



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: July 24, 2025
Project: Rezone A to R-E
Planner: Brad Spurlock

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM REZONING REQUEST

PH2, PC2

1529 Ardemagni Rd.
830-37979-002

**This project was approved unanimously at the June 24th, 2025,
Planning Commission Meeting.**

SUMMARY: The applicant is requesting a rezone located at 1529 Ardemagni Rd. The rezone request is from "A" (Agriculture) to "R-E" (Residential Estates) located on approximately 5.02 acres.

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: RE (Residential Estates) See attached Future Land use Map, Figure 3

CITY WARD: 2 – Alderperson Larry Ardemagni and Alderperson Daniel Montez

INFRASTRUCTURE SERVICE AREAS

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Washington Co. Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by Michael Chaney and is currently zoned A (Agriculture). The owner is requesting a change in zoning to R-E(Residential Estates) as part of a proposed lot split which will result in lots that will need to be conformed due to the acreage size.

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 lot does not align with the Future Land Use for this area as it is designed for future residential development. The lot does align to the east and south for Residential Commercial Transition.

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 not to be 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 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 Residential and Agriculture.

North-zoned R-3 (Single-Family Residential)

East-zoned A (Agriculture)

South-zoned R-E (Residential Estates)

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 proposed zoning should not detrimentally impact nearby properties regarding value, traffic, drainage, visual impairment, etc., even as the current use is changing.

- (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 have a structure on the property and the owner would request an additional residence after the property has been split.

- (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: Staff recommends the rezoning as requested.

