



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: October 28, 2025
Project: Tessaro Rezone
Planner: Brad Spurlock

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM REZONING REQUEST

PH2, PC1

256 Tessaro St.
830-37649-000

SUMMARY: The applicant is requesting a rezone located at 256 Tessaro St. The rezone request is from R-3 (Residential) & C-2 (General Commercial) to A (Agriculture) located on approximately 5.17 acres to build a barn acceptable for the current zoning and use code.

CURRENT ZONING: R-3 & C-2 (Residential and General Commercial) (See attached Current Zoning Map, Figure 2)

REQUESTED ZONING: A-(Agriculture) (See attached Proposed Zoning Map, Figure 4)

FUTURE LAND USE CATEGORY: HD (Heritage District) 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: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by Chad & McKenzie Tessaro and is currently zoned both R-3 and C-2. The owner is requesting a change in zoning to A to build a barn (or any accessory building) to be permissible under City's zoning regulations. The requested zone change will allow them to design and locate the barn appropriately, including aligning with required setbacks, height restrictions and use standards.

FUTURE LAND USE PLAN:

The Future Land Use Category shown in this area is for **HD (Heritage District) based on the current Comprehensive Plan adopted in 2023.**

This area serves as the governmental, cultural, and institutional hub of the community. In a literal sense, it is also the heart of Tontitown, being centrally located in the community. The plan encourages the creation of a 'Heritage District' within this area of the City. Tontitown could begin to define very specific aesthetics and building patterns for this portion of the City that could be very effective in building a strong mixed-use ... Further defining this area by the addition of retail, entertainment, more dense housing types, and additional

institutional programming could help provide Tontitown with a much-needed City Center. ... The Heritage District should specify on-street parking within the district and provide for pedestrian movement throughout the area; including a safe and comfortable crossing of HWY 412 at Barrington to connect the northern and southern portions of the District and City.

STAFF ANALYSIS: The agriculture future land use designation supports agriculture uses and preserving/residential character; if the subject parcel is currently underutilized or larger-scale and the applicant intends to true agricultural purpose, then rezoning to agriculture could be so consistent with that portion of the plan. However, the parcel sits in the Heritage District future land use area, which explicitly envisions a mixed-use town center character (retail, institutional, denser housing, pedestrian connectivity) rather than large-scale agricultural uses. As it stands, the rezoning does not align with the adopted future land use vision for the Heritage District and would first recommend that the applicant demonstrate how the proposed Agri use would not hinder the objectives of the Heritage District.

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 is not in harmony with the comprehensive plan as it is designated for the Heritage District at this time, which envisions a mixed-used town center as explained above. Agriculture is lower intensity and inconsistent with the plan's direction for the area.

(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 Agriculture would undermine the objectives of more intense mixed uses.

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

STAFF ANALYSIS: Introducing an agriculture designation may create incompatibility in terms of use pattern, character, intensity, land-use expectations and long-term form.

North-zoned R-3 (Single-Family Residential)
East-zoned C-2 (General Commercial)
South-zoned C-2 (General Commercial)
West-zoned 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 could support uses consistent with the comprehensive plan for the district as it stands currently.

- (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 may reduce property values or alter expectations of adjacent owners who anticipate more intense development. Traffic, drainage and infrastructure demands under agriculture use may differ and be less consistent with the adjacent town center or business context.

- (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: The subject property has been and is currently vacant as far back as 1982 per the Washington Co. assessor's site.

- (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 could be impacts on community facilities since the proposed land use will be changing. A shift to Agriculture may not optimize the best use of infrastructure needs and may alter some service patterns.

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 have been 2 comments with no objection to this rezone. Included in packet.

STAFF RECOMMENDATION: Based on the analysis above and the applicable criteria, staff recommends denial of the rezoning request from R-3 & C-2 to A for the subject property.

If the Planning Commission wishes to approve the rezoning despite the findings, staff recommends adoption of conditions or plans that addresses compatibility concerns and ensures the proposed use will integrate with the surrounding area and the Heritage District vision. If denied, the applicant has the right to appeal to the City Council with 30 calendar days of the decision.

