Preliminary Plat

City of Elkins, AR
Planning Commission Staff Report

April 6, 2026
Planning Commission Meeting

PROJECT INFORMATION

Project Name: Stokenbury Farms Phase 5 Final Plat

Application Type: Final Plat approval request

APPLICATION INFORMATION

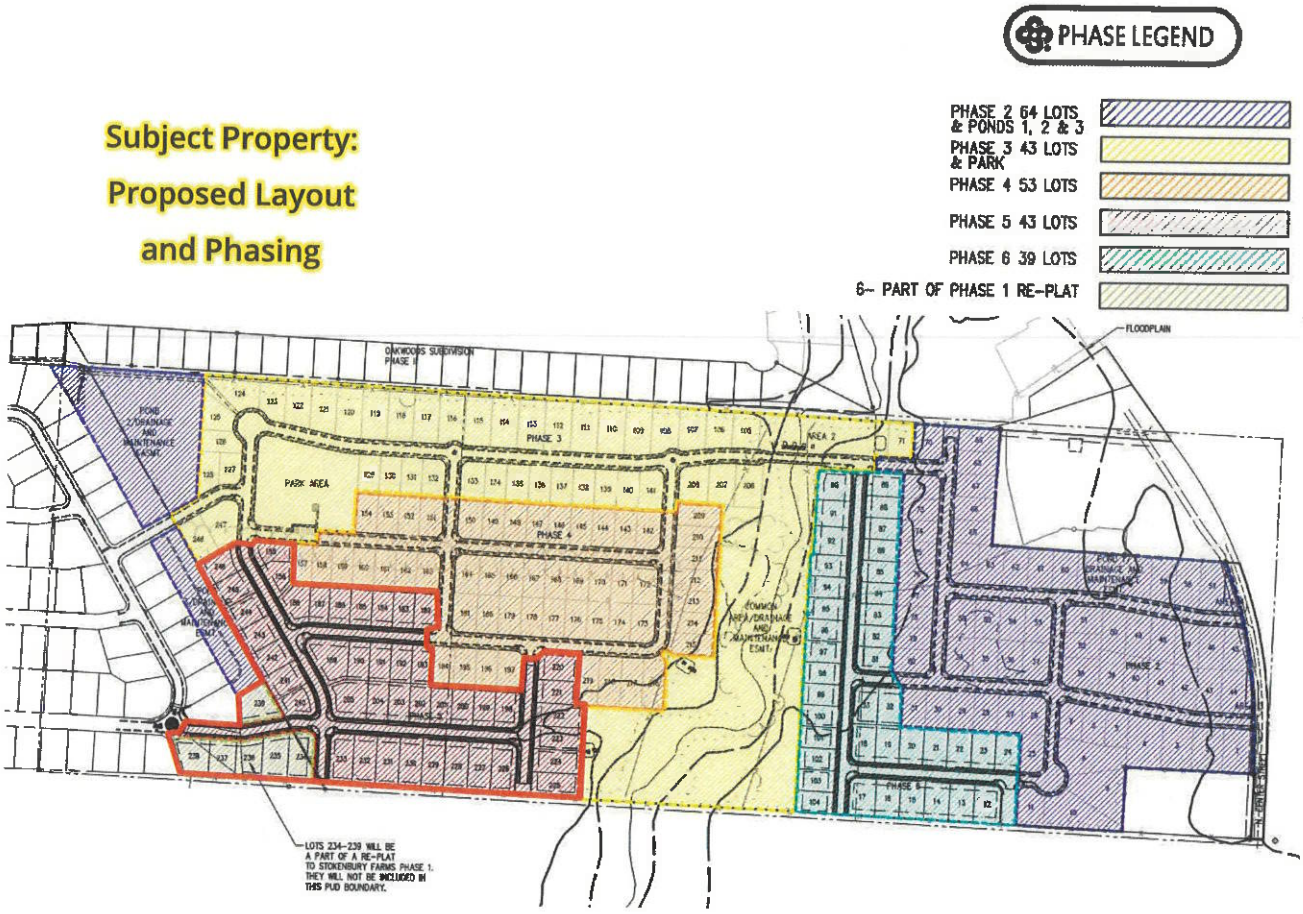
Location/Address:	West of Hwy. 16 and east of Stokenbury Farms
Applicant Name:	Rausch Coleman/ NWA LD LLC
Action Requested:	Final Plat Approval request for proposed Stokenbury Farms Phase 5 Subdivision
Current Use:	under construction-Residential Subdivision
Current Zone:	R-1 (PUD)
Adjacent Uses:	Primarily Residential and Agricultural uses within the vicinity. There is also a cemetery (Stokenbury Cemetery) directly across HWY 16 from the property.
Adjacent Zoning:	Oakleaf, Oakwoods, and Stokenbury Ph1 Subdivisions are all zoned R-1. Other Adjacent properties are currently zoned R-1 or Agricultural.





