



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: January 27, 2026
Project: Triad Rezone
Planner: Brad Spurlock

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM REZONING REQUEST

PH3, PC2

630 S Klenc Rd
830-37773-010

SUMMARY: The applicant is requesting a rezone located at 630 S Klenc Rd. The rezone request is from R-3 (Residential) to C-T (Commercial Trade & Services) located on approximately 2.8 acres to allow construction and operation of a flex center.

CURRENT ZONING: R-3 (Single-Family Residential) (See attached Current Zoning Map, Figure 2)

REQUESTED ZONING: C-T-(Commercial Trades & Services) (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: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

This property is owned by A & J Real Estate Holdings, LLC and is currently zoned R-3. The owners are requesting a change in zoning to C-T to split the NW corner of the property to add a flex center for multiple commercial/trade/service tenants. This is necessary as it not permitted as a matter of right currently, in the existing R-3 residential district.

FUTURE LAND USE PLAN:

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

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: Even though the future land use shows this as Residential Estates, the property surrounding this tract is all Commercial Transition (see Map), staff finds the rezoning aligns with the future land use plan's designation commercial trades and services development and supports the City's goals for orderly growth in 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: Staff finds the rezoning aligns with the future land use plan's designation for estate-type residential development.

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: Staff find the rezoning supports the City's goals of orderly growth in this area. The C-T district is designed to accommodate commercial/trade/service uses that are appropriate for locations where lighter commercial activity with some storage or limited manufacturing is acceptable. The rezoning provides a reasonable transition between residential and other commercial uses without introducing automotive or heavy industrial uses.

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

STAFF ANALYSIS: The subject property's size, location, and access are suitable for C-T zoning. The transition from residential to trades and services is appropriate given surrounding residential development and extensions of infrastructure.

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

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

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

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

(3) *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.

- (4) *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: Staff have considered the potential impacts associated with rezoning the subject property from R-3 to C-T and the anticipated development.

- **With proper driveway spacing, traffic controls and possible road improvements, adverse traffic effects can be minimized and are not expected to be detrimental.**
- **While market effects vary and cannot be predicted with certainty, staff finds no compelling evidence that the rezoning in and of itself will significantly depress nearby property values, especially if compatibility standards are met.**
- **With appropriate design and operational conditions imposed at site plan stage, noise and activity impacts can be mitigated so they do not unreasonably detract from adjacent residential use.**
- **Proper application of compatibility standards can prevent visual intrusion and excessive glare, ensuring the commercial development blends with the existing neighborhood.**
- **With standard engineering controls and permitting, there are no significant adverse environmental or infrastructure impacts anticipated that harm neighboring properties.**

- (5) *Length of time the subject property has remained current zoned, as well as its zoning at the time of purchase by the applicant; and*

STAFF ANALYSIS: The subject property has been and is zoned R-3 since purchased in 2025.

- (6) *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: Traffic generated by a flex center typically involves commercial vehicles and employee/customer traffic. Staff will coordinate with Public Works/Engineer to ensure access points, parking and circulation meet standards. Drainage, stormwater and environmental impacts must be addressed through site plan review and permitting.

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 no comments to this rezone at this time.

STAFF RECOMMENDATION: Based on the analysis above and the applicable criteria, staff recommends approval of the requested rezoning for the requested acreage from R-3 to C-T, subject to the following process notes

PROCESS NOTES:

