



CITY OF TONTITOWN PLANNING OFFICE

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

Meeting: **Oct 27th, 2026**
Project: **Sloan Crest Final Plat**
Planner: Zak Johnston, P.E.

SLOAN CREST SUBDIVISION FINAL PLAT PC AGENDA ITEM 1

Parcel # 830-37774-000

SUMMARY: Applicant is requesting Final Subdivision Plat approval for the Sloan Crest Subdivision, consisting of 29 lots (28 buildable single-family residential lots and 1 non-buildable detention lot) on 13.407 acres of land. The project is located in the City of Tontitown at 859 S. Barrington Road, on the west side of S. Barrington Road at its intersection with Taldo Loop, approximately 0.80 miles south of Hwy. 412.

CURRENT ZONING: R-3

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 STEP System with 2" Force Main

Phone: ATT

Natural Gas: Black Hills Energy

Cable: Cox Communications

Internet: Ozarks GO

School District: Springdale

PROJECT SYNOPSIS:

The Sloan Crest Subdivision consists of 28 buildable single-family residential lots and one non-buildable detention lot (Lot 17) on 13.407 acres. The development includes two new public streets, Ross Avenue and Jackson Street, with curb and gutter, storm sewer, a detention facility on Lot 17, an 8-inch water line, and a STEP sewer system with force main.

PRIOR APPROVALS:

Preliminary Plat: Approved by the Tontitown Planning Commission on October 17, 2022, with 9 Conditions of Approval.

Waiver: Approved by the Tontitown Planning Commission on October 17, 2022, allowing an approximately 883-foot dead-end street in lieu of the 660-foot maximum (Section 900.400.8), with the condition that hydrants be spaced no more than 400 feet apart.

Variances: Lot depths less than the required 120 feet, and approximately 50 feet of lot width/road frontage for one lot in lieu of the required 80 feet in the R-3 zoning district.

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 STEP system with 2" force 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 Ozarks GO.

***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 the approved construction plans. Jackson Street terminates at a hammerhead turnaround adjacent to the detention lot, with a 31' access easement for the fire lane shown on the Final Plat. The dead-end street length waiver approved with the preliminary plat requires hydrants to be spaced no more than 400 feet apart.

Drainage / Stormwater Management:

The stormwater system includes curbed streets, curb inlets, reinforced concrete pipe storm sewer, and a detention pond on Lot 17 with a 4' trickle channel, headwall, spillway, and rip rap. Lot 17 is an unbuildable detention lot, and the entire lot is to be dedicated as a drainage and utility easement per the Final Plat (10-yr WSE 1267.41; 100-yr WSE 1269.03).

During the final walkthrough, staff identified the following punch list items to be completed prior to placement on the City Council agenda: (1) storm manhole rings/tops throughout the project need to be ground smooth for future entry; (2) the sanitary manhole at the offsite force main connection point needs to be cut flush with the inside manhole wall; (3) erosion control in the ditch along S. Barrington Road needs to be removed; (4) erosion control along the west property boundary needs to be removed; and (5) the rip rap apron at the storm sewer outlet into the detention pond (FES 1-6) needs to be extended.

Streets:

30' wide paved streets, measured from back of curb to back of curb, within 50' rights-of-way with 5' sidewalks have been installed on Ross Avenue and Jackson Street. The Final Plat shows 45' of right-of-way from centerline along the S. Barrington Road frontage, consistent with the Master Street Plan Minor Arterial (90' R/W) designation.

Utilities:

A new 8" water line was installed throughout the subdivision. Sanitary sewer service is provided by a STEP (septic tank effluent pump) system with a 2" force main that connects to a sanitary manhole offsite. Per Final Plat Note 5, the POA/homebuilder is responsible for STEP system installation and maintenance. All water and sewer lines have been tested and approved.

Planning:

The Sloan Crest preliminary plat (31 lots: 30 single-family and 1 detention, on 13.19 acres) was unanimously approved by the Tontitown Planning Commission on October 17, 2022 with 9 Conditions of Approval, along with the waiver and variances noted above. The Final Plat reduces the lot count to 29 lots (28 single-family and 1 detention). All conditions of the construction submittal have been met.

Landscaping:

No landscaping conditions were included in the preliminary plat approval.

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 Sloan Crest Subdivision 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. All five site walkthrough punch list items to be completed prior to placement on the City Council agenda.
2. 911 addresses for all lots to be assigned and shown on the Final Plat prior to placement on the City Council agenda.
3. Add notes to the Final Plat for the approved waiver and variances, as required by the preliminary plat approval, with lot numbers updated to match the Final Plat lot layout.
4. Final Plat to be signed and sealed by the surveyor (first submittal is marked "PRELIMINARY") and the Certificate of Ownership executed by the property owner of record.
5. Correct the application to list the property owner of record. The application lists McDonald Building Group LLC; the Final Plat and Warranty Deed File No. 2026-6401 list DMM Holdings, LLC.
6. Park land fee in lieu to be paid prior to Final Plat approval.
7. Provide asbuilt documents in DWG format.

