



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: February 24, 2026
Project: Hinshaw Rezone
Planner: Brad Spurlock

PUBLIC HEARING / PLANNING COMMISSION AGENDA ITEM REZONING REQUEST

PH2, PC1

2150 S Barrington Rd.
830-38323-000

This project was unanimously approved on February 24, 2026, Planning Commission meeting to move forward to the COW meeting on March 5th, 2026.

SUMMARY: The applicant is requesting a rezone located at 2150 S Barrington Rd. The rezone request is from to A (Agriculture) to R-1 (Single-Family Residential) located on approximately 2.78 acres to build a split the property. This is consistent with development standards and help meet the current zoning requirements.

CURRENT ZONING: A (Agriculture) (See attached Current Zoning Map, Figure 2)

REQUESTED ZONING: R-1-(Single-Family Residential) (See attached Proposed Zoning Map, Figure 4)

FUTURE LAND USE CATEGORY: RE(Residential Estates) See attached Future Land use Map, Figure 3

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

INFRASTRUCTURE SERVICE AREAS

Water: Washington Water Authority

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 the Elizabeth B Hinshaw Trust and is currently zoned A and is currently a non-conforming lot. The owners are requesting a change in zoning to R-1 to split their current land in order to split the lot and provide an access road/easement to access other land.

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 is consistent with the City’s comprehensive plan and future land use map which encourages low-density residential development in areas that transition from agricultural to residential.

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 City’s zoning ordinance establishes R-1 to accommodate single family dwellings and maintain the character of residential neighborhoods. The request promotes orderly growth, ensures compatibility with surrounding uses, and is in keeping with the general purpose of zoning to protect public health, safety and welfare.

- North-zoned A (Agriculture)
- East-zoned A (Agriculture)
- South-zoned A (Agriculture)
- West-zoned C-2 (General Commercial)

- (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 consistently with the comprehensive plan for the district as it stands currently. Rezoning to R-1 will bring this into conformity with adjacent residential uses.

- (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 it was brought into the city.

- (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-1 located at 2150 S Barrington Rd 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

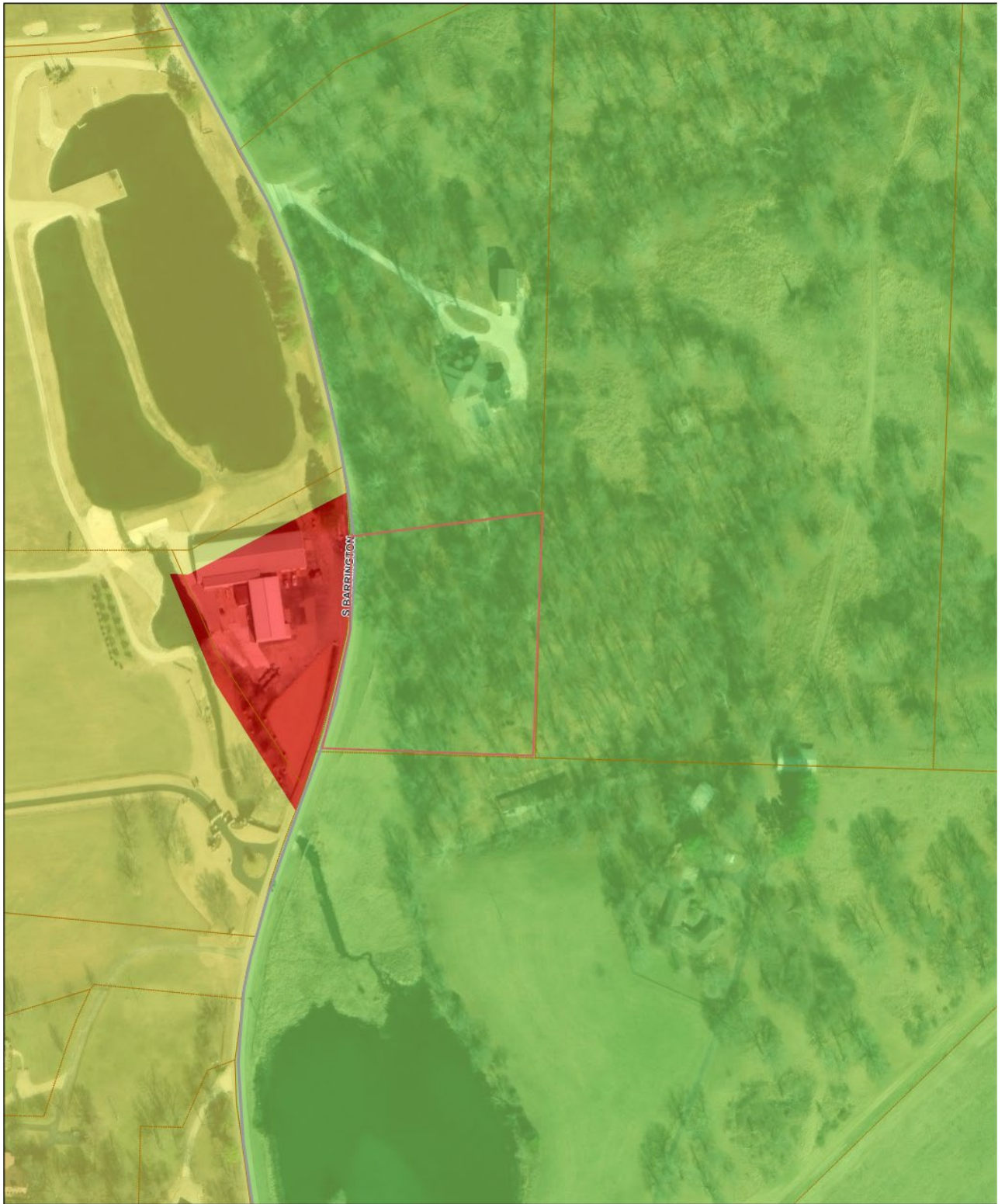
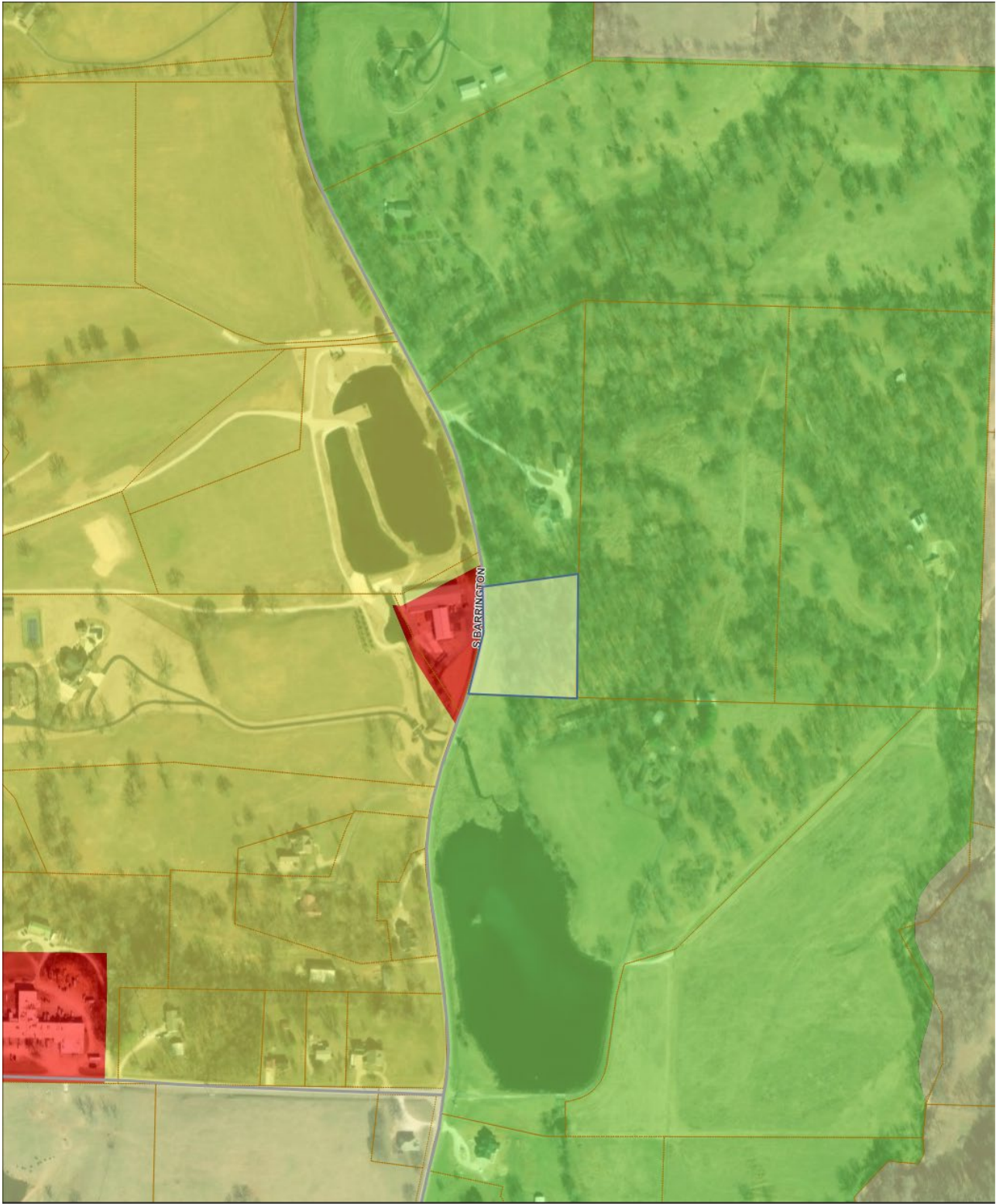


FIGURE 3: FUTURE LAND USE



FIGURE 4: REQUESTED ZONING MAP



NEIGHBOR COMMENTS:

No comments at this time.