CITY OF TONTITOWN PLANNING OFFICE

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

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM
REZONING REQUEST

PH2, PC1

1580 Theresa Ln.
830-37981-000

This project was unanimously approved at the January 27th, 2026 Planning Commission meeting.

SUMMARY: The applicant is requesting a rezone located at 1580 Theresa Ln. The rezone request is from to A (Agriculture) to R-E (Residential Estates) located on approximately 5.00 acres to build a split the property in order to sell the original portion of the tract and build an additional home on the new proposed tract.

CURRENT ZONING: **A (Agriculutre)**(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 Aubrey Lewis & Robbie Susan Wood and is currently zoned A. The owners are requesting a change in zoning to R-E to to split their current land in order to sell their current primary residence and build on the new proposed tract o be permissible under City's zoning regulations. The requested zone change will allow them to design and build an additional home for their requirements.

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: Staff finds the rezoning aligns with the future land use plan's designation for estate-type residential 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 finds the rezoning supports the City's goals of orderly growth in this area.

(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 residential estates zoning. The transition from agricultural use to low-density residential is appropriate given surrounding residential development and extensions of infrastructure.

North-zoned R-3 (Single-Family Residential)
East-zoned A (Agriculture)
South-zoned A (Agriculture)
West-zoned A (Agriculture)

(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: The proposed zoning is not expected to adversely affect the surrounding properties. The scale and character of R-E zoning will be compatible with nearby residential parcels.

(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 Agriculture since purchased in 2005.

(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: The proposed rezoning from A to R-E is expected to have minimal impact on community facilities and services. The change supports a low-density residential use that is consistent with the existing and planned development patterns in the area and with the City's Comprehensive Plan.

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 A to R-E located at 1580 Theresa Lane 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 review.

FIGURE 1: VICINITY MAP

FIGURE 2: ZONING MAP

FIGURE 3: FUTURE LAND USE

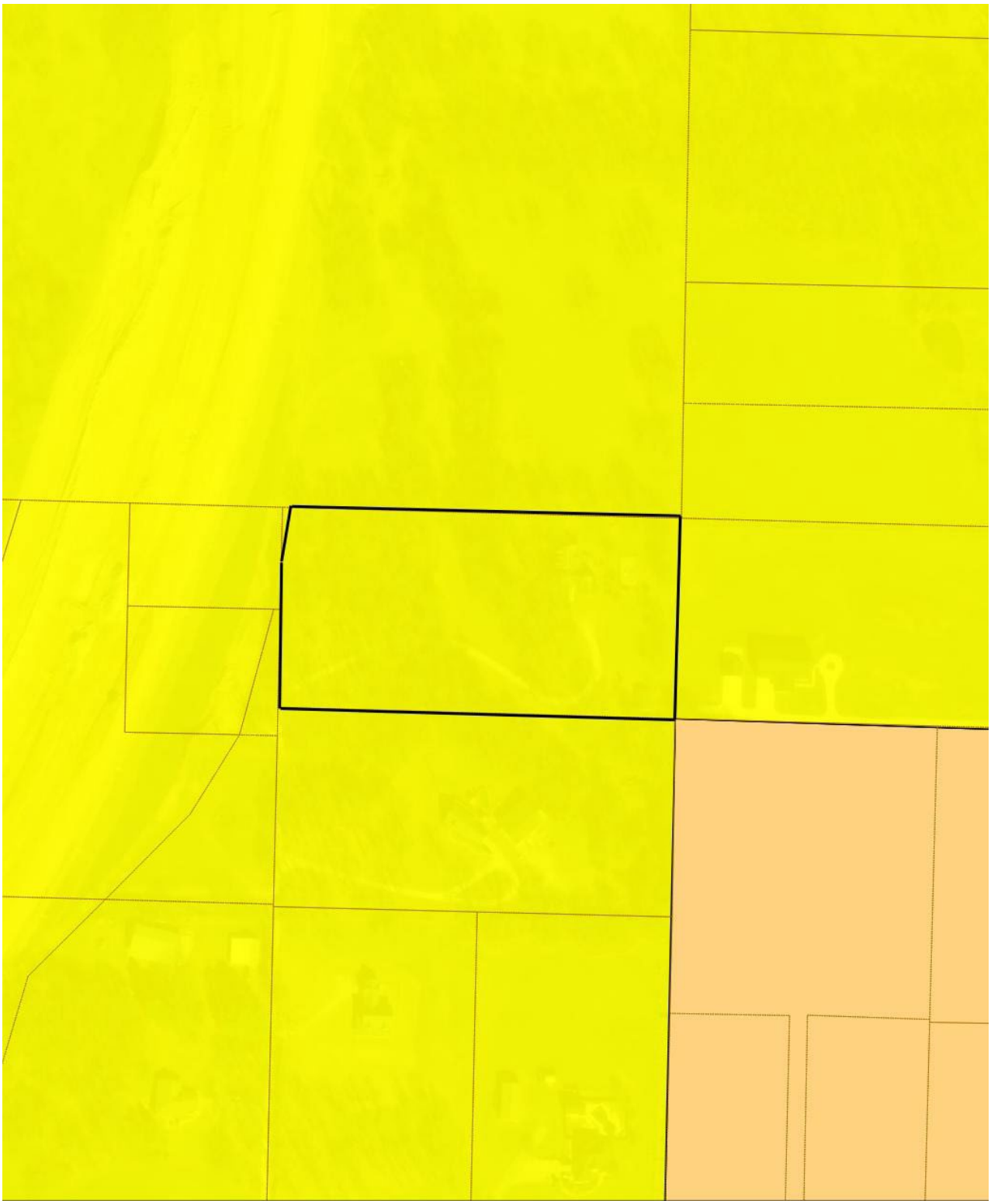

FIGURE 4: REQUESTED ZONING MAP

NEIGHBOR COMMENTS:

No comments at this time.