



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: December 27, 2022
Project: **Deer Valley (Revised)**
Planner: Courtney McNair, Garver
City Planner, Mark Latham

AGENDA ITEM

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PRELIMINARY SUBDIVISION PLAT APPROVAL REQUEST

Parcel #: 001-16877-000 and 001-16884-400

SUMMARY: The applicant is requesting Preliminary Subdivision Plat approval for 46 lots: 45 single-family, 1 detention, on 76.93 acres. The project is located within the City of Tontitown's Planning Area on Fiori Street, to the north and west of the intersection at Fiori Street and Lynch Ave.

CURRENT ZONING: County Zoning- Ag/SF Residential 1 unit per acre

CITY WARD: NA-County

FLOODPLAIN: No

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

Water: Tontitown Water, the project that was recently approved on the other side of Fiori Street, Amelia Acres, and this project are proposing to extend an 8-inch water line to service both properties.

Electric: Ozarks Electric

Sewer/Septic: Individual Septic Systems

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

School District: Springdale

PROJECT SYNOPSIS:

The applicant is requesting Preliminary Subdivision Plat approval for a revised plan of 46 lots: 45 single-family, 1 detention, on 76.93 acres. This project was approved by the Planning Commission on June 28, 2022, for 31 lots. The project is located within the City of Tontitown's Planning Area on Fiori Street, to the north and west of the intersection at Fiori Street and Lynch Ave.

All proposed lots meet the minimum requirements for Washington County.

This property is owned by Steven and Kellye Smith Trust, and located within Washington County, in the City of Tontitown's Planning Area.

This project has access along Fiori Street, as well two proposed stub outs (one to the north, one to the south). The proposed street exceeds the length allowed in the City of Tontitown's Code. **The applicant requested a waiver from the block length requirements found in section 152.142. The waiver was approved by the Planning Commission on June 28, 2022.**

The site currently has one residence that is proposed to be removed.

According to Section 152.005: Within the planning area, the city shall plan and apply subdivision and development regulations.

Review Criteria (Subdivisions): Section 152.049

The preliminary plat may be approved by the Planning Commission when the applicant has provided clear and convincing evidence that:

(A) *Water.* Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, fire protection, and quality to provide an appropriate supply of water for the type of subdivision proposed. The applicant shall provide verification of approval from the State Department of Health or governing utility.

(B) *Sewer.* If a public sewage system is proposed, adequate provision has been made for such a system and, if other methods of sewage disposal are proposed, that such systems will comply with federal, state and local laws and regulations. The applicant shall provide verification of approval from the State Department of Health or governing utility.

(C) *Special precautions.* All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the subdivider and that the proposed uses of these areas are compatible with such conditions.

(D) *Transportation.*

(1) The existing transportation system is adequate to accommodate the traffic to be generated by the subdivision. The Planning Commission may require, as part of plat approval, a traffic study, prepared by professional traffic engineer and paid for by the developer, demonstrating that existing streets can handle the proposed traffic. The city also may require that the developer provide plans and profiles showing existing ground surface, proposed and established street grades, including extensions for a reasonable distance beyond the limits of the proposed development.

(2) If the traffic study indicates that the development will create more demand than the existing transportation system can accommodate, the developer shall show that it will make appropriate off-site improvements to meet the increase in demand and capacity.

(3) The city reserves the right to hire an independent consultant to verify the findings of the original study.

(E) *Testing verification.* The city may require borings and soundings be made in specific areas to ascertain subsurface conditions where proposed subdivision will not be served by public sanitary sewer service. The data will be submitted to the Arkansas Department of Health when obtaining approval of the subdivision sanitary facilities.

(F) *Mitigation.* The developer has taken every effort to mitigate the impact of the proposed subdivision on public health, safety, and welfare.

(G) *Design standards.* The plans must meet the requirements of §§ 152.140 through 152.152.

PRELIMINARY SUBDIVISION PLAT REQUEST:

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- the project that was recently approved on the other side of Fiori Street, Amelia Acres, and this project are proposing to extend an 8-inch water line to service both properties.

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

Sewer/Septic: Individual septic systems-Several Test Pit locations were shown on the first submittal of this proposed plat. Additional information regarding the outcome of the test pits is required.

