



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **May 5th, 2025**
Project: **Bariloche Final Plat**
Planner: Zak Johnston, P.E.

BARILOCHE (PUD) PHASE I AND SUBDIVISION FINAL PLAT PC AGENDA ITEM 1

Parcel # 830-37758-000 and 830-37758-001

SUMMARY: Applicant is requesting Final Subdivision Plat approval for Phase I of the Planned Unit Development "Bariloche", consisting of 78 lots on 20.32 acres of land. The project is located in the City of Tontitown and is within the Tontitown Planning Area, approximately 3,300 feet south of the HWY 412 off Klenc RD.

CURRENT ZONING: PUD

CITY WARD: Ward 3 – Mike Washkowiak, Tim Burress

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" sewer main

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

Phase I of the Bariloche Subdivision covers 78 buildable lots of the overall 136 lot PUD previously approved by the Tontitown Planning Commission on October 10th, 2022. Phase I includes one large detention facility, curbed streets, storm sewers, water, and sewer infrastructure as well as the expansion of Klenc RD along the western property frontage.

NOTE: Phase I of Bariloche consists of 78 lots on 20.32 acres of land, yielding a density of 3.84 units per acre. Phase II, which is anticipated to be completed sometime in July 2025, will include an additional detention facility as well as 1.82 AC open space area, bringing the overall count to 136 buildable lots across 40.13 AC of land, yielding an approved density of 3.4 units per acre.

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-inch sewer main

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. All street curve radii are 28' and compliant with fire code.

Drainage / Stormwater Management:

The stormwater system includes curbed streets, curb inlets, storm sewer, detention pond, and trickle channel. Drainage along Klenc RD has been updated from open drainage swales to curbed street section with storm sewer.

During the final walkthrough, the storm sewer system was observed to be very clean with only one short run of pipe full of sediment and gravel. This is to be cleaned before Final Plat signoff.

NOTE: Two drainage updates have been installed beyond the original construction approval. First, after completion of site grading, a low spot was observed in the SE corner of the project near the border of Hickory Meadows. This area has been reshaped, and a sidewalk underdrain has been constructed to facilitate better drainage in the backyards of Lot 1-6. Secondly, the outlet structure of the detention pond has been installed per approved construction plan and drainage report. However, this design has been ineffective at detaining stormwater per field observations during recent rain events. The Engineer of Record has submitted a retrofit to enhance the outlet structure, and the development group has agreed to install said improvement within 30 days of the Planning Commission meeting.

Streets:

27' wide paved streets, measured from back of curb, with 5' sidewalks on both sides of the road have been installed in conjunction with the approved PUD typical section. Additionally, Klenc RD has been improved to the Tontitown Master Street Plan along the eastern property boundary.

A condition of the PUD was that all interior drives shall have no parking signs on both sides of the streets as the street section was reduced in width and does not facilitate on street parking. These "NO PARKING" signs must be paid for by the developer before sign off of the Final Plat.

Utilities:

A new 8" water main was installed throughout the subdivision. Both 8" and 12" sewer main was installed throughout the subdivision. All water and sewer lines have been tested and approved.

Planning:

This PUD was approved by Tontitown Planning Commission on October 10th, 2022 with 22 Conditions of Approval. See attached Approval Report for specific conditions. All conditions have been met with the exceptions of the Conditions of Approval listed below.

Landscaping:

Landscaping along Klenc RD was installed per plan. The ROW along Klenc needs to be seeded and strawed. All lots to include one lot tree per PUD and covenants.

STAFF RECOMMENDATION:

Tontitown staff have reviewed the project, conducted a site walkthrough, and identified minor deficiencies to be corrected before Final Plat sign off.

Staff **RECOMMENDS APPROVAL** of Bariloche Phase I Final 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. Update the Final Plat to include additional drainage easement dedications, correct FEMA FIRM date, and final street names and addressing. See attached markups.
2. Complete punch list of deficiencies as identified during the Final Walkthrough on April 28th, 2025 to the satisfaction of City Staff. See attached markups.
3. Provide maintenance bond for water, sanitary, storm and streets
4. Provide as built plans in DWG format
5. All signage to be paid for by the developer prior to signing the Final Plat
6. Detention Pond outlet structure to be retrofitted within 30 days of Planning Commission approval. Final Plat of Phase II will not be placed on any future planning agenda until complete.

