



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: June 24, 2025
Project: Rezone C-1 and A to I
Planner: Brad Spurlock

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

North of E Fletcher Rd and West of Industrial Dr.
830-37615-007

SUMMARY: The applicant is requesting a rezone located at E Fletcher Rd and Industrial Dr. The rezone request is from “C-1” (Light Commercial) and “A” (Agriculture) to “I” (Industrial) located on approximately 32.5 acres to which 19.2 acres is being requested to rezone.

CURRENT ZONING: C-1 and A – Light Commercial and Agriculture (See attached Current Zoning Map, Figure 2)

REQUESTED ZONING: I-Industrial (See attached Proposed Zoning Map, Figure 4)

FUTURE LAND USE CATEGORY: RC-N (Residential Commercial Neighborhood) See attached Future Land use Map, Figure 3

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

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 Lipspace, LLC and is currently zoned both Light Commercial and Agriculture. The owner is requesting a change in zoning Industrial as part of an expansion site for K & K Vet Supply to which the requested acreage will be done through an incidental lot split.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for **RC-N (Residential Commercial Neighborhood)** based on the current Comprehensive Plan adopted in 2023.

RESIDENTIAL COMMERCIAL NEIGHBORHOOD (RC-N)

Neighborhood Mixed Use Areas are more densely developed than the residential neighborhood areas and provide a varying mix of nonresidential and residential uses. This designation allows a wide spectrum of uses and encourages density in all housing types, from single family to multifamily.

A mix of residential and non-residential development (excluding industrial uses) is permitted; the ideal mix of uses will be moderate density residential, office, and commercial uses, with additional open space amenities included within the development site.

Nonresidential uses range in size, variety and intensity from grocery stores and offices to churches, and are typically located at corners and along connecting corridors. The street network should have a high number of intersections creating a system of small blocks with a high level of connectivity between neighborhoods. Setbacks and landscaping are urban in form with street trees typically being located within the sidewalk zone.

Neighborhood Mixed Use Areas encourage complete, compact and connected neighborhoods. While they encourage more dense development patterns, they do recognize existing conventional strip commercial developments and their potential for future redevelopment in a more efficient layout.

Up to 12 multifamily dwelling units/acre.

STAFF ANALYSIS: This lot is not so in align with the Future Land Use for this area as it does not show any range of commercial or residential development. With the current addition to current business layout, we can see this aptly fitting the zoning strategy.

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 Industrial and is in harmony with the surrounding properties. The requested zoning will aid in the orderly growth for their current development.

(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 I (Industrial)

East-zoned A (Agriculture)

South-zoned 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 requested use. With the rezoning of the property the use will be suitable for the project requested for this property as it aligns with the current future expansion of a development project.

- (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 Fletcher Ave. is changing, the proposed zoning should not detrimentally impact nearby properties regarding value, traffic, drainage, visual impairment, etc., even as the current use is changing. The applicant has had talks with city staff and planning staff to discuss future development in this area.

- (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, property does not have a structure on the property and Lipspace, LLC does own the property on the north side of said tract.

- (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 be limited impact on community facilities since the proposed land use will be changing.

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.

There has been 1 comment with no objection to this rezone. Included in packet.

STAFF RECOMMENDATION: Even though the Future Land Use is not in light with this portion of land, Staff is recommending the rezoning request due to the expansion of the current ownership and future development.

