



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **Aug 25th, 2026**
Project: **Amalfi Final Plat**
Planner: Zak Johnston, P.E.

AMALFI SUBDIVISION FINAL PLAT PC AGENDA ITEM 1

Parcel # 830-37664-000

SUMMARY: Applicant is requesting Final Subdivision Plat approval for the Amalfi Subdivision, consisting of 112 single family lots, 2 detention lots, and 1 commercial lot on 38.68 acres of land. The project is located in the City of Tontitown, approximately 2,300 feet south of the intersection of HWY 112 and South Barrington Road.

CURRENT ZONING: R3 and C2

FLOODPLAIN: NO

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

Water: Tontitown Water, Constructed 8" Waterline

Electric: Ozarks Electric

Sewer/Septic: Tontitown Sewer, Constructed 8" sewermain

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

The applicant is Amalfi Partners LLC. The project is located on the northwest corner of Barrington Road and Fletcher Road.

The subdivision includes 112 single-family lots with two detention ponds. The majority of the lots are 9,600 sq ft or larger with a few exceptions including lots 55, 76, 79, and 100 which have been previously granted a variance during the December 18th, 2023 Planning Commission. In addition, Lots 4-12 and 24-34 were granted a variance on lot width during the same Planning Commission.

The project comprises major offsite drainage improvements that includes piping stormwater runoff from the two detention ponds to the west through the Truitt property with final discharge occurring near the Palecero project.

Two variances were previous approved by Planning Commission on December 18th, 2023; 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

The project also includes the construction of a portion of Fletcher Road; Phase I of the City bonded streets initiative.

TECHNICAL INFORMATION:

Utilities:

Water: Tontitown Water - new 8-inch water line

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

Sewer/Septic: Tontitown Sewer - new 8" sewermain

Phone: ATT - 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.

Internet: Ozarks GO - 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.

Police:

No comments were submitted.

Fire:

Fire hydrants have been installed per approved construction plan. During the walkthrough, fire hydrant heights could not be verified against final grades as the site final grading has not been completed. Final grades are established during the home construction phase. Should any fire hydrant become out of compliance, it will be on the home builder to rectify before a CO can be issued.

Also, the fire hydrant at the tie in point of Tuscan Sun is currently pointed due east. The fire hydrant needs to be adjusted to face toward the south to service the Tuscan Sun subdivision.

Drainage / Stormwater Management:

Stormwater infrastructure has been installed per approved construction plans. Select storm sewers were inspected during the walkthrough and appeared to be clean and free of debris. Two retention ponds were installed with the project; both outlet structures are complete and the ponds have been sodded to top bank in compliance with Tontitown Code.

In relation to the retention pond, no fencing has been installed around the ponds as both were designed with safety benches under the normal water service elevation.

Streets:

All streets internal to the subdivision have been installed per the Tontitown Master Street Plan. In addition, Fletcher East is also complete.

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 (before the current drought and after paving). Sidewalks in common areas have been installed per plan.

In relation to Fletcher, final striping in coordination with a three lane has not been completed. The contractor has scheduled the striping contractor for Tuesday of next week. Should striping not be completed to City satisfaction, the Final Plat shall be held off the subsequent City Council agenda as required for ROW acceptance.

Utilities:

A new 8" water main was installed throughout the subdivision. 8" sewer mains were installed throughout the subdivision. All water and sewer lines have been tested and approved.

Only outstanding item is the fire hydrant identified under the Fire subsection of this report.

Planning:

Lot configuration across the site matches the approved Preliminary Plat

In relation to landscaping, all street trees along Fletcher have been planted. Of note, the trees were

planted in August, and we are currently under a water conservation effort as mandated by Benton Washington Regional Public Water Authority. Surprisingly, all species except the oak appear to be in good condition. The contractor shall issue a performance bond to replant any dead trees later this year under better conditions.

STAFF RECOMMENDATION: Staff **RECOMMENDS APPROVAL** of Amalfi Subdivision Plat **WITH CONDITIONS**.

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. Several cleanup items were identified during the walkthrough and include, but not limited to, adding seed and straw to bald spots of grass along Fletcher, adding sod to areas where minor erosion was observed at the intersection of Fletcher and Barrington, backfilling the inlet at the intersection of Via Cavour Road and Fletcher with topsoil, adjusting rip rap at the storm sewer outlets at the detention ponds, and removing silt fence along the eastern property boundary.
2. Fire Hydrant at Tuscan Sun to adjusted
3. Complete Lane Striping on Fletcher
4. All signage to be paid for by the developer prior to signing the Final Plat.
5. All bonds have been verified, issued Bonds need to be submitted the City before signature.

NOTE: FINAL PLAT WILL NOT BE MAKE CITY COUNCIL AGENDA UNTIL ALL ITEMS ARE CORRECTED TO CITY SATISFICTION.

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

Site location



1 inch = 355 feet

Created By anonymous on 8/21/2026 11:08:32 AM

via DataScout OneMap®