

Courtney McNair

From: Heather Silva <hsilva@pgtc.com>
Sent: Monday, March 25, 2019 2:57 PM
To: Courtney McNair
Cc: John Silva; hsilva@pgtc.com
Subject: PUD Response for Morsani Acres Subdivision

City of Tontitown Planning Commission,

The purpose of this communication is to voice our objections, as residents of the city of Tontitown, to the rezoning request for the Morsani Acres Subdivision made by Mr. Michael Bader. We purchased land and a home in Tontitown in May of 2018 in good faith that the city would maintain its present standard for residential zoning. The request to rezone from R3 to PUD by Mr. Bader benefits neither the current residents nor the city of Tontitown, only Mr. Bader and his private construction company.

We feel this rezoning will not only decrease our property value, but will also create infrastructural problems in addition to the ones that already exist in the area in question for the rezoning request. There are several roads in the booming residential area that are insufficient for the amount of traffic that is currently in place. Adding 70 homes versus 55 greatly increases the problem. There are also drainage issues that need to be addressed and will only continue to get worse with such a large number of homes being added in such a small area.

We understand that growth is inevitable. We are only requesting that the city of Tontitown maintain their high standards and zoning practices already in place when considering that growth. We are not the ones requesting changes. We are simply asking for Tontitown to keep what they have intact.

Sincerely,
John & Heather Silva
1424 Valle Lane
Springdale, AR 72762

Courtney McNair

From: Morgan Gibson <morganleannegibson@gmail.com>
Sent: Monday, March 25, 2019 9:28 PM
To: Courtney McNair
Subject: Rezoning of property approximately 40 feet west of 1255 Morsani Ave, Tontitown, AR

To whom it may concern:

(Martin) Blane Gibson and Morgan Gibson of 1362 Valle Ln are asking that the property of "approximately 40 feet west of 1255 Morsani Ave, Tontitown, AR" is not rezoned. We are a family of four (husband, wife, 3 year old daughter, 1 year old daughter) and recently purchased our first home. We are proud to call Tontitown our home and of the high standards that city of Tontitown upholds. We are pleased with the quality of home that Mr. Bader builds and are content that he will be responsible for building on the newly purchased property.

Our reasons for opposing the rezoning are:

1. The trust we entered into with the city of Tontitown, with the purchase of our first home. We ask that you maintain the zoning that was previously decided on for the size of lots and houses.
2. The road infrastructure on Bausinger and Morsani is facing additional traffic with the new Hidden Valley and South Pointe Subdivisions. Keeping the amount of lots allowed on a 3rd new subdivision lower would help keep the traffic lighter on these two roads.
3. We are currently experiencing draining issues on our property in the Hidden Valley Subdivision. We previously were not experiencing issues. However, with the digging of additional ditches to relieve flooding on our neighbors' properties, we are now experiencing excessive saturation and some flooding in our yard. We ask that focus be put on alleviating this issue prior to Mr. Bader building additional properties adjacent on the aforementioned lot.
4. The addition of 70+ smaller lots with smaller home sizes adjacent to the new Hidden Valley Subdivision will likely drive down the property values for the new home owners in both Hidden Valley and South Pointe Subdivisions, and well as other home owners near the property.

Thank you for your time and consideration. We ask that the current zoning of the property be maintained.

Sincerely,
Blane and Morgan Gibson

Courtney McNair

From: JASON JONES <jason.jones@sdale.org>
Sent: Monday, March 25, 2019 6:30 PM
To: Courtney McNair
Subject: Morisani Re-Zone/Tonitown Resident

Planning Board:

My name is Jason Jones and my family and I live at 1410 Valle. First, please allow me to share my appreciation for all you do for the city of Tontitown. I appreciate your willingness to serve your community and I value that you work to provide a quality life for all Tontitown residents. You have a difficult task in managing multiple perspectives while balancing how to be progressive but still hold on to the values that make Tontitown unique and an attractive place to live and work.