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

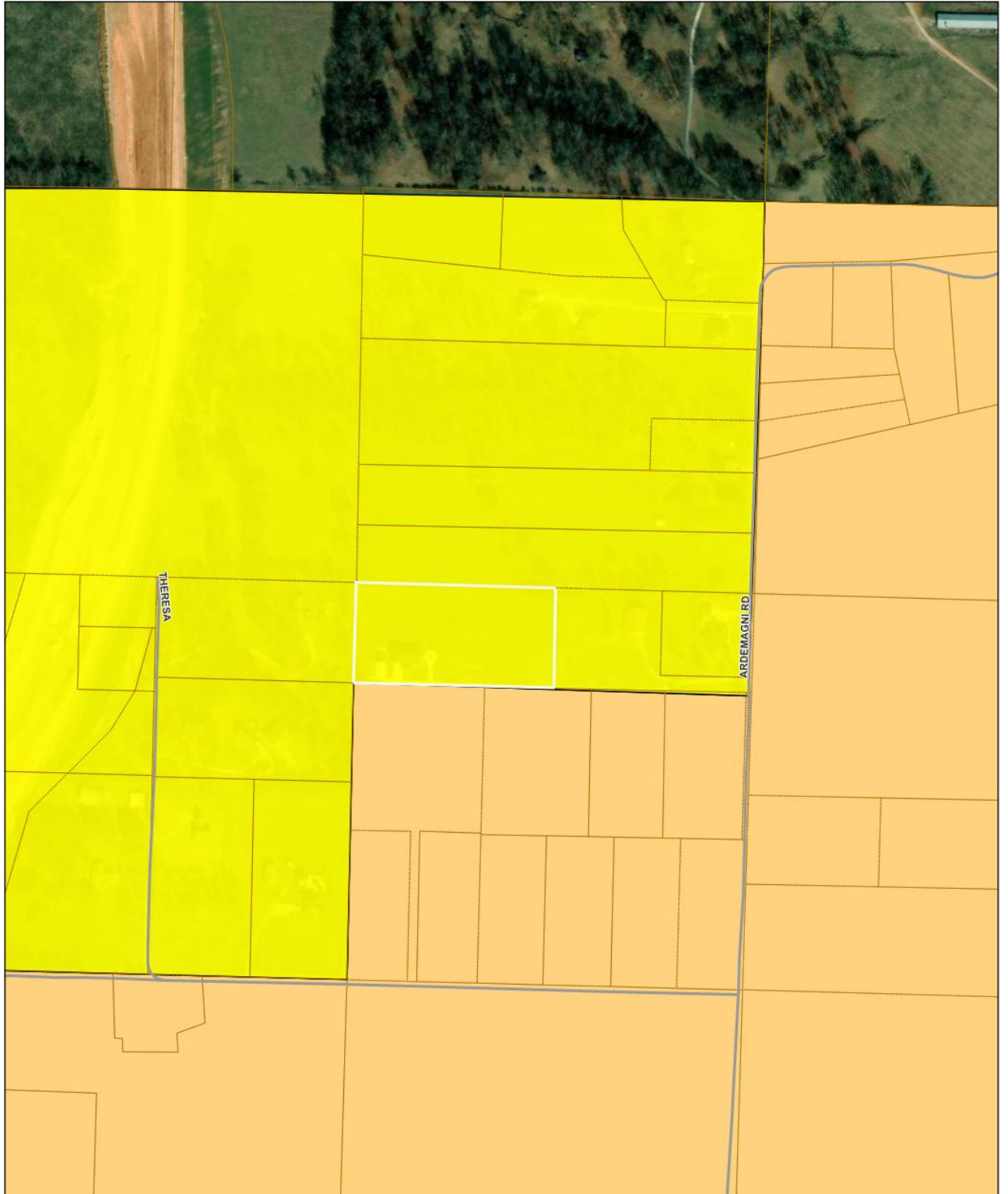
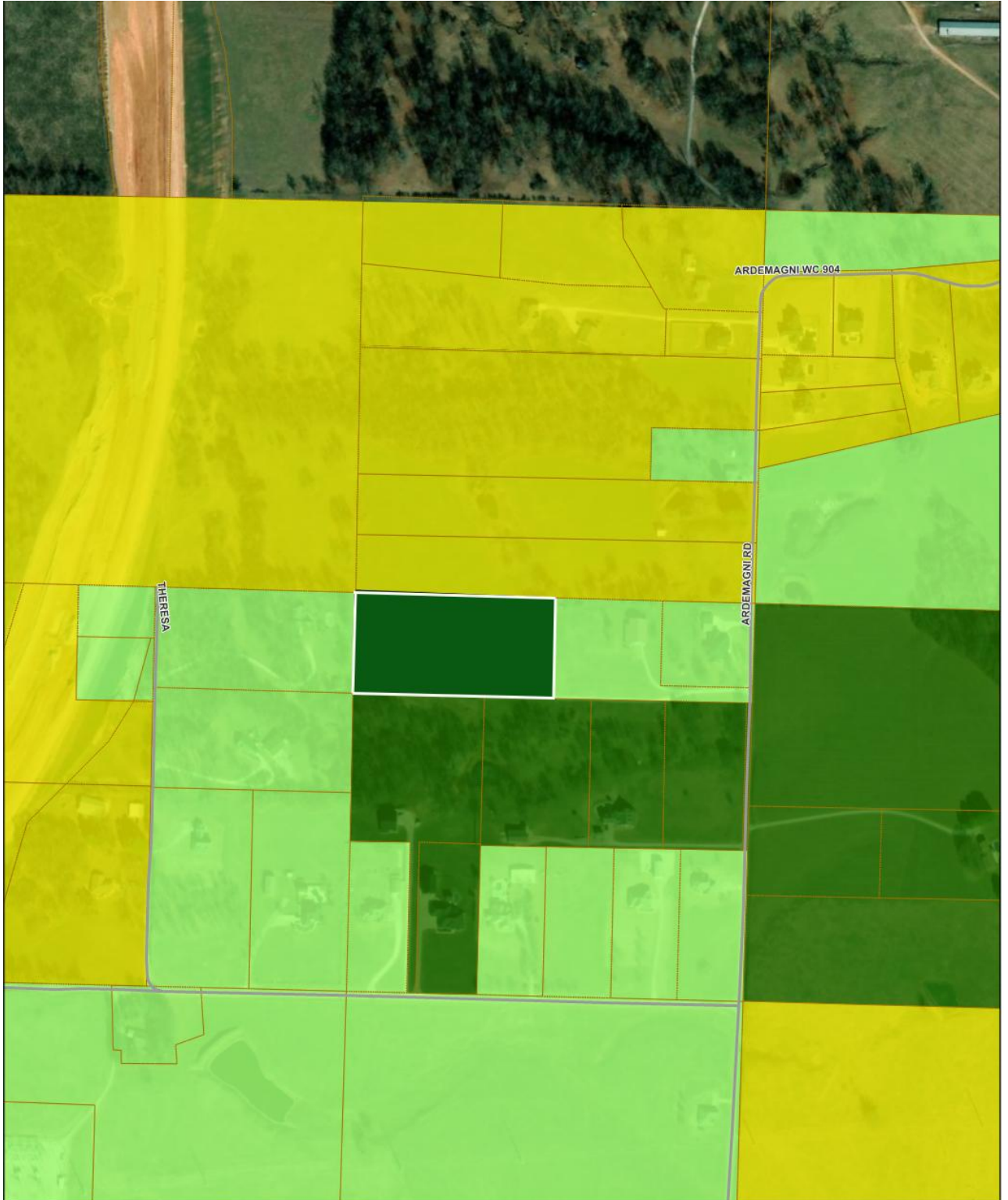


FIGURE 4: REQUESTED ZONING MAP



NEIGHBOR COMMENTS:

1 Comment with 1 no objection. To be included.