

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
SEPTEMBER 6, 2022**

- I. **Pre-Meeting Activities**
 Pledge of Allegiance
 Invocation
- II. **Call to Order**
- III. **Roll Call**
- IV. **Approval of Minutes (August 2, 2022)**
- V. **Tabled Items**
 - A. **R22-53** **Springdale's Best Storage QOF, LLC**
 PP22-10 2000 Block Emma Ave., 200-300 Block Casteel Lane
 From C-2 to SF-3
 W22-13 **Waiver of Street Improvements**
 Presented by Bates & Associates, Inc. & Will Kellstrom
 - B. **C22-13** **Clayton & Jennifer Wormington**
 7993 West Miller Road
 Use Unit 14 (Residential Manufactured Home) in an A-1
 B22-76 **Variance for Reduction of Required Road Frontage from 200' to 144'**
 Presented by Blew and Associates
 - C. **C22-15** **Rudy Villafranca**
 4392 Reed Avenue
 Tandem Lot in the Springdale Planning Area
 B22-79 **Variance for Paving Requirement**
 Presented by Blew and Associates
 - D. **PP22-11** **Whispering Springs**
 Howard Anderson Road & Hylton Road
 W22-14 **Waiver of Street Improvements**
 Presented by Anderson Engineering, Inc.
 - E. **FP22-02** **Collin's Cove**
 2576 N. 56th Street
 Presented by Engineering Services, Inc.

F. L22-48 Patton Industrial Park, AMENDED (prev. L22-37, L19-19)
2063 Long Street
Presented by Randy Ritchey

G. B22-75 Manhattan Road & Bridge
2667 N. Jefferson Street
Variance of Paving Requirement
Presented by Jason Teague

VI. Public Hearing – Rezoning

A. R22-54 JP Specialty, LLC
6.29 acres near 48th Street & Central Drive
From an A-1 to C-2
Presented by Will Kellstrom

B. R22-55 OVC Properties, LLC
636 N. 40th Street
From C-2 to C-5
Presented by Roscoe Turner

C. R22-56 Truman Wayne Vanhook Living Trust
PP22-13 303 Preston Lane
TABLED From an A-1 to PUD
PER STAFF Presented by Adam Daugherty

D. R22-57 Commercial Computer Services
4470 N. Thompson Street
From C-2 to C-5
Presented by Will Kellstrom

E. R22-58 CJCJ Holdings, LLC
2815 N. 56th Street & 5531 W. County Line Road
From an A-1 to SF-2
Presented by Brittany Brown and Chuck Bell

F. R22-59 ONG Cabling Services, LLC
1107 & 1121 W. Huntsville Avenue & 815-23032-000
From MF-12 to C-2
Presented by ONG Cabling Services, LLC

G. R22-60 Long-Lykins, LLC
Jennifer Terrace
From an A-1 to C-2
Presented by Swope Engineering

H. R22-61 Jason, Jessica, Floyd, & Linda Watson
5191 & 5147 Har-Ber Avenue
From an A-1 & O-1 to C-2
Presented by Jason Watson

I. R22-62 Mark & Donna Linker
TABLED 6854 E. Wagon Wheel Road
PER From an A-1 to SF-1
APPLICANT Presented by Mark and Donna Linker

J. R22-63 Business Solutions, Inc.
TABLED 985 & 1025 48th Place
PER STAFF From C-5 to C-2
Presented by Phil Daniel

K. R22-64 Brooks Family, LLC
1506 W. Shady Grove Road
From an A-1 to C-2
Presented by Will Kellstrom

VII. Public Hearing – Conditional Use

A. C22-16 Bonnie-Coat, LLC
1232 Stultz Road
Use Unit 5 (Institutional Facilities) in an A-1
Presented by Will Kellstrom

B. C22-17 Rooted Church
1396 & 1404 Chester Avenue
Use Unit 42 (Church/Synagogue) in a C-2
Presented by Ryan Worley

C. C22-18 McFryar, LLC
4784 N. Thompson Street
Use Unit 24 (Dedicated Warehousing) Unit 25 (Limited Manufacturing) in a C-5
Presented by Bill McClard

VIII. Preliminary Plats, Replats, & Final Plats

A. PP22-13 Shiloh Meadows
TABLED 303 Preston Lane
PER STAFF Presented by Adam Daugherty

B. RP22-09 Conestoga Park
45th Street & Conestoga Street
Lots 4-8
Presented by Jeremy Stone

IX. Large Scale Developments

- A. L22-47** **Gray's Landing (Prev. Chancad, LLC)**
1443 W. Sunset Avenue
B22-78 **Variance for Commercial Design Standards**
(A) Foundational Landscaping
Presented by Engineering Services, Inc.