Subject Property:
Regional Context

Subject Property:
Proposed Layout and Phasing



Current Request:

The applicant is requesting Final Subdivision Plat approval for the proposed Stokenbury Phase 5 Subdivision.

The original PUD request was approved by the City Council on September 19, 2019.

The overall PUD scope and concept stated that the additional phases of Stokenbury Farms will be a single-family home community with 241 lots, located east of Stokenbury Farms 1 and west of Hwy 16.

Phase 5 is on the eastern most side of the development area and contains 50 lots on approximately 15.56 acres.

Two (2) different lot widths and sizes are included in the Phase 5 portion of the Stokenbury Development.

Lot 234-239 were part of the replat of Stokenbury Phase 1, but are being included in the Final Plat for Phase 5.

Different lot sizes and density within Phase 5:



RESIDENTIAL DENSITY

TOTAL LOT PROPOSED: 248 LOTS TOTAL
TOTAL GREENSPACE/PARK AREA: 20.49 ACRES

164– 70' LOT WIDTHS

40– 80' LOT WIDTHS

34– 85' LOT WIDTHS

4– 100' LOT WIDTHS

6– PART OF PHASE 1 RE-PLAT

BUILDING SETBACKS:

70' LOTS
FRONT = 25'
EXTERIOR SIDE = 15'
INTERIOR SIDE = 7'
REAR = 20'

80', 85' & 100' LOT WIDTHS
FRONT = 25'
EXTERIOR SIDE = 15'
INTERIOR SIDE = 7'
REAR = 25'

PARK
FRONT = 15'
EXTERIOR SIDE = 15'
INTERIOR SIDE = 7'
REAR = 15'

Streets and Connectivity

Streets will connect to existing streets within earlier phases of this development, as well as two stubs out connections for future development connection, and a connection to the existing Phase 1 with the restructuring of a traffic calming circle. The existing road closed barriers will be removed, and new ones will be placed for the street stub out connections.

Staff Evaluation and Synopsis of the Final Plat:

As stated in early phases, the PUD was reviewed and approved by the Planning Commission and City Council, the Preliminary and Final Platting processes will be handled at the Planning Commission level only.

Once the Preliminary Plat received approval from the Planning Commission, the developer/applicant then entered the construction plan phase of development. The developer/applicant submitted detailed construction plans for Phase 6 for review and approval by the City.

The Construction Plan Phase of the project is the most detailed design portion of the project where all grading, drainage, utilities, and other infrastructure are fully designed by the applicant/developer's engineer for Construction. Those plans were thoroughly reviewed by City Staff and the consulting City Engineer for compliance with all City codes and ordinances.

This project is still in the construction phase, and **final inspections have NOT been completed at this time.**

No lots shall be sold or homes shall be built until the required infrastructure for this phase is complete, inspected per city code, found to be constructed compliant with City code, and the Final Plat is approved by the Planning Commission.

Recommendation for Final Plat Consideration:

While a Final Inspection has not been completed, the applicant would like to move forward with the approval of the Final Plat. The Final Plat shall NOT be signed or filed until all Final Inspections and all Punch List Items are completed. However, they wish to move forward with the Planning Commission meeting for the plat so that once inspections and necessary follow ups are completed, they may move forward.

Planning and Engineering Staff recommend approval of the Final Plat with the following conditions:

1. All Final Inspections shall be completed and all outstanding punch list items shall be completed PRIOR to the Final Plat being signed or filed.
2. If any Performance Bonds are required, the applicant shall be required to request this approval from the Planning Commission.
3. All required Maintenance Bonds shall be submitted for review and be approved PRIOR to the Final Plat being signed or filed.
4. Covenants for this phase of the development shall be provided prior to Final Plat being signed or filed.
5. The applicant understands that if they disagree with any of the Final Inspection Report Punch List items, they shall be required to request approval from the Planning Commission to deviate from this report.
6. The submitted "Record Plat" shall be updated and submitted to the City for record, once all construction is final and all Final Inspections and punch list items are completed.