



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **June 30th, 2026**
Project: **Renley Rea Subdivision**
Phase II
Planner: Zak Johnston, P.E.

PLANNING COMMISSION AGENDA ITEM

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RENLEY RAE SUBDIVISION – PHASE II

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 fifty (50) lot subdivision. 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 Burrell, 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 Phase II, a fifty (50) lot subdivision. 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 regraded; these areas need vegetation reestablished.

Erosion control BMPs are still installed onsite. Minor revisions are needed and should be corrected to City Staff satisfaction during ongoing construction of the individual home lots.

Police:

Tontitown Police submitted no comments.

Fire:

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

Drainage:

The stormwater system includes curbed streets, curb inlets, storm sewer, and detention pond (previously installed during Phase I). The storm sewer system appears to be functioning well as observed during recent storm events, with one exception. Also, individual lots have been graded to "pad ready" conditions, ensuring proper drainage for individual lots after construction is complete.

One of the street "bump outs" along Mac Street is ponding water on the south side. The contractor did take corrective action on this issue; however, while the remediation improved drainage around the bump out, there appears to be a $\frac{3}{4}$ " high point in the gutter that still ponds water. This gutter needs to be reworked once again to ensure positive drainage to the satisfaction of City staff.

In addition, the headwall installed near the vicinity of Phase I and the neighboring property owned by Jerry Bratcher has experienced excessive washout during construction of both phases. The contractor has taken corrective action several times, with each attempt ultimately failing during recent rain events. A more comprehensive approach has been agreed to by the contractor utilizing 12-18" rip rap to reduce erosion protentional at the headwall. This needs to be installed before signature.

Also, the aerator in the detention pond needs to be turned on.

Roads:

This project has road frontage on Morsani AVE, although no lots are proposed to "front" Morsani. Morsani AVE have been improved to the Master Street Plan.

Streets interior to the subdivision appear to have been installed per plan. No drainage problems have been observed within the subdivision during recent storm events beyond the single bump out.

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.

Maintenance bond amounts have been submitted to the City and agreed to. The final bonds need to be submitted to the City.

Planning:

The Preliminary Plat application included a landscape plan that include comprehensive plantings around the detention pond and the addition of street trees along Morsani AVE. All landscape trees have been installed and appear to be healthy.

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 current punch list has been included with this report. These need to be corrected to City satisfaction before signature. If additional deficiencies are found, these will need to be corrected as well.
2. Final bonds must be submitted to the City.
3. All signage to be paid for by the developer prior to signing the Final Plat.
4. Individual addresses for each lot, shown on each lot, need to be added to Final Plat before signature.
5. Provide DWG file of the asbuilts.

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 façade requirements.
4. All impact fees to be paid at time of building permit.

SITE LOCATION:



