



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **March 27, 2018**
Project: **Westbrook SD Ph. 2**
Planner: Courtney McNair

AGENDA ITEM

B

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-37661-000, 830-37661-005, & 830-37661-003

SUMMARY: Westbrook Subdivision Phase 2 is requesting Final Subdivision approval for 113 lots on 33.97 acres of land.

CURRENT ZONING: R-3 - Single-Family Residential - 9,600 square foot minimum lot size; provided density shall not exceed three units/net acres (i.e. after dedications are made).

CITY WARD: 1- Gene McCartney & Henry Piazza

FLOODPLAIN: No

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

Water: Tontitown Water

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Westbrook Subdivision Phase 2 is requesting Final Subdivision approval for 113 lots on 33.97 acres of land. The property is zoned R3, and all lots meet the minimum lot size of 9,600 sq. ft.

This property is owned by Sprout Holdings, LLC., and located within the City Limits of Tontitown.

This project has access along E. Fletcher Road, as well as several connections to stub outs from the neighboring Westbrook Phase 1. The site was previously undeveloped.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- The developer has relocated the 8-inch water line that crossed the property to the east side of the property. The remainder of the required line has been installed but has not yet passed final testing.

Electric: Ozarks Electric-no additional comments were submitted. Utility easements are shown on the plat.

Sewer/Septic: Sewer- this project connects to the City of Tontitown sewer system. The sewer has been installed but has not passed final testing at this time.

Phone: AT&T- No comments were received from ATT but staff did provide the plat information to them per their request.

Natural Gas: Black Hills Energy- No comments were received from BHE but utility easements are shown on the plat.

Cable: Cox Communications- No comments were received from Cox but utility easements are shown on the plat.

School District: Springdale school district was notified of this project, but submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has installed appropriate measures to protect the stormwater system from pollution and runoff.

Police:

Tontitown Police Chief Joey McCormick had no concerns with the current plat proposal.

Fire:

The developer has relocated the 8-inch water line that crossed the property to the east side of the property. The remainder of the required line has been installed but has not yet passed testing.

Final Inspections are required on the fire hydrants.

Drainage:

The as-built plans that show the drainage and as-built conditions must be submitted prior to Final Approval. These plans have not been provided at this time.

Roads:

This project has road connections to existing stub outs on Gaiche and Frizzo, one connection along E. Fletcher (lots back up along E. Fletcher), Lot 112 has access along S. Barrington and stub out connection on Lazzari.

The roads have not been completed at this time.

STAFF RECOMMENDATION: There are several outstanding items that must be completed prior to Final Approval, therefore, staff recommends that the Board **TABLE** Westbrook Subdivision Phase 2 Final Plat in order to allow the developer time to complete the remaining items.