CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **Oct 28th, 2025**
Project: **Renley Rea Subdivision Phase I**
Planner: Zak Johnston, P.E.

PLANNING COMMISSION AGENDA ITEM

PC5

RENLEY RAE SUBDIVISION – PHASE I

FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-37722-000

At the southwest intersection of Klenc RD and Morsani AVE

SUMMARY: Renley Rae Subdivision is requesting Final Subdivision Plat Approval for a forty three (43) lot subdivision; forty-one (41) buildable and two non-buildable (2). The subdivision is complete with requisite street, drainage/detention, utility, and landscape infrastructure.

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

CITY WARD: 3- Tim Burress, and Mike Washkowiak

FLOODPLAIN: No

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

Water: Tontitown Water, 8” watermain offsite
Electric: Ozarks Electric
Sewer/Septic: Tontitown Sewer, 12” sewer main onsite
Phone: AT&T
Natural Gas: Black Hills Energy
Cable: Cox Communications
School District: Springdale

PROJECT SYNOPSIS:

Renley Rae Subdivision is requesting Final Subdivision Plat approval for a forty-three (43) lot subdivision; forty-one (41) buildable and two non-buildable (2). The subdivision is complete with requisite street, drainage/detention, and utility infrastructure.

In addition, two variances were previously approved by Planning Commission on Oct 22nd, 2024: including variances to

-Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Depth/Width
-Tontitown Code, Chapter 153, Appendix B – Minimum Dimension Standards; Lot Area

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water, 8” watermain.
Electric: Ozarks Electric, comments were submitted and given to the Engineer of Record
Sewer/Septic: Tontitown Sewer, 12” sewer main onsite

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):
Overall, the site and been vegetated well. However, certain areas have been recently re-graded; these areas need vegetation reestablished.

The area just west of Parcel 830-37722-002 on the "non buildable" lot needs to have vegetation established.

Erosion control BMPs are still installed onsite. Minor revisions are needed and should be corrected to City Staff satisfaction.

Police:
Tontitown Police submitted no comments.

Fire:
Fire hydrant locations have been installed according to the approved construction plan. All street curve radii are 28' and compliant with fire code.

Any fire hydrants found to be outside of 18"-24" above finished grade need to be raised/lowered to meet this condition.

Drainage:
The stormwater system includes curbed streets, curb inlets, storm sewer, and detention pond. The storm sewer system appears to be functioning well as observed during recent storm events. Also, individual lots have been graded to "pad ready" conditions, ensuring proper drainage for individual lots after construction is complete.

Areas around the Detention Pond have recently been regraded and vegetation needs to be reestablished in disturbed areas.

Several drainage swales have been installed both onsite and offsite (drainage ditch along Klenc to the south). Currently, many of these areas do not have vegetation established. Vegetation needs to be established in any drainage swales to reduce erosion potential.

An aerator needs to be installed in the detention pond.

Roads:
This project has road frontage on Morsani AVE and Klenc RD. No lots are proposed to "front" either of these roads. Both Morsani AVE and Klenc RD have been improved to the Master Street Plan (with the exception of an approximate 12'x12' square near the intersection that needs concrete). Additional concrete work is needed just northwest of the intersection of Morsani AVE and Klenc RD to provide a safe transition, or barrier, from the Morsani road edge to the bottom of the drainage swale.

On the south side of the project, near the Bratcher property, Klenc Road transitions to an abrupt stop.

White road stripping is needed here to reduce the risk of drivers running into the ditch. A hazard barrier sign should be posted at the edge of road above the headwall.

Streets interior to the subdivision appears to have been installed per plan. No drainage problem has been observed within the subdivision during recent storm events.

Sidewalks in common areas have been installed per plan.

Utilities:
A new 8" water main was installed throughout the subdivision. A new 8" sewer main was installed throughout the subdivision. All water and sewer lines have been tested and approved with the exception of one manhole at the connection of the new sewer system to the existing system, MH 1-0. This manhole needs to pass final testing.

Planning:
Landscaping will be required along Morsani AVE and Klenc RD; at the time of writing this, street trees have not been installed. Trees need to be installed in accordance with the approved Landscape Plan.

ADDITIONAL CONSIDERATIONS:
City Staff performed a Punch List Walkthrough on 09/26/2025 which included 23 items. At the time of writing this, the punch list has not been verified for completion. City staff will try to perform a walkthrough before the Planning Commission Meeting to update the commissioners of the status of the punch list.

Of most importance are improvements constructed offsite, i.e. through neighboring properties. This includes Parcels 830-37722-002 (Inthavong Property), Parcel 830-37722-001 (Bratcher Property), and the drainage swale along Klenc Road. These areas need to be established to original, or better, conditions. The Bratcher Property in particular needs to be repaired by placing Bermuda sod in disturbed areas and the concrete driveway re-poured. Note, Bratcher has asked the developer to wait to begin driveway repairs until the repairs are completed on this house from recent hail damage.

The punch list needs to be completed to City satisfaction before signature of Final Plat.

STAFF RECOMMENDATION: Staff **RECOMMENDS APPROVAL** of Renley Rae Final Subdivision Plat **WITH CONDITIONS**.

*****NOTE: The project has been reviewed for adherence to Tontitown Planning and Development Code in good faith by Tontitown Planning Staff. However, oversight of any regulations does not relieve the Owner of their responsibility to comply with not only all Tontitown Planning and Development Code, but any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. **THE PUNCH LIST MUST BE COMPLETED TO CITY SATISFICATION BEFORE SIGNATURE OF THE FINAL PLAT. Note, final approval is not limited to just the punch list. If additional deficiencies are found, these will need to be corrected as well.**
2. All bonds must be submitted to the City.
3. All signage to be paid for by the developer prior to signing the Final Plat.
4. Update Plat comments as approved by City Engineer and to include addresses.

PROCESS NOTES:

1. Individual Residential Building Permits are required for each lot prior to individual residence construction.
2. No residential homes shall be constructed prior to filing the Final Plat.
3. Home building sizes to be compliant with approved PUD sizes and façade requirements.
4. All impact fees to be paid at time of building permit.

SITE LOCATION: