



## CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **March 28, 2023**  
Project: **Baker Subdivision**  
Planner: Courtney McNair, Garver

### PLANNING COMMISSION AGENDA ITEM

# 1

## PRELIMINARY / FINAL SUBDIVISION PLAT APPROVAL REQUEST

Parcel #s: 830-38331-000

**SUMMARY:** Baker Subdivision is requesting four (4) lots on 37.13 acres.

**CURRENT ZONING:** R-2 - Single-Family Residential – two (2) units/acre.

**CITY WARD:** 3- Mike Washkowiak, Tim Burress

**FLOODPLAIN:** No

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

**Water:** Washington Water Authority

**Electric:** Ozarks Electric

**Sewer/Septic:** Individual Septic Systems

**Phone:** AT&T

**Natural Gas:** Black Hills Energy

**Cable:** Cox Communications

**School District:** Springdale

### PROJECT SYNOPSIS:

Baker Subdivision is requesting Preliminary and Final Subdivision approval for four (4) lots on 37.13 acres of land. The property is zoned R2, and all lots meet the minimum lot size of one half (½) acre.

This property is owned by the Donna Baker Revocable Trust, and located within the City Limits of Tontitown.

In order for a subdivision to be considered for administrative approval, it must be split into less than three (3) lots within five (5) years. As this project is requesting four (4) lots, it must process through the full subdivision process and be considered by the Planning Commission.

No new streets or other public infrastructure is being proposed with this subdivision; therefore, it is allowed to be completed as both a preliminary and final plat.

### TECHNICAL INFORMATION:

#### Utilities:

**Water:** Washington Water Authority- According to the plat submitted by the applicant, there is an existing 18-inch water line along Dowel Road. Three (3) residences are existing, and all have water connections.

**Electric:** Ozarks Electric-No comments were received from OECC.

**Sewer/Septic:** Individual Septic Systems- the three (3) existing residences have existing septic systems that are shown on the plat provided.

**Phone:** AT&T- 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.

**School District:** Springdale school district submitted no comments.

**Stormwater Pollution Prevention Plan (SWPPP):** The applicant has not provided a plan for the SWPPP.

**Police:** Tontitown Police provided no comments.

**Fire:** The applicant is showing an existing 18-inch waterline along Dowell Road. No hydrants are required.

**Drainage:** No drainage report or statement was submitted.

**Streets:** This project has street frontage along Dowell Road. All lots meet the required amount of street frontage.

**STAFF RECOMMENDATION:** There are some minor changes that will need to be made to the plat as it was submitted initially as an incidental subdivision, but there are no major concerns.

Staff recommends approval of the Baker Subdivision with conditions.

**CONDITIONS RECOMMENDED FOR APPROVAL:**

1. Correct all remaining items on the "Plat Requirement Worksheet" and other Planning comments prior to filing this plat. Planning Staff will provide a copy of the remaining requirements to the surveyor for the project.