The intent of my email is to share my concern about the proposed re-zoning of the property purchased by Michael Bader on Morisani. It's my understanding that he is proposing to build up to 70 homes between 1300 and 1700 square feet. I understand progress and capitalism, but in my humble opinion, 70 homes between 1300 and 1700 square feet on the designated property is excessive and not conducive to the surroundings or infrastructure in place. There are similar developments all across NWA that started out much like the one proposed and in just a short period of time turned in to a neighborhood that no city is proud of. I respectfully request that the board evaluate the impact that this neighborhood will have on Tontitown now and in the future and to consider the impact it will have on surrounding properties and future developments. I thank you for listening, I thank you for not sacrificing the property of current residents for what some may consider as progress, and I thank you for continuing to hold strong to the values that make Tontitown a great place to live and work.

Respectfully Submitted,

Jason Jones
1410 Valle Ln.
Tontitown, AR

Courtney McNair

From: Jennifer Liles <jennjenn1257@yahoo.com>
Sent: Monday, March 25, 2019 9:09 AM
To: Courtney McNair
Cc: The Husband
Subject: Oppose Morsani Acres Subdivision

Good Morning,

I am a current resident of Tontitown at 915 Bausinger Rd. I would like to oppose the new proposed subdivision that is planned as Morsani Acres of 72 lots. My concerns are that there is already increased traffic in the area with the new South Pointe subdivision at the end of the road. I have concerns with the road structure and decreased flow as we are at the end of the water line for Bausinger. These are purely selfish reasons, but alas we have lived in Tontitown for > 4 years. I would like to know what the city's plan is for the roads along Morsani and Bausinger? Are plans in place to resurface and expand the current roads?

Thanks,

Jennifer Liles

Courtney McNair

From: Freel, Hope <terahhf@ostateemail.okstate.edu>
Sent: Monday, March 25, 2019 9:08 AM
To: Courtney McNair
Subject: Morasani Development

To Whom it May Concern,

I'm Hope Wofford from 1268 Valle Ln. I just wanted to state that I am opposed to the re-zoning that is being proposed for the development on Morasani. My husband and I recently bought our (first) home and intentionally bought where we would be surrounded by homes of equal value. We have full trust in the city that this will not change.

Thank you,

Hope Freel Wofford

Courtney McNair

From: Shawn Blakemore <shawnblakemore7854@att.net>
Sent: Saturday, March 23, 2019 2:11 PM
To: Courtney McNair
Subject: Morsani Acres Subdivision- Response

Dear Planning Commission Members,

We, the Blakemore Family, would like to make known our objection to the proposed land use zoning change submitted by Mr. Michael Bader in regard to the Morsani Acres Subdivision. The 16.7 acres slated for this project is currently zoned R3. This zoning is one of the many reasons that our family decided to purchase a home located in Hidden Valley Estates, which was also developed by Mr. Bader. We are very happy with our home, neighbors and the neighborhood in general. In keeping with the R3 zoning that Hidden Valley is also under, we would greatly like to see any adjacent or nearby neighborhoods also be held to this standard regarding required home size and appointment.

We are new to Tontitown and are very glad that we chose this unique, historically proud city to be the location of our forever home. We respectfully request that the current R3 zoning on the 16.7 acres for proposed Morsani Acres Subdivision not be changed. Rezoning this land to R5 would lessen the quiet dignity of this area and potentially create significant traffic problems as the roads are more rural than other more densely developed areas. This is a part of the charm and grace that we immediately recognized and wanted to embrace.

Building 70 homes on this property that could potentially be 1,300 square feet will certainly be doing our city a great disservice. As it stands, Tontitown is one of the fastest growing cities in Arkansas. That is something to be very proud of and should be protected against growth that is not healthy for our citizens, infrastructure and business opportunities.

Respectfully,

Shawn and Cindy Blakemore
1394 Valle Lane
479-841-0731



PLANNED UNIT DEVELOPMENT (PUD) RESPONSE
MORSANI ACRES SUBDIVISION

- () I/we have no objections to the Conditional Use Permit
 I/we object to the Conditional Use Permit because:

The Blakemore Family seriously objects to the current proposed use of these 16 acres adjacent to Hidden Valley. We bought our home in good faith that this area was coded R3 & would continue to see like properties developed.

S Blakemore
Signature

Cynthia Blakemore
Signature

sblakemore@fhfoodequipment.com
OPTIONAL: email/phone number *479-841-0731*

This form can be mailed to:
City of Tontitown Planning Department,
P.O. Box 305,
Tontitown, AR 72770.

Or emailed to:
planning@tontitownar.gov



Courtney McNair

From: Jennifer Chacon <jenniferchacon3@gmail.com>
Sent: Wednesday, March 20, 2019 10:22 AM
To: Courtney McNair
Subject: Re: Tontitown Future Land Use
Attachments: doc00908720190320102409.pdf

1286 Valle

Good morning Courtney:

First off, thank you so much for not only answering my questions but also several of my neighbor's questions. We really do appreciate it and you have been so helpful and kind.

Yesterday I did some of my own research and spoke with Patsy Christie the Springdale Planning Director. I am concerned with access points in and out of the Morsani Acres Subdivision.

According to Arkansas Fire Prevention Code

Appendix D

Section D107 – ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 30 dwellings units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.31.1, 903.3.1.2 or 903.3.1.3 of the International Fire Code, access from two directions shall not be required.
2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

D107.2 Remoteness

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

I know you mentioned Fletcher Ave. would be a future project for the city but knew it wouldn't be a project completed anytime in the near future. I am requesting a copy of the City of Tontitown's plans to extend Fletcher Ave. to Bausinger Road. It is my understanding that Fletcher Ave. will run through property not owned by Mr. Bader in order to connect to Bausinger. Does the city have plans to purchase that property to extend the road? If not, I think the Planning Commission should consider tabling this item until they can provide residents of Tontitown a guarantee and timeline for Fletcher Ave.

Attached is a measured estimate that confirms the two points onto Morsani aren't far enough apart to meet the code provided above.

Again I can't thank you enough for being readily available and willing to help. Also I would like to note I am not opposed to growth or development. Actually, I am excited about the growth in Tontitown and I look forward to future developments.

Respectfully,
Jennifer

On Tue, Mar 19, 2019 at 3:07 PM Courtney McNair <planning@tontitownar.gov> wrote:

Yes, as it is currently a "loop" with two points onto Morsani, it meets the requirements of having more than one way in and out.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

From: Jennifer Chacon <jenniferchacon3@gmail.com>

Sent: Tuesday, March 19, 2019 3:04 PM

To: Courtney McNair <planning@tontitownar.gov>

Subject: Re: Tontitown Future Land Use

I'm actually asking about having two access points into the subdivision to meet fire code requirements.

Again thank you!

On Tue, Mar 19, 2019 at 2:54 PM Courtney McNair <planning@tontitownar.gov> wrote:

Do you mean spacing between homes? If so, yes. The minimum spacing between homes must be 10 feet to meet fire code.

Our Fire Marshal has made comments regarding hydrant spacing, and let the engineer know that at least two more hydrants will be required.

The proposed road is 26 feet wide, which is the width required in front of fire hydrant for emergency access.

If it was none of those, please let me know so I can get the correct information.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

From: Jennifer Chacon <jenniferchacon3@gmail.com>

Sent: Tuesday, March 19, 2019 2:50 PM

To: Courtney McNair <planning@tontitownar.gov>

Subject: Re: Tontitown Future Land Use

It's me again...

I picked up my certified letter today and was looking at the plat that was attached. Which brings me to my latest question... Does this meet fire code requirements for spacing? I would assume that it does but wasn't sure since Mr. Bader is only required for a portion of the road.

Thank you so much for answering all of my questions and being helpful through this process.

-Jennifer

On Tue, Mar 19, 2019 at 11:27 AM Courtney McNair <planning@tontitownar.gov> wrote:

Yes, Mr. Bader is required to construct his half (and it will be constructed so that it can be used for this subdivision for many years). At such time that Tontitown does make that connection, the City will be responsible for constructing it out fully to meet our specifications. I have attached our typical street sections.

