

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MARCH 1, 2022 AGENDA**

- I. Pre-Meeting Activities**
 - Pledge of Allegiance
 - Invocation
- II. Call to Order**
- III. Roll Call**
- IV. Approval of Minutes (February 1, 2022)**
- V. Tabled Items**
 - A. R22-02 Harold Lounies Treat Revocable Family Trust**
2775, 2717, 1256, and 1244 South Old Missouri Road
From an A-1 to a C-6
Presented by Frosty Treat and Dave Layman
 - B. R22-03 Landmarc Custom Homes, LLC (Cottages at The Park, Phase III revised)**
PP21-17 South Downum Road and West County Line Road
From a PUD to a Revised PUD
W22-01 **Waiver of street improvements on West County Line Road**
Presented by Engineering Services, Inc.
 - C. L22-06 Worth Lane Commercial Park**
1801 East Robinson Avenue
B22-27 **Variance of paving requirements**
B22-28 **Variance of Commercial Design Standards**
(A) Materials and Colors
Presented by Engineering Services, Inc.
- VI. Public Hearing – Rezoning**
 - A. R22-02 Harold Lounies Treat Revocable Family Trust**
2775, 2717, 1256, and 1244 South Old Missouri Road
From an A-1 to a C-6
Presented by Frosty Treat and Dave Layman
 - B. R22-03 Landmarc Custom Homes, LLC (Cottages at The Park, Phase III)**
South Downum Road and West County Line Road
From a PUD to a Revised PUD
Presented by Engineering Services, Inc.

- C. R22-04** **Richard C. Hinds et al.**
1550 Gene George Boulevard
From an A-1 to an MF-24
Presented by Will Kellstrom
- D. R22-05** **Octavio De La Garza**
TABLED Intersection of Robins Road and West Graham Road
PER STAFF From an A-1 to a SF-1
Presented by Swope Engineering
- E. R22-06** **Isaac & Griselda Roldan**
1015 East Apple Blossom Avenue
From an SF-1 to a C-2
Presented by Isaac Roldan
- F. R22-07** **Hawksview Subdivision**
PP22-03 8915 East Brown Road
TABLED From an A-1 to a PUD
W22-05 Waiver of street improvements to East Brown Road
W22-06 Waiver of detention requirements
PER STAFF Presented by David A. Gilbert, P.E.
- G. R22-08** **Hector Torres & Raquel Perez**
1400 Young Street
From a C-2 to a C-5
Presented by Hector Perez and Raquel Perez
- H. R22-09** **NWA LD, LLC (Barberry Court, Phase I revised)**
PP22-01 Butterfield Coach Road and AR Hwy 412 East
From a PUD to a Revised PUD
Presented by Engineering Services, Inc.
- I. R22-10** **Huddle Club Ventures, LLC (Barberry Court, Phase II)**
PP22-02 Butterfield Coach Road and AR Hwy 412 East
From an MF-12 to a PUD
Presented by Engineering Services, Inc.
- J. R22-11** **Jose & Maria Ballesteros**
7660 West Gibbs Road
From an A-1 to a SF-2
Presented by Engineering Services, Inc.
- K. R22-12** **Lighthouse Baptist Church**
8564 and 8572 East Wagon Wheel Road
From an A-1 to a P-1
Presented by Will Kellstrom

- L. R22-13 3265 N. Thompson, LLC**
3265 North Thompson Street
From a C-6 to a C-5
Presented by Expedient Civil Engineering, PLLC

VII. Public Hearing – Conditional Use

- A. C22-01 Taylor & Maranda Drake**
TABLED 8736 West Gibbs Road
PER STAFF Use Unit 14 (residential manufactured housing) in an A-1
Presented by Taylor and Miranda Drake

- B. C22-02 Jose & Maria Ballesteros**
TABLED 7660 West Gibbs Road
PER STAFF Tandem Lot Split
Presented by Jose & Maria Ballesteros

VIII. Preliminary Plats, Replats, & Final Plats

- A. PP21-17 Cottages at The Park, Phase III (revised)**
South Downum Road and West County Line Road
Presented by Engineering Services, Inc.

- B. PP22-01 Barberry Court, Phase I (revised)**
Butterfield Coach Road and AR Hwy 412 East
Presented by Engineering Services, Inc.

- C. PP22-02 Barberry Court, Phase II**
Butterfield Coach Road and AR Hwy 412 East
Presented by Engineering Services, Inc.

- D. PP22-03 Hawksview Subdivision**
TABLED 8915 East Brown Road
PER STAFF Presented by David A. Gilbert, P.E.

