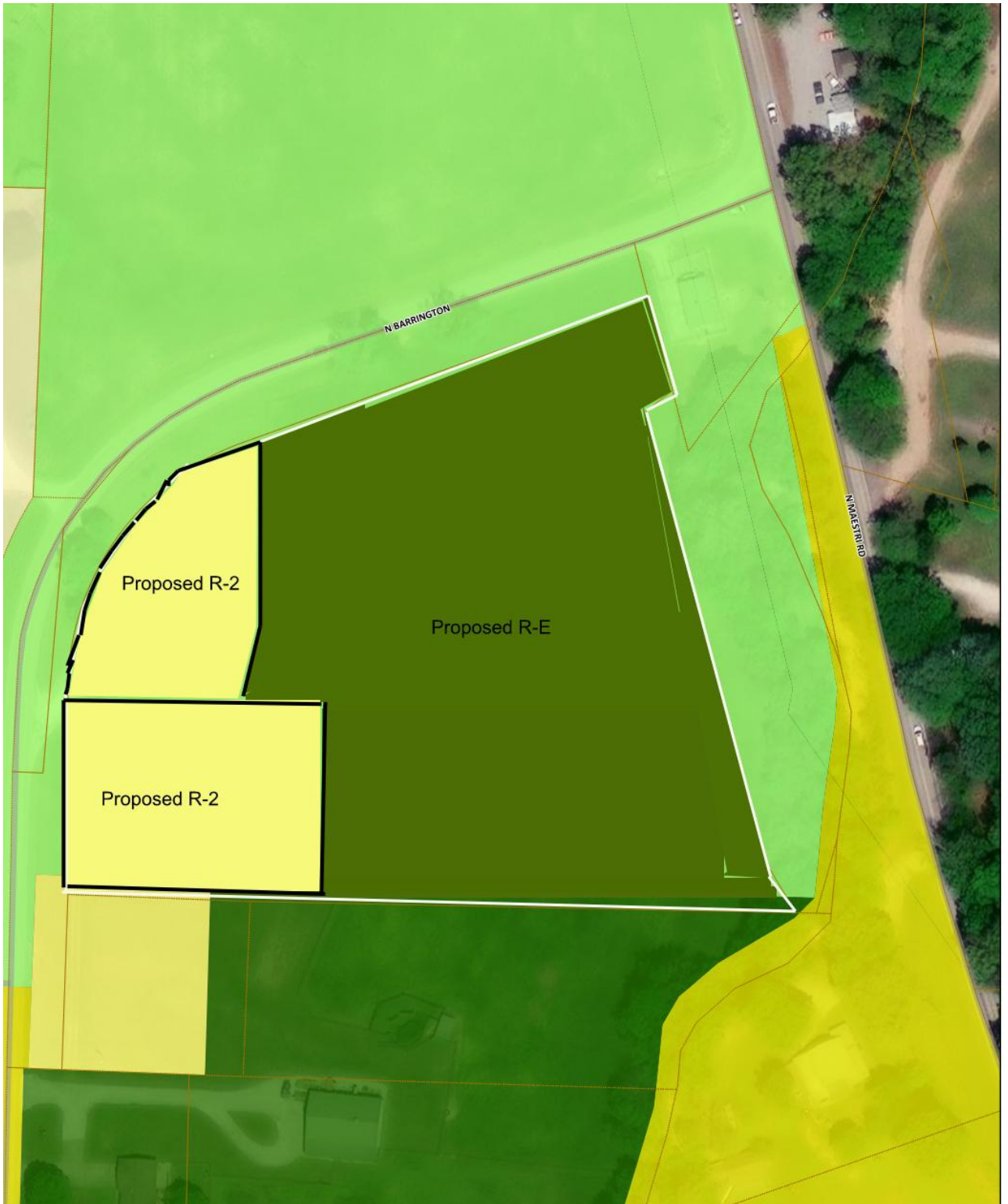
**FIGURE 2: ZONING MAP**



**FIGURE 3: FUTURE LAND USE**



**FIGURE 4: REQUESTED ZONING MAP**



**NEIGHBOR COMMENTS:**

[See Attachment](#)