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

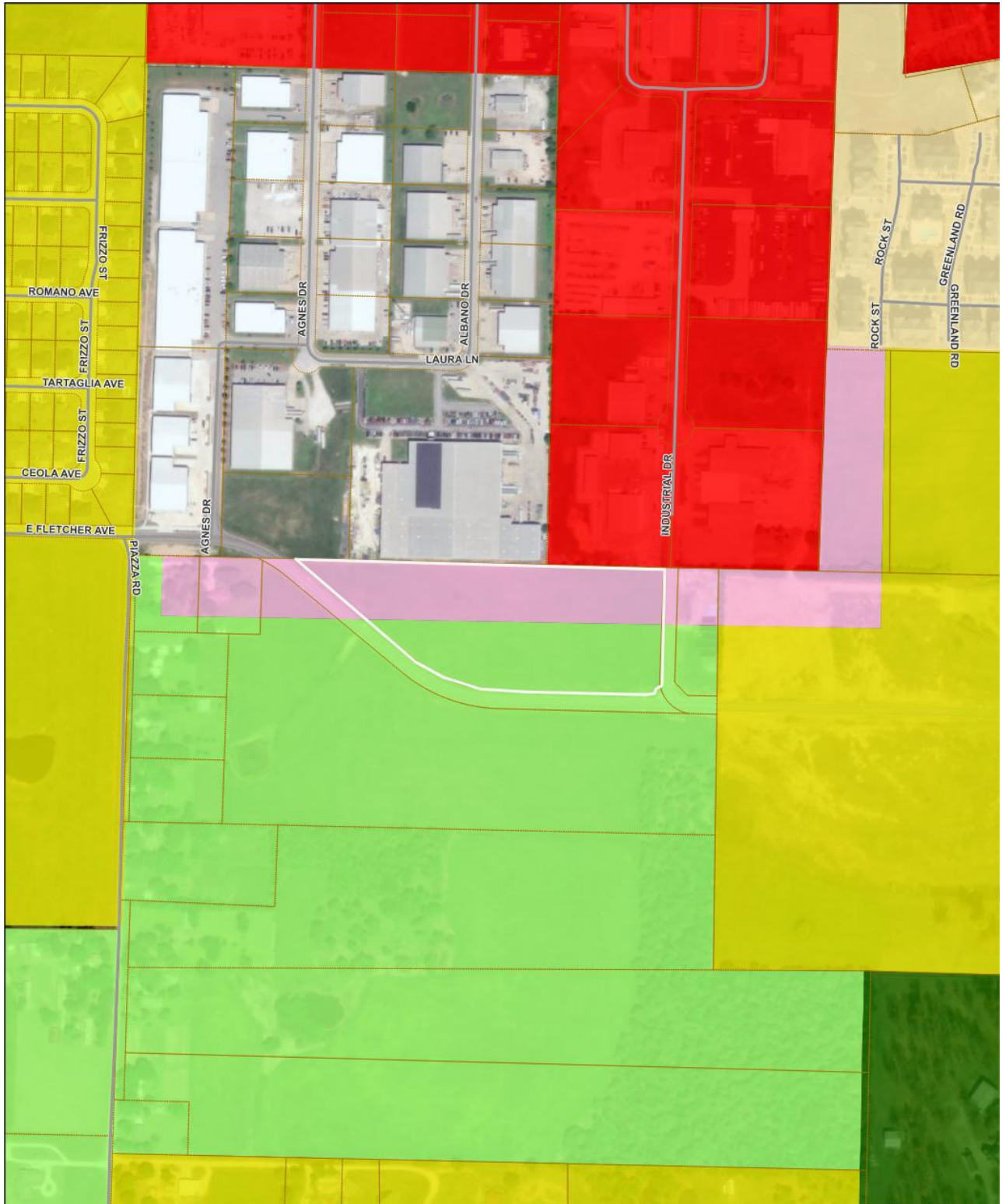


FIGURE 3: FUTURE LAND USE

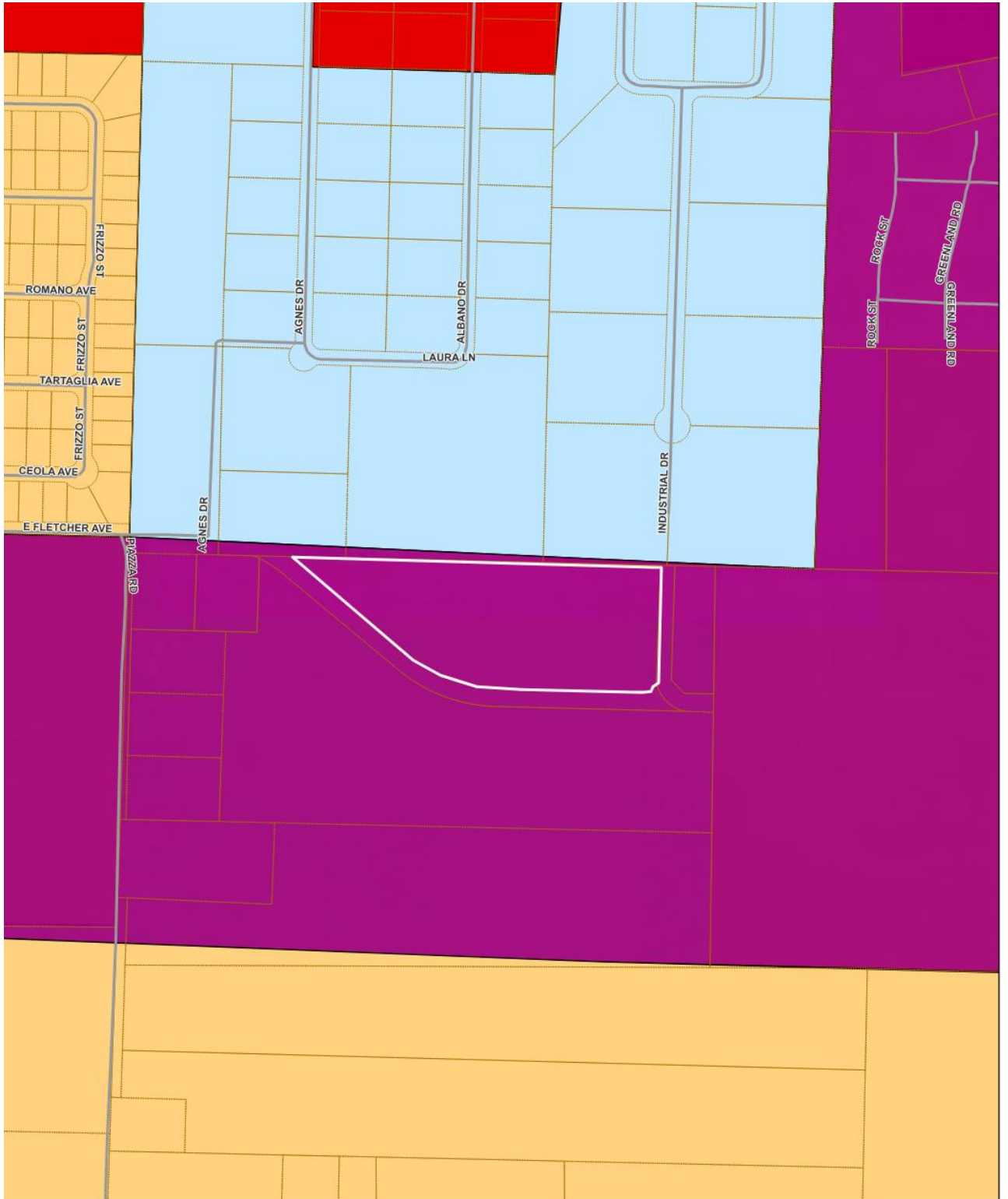