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.

School District: Springdale school district submitted no comments.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided a plan for the SWPPP. This has been reviewed by the City Engineer. If there are any remaining corrections, they must be complete prior to Construction Plan approval.

Police:

Tontitown Police submitted no comments.

Fire:

The Fire Marshal for the City of Tontitown and the Fire Chief for the Tontitown Area Fire Department have stated that they would be in favor of this proposed request if the residences in this development are sprinklered, and according to fire code, dead end streets shall not have hydrants spaced further than 400 feet apart. The applicant shall show these requirements on the plat prior to construction.

The Fire Marshal will review the turnarounds shown on the plat and let the engineer for the project know if any additional changes are required.

Drainage:

The applicant submitted a drainage report for review. This has been reviewed by the City Engineer. All remaining comments must be addressed prior to Construction Plan approval.

Streets:

This project has access along Fiori Street, as well two proposed stub outs (one to the north, one to the south). The proposed street exceeds the length allowed in the City of Tontitown's Code.

For the Fire District having jurisdiction to accept the length of the proposed streets, they are requiring the proposed residences be sprinklered. Proper turn arounds shall be provided as well.

The streets within this development will be required to be constructed to Washington County's minimum standards for Class 3 streets according to the County Engineer. Washington County requires 60 feet of Right-of-Way for open-ditch street sections. Currently the ROW is shown at 50 feet. The applicant shall confirm with Washington County that they will accept the proposed 50-foot wide ROW, or the plans shall be updated to show 60 feet of ROW per Washington County code.

A two (2) foot shoulder may also be needed. The engineer for this project shall coordinate with Washington County for requirements regarding the interior street. All corrections shall be corrected prior to construction.

Planning:

Setbacks are required to comply with the Washington County standards.

Residential landscaping requirements are not applicable to this project as the Landscaping Code is

related to zoning. Washington County does not have a landscaping requirement for residential developments.

Developer will be required to meet the Sidewalks are not required for this project, as streets within the Planning Area comply with Washington County standards.

STAFF RECOMMENDATION: There are some details that remain to be addressed at the Construction Plan phase of plan review to include road improvements along Flori, but nothing that should significantly impact the overall design.

Therefore, staff recommends approval of Deer Valley Subdivision with conditions.

CONDITIONS RECOMMENDED FOR APPROVAL:

1. It is the applicant's responsibility to coordinate any additional utility easements or connections as needed to service their property.
2. The 8-inch waterline extension shall be reviewed by Tontitown Public Works Department, and any changes shall be completed prior to construction.
3. Additional information regarding the outcome of the septic system test pits shall be required.
4. The SWPPP shall be completed and posted on site prior to construction.
5. Hydrants shall be spaced no more than 400 feet apart.
6. Residences shall be sprinklered.
7. Any change in access shall require additional review. If an additional street connection can be made, the Fire Marshal and Fire Chief have the option to reevaluate the requirement for residential sprinkler systems but are not obligated to remove this requirement.
8. All interior drives shall meet the required compaction rating to support emergency vehicles.
9. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.
10. The streets within this development shall be constructed to Washington County's minimum standards for Class 3 streets according to the County Engineer. Washington County requires 60 feet of Right-of-Way for open-ditch street sections. Currently the ROW is shown at 50 feet. The applicant shall confirm with Washington County that they will accept the proposed 50-foot-wide ROW, or the plans shall be updated to show 60 feet of ROW per Washington County code.
11. A two (2) foot shoulder may also be needed. The engineer for this project shall coordinate with Washington County for requirements regarding the interior street. All corrections shall be corrected prior to construction.
12. Correct all remaining items on the "Plat Requirement Worksheet" and additional Planning comments prior to Construction Plan approval. Planning Staff will provide a copy of the remaining requirements to the engineer for the project.

PROCESS NOTES:

1. The applicant shall submit five (5) copies of the Preliminary Plat with all corrections completed for signatures.
2. Construction Plans shall be submitted for review prior to scheduling a Pre-Construction Meeting.
3. No construction may begin on site without an approved Grading Permit or approved Construction Plans.
4. The applicant shall apply for all required permits prior to construction.
5. All required fees and invoices shall be paid.