



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **February 27, 2018**
Project: **Napa Subdivision**
Planner: Courtney McNair

WAIVER REQUEST

Parcel #: 830-37791-000

SUMMARY: Napa Subdivision was granted a waiver from the Planning Board for a portion of the required street improvements related to their subdivision.

CITY WARD: 2-Arthur Penzo, Larry Ardemagni

PROJECT SYNOPSIS:

Napa Subdivision was granted Preliminary Subdivision Plat Approval for sixty-five (65) lots on 34.05 acres.

This project has access along Ardemagni Road and Baker Road. Five (5) larger one-acre lots all take access from Baker Ave. The remaining lots will take access from two entrances on Ardemagni Road.

The applicant requested that the Board waive the requirement for road improvements along Baker Road (which is the access for the larger lots), a portion of Ardemagni Road, and the corner of Ardemagni Road where it intersects Baker Road.

This waiver was modified at the meeting to only waive the required improvements along Baker Road. The applicant is responsible for all improvements to Ardemagni Road and must turn the corner in order to properly address the drainage at the intersection of Baker and Ardemagni Roads.

The Planning Board stated their reason for granting the waiver was based on continuity for the road improvements.

The Planning Board's decision to grant this waiver must be ratified by the City Council to be approved.

March 06, 2018

Ms. Courtney McNair, AICP, APA, CFM
City of Tontitown
201 East Henri De Tonti
Tontitown, AR 72770

RE: Napa Subdivision

Dear Ms. McNair,

Below is the waiver for the Baker Avenue Improvements.

Waiver:

A waiver is requested for the proposed street improvements of Baker Avenue, north of lots number 1-5 of the proposed development. Lots 1-5 of the proposed development are one acre lots, which will have little or no impact to the existing street infrastructure. Because of this, a waiver is requested from doing street improvements to Baker Avenue. Ardamagni Road will be widened and will continue around the intersection with Baker Avenue to the radius point and then taper back into Baker Avenue.

Please let me know if you have any questions.

Thanks,



Blake Murray, P.E., CFM
Project Engineer