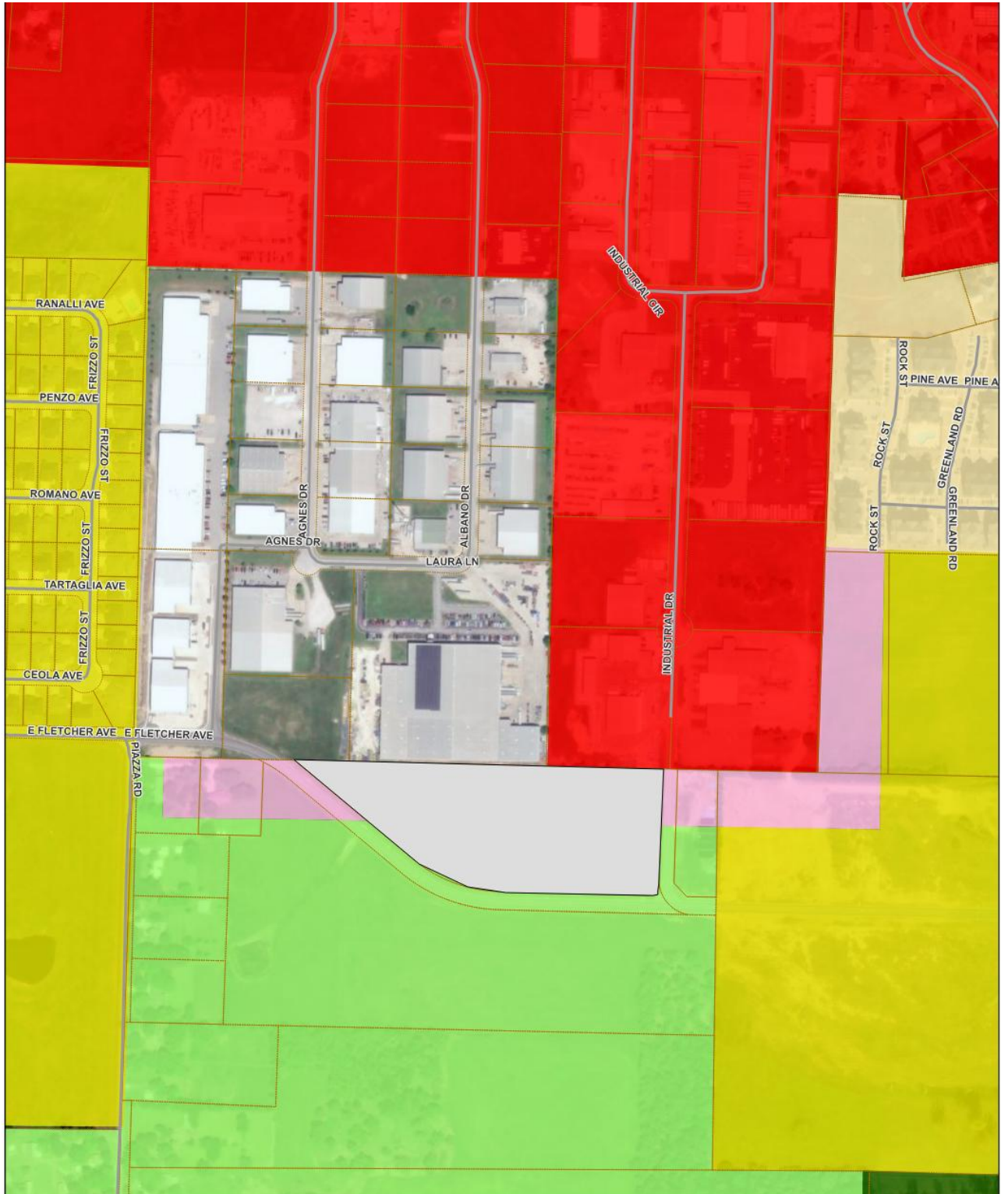


FIGURE 4: REQUESTED ZONING MAP



NEIGHBOR COMMENTS:

1 Comment with no objection. To be included..