



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **August 31, 2021**  
Project: **Hickory Meadows SD  
Phase 2 Final Plat**  
Planner: Nathan Crouch

### AGENDA ITEM

## Planning Commission Item 2

### Hickory Meadows Subdivision, Phase 2

### FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #: 830-37759-000

**SUMMARY:** Applicant is requesting Final Subdivision approval for Phase 2 of Hickory Meadows Subdivision, consisting of 96 lots on 80.22 acres of land. Two greenspace areas are included (Lots 142 & 177), each roughly the size of four (4) lots: Lot 142 – 0.74 acres; Lot 177 – 0.89 acres. Lot 142 is programmed for outdoor play equipment and basketball courts, and Lot 177 is for a community swimming pool and pavilion.

**CURRENT ZONING:** PUD over an R-3 zone – Single-Family Residential – the approved PUD allows for up to 4.95 units per acre.

**CITY WARD:** 3- Don Doudna & Tim Burress

**FLOODPLAIN:** No

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

**Water:** Tontitown Water

**Electric:** Ozarks Electric

**Sewer/Septic:** Tontitown Sewer (connection to lift station)

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

### PROJECT SYNOPSIS:

Solomon Properties, represented by Ron Homeyer of Civil Engineering, Inc., is requesting final subdivision plat approval of Phase 2 of the Hickory Meadows Subdivision.

The property is located off Klenc Rd, and will tie into the South Point Phase 3, 4, and 5, with the extension of Wildcat Creek Blvd along the southern property line.

Hickory Meadows Subdivision (Phase 2) is requesting final approval for 96 lots on 80.22 acres of land. The property is zoned PUD, which was approved for 4.95 units per acre.

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

### TECHNICAL INFORMATION:

#### Utilities:

**Water:** Tontitown Water- There is an existing 8-inch waterline southeast of the development, off Klenc Rd, near Oak Hills drive. The applicant extended an 8-inch water line from that connection point. Interior waterlines are a combination of 6-inch and 8-inch lines. Upon final inspection it was noted that several water taps needed to be modified with extended connections. This work was noted and agreed to by the developer.

No further issues were noted at that time.

**Electric:** Ozarks Electric-No comments were received from OECC.

**Sewer/Septic:** Sewer- this project proposes to connect to the City of Tontitown sewer system. The design has been submitted and reviewed by the City Engineer. All comments have been addressed.

**Phone:** AT&T- 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.

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

**Stormwater Pollution Prevention Plan (SWPPP):**

The applicant provided a SWPPP plan which has been reviewed by the City Engineer. All comments have been addressed.

**Police:**

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

**Fire:**

According to the Water System information, there is an existing 8-inch water line along Klenc Road with several existing hydrants. The 8-inch line was extended to the development to better serve the proposed lots.

The Fire Marshal asked that the fire hydrants are shown on the final plat, and had no additional comments.

**Drainage:**

The applicant submitted a drainage report for review that has been reviewed by the City Engineer. Upon final inspection the City Engineer noted many stormwater drainage inlets required some final work before signatures. This work was noted and agreed to by the developer. All remaining comments have been addressed.

**Roads:**

This project has road connections via stub out at Haley Rd, and two connections along Wildcat Blvd.

The roads have all been reviewed and approved by the City Public Works Dept.

**Planning:**

There was an issue with an ADA ramp for access to one of the common greenspace areas. Planning Staff has reached out to the City Attorney for advice and is waiting for his determination. The ramp didn't get built, and the question was whether it is actually required or if the project engineer can just remove it from the plans.

If it is determined the ramp is required the developer has agreed to construct the ramp.

**STAFF RECOMMENDATION:** There are some details from final inspection that require follow-up, but nothing that will significantly impact the overall design or delay final approval of this subdivision plat. All corrections shall be completed prior to Final signatures and final plat filing.

Therefore, staff recommends approval of Hickory Meadows Subdivision, Phase 2 with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. Show fire hydrants on final plat.
2. Bonds shall be submitted and reviewed for approval by the City prior to final signatures.
3. Several water taps need to be modified with extended connections.
4. Correct all remaining items on the "Plat Requirement Worksheet" prior to final signatures. Planning Staff will provide a copy of the remaining requirements to the project engineer.
5. No residential homes shall be constructed prior to filing the Final Plat.
6. Individual Residential Building Permits are required for each lot prior to individual residence construction.