



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **July 23rd, 2024**
Project: **Amelia Acres Final Plat**
Planner: Zak Johnston, P.E.

AMELIA ACRES FINAL PLAT PC AGENDA ITEM 6

316 FIORI WC 853
Parcel # 001-16882-000

SUMMARY: The applicant is requesting Final Plat approval for a (7) seven lot residential subdivision with one (1) commercial lot along the east side of Fiori ST on 10.18 acres of land. The project lies both in the Tontitown Planning Area and Tontitown City Limits.

CURRENT ZONING: C-2 General Commercial AND AG/SF1 (Planning Area)

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 requesting Final Plat approval for a (7) seven lot residential subdivision with (1) one commercial lot along Fiori ST. The project lies both in the Tontitown Planning area (residential lots) and Tontitown City Limits (commercial lot). The project included the installation of half street improvements to Fiori ST WC 853 (Washington County Jurisdiction), detention pond, and an 8" watermain extension.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - existing 8" water line

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

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 site has been final graded and seeded and strawed in compliance with the original SWPPP. The Detention Pond has been sodded.

Police:

No comments were submitted.

Fire:

Fire hydrants installed onsite are operational and have passed closeout testing.

Drainage / Stormwater Management:

The proposed detention pond has been installed per plan as stated by the Engineer of Record. Drainage swales along the east side of Fiori have been added to direct flow from the street into the detention pond.

Streets:

Fiori ST WC 853 has been improved with asphaltic surfacing and increased width. The section of Fiori within Tontitown City limits also includes curb and gutter and sidewalk and was updated to City of Tontitown Local Standards. Washington County Road department has accepted the street improvements within the County's jurisdiction.

Utilities:

The project extended an 8" watermain to the site from the neighboring development to the west, Deer Vally Subdivision. The watermain has passed testing and is accepted by the Tontitown Water Department. All properties in the area will be served sewer with septic systems.

Planning:

The site has been final graded as well as seeded and strawed in compliance with the submitted SWPPP. All punch list items as identified in the final walkthrough have been addressed per both City and Washington County requirements.

No lots created by this subdivision shall have access drives to Lynch Road.

For future reference, the commercial lot created by the subdivision shall only be developed further through the standard Tontitown LSD process.

Landscaping:

No landscaping was installed, nor was required, as part of the project.

STAFF RECOMMENDATION:

Staff **RECOMMENDS APPROVAL** of Ameila Acres Final Plat with NO conditions.

GENERAL CONDITIONS OF APPROVAL:

1. None at this time.

*****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. None at this time.

PROCESS NOTES:

1. Applicant to submit at least (2) copies of the Final Plat for signature.
2. All required fees and invoices shall be paid.

Site location:

