



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 27th, 2024**
Project: **Deer Valley Final Plat**
Planner: Zak Johnston, P.E.

DEER VALLEY SUBDIVISION FINAL PLAT PC AGENDA ITEM 2

Parcel # 001-16877-000

SUMMARY: Applicant is requesting Final Subdivision approval for the Deer Valley Subdivision, consisting of 30 lots on 76.9 acres of land, with an overall density of 0.39 units per acre. The project is located in Washington County and is within the Tontitown Planning Area.

CURRENT ZONING: Washington County Zoning: AG/RSF-1; Tontitown Planning Area: _AG, RM, and RC-T

CITY WARD: N/A – Outside City Limits

FLOODPLAIN: NO

INFRASTRUCTURE SERVICE AREAS (not a guarantee of service availability):

Water: Tontitown Water, Constructed 8" Waterline

Electric: Ozarks Electric

Sewer/Septic: Septic, Arkansas Department of Health

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

Steve and Kellye Smith Trust, represented by ESI, is requesting Final Subdivision Plat approval for the Deer Valley Subdivision in Washington County, AR. The project is in the Tontitown Planning Area.

The property is located off Fiori RD and includes a 60' ROW with open drainage swales, 26' paved dead-end streets, stormwater detention, and public water infrastructure. Tracts within the subdivision range for 1.22 AC to 7.69 AC in size.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - new 8-inch water line

Electric: Ozarks Electric - No comments were received from OE.

Sewer/Septic: Septic, Arkansas Department of Health

Phone: ATT - No comments were received from ATT.

Natural Gas: Black Hills Energy - No comments were received from BHE.

Cable: Cox Communications- No comments were received from Cox.

Internet: Ozarks GO - No comments were received from Cox.

***It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

School District:

Springdale school district submitted no comments.

Police:

No comments were submitted.

Fire:

A fire hydrant has been installed facing the wrong direction at the cul-de-sac in the very south of the project. This will need to be turned toward the cul-de-sac.

Drainage / Stormwater Management:

Open drainage swales have been constructed as well as prerequisite stormwater detention pond. Distributed areas have been seeded and strawed for revegetation. The engineer has certified the detention pond has been installed per plan.

Streets:

26' wide paved streets with open drainage swales within a 60' ROW have been installed per plan. NOTE: ROW is Washington County owned, the project was not reviewed by Tontitown Staff beyond general final aesthetics.

Utilities:

A new 8" water main was installed throughout the subdivision, connecting the 18" transmission main to the existing 2" water main along Fiori to the east. Tontitown staff has walked the site and created a punch list of deficiencies. See attached Deer Valley Markups for more information.

Planning:

No comments at this time. The project lies within Washington County and is in the Tontitown Planning Area.

Landscaping:

No Landscaping was installed as part of this project.

STAFF RECOMMENDATION:

The project lies within the Washington County and is within the Tontitown Planning Area. Washington County shall dictate requirements for the roadways within the project as well as zoning constraints. Subsequently, they have approved the project as shown. Tontitown has reviewed the project in relation to public water and storm water detention. As such, Staff **RECOMMENDS APPROVAL** of Deer Valley Subdivision Final Plat with conditions.

GENERAL CONDITIONS OF APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.

*****NOTE: The project has been reviewed for adherence to Tontitown Planning and Development Code in good faith by Tontitown Planning Staff. However, oversight of any regulations does not relieve the Owner of their responsibility to comply with not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