NOTE: FINAL PLAT WILL NOT BE RELEASED FOR SIGNATURE UNTIL ALL CONDITIONS OF APPROVAL ARE MET.

PROCESS NOTES:

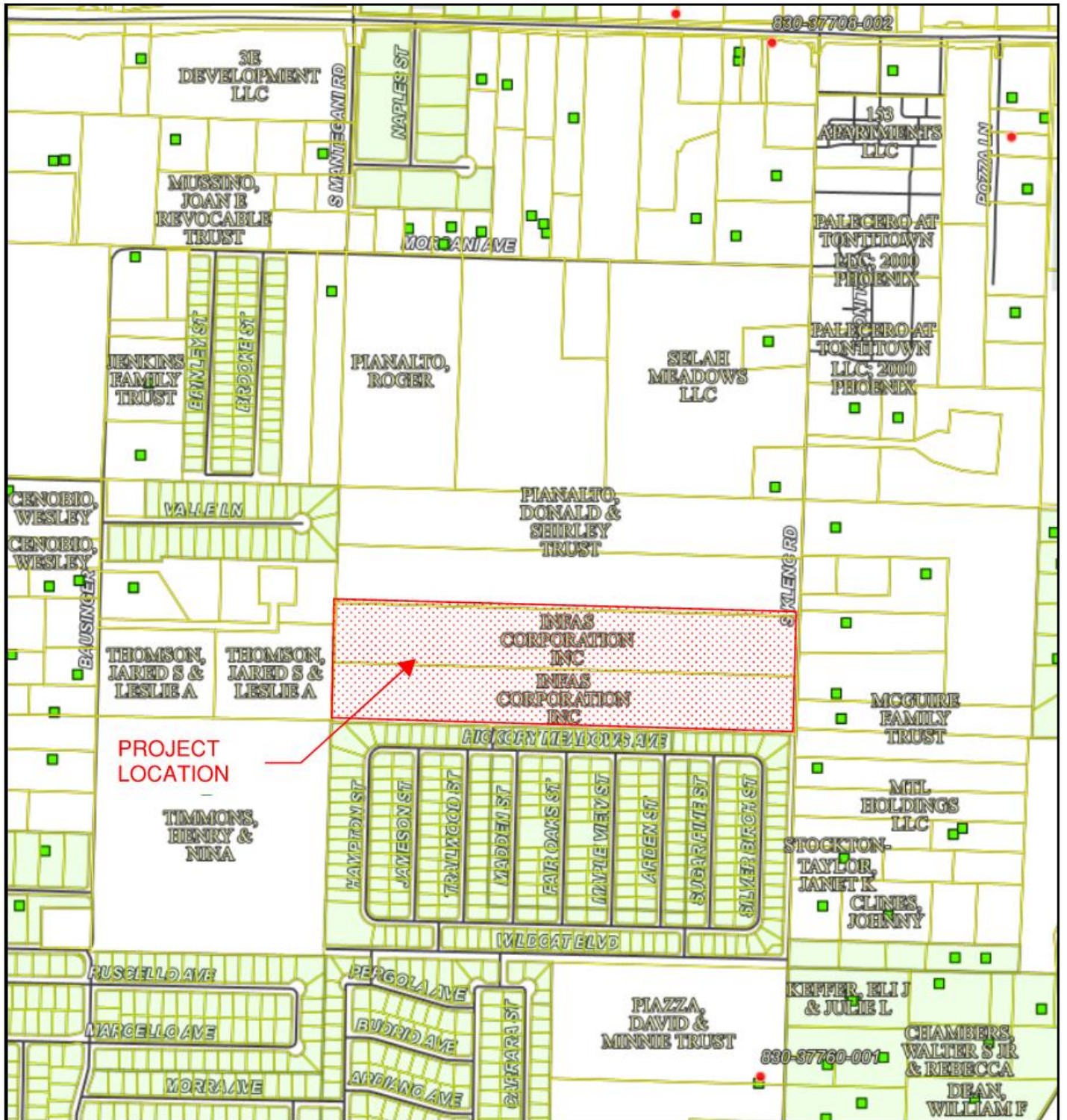
1. Individual Residential Building Permits are required for each lot prior to individual residence construction.
2. No residential homes shall be constructed prior to filing the Final Plat.
3. Home building sizes to be compliant with approved PUD sizes and façade requirements.

Site location:

Washington County

Assessor's Office

Washington, Assessor



Date Created: 5/2/2025
Created By: anonymous

1 inch = 750 feet