

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
May 3, 2022**

**I. Pre-Meeting Activities
Pledge of Allegiance
Invocation**

II. Call to Order

III. Roll Call

IV. Approval of Minutes (April 5, 2022)

V. Tabled Items

A. RP22-05 Spring Ridge Subdivision
8972 Crest Lane, Lot 13 & 14
Presented by Accustaking, LLC

B. L22-14 American Self Storage
3037 American Street
B22-46 Variance for Parking Requirement
B22-47 Variance for Commercial Design Standards
(A) Foundational Landscaping
Presented by McClelland Engineering, Adam B. Osweiler

C. L22-21 SafeKeepers Self Storage, Phase II
571 Oak Grove Road
B22-38 Variance for Commercial Design Standards
(A) Foundational Landscaping
Presented by Leslie Tabor, Development Consultants, Inc.

D. C22-06 Josue, Karen, David, & Eva Violantes
E. Side of Ervin McGarrah Road
Tandem Lot Split in the Planning Area
Presented by Dan Jenkins

E. B22-36 Gabriela Leach
1601 Joye Street
Variance for Increased Front Fence Height from 3' to 6'
Variance for a Reduction of Front Setback from 15' to 5'
Presented by Gabriela Leach

VI. Public Hearing – Rezoning

- A. R22-26** **Juan Manuel Garcia**
TABLED 2805 E. Emma Avenue
PER STAFF A-1 to SF-2 (Tract 1) & C-2 (Tract 2)
Presented by Blew & Associates
- B. R22-27** **Trayan Milanov & Tsvetomira Milanova**
5469 Watkins Avenue
From an A-1 to a C-5
B22-44 **Variance of Minimum Lot Width in a C-5, From 100' to 95'**
Presented by Trayan Milanov & Tsvetomira Milanova
- C. R22-29** **Albarran Family Farmers, LLC**
1201 S. Old Missouri Road
From a C-2 to an I-1
Presented by Anderson Engineering, Inc.
- D. R22-30** **Ruby Martinez**
916 Parker Avenue
From C-2 to MF-12
Presented by Jose M. Martinez
- E. R22-31** **JEM Holdings, LLC**
S. Butterfield Coach Road, S. of Neighborhood Walmart
From MF-24 to C-5
Presented by Engineering Services, Inc.

VII. Public Hearing – Conditional Use

- A. C22-07** **The Cheesy Goat**
2403 S. Thompson Street
Use Unit 44 in a C-2
B22-48 **Variance for Utility Requirements**
Presented by Brian Richardson

VIII. Preliminary Plats, Replats, & Final Plats

- A. RP22-07** **Railroad Addition**
414 Holcomb Street
Block 2, Lots 1, 2, 3, & 4
Presented by Bates & Associates, Inc.
- B. FP21-05** **Cottages At The Park Ph. II**
North of W. County Line Rd & West of S. Downum Rd
Presented by Engineering Services, Inc.

IX. Large Scale Developments

- A. L22-17** **Whitney Place (Prev. L18-17, Powell St Apts.)**
1506 Powell St
Presented by Engineering Services, Inc.
- B. L22-23** **264 Trailers**
TABLED 2013 S. Old Missouri Rd
PER STAFF Presented by Expedient Civil Engineering, PLLC
- C. L22-24** **Springdale Airport East Hanger (Prev. L20-29)**
710 S. Old Missouri Road
Presented by Garver Engineers, Greg Thomas
- D. L22-25** **7Brew**
1360 & 1390 E. Robinson Ave
B22-41 **Variance for Commercial Design Standards**
 (A) Foundational Landscaping
 (B) Entrances
Presented by Bates & Associates, Inc.
- E. L22-26** **Las Margaritas Plaza (Prev. L20-17)**
610 N. Thompson St
B22-42 **Variance for Commercial Design Standards**
 (A) Entrances
 (B) Structure Back and Sides
 (C) Perimeter Parking Area Landscaping
Presented by Allen Deaver, Halff Associates, Inc.
- F. L22-27** **Hunt Family Children's Safety Center**
3284 S. Gene George Blvd
Presented by Engineering Services, Inc.
- G. L22-28** **Frito Lay Warehouse**
1255 Kendrick Avenue
W22-09 **Waiver of Street Improvements on Kendrick Avenue**
Presented by Engineering Services, Inc.
- H. L22-29** **Star Mechanical Supply Warehouse**
122 W. Randall Wobbe Ln
Presented by Engineering Services, Inc.

X. Board of Adjustment

- A. B22-38 SafeKeepers Self-Storage Ph II**
601 Oak Grove Road
Variance for Commercial Design Standards
(A) Foundational Landscaping
Presented by Leslie Tabor, Development Consultants, Inc.
- B. B22-39 Magdaleno Pina Alvarez**
1705 Theodore Drive
Variance to Expand Driveway 8' towards the Front Door
Presented by Magdaleno Pina Alvarez
- C. B22-40 Roger & Michelle Wesselink**
1570 Colby Circle
Variance for a Reduction of Rear Setback from 20' to 10'
Presented by Roger & Michelle Wesselink
- D. B22-41 7Brew**
1360 & 1390 E. Robinson Ave
Variance for Commercial Design Standards
(A) Foundational Landscaping
(B) Entrances
Presented by Bates & Associates, Inc.
- E. B22-42 Las Margaritas Plaza**
610 N. Thompson St
Variance for Commercial Design Standards
(A) Entrances
(B) Structure Backs and Sides
(C) Perimeter Parking Area Landscaping
Presented by Allen Deaver, Halff Associates, Inc.
- F. B22-43 Williams Tractor**
4190 & 4184 S. 48th Street
Variance for Sign Requirements in a C-5
Presented by Lee Reinhardt
- G. B22-44 Trayan Milanov & Tsvetomira Milanova**
5469 Watkins Avenue
Variance for Minimum Lot Width in a C-5, from 100' to 95'
Presented by Trayan Milanov & Tsvetomira Milanova

- H. B22-45 Rosaura Cantu Rangel & Eugenio Torres Martinez**
1609 W. Robinson Avenue
Variance for a Reduction of Side Setback, from 8' to 7.6'
Presented by Rosaura Cantu Rangel & Eugenio Torres Martinez
- I. B22-46 American Self Storage**
3037 American Street
Variance for Parking Requirement
Presented by McClelland Engineering, Adam B. Osweiler
- J. B22-47 American Self Storage**
3037 American Street
Variance for Commercial Design Standards
(A) Foundational Landscaping
Presented by McClelland Engineering, Adam B. Osweiler
- K. B22-48 The Cheesy Goat**
2403 S. Thompson St
Variance for Utility Requirement
Presented by Brian Richardson
- L. B22-49 John Easterling**
203 Angela Street
Variance for a Reduction of Side Setback from 8' to 5'
Presented by John Easterling
- M. B22-50 Sunbelt Rentals**
TABLED 2004 Pleasant Street
PER STAFF Variance for Commercial Design Standards
(A) Structures Back & Sides
(B) Multiple Buildings in Commercial Centers
(C) Outdoor Storage, Trash Collection, & Loading Areas
Presented by Wal-Mart Real Estate Business Trust

XI. Waivers

- A. W22-09 Frito Lay Warehouse**
1255 Kendrick Avenue
Waiver of Street Improvements on Kendrick Avenue
Presented by Engineering Services, Inc.

XII. Other

- A. Midway Mobile Home Park**
3810 S. Thompson Street
Expansion of a Non-Conforming Use
Presented by Jason Beck, M.D.

XIII. Planning Director's Report

XIV. Adjourn