



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **Oct 22nd, 2024**
Project: **Renley Rea Subdivision**
Planner: Zak Johnston, P.E.

PLANNING COMMISSION AGENDA ITEM

1

PRELIMINARY SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-37722-000

At the southwest intersection of Klenc RD and Morsani AVE

SUMMARY: Renley Rae Subdivision is requesting Preliminary Subdivision approval for a ninety-five (95) lot subdivision; ninety-three (93) buildable and two non-buildable (2). The subdivision is complete with requisite street, drainage/detention, utility, and landscape infrastructure.

A Developer's Guarantee is being considered with this Preliminary Plat, to utilize funds required for the Master Streeted Planned Fletcher AVE to enhance Morsani AVE and Klenc RD beyond minimum requirements set forth by Tontitown Code.

CURRENT ZONING: R3 – Single Family Residential, 3 units/acre

CITY WARD: 3- Tim Burress, and Mike Washkowiak

FLOODPLAIN: No

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

Water: Tontitown Water, 8" watermain offsite

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, 12" sewer main onsite

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Renley Rae Subdivision is requesting Preliminary Subdivision approval for a ninety-five (95) lot subdivision; ninety-three (93) buildable and two non-buildable (2) on approximately 30.57 AC of land. The subdivision is complete with requisite street, drainage/detention, utility, and landscape infrastructure.

Of note specific to this project, the southern boundary of the property borders a future extension of Fletcher Road. Currently, the Right of Way that would connect Fletcher back to Klenc Road is not owned by the City of Tontitown, nor the other side of Fletcher. Building this portion of Fletcher today would result in an underutilized section of road. In lieu of these improvements, the Owner, in conjunction with City Staff, has proposed additional improvements to Morsani AVE and Klenc Road. These include a full depth rebuild of Morsani AVE beyond the minimum half street improvements required by code and the section Klenc RD across Parcel 830-37722-002. The Engineer of Record has submitted an Opinion of Probable costs associated with the proposed improvements to ensure

these proposals are equivalent on a cost basis. Per the Guarantee, the Owner will also spend an additional amount on watermain upgrades along Morsani AVE.

The Land Development Guarantee is attached to this application for your consideration.

In addition, two variances have been submitted with the Preliminary Plat, including variance to -Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Depth/Width -Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Area

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water, 8" watermain offsite. The project proposes approximately 850' of offsite watermain extension to connect and loop the existing 8" watermain in the area.

Electric: Ozarks Electric, comments were submitted and given to the Engineer of Record

Sewer/Septic: Tontitown Sewer, 12" sewer main onsite

Phone: AT&T, no comments

Natural Gas: Black Hills Energy, no comments

Cable: Cox Communications, no comments

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

School District: No comments were submitted.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a SWPPP. Minor revisions to have been identified for construction submittal.

Police:

Tontitown Police submitted no comments.

Fire:

Fire department has required Fire Hydrants throughout the subdivision and a minimum of 400' spacing. In addition all turnaround requirements as identified in the International Fire Code shall be adhered to during phased construction.

Drainage:

The applicant submitted a drainage report for review. A large detention pond is proposed for the site to ensure flow rates under Morsani AVE, and lower post development compared to pre development. The project also proposed several improvements along Klenc RD that should improve drainage along Klenc within the vicinity of the project.

Currently, it appears inlets need to be revised to ensure gutter flows are adequate across the subdivision.

Roads:

This project has road frontage on Morsani AVE and Klenc RD. No lots are proposed to "front" either of these roads. In addition, the subdivision proposed five (5) new roads internal to the subdivision, complete with traffic calming chicanes.

Additional improvements to Morsani AVE and Klenc RD are proposed in conjunction with a Land

Development Guarantee. Please see Guarantee for details.

Planning:

Landscaping will be required along Morsani AVE and Klenc RD; the landscape plan for these areas needs to be fleshed out in more detail before construction approval.

STAFF RECOMMENDATION: Staff **RECOMMENDS APPROVAL** of Renley Rae Preliminary Subdivision Plat with conditions and in conjunction with the submitted Land Development Guarantee.

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. The SWPPP shall be completed and posted on site prior to construction.
4. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
5. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction
6. 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. If any of the variance fails to pass, plans must be updated accordingly and resubmitted to the City to ensure compliance with City Code.
2. Update drainage report as needed to accommodate Tontitown Drainage Manual gutter spread requirements of one-half land during 10-year storm event, as approved by City Engineer.
3. Update Plat comments as approved by City Engineer
4. Add unyielding subgrade requirement to the typical sections for Klenc RD and Morsani AVE
5. Update turnaround area around Lot 13 and 79 as approved by Fire Marshal

PROCESS NOTES:

1. The applicant shall submit five (5) copies of the Preliminary Plat 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. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.

SITE LOCATION:

