



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **February 22, 2022**
Project: **Amelia Acres Subdivision**
Planner: Courtney McNair, Garver

PLANNING COMMISSION AGENDA ITEM

10

PRELIMINARY SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-37755-000 and 001-16882-000

At the northeast intersection of Fiori Street (WC 853) and Lynch Avenue (WC 853)

SUMMARY: Amelia Acres Subdivision is requesting Preliminary Subdivision approval for one (1) commercial lot within the City Limits, and seven (7) residential lots within the Planning Area on 10.18 acres of land.

CURRENT ZONING: **C-2** - General Commercial, and **Agricultural/Single-Family 1 unit per acre** – Washington County zoning.

CITY WARD: 3- Tim Burress, and Penny Baskin; **County Quorum Court District:** 1 – Lance Johnson

FLOODPLAIN: No

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

Water: Tontitown Water, existing 2" line along Fiori Street

Electric: Ozarks Electric

Sewer/Septic: Septic

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

Amelia Acres Subdivision is requesting Preliminary Subdivision approval for one (1) commercial lot within the City Limits, and seven (7) residential lots within the Planning Area on 10.18 acres of land. The property within the City Limits is zoned C-2, and the property within the Planning Area is zoned Agricultural/Single-family residential, 1 unit per acre.

This property is owned by McDonald Building Group, LLC., and represented by Blake Murray of Engineering Services, Inc.

The site is currently undeveloped. The property within the City Limits is proposed to be a commercial out lot and will be developed at some other time in the future. The property within the Planning Area is proposed to be divided into seven (7) lots for single-family residences. All lots are proposed to take direct access onto Fiori Street via individual driveways.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- According to the Water System information, there is an existing 2-inch water line along Fiori Street. There is an 18-inch main line along Hwy. 412, and the

applicant will need to extend an 8-inch line from that connection to service the required fire hydrants.

Electric: Ozarks Electric-OECC provided general comments for this proposed project:

1. Any damage or relocation of existing facilities will be at owner's expense.
2. Any power line extension that must be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
3. All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
4. Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com

Sewer/Septic: Septic-this project is proposing to use individual septic systems for each lot. Pits were dug, and information provided. The location of each pit was added to the plat to show the general location. The project letter states that the locations were field approved by the Arkansas Department of Health.

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.

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 will need to provide a SWPPP for review.

Police:

Tontitown Police submitted no comments.

Fire:

According to the Water System information, there is an existing 2-inch water line along Fiori Street. There is an 18-inch main line along Hwy. 412, and the applicant is proposing to extend an 8-inch line from that connection to service the required fire hydrants.

The Fire Marshal is requiring at least three (3) fire hydrants to be placed to service the proposed development. These are shown on the plans and will require verification from the Fire Marshal that they are placed appropriately.

The 8-inch water line extension is shown to be located under Fiori Street, and this will not be acceptable. The water line will need to be located within the designated Utility Easement outside of the Right-of-Way (ROW), unless the Public Works Director determines that an alternative location is acceptable. Additional discussion regarding the location of this water line will be necessary.

Drainage:

The applicant submitted a drainage report for review. This has been reviewed by the City Engineer and comments were provided. The project engineer has provided responses, but the City Engineer has additional comments and questions regarding the proposed drainage improvements.

The project is proposing a detention pond that is located on two of the proposed residential lots (Lots 4 & 5). Driveway locations will need to be shown for these two lots, and additional discussion regarding the headwall location (shown currently on Lot 5, may need to extend ROW to encompass) and the overall drainage system, needs to be had with Washington County.

All comments from the City Engineer, including any necessary coordination with Washington County, will be required to be addressed prior to Construction Plan approval.

Roads:

This project has road frontage on Fiori Street (WC 853) and Lynch Avenue (WC 853). All lots are proposed to take direct access onto Fiori Street via individual driveways.

Improvements to Fiori Street will be required. The portion of Fiori Street within the City Limits will need to be upgraded to meet City Standards. The portion of Fiori Street within the Planning Area will need to be upgraded to meet Washington County Standards. Additional coordination with Washington County is needed regarding the portion of the street within the County. The applicant is currently showing 13' of pavement (from center) on their side of the development. Staff wants to ensure that the County Road Superintendent and Fire Marshal are in agreement with this proposal.

As no driveways are proposed to take access from Lynch Ave., no improvements will be required by the City. The applicant will need to verify that Washington County does not require any improvement to Lynch Ave. A note will need to be added to the plat that states "no lots may access Lynch Ave."

The applicant will also need to verify with the Tontitown Fire Marshal that the proposed radius on the adjacent driveway to the north of the commercial property is adequate. It is shown as 15-feet.

Planning:

At this time, the applicant is not proposing to develop the commercial lot. At such time that the commercial lot is developed, additional review will be required.

STAFF RECOMMENDATION: It was staff's understanding that the project engineer would be reaching out to the Washington County officials for review and comment, however, there has been no communication at the time of this report. Staff is hesitant to recommend approval without input from Washington County as this project is located in the Planning Area. There are additional comments regarding drainage and streets that need to be addressed that could result in a change in layout for this project. Staff will update you at the meeting if additional information has been submitted, or items have been discussed with Washington County.

If the Planning Commission moves forward with approval of Amelia Acres Subdivision, staff recommends the following conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. The proposed 8-inch waterline extension shall be relocated out of the street and placed within the designated Utility Easement outside of the Right-of-Way (ROW), unless the

- Public Works Director determines that an alternative location is acceptable. Additional discussion regarding the location of this water line will be necessary.
2. Ozarks Electric-OECC provided general comments for this proposed project:
 - Any damage or relocation of existing facilities will be at owner's expense.
 - Any power line extension that must be built to this property will be at the owner's expense. The cost will be determined after the owner makes application for electric service and the line has been designed.
 - All off site easements that are needed for Ozarks to extend electrical service to the property must be obtained by developer and easement documentation provided to Ozarks before work begins. On site easements must be shown on plat and recorded with the county.
 - Please contact Ozarks Electric if you have any questions. Wes Mahaffey At (479)263-2167 Or wmahaffey@ozarksecc.com
 3. Additional coordination with the utilities to discuss necessary utility easements must take place prior to Construction Plan approval.
 4. The applicant will need to provide a SWPPP for review.
 5. The location of the proposed fire hydrants shall be verified by the Tontitown Fire Marshal and adjusted if necessary.
 6. Improvements to Fiori Street shall be required. The portion of Fiori Street within the City Limits shall be upgraded to meet City Standards. The portion of Fiori Street within the Planning Area shall be upgraded to meet Washington County Standards.
 7. Driveway locations shall be shown for Lots 4 & 5, and additional discussion regarding the headwall location (shown currently on Lot 5, may need to extend ROW to encompass) and the overall drainage system, needs to be had with Washington County.
 8. All comments from the City Engineer, including any necessary coordination with Washington County, shall be required to be addressed prior to Construction Plan approval.
 9. Additional coordination with Washington County is needed regarding the portion of Fiori Street within the County. The applicant is currently showing 13' of pavement (from center) on their side of the development. Staff wants to ensure that the County Road Superintendent and Fire Marshal are in agreement with this proposal.
 10. As no driveways are proposed to take access from Lynch Ave., no improvements will be required by the City. The applicant will need to verify that Washington County does not require any improvement to Lynch Ave. A note shall be added to the plat that states "no lots may access Lynch Ave."
 11. The applicant shall verify with the Tontitown Fire Marshal that the proposed radius on the adjacent driveway to the north of the commercial property is adequate. It is shown as 15-feet.
 12. Remove the "unpaved" label from Fiori Street.
 13. At such time that the commercial lot is developed, additional review shall be required.
 14. Correct all remaining items on the "Plat Requirement Worksheet" and staff markups on the Preliminary Plat, prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
 15. A Pre-Construction Meeting shall be held prior to construction on this site.
 16. The applicant shall apply for all required permits prior to construction.