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

FIGURE 1: VICINITY MAP



FIGURE 2: ZONING MAP

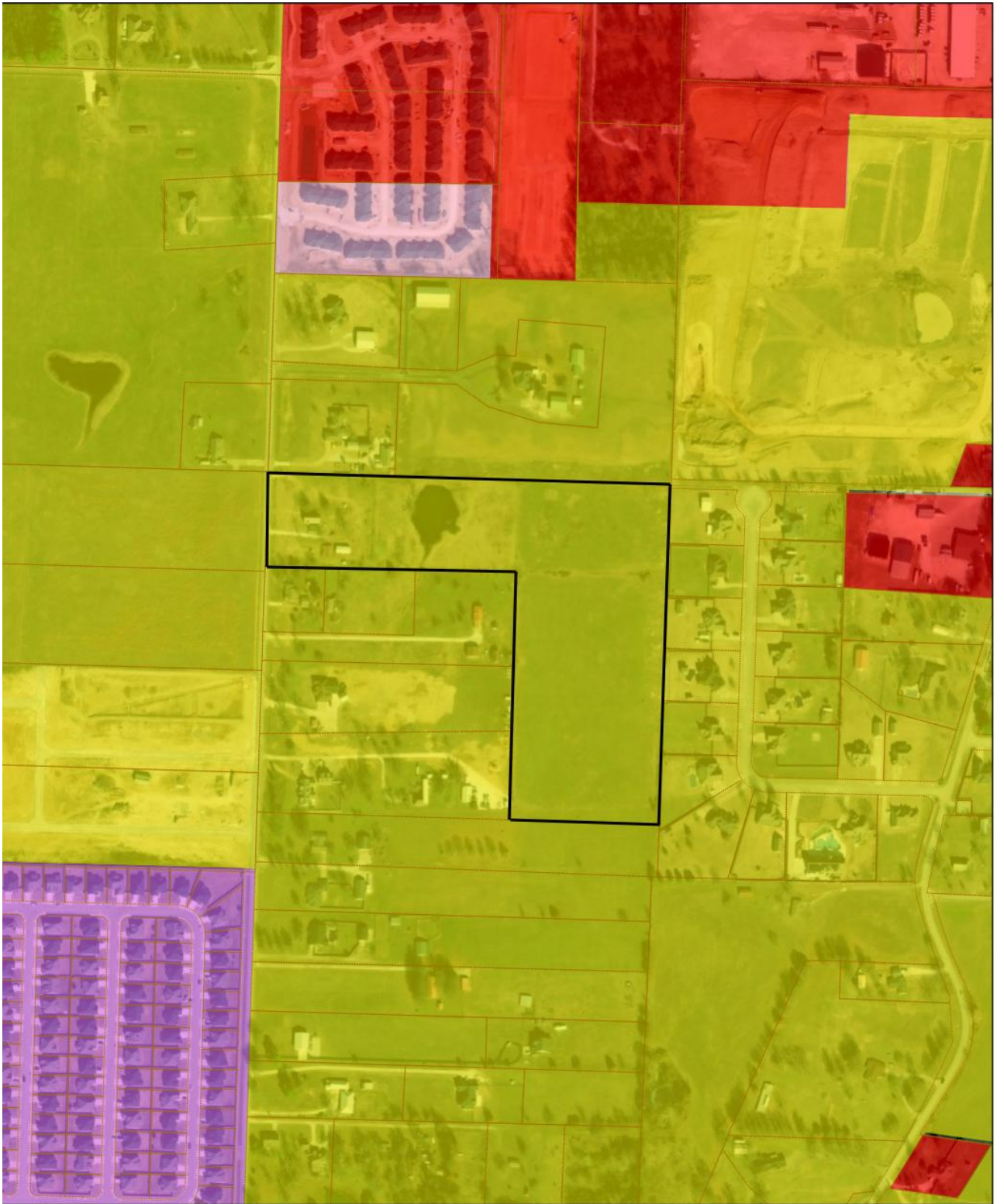


FIGURE 3: FUTURE LAND USE

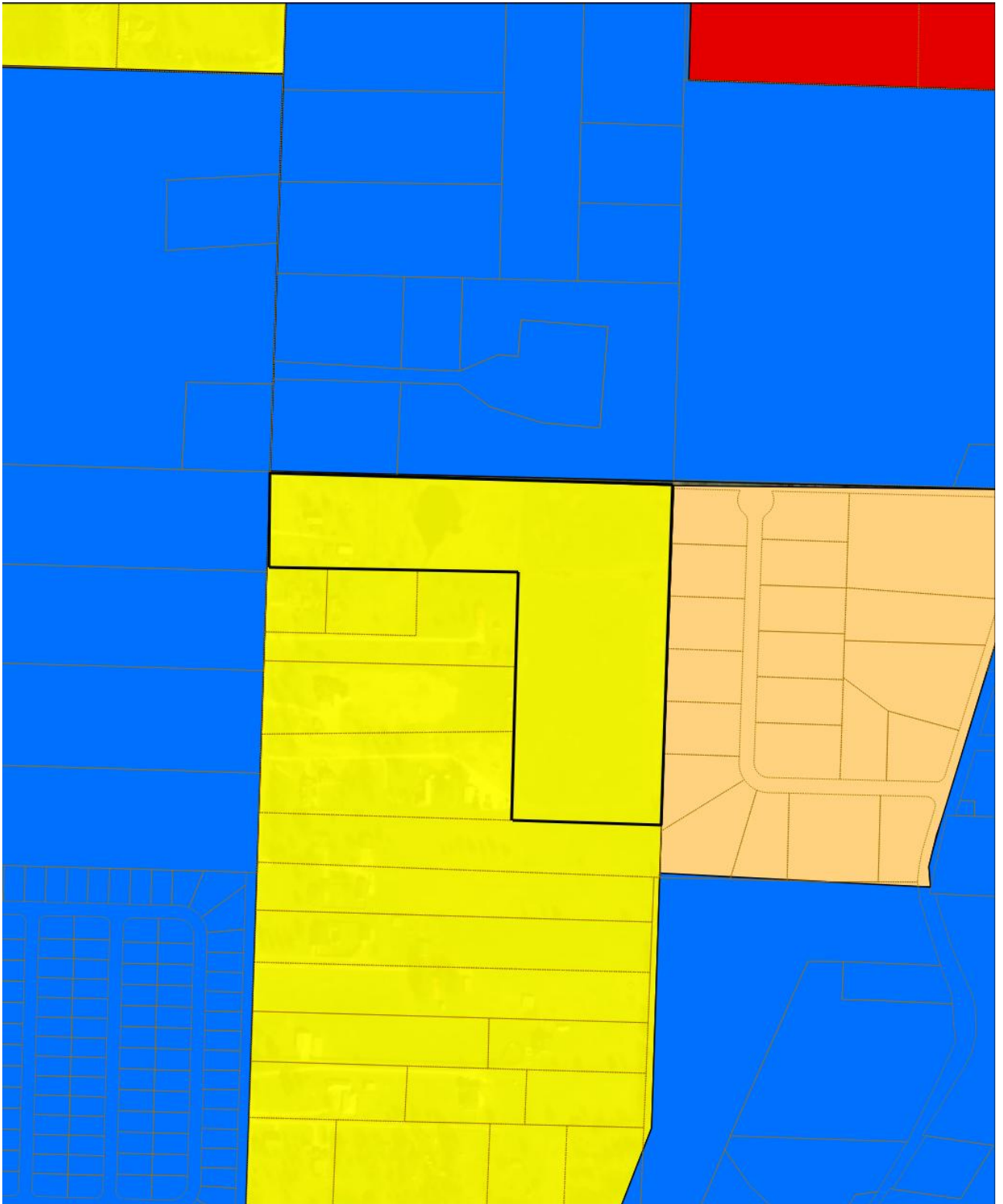


FIGURE 4: REQUESTED ZONING MAP



NEIGHBOR COMMENTS:

No comments at this time.