



CITY OF TONTITOWN PLANNING OFFICE

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Meeting: **Oct 28th, 2025**
Project: **Bariloche P2 Final Plat**
Planner: Zak Johnston, P.E.

BARILOCHE (PUD) PHASE II AND SUBDIVISION FINAL PLAT PC AGENDA ITEM 4

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

SUMMARY: Applicant is requesting Final Subdivision Plat approval for Phase II of the Planned Unit Development “Bariloche”, consisting of 73 lots on 19.81 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” and 12” sewer main

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

Phase II of the Bariloche Subdivision covers 73 buildable lots of the overall 136 lot PUD previously approved by the Tontitown Planning Commission on October 10th, 2022. Phase II includes one large detention facility, curbed streets, storm sewers, water, and sewer infrastructure as well as a 1.82 acre common area to the west that includes a walking trail and dog park.

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” and 12” 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 by the 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.

During the final walkthrough, the outlet structure of Phase II was observed to be ~0.6' too low, resulting in ponding of stormwater near the northwestern lots previously platted to Phase I. A corrective action plan for this outlet has been submitted to the City. The development group has posted a cash balance in escrow of 150% of the estimated cost of construction to be completed within 90 days of the Final Plat approval.

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.

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.

The future Tontitown sewer plan is to tie the existing sanitary force main from the South Pointe Subdivision into the newly installed 12" sewer main.

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:

All Lots are proposed to have one tree planted. These are to be installed at the time of the home build.

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 II 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 also any outstanding state and/or federal statutes.**

PROJECT SPECIFIC CONDITIONS FOR APPROVAL:

1. Final Plat to include addresses before signoff.
2. All signage to be paid for by the developer prior to signing the Final Plat.

3. Detention Pond outlet structure to be retrofitted within 90 days of Planning Commission approval.

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

PROCESS NOTES:

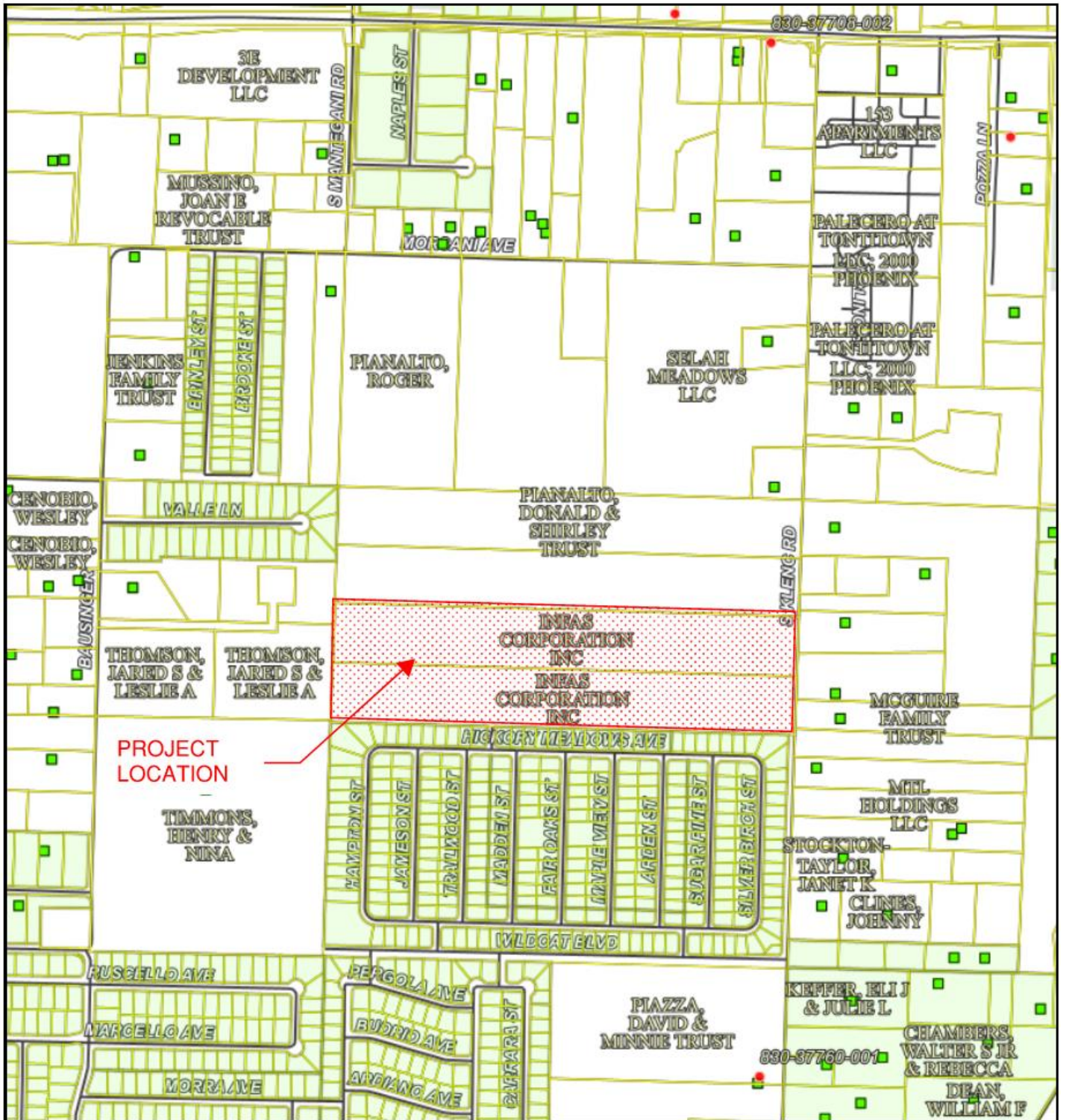
1. Individual Residential Building Permits are required for each lot prior to individual residence construction.
2. No residential homes shall be constructed prior to filing the Final Plat.
3. Home building sizes to be compliant with approved PUD sizes and façade requirements.
4. All impact fees to be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

Site location:

Washington County

Assessor's Office

Washington, Assessor



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

1 inch = 750 feet