



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **MAY 28TH, 2024**
Project: **BARRINGTON SUB**
Planner: Zak Johnston, P.E.

BARRINGTON SUBDIVISION PRELIMINARY PLAT PC AGENDA ITEM 4

523 S Barrington Road
Parcel # 830-37664-000

SUMMARY: The applicant is requesting Preliminary Plat approval for a 112 single-family residential subdivision, with two detention ponds and offsite improvements on 37.5 acres of land off of Barrington Road.

CURRENT ZONING: R3 and C2 – Singal Family Res. And General Commercial

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

FLOODPLAIN: NO

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

Water: Tontitown Water, Existing 8" Waterline

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, Existing 8" Sanitary Line

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

The applicant is NORTHROCK HOLDINGS. The project is located on the northwest corner of Barrington Road and Fletcher Road. Currently, the project site is undeveloped and primarily grassland.

The proposed subdivision will include 112 single-family lots with two detention ponds. The majority of the lots are 9,600 sq ft or larger with a few exceptions including lots 55, 76, 79, and 100 which have been previously granted a variance during the December Planning Commission. In addition, Lots 4-12 and 24-34 were granted a variance on lot width during the same Planning Commission.

The project is proposing major offsite drainage improvements that include piping stormwater runoff from the two detention ponds to the west through the Truitt property with final discharge occurring nearing the currently under-construction Palecero project. This reroute of drainage patterns should have a beneficial impact on currently known drainage problems occurring to the properties to the west.

The project also includes the construction of a portion of Fletcher Road. City staff have worked with the developer's engineer to prepare a modified version of Fletcher Road based on the cost requirement of standard half street improvements in order to extend Fletcher across City owned property to Barrington. A Developer's Guarantee is also being presented with this project in relation to the Fletcher improvements. Fletcher is Master Street Planned as a Collector Road.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water existing 6-inch and 8-inch water line

Electric: Ozarks Electric – Ozarks has requested additional easements for the project.

Sewer/Septic: Tontitown Sewer, existing 8" sanitary line

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.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a grading and drainage plan. A SWPPP must be completed and posted on site prior to construction.

Police:

No comments were submitted.

Fire:

The Fire Marshal has requested FH be flipped away from the sidewalk across the subdivision. Minimum FH spacing shall be 400'.

Drainage / Stormwater Management:

Stormwater naturally discharges to three different locations along the west side of the property. There are known flooding issues at the two locations to the northwest.

The project is proposing to add two detention ponds to hold the 100-year storm event. Furthermore, discharge from each detention pond will be piped together to the west, and discharged on the Truitt property near the Palecero Project. Collecting the stormwater runoff and piping it past the residential houses west of the project should improve flooding conditions in the area.

Streets:

The project fronts Barrington Road and the Master Street Planned Fletcher Road. The subdivision will have two points of access, one off Barrington and one off the newly constructed Fletcher Road. No improvements to Barrington are proposed and a modified version of Fletcher Road is being proposed to the Planning Commission for approval. A Developers Guarantee outlining the developer's responsibility will also be presented.

Utilities:

This project is connecting to existing water and sanitary sewer lines. There are no known capacity issues with either utility at this time.

Planning:

The internal roads all meet the standard typical section standards for the Master Street Plan. As stated above, a modified version of Fletcher is being proposed based on the developer's financial obligation per minimum requirements as set by City Code.

Landscaping:

No landscaping is being proposed for this project. The commercial property will need to be compliant with current landscaping codes at the time of development.

STAFF RECOMMENDATION:

Staff **RECOMMENDS APPROVAL** of BARRINGTON SUBDIVISION Preliminary Plat contingent to a Developer's Guarantee for offsite improvements related to Fletcher Road as well as conditions listed below.

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.
2. All interior drives shall meet the required compaction rating to support emergency vehicles.
 3. A Knox box allowing entry into the building shall be required. Placement is to be coordinated with the Fire Marshal.
 4. Correct any remaining items on the "Plat Requirement Worksheet" prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
 5. The SWPPP shall be completed and posted on site prior to construction.
 6. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
 7. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction.
 8. Final DWG files of the project shall be submitted to the City Engineer with Construction Plans.

*****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 add/address construction notes throughout the plan set for the Construction Plans as directed by the City Engineer.
2. Please address the remaining Drainage Comments as directed by the City Engineer.

PROCESS NOTES:

1. The applicant shall submit five (5) copies of the Preliminary LSD plan with all corrections completed for signatures.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
4. Prior to the Final Certificate of Occupancy (COO), the applicant shall submit for Final Large-Scale Development, request all Final Site Inspections, and Final Building Inspections.
5. The applicant shall apply for all required permits prior to construction.
6. All required fees and invoices shall be paid.

Site location:

