



CITY OF TONTITOWN PLANNING OFFICE

201 E. Henri de Tonti Blvd.
479-361-2700
planning@tontitownar.gov

Meeting: **April 25, 2023**
Project: **Veneto Subdivision**
Planner: Kevin M. Gambrell, Garver

PLANNING COMMISSION AGENDA ITEM

5

FINAL SUBDIVISION PLAT APPROVAL REQUEST

415 N. Mantegani Road
Parcel # 830-37688-000

SUMMARY: Veneto Subdivision is requesting Final Subdivision Plat approval for sixty-three (63) single-family residential lots, two (2) stormwater detention lots, and two (2) open space lots on 19.51 acres of land.

CURRENT ZONING: R-4 -Single-Family Residential – 8,000 square foot minimum lot size, maximum 4 units per acre. (Preliminary Plat Approved with Conditions, June, 2021 by the Planning Commission and City Council)

CITY WARD: 2- Daniel Montez and Larry Ardemagni

FLOODPLAIN: No

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

Water: Tontitown Water- There is an existing 8-inch water line along west side of N. Mantegani Road that borders the subject property to its east, and an 8-inch water line that extends to the east along the north side of Bariola/Sbanotto.

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer- There is sewer approx. 615 feet to the south which has extended to service this development.

Phone: AT&T

Natural Gas: Black Hills Energy

Cable: Cox Communications

PROJECT SYNOPSIS:

The owner/applicant for this project is NORRHO, LLC. The property is located at the northwest corner of Mantegani Road and Sbanotto Ave. There is an existing residence and barn structure on the northwest side of the site, and presently gains vehicular access from Mantegani Rd. via an easement extending through a neighboring property along the north side of the site, but access is being relocated through the internal subdivision streets. At the time of Preliminary Plat, the remainder of the site was heavily wooded. Since that time, the site has been cleared, and construction is in process.

Veneto Subdivision is requesting Final Subdivision Plat approval for sixty-three (63) single-family residential lots, two (2) stormwater detention lots, and two (2) open space lots on 19.51 acres of land.

During the review of the Preliminary Plat, the applicant had requested a wavier to allow the developer

to not construct the extension of Sbanotto Ave./Bariola along the southern property line of this site. While this waiver request was not approved, since that time, the applicant has worked with the City to find an alternative solution that will be more beneficial to the applicant and City.

This solution includes the applicant agreeing to construct half street improvements along Mantegani Road to Hwy. 412 in lieu of constructing the half-street extension of Sbanotto/Bariola at this time. It should be noted that the applicant did dedicate public right-of-way (ROW) for the Sbanotto/Bariola roadway extension.

Draft language for this agreement during the Preliminary Plat review included the following;

“Improvements to the extension of Bariola/Sbanotto along the southern property line of the proposed Veneto Subdivision are planned to be delayed, and not required to be installed by the applicant, in exchange for improvements to Mantegani Road from the southern corner of the property site to the intersection at Hwy. 412. The ROW (35’) for the future extension of Bariola/Sbanotto will be dedicated at this time, but no street improvements will be constructed with this project”.

The extension of Bariola/Sbanotto and Mantegani Road are both shown as Collector Streets on the Master Street Plan. Improvements from the south property line of this project along Mantegani Road to Hwy. 412 will be approximately the same length as the required extension would be to Bariola/Sbanotto.

As was the case during the Preliminary Plat review, it is anticipated that half street improvements along Mantegani, within ROW that Tontitown has already obtained, or will obtain, will be constructed from the southern property line of the project site to the intersection at Hwy. 412 by the developer. The City has agreed to provide the engineering work for the portion of Mantegani improvements south of the project site. This said, the developer will be responsible for constructing the half street improvements for Mantegani along the frontage of the project site as per subdivision regulations and without the City providing ROW or engineering for that section.

Additional details regarding utility relocation (water and electric) and cost sharing with the City of Tontitown will be required to be confirmed prior to Construction Plan approval. The developer will provide a cost estimate for the Bariola/Sbanotto extension for a comparison of the cost estimate for half-street improvements for Mantegani Road south of the project site to Hwy. 412 in order for the City to review.

If for any reason the City and developer cannot reach an agreement for the Mantegani improvements, the extension of Bariola/Sbanotto will be required to be constructed by the developer prior to Final Plat approval of the Veneto Subdivision (after full review and approval by the City Engineer).”

Prior to the Final Plat being signed, a legal document with details of this agreement shall be required.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water- There is an existing 8-inch water line that is along the west side of N. Mantegani Road that borders the subject property and an 8-inch water line that extends to the east along the north side of Bariola/Sbanotto.

Electric: Ozarks Electric –OECC requested additional easements to be added to the plat. These will need to be confirmed prior to the Final Plat being signed.

Sewer: This project connected to the City of Tontitown existing sewer system, with a service connection stubbing out approximately 615 feet to the south and east of the site. This sewer was extended northward, and then west across Mantegani Rd. to service this development. The required force main was located outside of the public right-of-way.

Phone: AT&T- No comments were received from ATT, however, additional coordination with the utility to place necessary utility easements should happen prior to construction plan approval.

Natural Gas: Black Hills Energy- No comments were received from BHE, however, additional coordination with the utility to place necessary utility easements should happen prior to construction plan approval.

Cable: Cox Communications- No comments were received from Cox, however, additional coordination with the utility to place necessary utility easements should happen prior to construction plan approval.

School District: Springdale school district.

Stormwater Pollution Prevention Plan (SWPPP):

The applicant has provided an erosion control for the site, and this must be maintained per the requirements for stormwater control regarding the percentage of the site that shall have established vegetation prior to removal of these control measures.

Police:

No concerns were submitted for the current plat proposal.

Fire:

There is an existing 8-inch water line that is along the west side of N. Mantegani Road that borders the subject property and an 8-inch water line that extends to the east along the north side of Bariola/Sbanotto. The nearest fire hydrant is 175.8 feet to the south on the west side of Mantegani Road. The applicant has installed all hydrants within the interior of the subdivision. Fire Marshal will need to verify adequate test-out results for hydrants per Fire Prevention Code standards.

Drainage:

The applicant submitted a drainage report for review. Note that the City Engineer has reviewed and approved revised erosion control plans related to a waiver for utilizing CMP in lieu of required RMP during a proposed extension to the existing 18" culvert under the Mantegani Road. If the waiver is not approved, the applicant shall be required to meet all City of Tontitown Standards.

Roads:

This project has road frontage on Mantegani Road along the east property line, with vehicular access being provided via two (2) ingress / egress points along this public ROW. There are no other proposed connections to an existing public ROW. Plats shows one future connection point to the west where proposed 50' ROW (Padova Ave). stubs out between proposed residential lot no. 48 and detention area lot no. 64 on the southwest side of the project.

Additionally, there is an existing access drive that provides access for the neighbor in the northwest corner (2.0 Acres). Plans show this access drive is to be removed, with vehicle access being provided via a proposed 25' access easement from the north end of a proposed, interior local road (Sandrigo St.). The Plat establishes this easement and effectively terminates the existing access to this lot via Mantegani. If the driveway for the neighboring property is adjusted (as compared to the plat submitted) the Final Plat shall accurately reflect the location of the easement.

Proposed lots 12 and 13 are proposed to take direct access via the west side of Mantegani Road, a Collector Street. While this is not preferred, code does not specifically prohibit this. To this end, note no. 7 on the Final Plat states that driveways for lots 12 and 13 will be side loaded with turn outs provided so as to prevent vehicles from needing to back out onto Mantegani Road.

Planning:

The sidewalk section and required street trees are shown along Mantegani Road. During Preliminary Plat review, the applicant had provided a landscape plan stating that *"an approved street tree will be used"*. At that time, Staff stated that these street trees would need to be specified and reviewed by staff. Staff needs to verify the type of street trees. Further, once approved, the landscape plan needs to be signed by a landscape professional. At an inspection completed on 4/17/2023, the common sidewalks and street trees had not yet been installed. These items shall be completed prior to the Final Plat being signed.

Collector Streets require a Trail section on one side of the road, and a sidewalk section on the other. Generally, the Trail section is required on the north and east sides of the street. If an agreement regarding off-site improvements for Mantegani Road south of the site is not approved, then Bariola/Sbanotto would need to be constructed according to public works / Master Street Plan (MSP) standards. If this scenario comes to fruition, then the north side of the Bariola / Sbanotto ROW (i.e. Half-Street) will require a Trail section, unless an alternative agreement is reached due to the extra width that may be required to be constructed.