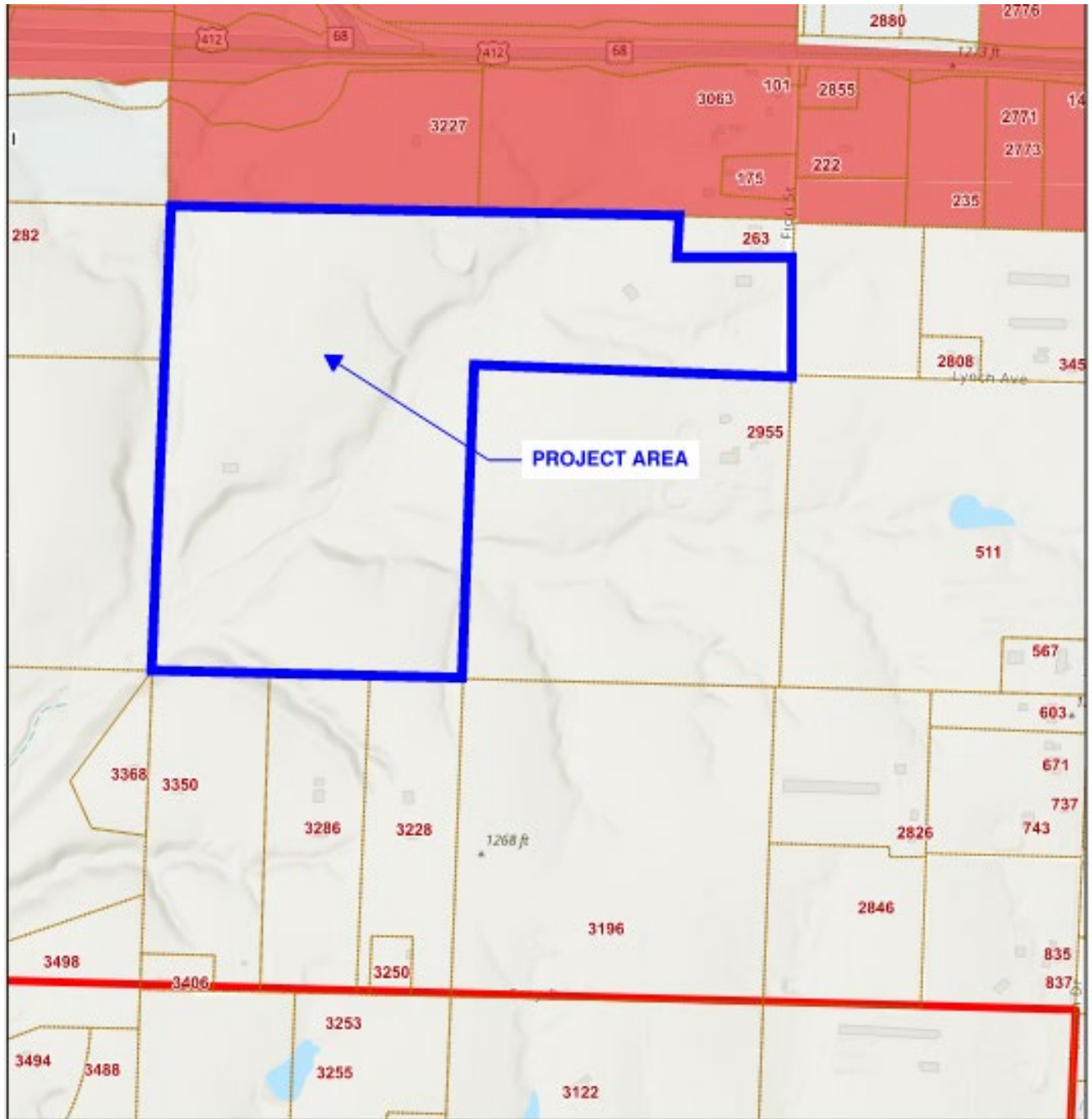
PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. Please address all items as identified on the walkthrough punch list prior to signing of Final Plat by the City of Tontitown.


PROCESS NOTES:

1. Individual Residential Building Permits are required for each lot prior to individual residence construction.
2. No residential homes shall be constructed prior to filing the Final Plat.

Site location:



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-  Washington County Parcels
- Township Zoning**
-  C-1 (Light Commercial/Office)
-  C-2 (General Commercial)
-  I (Industrial)
-  R-1 Single Fam Res. 1 ac min lot size)
-  R-3 (Single Fam Res. 9,600 sq ft min lot size)
-  Planning Areas NWA

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