- B. L22-49** **Wagon Wheel Storage Expansion**
TABLED 3744 Wagon Wheel Road
PER STAFF Presented by Anderson Engineering

- C. L22-51** **County Line Commercial Park**
167 E. County Line Road
B22-91 **Variance for Commercial Design Standards**
(A) Perimeter & Foundational Landscaping
(B) Screening
W22-17 **Waiver of Street Improvements**
Presented by Bates & Associates, Inc.

X. Board of Adjustment

- A. B22-78** **Gray's Landing (Prev. Chancad, LLC)**
1443 W. Sunset Avenue
Variance for Commercial Design Standards
(A) Foundational Landscaping
Presented by Engineering Services, Inc.
- B. B22-81** **3265 N. Thompson, LLC**
3265 N. Thompson Street
Variance for Paving Requirements of Drives, Parking Lot, & Storage
Presented by Expedient Civil Engineering, PLLC
- C. B22-82** **Rath Mitsubishi Motors**
3558 S. Thompson Street
Variance for Increased Pole Sign Square Footage
from 150 sqft to 300 sqft
Presented by Advanced Lighting & Sign Service
- D. B22-83** **Get Graphic**
1186 Bulldog Avenue
Variance for Commercial Design Standards
(A) Parking Lot Orientation
Presented by Bates & Associates

- E. B22-84 Lew Thompson & Son**
Lot 2 of Diesel Downs Subdivision on N. 45th Street
Variance for Paving Requirement
Presented by Lew Thompson
- F. B22-85 Rene Ventura & Reyna Aguilar**
2967 Mimosa Avenue
Variance for Reduction of Rear Setback from 20' to 10'
Presented by Ashly & Jessly Ventura
- G. B22-86 Roberto Soto**
TABLED 3790 Brierwood Street
PER STAFF Variance for Reduction of Rear Setback from 20' to 15'
Presented by Carina Soto
- H. B22-87 Mario Araujo**
TABLED 3632 Logan Heights Drive
PER STAFF Variance for Reduction of Rear Setback from 20' to 10'
Presented by Mario Araujo
- I. B22-88 Sandra Herrera**
TABLED 1709 Stone Street
PER STAFF Variance for Reduction of Rear setback from 20' to 3'
& Reduction of Side Setback from 8' to 3'
Presented by Sandra Herrera & Manuel Araujo
- J. B22-89 Beaver Water District**
7931 Miller Road
Variance for Landscaping, Minimum Width of Two-Way Drive, & Radii
Presented by Olsson Engineering
- K. B22-90 Gary Jacobson**
3684 Kelso Avenue
Variance for Increased Sides and Rear Fence Height from 6' to 8'
Presented by Gary Jacobson
- L. B22-91 County Line Commercial Park**
167 E. County Line Road
Variance for Commercial Design Standards
(C) Perimeter & Foundational Landscaping
(D) Screening
Presented by Bates & Associates

XI. Waivers

- A. W22-15 Jeremy & Kendra Williams**
8080 W. Wagon Wheel Road
Waiver of Sidewalk Requirement
Presented by Jeremy & Kendra Williams
- B. W22-16 Nick & Jill Schmidt**
6495 Copperhead Road
Waiver of Sidewalk Requirement
Presented by Nick & Jill Schmidt
- C. W22-17 County Line Commercial Park**
167 E. County Line Road
Waiver of Street Improvements
Presented by Bates & Associates

XII. Other

- A. L21-08 Luther George Park Extension**
300 Park Street
Presented by City of Springdale
- B. Expansion of a Non-Conformity in a C-2**
5014 Har-ber Ave
Presented by Ricardo Ballesteros

XIII. Planning Director's Report

XIV. Adjourn