A separate application for signage will be required prior to the installation of the monument signs.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Veneto Subdivision with conditions:

CONDITIONS RECOMMENDED FOR APPROVAL:

1. Provide the City with a Preliminary Plat, meeting all prior conditions for approval, with signatures as required by Code, prior to the Final Plat being signed.
2. Provide any and all additional easements required by utilities (telecom, natural gas, etc.)
3. The SWPPP shall continue to be posted on site and maintained until the site is fully stabilized and all stormwater improvements have been completed.
4. Verify fire hydrant test-out with Fire Marshal prior to Final Plat signature.
5. Street signs shall be installed, including the signage for the dead end stub out street.
6. Verify agreements are in place and signed between the developer and the City regarding off-site improvements to Mantegani Rd. prior to Final Plat signature.
 - a. Improvements to the extension of Bariola/Sbanotto along the southern property line of the proposed Veneto Subdivision are planned to be delayed, and not required to be installed by the applicant, in exchange for improvements to Mantegani Road from the southern corner of the property site to the intersection at Hwy. 412. The ROW for the future extension of Bariola/Sbanotto will be dedicated at this time, but no street improvements will be constructed with this project.

- b. The extension of Bariola/Sbanotto and Mantegani Road are both shown as Collector Streets on the Master Street Plan. Improvements from the south property line of this project along Mantegani Road to Hwy. 412 will be approximately the same length as the required extension would be to Bariola/Sbanotto.
 - c. At this time, it is anticipated that half street improvements along Mantegani, within ROW that Tontitown has already obtained, or will obtain, will be constructed from the southern property line of the project site to the intersection at Hwy. 412 by the developer. The City has agreed to provide the engineering work for the portion of Mantegani improvements south of the project site.
 - d. The developer will be responsible for constructing the half street improvements for Mantegani along the frontage of the project site as per subdivision regulations and without the City providing ROW or engineering for that section.
 - e. Additional details regarding utility relocation (water and electric) and cost sharing with the City of Tontitown will be required to be confirmed prior to construction of the improvements. The developer will provide a cost estimate for the Bariola/Sbanotto extension for a comparison of the cost estimate for half-street improvements for Mantegani Road south of the project site to Hwy. 412 in order for the City to review.
 - f. If for any reason the City and developer cannot reach an agreement for the Mantegani improvements, the extension of Bariola/Sbanotto will be required to be constructed by the developer prior to Final Plat approval of the Veneto Subdivision (after full review and approval by the City Engineer)."
7. If an agreement regarding off-site improvements for Mantegani Road south of the site is not approved, then Bariola/Sbanotto would need to be constructed according to public works / Master Street Plan (MSP) standards. If this scenario comes to fruition, then the north side of the Bariola / Sbanotto ROW (i.e. Half-Street) will require a Trail section, unless an alternative agreement is reached due to the extra width that may be required to be constructed.
 8. If the requested waiver is not approved to allow an extension of CMP under a portion of Mantegani Road, the applicant shall be required to meet all City of Tontitown Standards.
 9. Correct any additional comments from the City Engineer prior to final signatures.
 10. If the driveway for the neighboring property is adjusted (as compared to the plat submitted) the Final Plat shall accurately reflect the location of the easement.
 11. The applicant has provided a landscape plan that states an approved street tree will be used. The specific trees shall be specified and reviewed by staff.
 12. The landscape plan shall be signed by a landscape professional.
 13. At an inspection completed on 4/17/2023, the common sidewalks and street trees had not yet been installed. These items shall be completed prior to the Final Plat being signed.
 14. All outstanding items noted at the site visit on 4/17/2023 shall be completed or corrected prior to the Final Plat being signed.
 15. A separate application for signage shall be required prior to the installation of the monument signs.
 16. Correct all remaining items on the "Plat Requirement Worksheet". Planning Staff will provide a copy of the remaining requirements to the engineer for the project.

PROCESS NOTES:

1. All required bonds shall be in place on the day the Final Plat is signed.
2. No residential homes shall be constructed prior to filing the Final Plat.
3. Individual Residential Building Permits are required for each lot prior to individual residence construction.