- E. RP22-02 Haag-Brown Development (Mercy Health)**
Elm Springs Road and North 48th Street
Presented by Horizon Land Surveying, LLC

IX. Large Scale Developments

- A. L22-09 Chad Reed Storage**
570 West County Line Road
B22-17 Variance of Commercial Design Standards
(A) Pedestrian Flow
(B) Central Features and Community Spaces
(C) Building Foundational Landscaping
Presented by Nathan Morton, Swope Engineering

- B. L22-10 NWA Food Systems**
713 East Meadow Avenue
Presented by Ecological Design Group, Inc.
- C. L22-11 Shiloh Indoor Practice Facility**
1707 Johnson Road
B22-19 Variance of Commercial Design Standards
 (A) Detail Features
 (B) Landscaping
Presented by Engineering Services, Inc.
- D. L22-12 Bright Haven Learning Center**
TABLED 1838 South 48th Street
 B22-20 Variance of required parking spaces from, 70 to 50
 B22-21 Variance of Commercial Design Standards
PER STAFF (A) Facades and Exterior Walls
 (B) Roofs
 (C) Foundational Landscaping
 W22-04 Waiver of trail requirement
Presented by Earthplan Design Alternatives, PA
- E. L22-13 Elm Springs U-Storage**
5324 Elm Springs Road
 B22-22 Variance of required parking spaces, from 88 to 57
 B22-23 Variance of Commercial Design Standards
 (A) Facades and Exterior Walls
 (B) Roofs
 (C) Materials and Colors
 (D) Foundational Landscaping
Presented by Earthplan Design Alternatives, PA
- X. Board of Adjustment**
- A. B22-17 Chad Reed Storage**
570 West County Line Road
Variance of Commercial Design Standards
(A) Pedestrian Flow
(B) Central Features and Community Spaces
(C) Building Foundational Landscaping
Presented by Swope Engineering
- B. B22-18 Dunc's Discount Auto**
697 AR Hwy 264 West
Variance of paving requirements
Presented by Will Kellstrom and Gene Housley

- C. B22-19 Shiloh Indoor Practice Facility**
 1707 Johnson Road
 Variance of Commercial Design Standards
 (D) Detail Features
 (E) Landscaping
 Presented by Engineering Services, Inc.
- D. B22-20 Bright Haven Learning Center**
TABLED 1838 South 48th Street
PER STAFF Variance of required parking spaces, from 70 to 50
 Presented by Earthplan Design Alternatives, PA
- E. B22-21 Bright Haven Learning Center**
TABLED 1838 South 48th Street
PER STAFF Variance of Commercial Design Standards
 (A) Facades and Exterior Walls
 (B) Roofs
 (C) Foundational Landscaping
 Presented by Earthplan Design Alternatives, PA
- F. B22-22 Elm Springs U-Storage**
 5324 Elm Springs Road
 Variance of required parking spaces, from 88 to 57
 Presented by Earthplan Design Alternatives, PA
- G. B22-23 Elm Springs U-Storage**
 5324 Elm Springs Road
 Variance of Commercial Design Standards
 (A) Facades and Exterior Walls
 (B) Roofs
 (C) Materials and Colors
 (D) Foundational Landscaping
 Presented by Earthplan Design Alternatives, PA
- H. B22-24 Elm Springs Flex, LLC**
 White Road across from Mimosa Avenue
 Variance of Commercial Design Standards
 (A) Foundational Landscaping
 Presented by Engineering Services, Inc.
- I. B22-26 Luis Leonardo & Josseline Trevino**
 3403 Corsica Terrace
 Variance for a reduction of front setback from 30' to 14'
 Presented by Luis Leonardo & Josseline Trevino

J. B22-27 Worth Lane Commercial Park
1801 East Robinson Avenue
Variance of paving requirement
Presented by Engineering Services, Inc.

K. B22-28 Worth Lane Commercial Park
1801 East Robinson Avenue
Variance of Commercial Design Standards
(A) Materials and Colors
Presented by Engineering Services, Inc.

XI. Waivers

A. W22-01 Cottages at The Park, Phase III
South Downum Road and West County Line Road
Waiver of street improvements on West County Line Road
Presented by Engineering Services, Inc.

B. W22-04 Bright Haven Learning Center
TABLED 1838 South 48th Street
PER STAFF Waiver of trail requirement
Presented by Earthplan Design Alternatives, PA

C. W22-05 Hawksview Subdivision
TABLED 8915 East Brown Road
PER STAFF Waiver of street improvements on East Brown Road
Presented by David A. Gilbert, P.E.

D. W22-06 Hawksview Subdivision
TABLED 8915 East Brown Road
PER STAFF Waiver of detention requirement
Presented by David A. Gilbert, P.E.

XII. Planning Director's Report

XIII. Adjourn