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



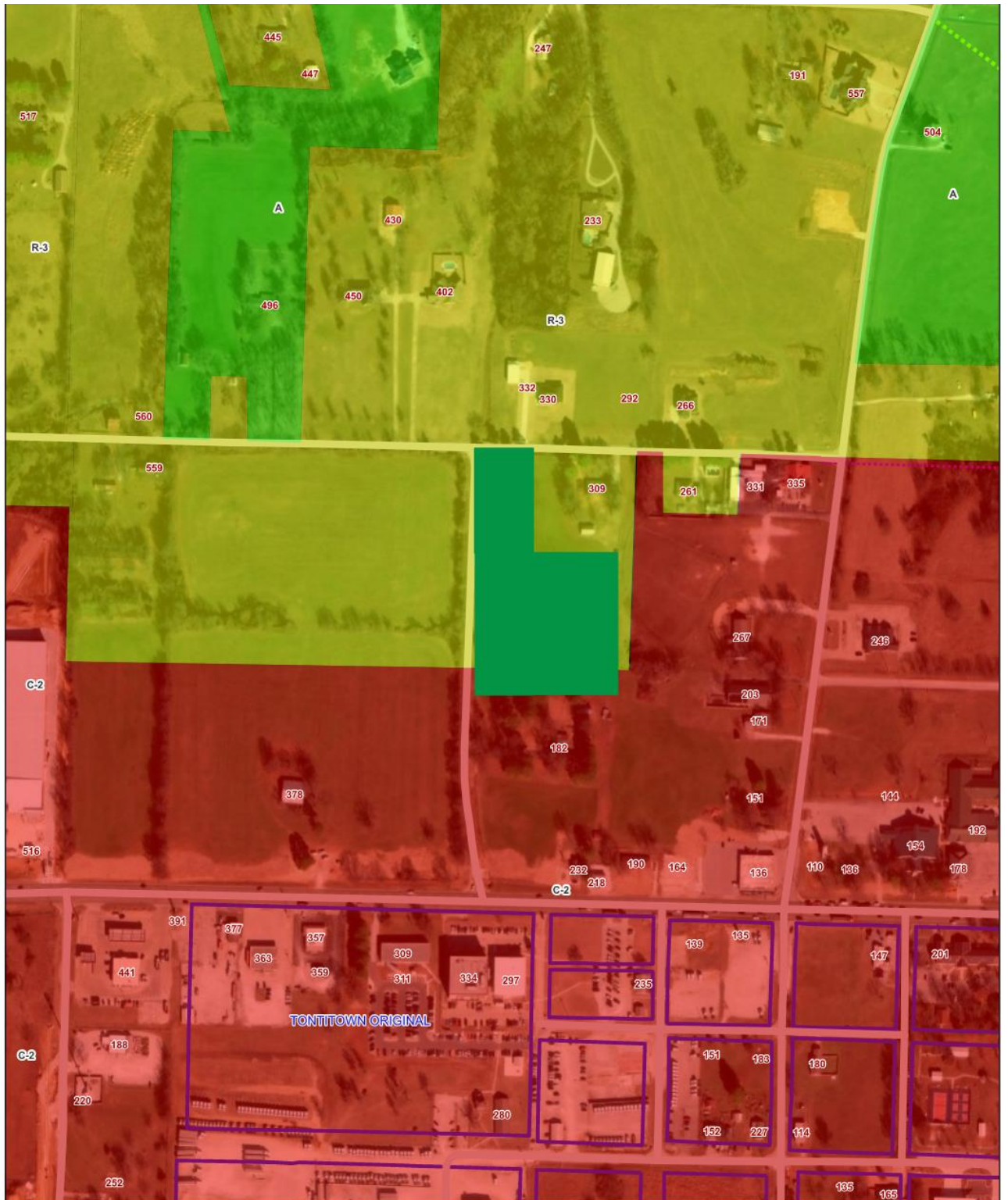
FIGURE 2: ZONING MAP



FIGURE 3: FUTURE LAND USE



FIGURE 4: REQUESTED ZONING MAP



NEIGHBOR COMMENTS:

2 Comment with no objections. To be included.