



## CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **Oct 28th, 2025**  
Project: **Christina Estates  
Subdivision**  
Planner: Zak Johnston, P.E.

### PLANNING COMMISSION AGENDA ITEM

## 3

# Christina Estates

## PRELIMINARY SUBDIVISION PLAT APPROVAL REQUEST

Parcel #: 830-37770-000

West of Taldo Loop

**SUMMARY:** Christina Estates Subdivision is requesting Preliminary Subdivision approval for a twelve (12) lot subdivision, with one lot proposed exclusively for storm water detention, within an R-3 zoning classification across 13.48 acres. The proposed density of the subdivision is 0.82 units/acre. The subdivision is complete with requisite street, drainage/detention, and utility infrastructure.

**CURRENT ZONING:** R3 – Single Family Residential, 3 units/acre

**CITY WARD:** 1 – Misty Piazza and Amber Ibarra

**FLOODPLAIN:** No

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

**Water:** Tontitown Water, 8" watermain offsite

**Electric:** Ozarks Electric

**Sewer/Septic:** No Sewer Service available, Septic Proposed

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

**PROJECT SYNOPSIS:**

Christina Estates Subdivision is requesting Preliminary Subdivision approval for an eleven (11) lot subdivision on approximately 13.48 acres of land. The subdivision is complete with requisite street, drainage/detention, and utility infrastructure.

Overall, the proposal includes a simplistic design utilizing a dead-end street with a cul-de-sac coupled minimal lot grading. The property is currently underserved by utility infrastructure and will require an approximate 1,000' watermain extension from the north to meet both domestic and fire demands. There is no available sewer service within the area, and all future lots will be served by individual septic systems.

Road improvements along Taldo Loop are proposed to bring the half section in the vicinity of the project into compliance with the Master Street Plan Local Typical Section. Additionally, offsite drainage improvements along Taldo Loop are proposed to collect and discharge stormwater onto the neighboring property to the west.

## **TECHNICAL INFORMATION:**

### **Utilities:**

**Water:** Tontitown Water, 8" watermain offsite. The project proposes approximately 1000' of offsite watermain extension to connect the existing 8" watermain in the area.

**Electric:** Ozarks Electric, comments were submitted and given to the Engineer of Record

**Sewer/Septic:** Septic

**Phone:** AT&T, no comments

**Natural Gas:** Black Hills Energy, no comments

**Cable:** Cox Communications, no comments

\*\*\*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 has provided a SWPPP, of which, appears to be compliant with ADEQ standards.

### **Police:**

Tontitown Police submitted no comments.

### **Fire:**

Fire department has required Fire Hydrants throughout the subdivision and a minimum of 400' spacing. In addition all turnaround requirements as identified in the International Fire Code shall be adhered to during construction.

### **Drainage:**

The applicant submitted a drainage report for review. The applicant is proposing to rebuild the existing cattle pond onsite into an engineered retention pond for storm water control. The subdivision proposes a storm sewer collection system to drain water from Jasmine Rose LN to the retention pond. Additionally, a drainage flume and sidewalk underdrain will be added to the southern end of Taldo Loop to collect storm water and route runoff into the retention pond.

Of note, drainage conditions south of the site are poor. Currently, the existing cattle pond intermingles with another cattle pond on the neighboring property to the south before discharging through a series of small culverts under Taldo Loop. The project proposed to extend a storm sewer system beyond the limits of the subdivision southward along the east side of Taldo Loop before discharging onto the neighbor to the east.

Improvements offsite for drainage purposes, including storm sewer additions and grading will need to be within a drainage easements or public Right of Way. Drainage easements must be obtained and filed before construction can begin on the project.

### **Roads:**

This project has road frontage on Taldo Loop, although no lots are proposed to "front" Taldo Loop. One new street will be constructed, Jasmine Rose LN, which will terminate in a cul-de-sac. A new access drive for the neighbor to the east is proposed off the cul-de-sac.

Street improvements along Taldo Loop are proposed to bring the half section along the western property boundary into compliance with the Master Street Plan Local Section are proposed.

**Planning:**

All roads in conjunction with this project are Local sections and do not require landscaping. No landscaping is proposed with the development.

**STAFF RECOMMENDATION:** Staff **RECOMMENDS APPROVAL** of Christina Estates Preliminary Subdivision Plat with conditions.

**GENERAL CONDITIONS OF APPROVAL:**

1. It is the applicant's responsibility to coordinate any additional easements or connections as needed to service their property.
2. All interior drives shall meet the required compaction rating to support emergency vehicles.
3. The SWPPP shall be completed and posted on site prior to construction.
4. All remaining comments from the City Engineer shall be addressed prior to Construction Plan approval.
5. All Drainage and Stormwater Management comments from City Engineer must be addressed prior to construction
6. Final DWG files of the project shall be submitted to the City Engineer with Construction Plans.
7. ADH Approved Subdivision Septic System Design is needed before construction approval.

**\*\*\*NOTE: REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODE AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF TONTITOWN ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF TONTITOWN, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND DURING OR AFTER IMPROVEMENT CONSTRUCTION.**

**PROJECT SPECIFIC CONDITIONS FOR APPROVAL:**

1. Currently, the project will require adjacent property owner approval in the form of drainage easements. These easements must be obtained and filed before construction can begin. Drafts of these easements shall be sent to the City for approval before any signatures are obtained.

**If drainage easements cannot be negotiated, the Preliminary Plat shall be redesigned and is subject to Planning Commission re-approval.**

2. Any changes to the drainage system shall be reflected in an updated Drainage Report for approval.
3. Update Plat comments as approved by City Engineer

**PROCESS NOTES:**

1. The applicant shall submit five (5) copies of the Preliminary Plat plan 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.

**SITE LOCATION:**