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

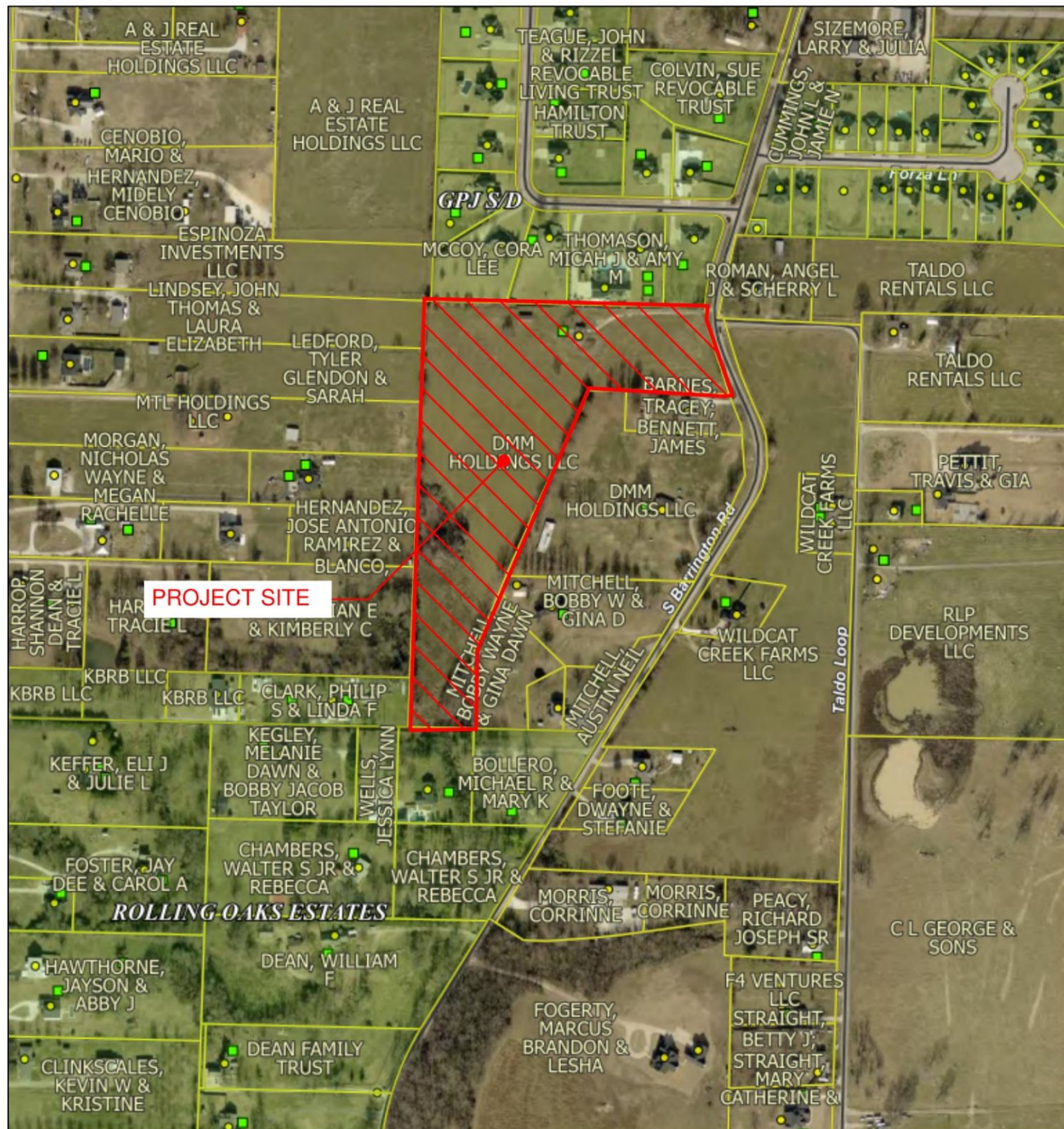
PROCESS NOTES:

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 construction to comply with R-3 zoning requirements, including the building setbacks shown on the Final Plat (front 30', side 7', rear 25').
4. All impact fees to be paid at the time of Certificate of Occupancy for each individual residence.

Washington County

Assessor's Office

Washington, Assessor



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Created By: anonymous

1 inch = 400 feet

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