Mr. Bader is providing all of the required Right-of-Way for this class of road, and none of the property involved is on property within the Hidden Valley Subdivision.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

From: Jennifer Chacon <jenniferchacon3@gmail.com>

Sent: Tuesday, March 19, 2019 10:45 AM

To: Courtney McNair <planning@tontitownar.gov>

Subject: Re: Tontitown Future Land Use

Thanks for speak with me earlier and for sending this.

Can you explain the road that will run between to two subdivisions to me again? I tried to explain it to my husband and ended up getting both of us confused. I believe you mentioned Bader would be responsible for half of the road and Tontitown for the other half? If that's correct, how does that work?

Thanks!

Jennifer

On Tue, Mar 19, 2019 at 9:10 AM Courtney McNair <planning@tontitownar.gov> wrote:

Jennifer,

Please see the attached KMZ file and PDF file of the Future Land Use that was adopted in November 2018.

Thank you,

Courtney McNair, AICP, CFM

Planning Official

City of Tontitown

201 East Henri De Tonti

Tontitown, AR 72770

479-361-2700 office

479-435-8080 cell

planning@tontitownar.gov

Courtney McNair

From: KMW <kelleywaters@gmail.com>
Sent: Wednesday, March 20, 2019 5:50 PM
To: Courtney McNair
Subject: PUD Morsani Estates

To Whom it May Concern:

I knew when I purchased my lot in Hidden Valley Estates that the land directly behind me would soon be developed. I object to the Planned Unit Development. I want to be able to trust that our City will maintain the requirements for R-3 zoning, specifically 9,600 square feet per unit. Please do not accept the developer's desire to decrease the lot sizes to less than 7,000 square feet so 72 lots with 1,300-1,600 square foot homes can be crammed onto .17-.20 lot sizes. We would like for him to stay true to how he built his recent developments of Hidden Valley Estates and South Barrington Estates (Forza Lane). Our neighborhood, as well as Southpointe, off of Barrington, are very similar. We have lot sizes that are a little more than 1/3 of an acre (14,520 square feet) and go up to almost 1/2 of an acre (21,780 square feet). Southpointe has lots that range from .22-.50 acres with the majority in the 1/3 of an acre range. The minimum square footage in Southpointe is 1,750. Our developer claims the minimum square footage in Hidden Valley is 1,700 sq ft, but there aren't any homes under 1,900 square feet. We are happy with our homes and quality of our homes, but we do not agree with a plan that does not stay consistent with what has been and is being built in the immediate vicinity. We fear a neighborhood of this size has the potential to decrease our property values.

We have some major drainage issues on the north side of our neighborhood, which runs along my backyard. I have been told the ditch that was recently dug is a "temporary solution" and the issue is being addressed with the "new project." I hope the engineer will be able to reassure us that this will be resolved first and it will be done the right way.

We do have concerns about the condition of Morsani Avenue and Bausinger Road. Our current infrastructure does not support the fast development with Southpointe and Morsani Estates being completed in the next 2 years. These roads will soon see a major increase in traffic. Does our City have plans to widen, stripe and curb these roads? Getting onto 412, to head west and even east, can be difficult. One of our residents said there were plans for a light at Klenc. A light would be helpful at the west end of town too, but these lights will only cause more problems with the normal flow of traffic along 412.

Please maintain and enforce the 9,600 square feet per unit R-3 zoning criteria so Morsani Estates has fewer homes built with slightly bigger lot sizes and square footage in a range closer to what is being built in the area. I truly believe with the growth we are seeing in our City, a slightly bigger lot size and home size will still be very desirable and there's no doubt they will sell.

Thank you for your consideration in this matter.

Sincerely,
Kelley Waters
1332 Valle Lane
918.606.5615

Courtney McNair

From: Beaver, Jennifer L <Jennifer.Beaver@Mercy.Net>
Sent: Wednesday, March 20, 2019 2:21 PM
To: Courtney McNair
Subject: Morsani Acres Subdivision Rezone

Tontitown Planning Commission and City Council Members,

My name is Jennifer Beaver. My husband, David Beaver, and I are home owners to a property just south of the proposed rezone area known as Morsani Acres Subdivision. We have recently been told that the builder, Michael Bader, is proposing a 72 lot subdivision with a minimum home size of 1300 sq. ft. As you can imagine, this was surprising and quite concerning to those of us who have homes in the area.

We understand the need for progress and want to express that we are not against development in that area. Truth be told, we expected it at some point in the future. Our concerns are the large capacity and drastic drop in the size of homes being proposed vs. the original zoning and what that will mean as far as property values and congestion on the roads (especially at peak times).

As stated above, our main concern is what this will do to the property values in our neighborhood and town. My husband and I made a conscious decision to move to Tontitown from Springdale due to the fact that Tontitown is recognized for being a very nice area where the powers that be are historically known for making decisions in the best interest of the community as a whole. In areas where the planning committees have allowed high capacity housing (such as smaller home size subdivisions and apartment complexes), the population tends to become one of a transient nature and crime levels, upkeep of the homes and property values have suffered greatly due to this. We hope and pray that this trend is not the future for Tontitown.

Additionally, the roads leading to this subdivision (Mantegani and Morsani) are narrow 2 lane roads. Although they are paved, there are currently large potholes and edge erosion is occurring. There is also a larger subdivision going in further south on Bausinger and the road is already deteriorating even prior to that additional traffic. Another issue is what will likely occur at the intersection of 412 as the area grows and I am sure the current infrastructure cannot sustain the increased capacity.

Please add this letter to what I am sure is a growing stack from concerned property owners in opposition of this proposed change. Thank you for your consideration.

Sincerely,
Jennifer and David Beaver
1378 Valle Ln.

Jennifer L. Beaver

Senior Financial Analyst
Mercy Health System
(479) 338-3462

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Courtney McNair

From: Whitney Silva <mrswhitsilva@gmail.com>
Sent: Tuesday, March 26, 2019 11:51 AM
To: Courtney McNair

1247 Valle

Hi,

I wanted to send my concerns Regarding the public hearing on the adjoining Morsani subdivision. I feel that dividing the lots to smaller homes will decrease the value of the surrounding homes and properties. I vote that they keep the lots to the original size and ensure the homes are equal value to the surrounding properties.

My family just recently moved to Tontitown it seems to have high standards and I wouldn't think they would want to lower them.

Thank you,
Whitney Silva

Courtney McNair

From: Richard Roberts <richard@admiralexpress.com>
Sent: Tuesday, March 26, 2019 11:24 AM
To: Courtney McNair
Subject: Public hearing-March 26th 2019

To whom it may concern,

Due to a previous commitment, I will be unable to attend tonight's public hearing regarding re-zoning of the property located on Morsani. After living in Springdale for the past 17 years, my wife and I recently built a new home located at **1415 Valle Lane** (Hidden Valley Estates) and have lived here since February 15th, 2019. We plan to retire here and enjoy the rural surroundings.

We love living in Tontitown and the sub-division that was developed by Michael Bader met all of our criteria to justify our decision to move. The 16 acres located adjacent to Hidden Valley Estates, could be another desirable sub-division that will attract more families to our city but to consider and grant the re-zoning to be higher density housing would be a mistake. The current R-3 Zoning is the ideal zoning to attract families to our city and maintain the best appearance that new homeowners are wanting in a sub-division. Look beyond today and ask yourselves the following question.....what will these homes look like 20 years from now if 70 single family homes with a 1,300 sq. ft. minimum occupy this 16 acre tract? The city of Springdale has many neighborhoods just like this which clearly answer that question.

Thank you for your consideration and service to our community,

Respectfully,
Richard and Phyllis Roberts

Richard Roberts

Space Planning & Furniture Sales
Senior Designer

**ADMIRAL
Express**

P 479.616.1945

M 479.856.2705

richard@admiralexpress.com

locally devoted to *you*

