SPRINGDALE PLANNING COMMISSION
COUNCIL CHAMBERS
201 SPRING STREET
5:00 P.M.
APRIL 6, 2021
Tentative Agenda

I. Pre-Meeting Activities
Pledge of Allegiance
Invocation

II. Call to Order

III. Roll Call

IV. Approval of Minutes March 2, 2021

V. Public Hearings

VI. Tabled Items

A. R21-10 **Chad Reed**
560 West County Line Road
From MF-12 to C-2
Presented by Chad Reed

B. R21-13 **CCO Investments, LLC**
2259 East Highway 264
From A-1 to SF-1
Presented by Blew and Associates

C. RP21-05 **Mark and Clelia Black**
4409 Bogey Drive
Presented by Bates and Associates

D. RP21-06 **Vick Enterprises, LLC**
Lot 7, Block 4, Howard Acres Subdivision
Presented by Blew & Associates

E. B21-17 **Victor Ortiz**
1129 Jefferson Street
Variance for deviation of paving requirement
With two year Bill of Assurance
Presented by Victor Ortiz

VII. Public Hearing – Rezoning

A. R21-14 **Gerald B. Jones**
611 E Apple Blossom Avenue
From C-2 to I-1
Presented by Jorgensen & Associates

B. R21-15 **Gerald B. Jones Trust**
679 E Apple Blossom Avenue
From I-1 to I-2 (Tract 3B)
Presented by Jorgensen & Associates

C. R21-16 **Forest Dale and Helen Irven Joint Revocable Trust and Betty Counts, Joanne Wade**
1415, 1309, and 1307 Oak Grove Road
From A-1 to MF-16
Presented by Ramsay Ball with Savant Development

D. R21-17 **Springdale Downtown, LLC**
500 North Main Street
From PUD to Revised PUD
Presented by Brenda Anderson with Blue Crane

E. R21-18 **The Trails at the Crossings Apartments, LP**
NE of the intersection of Watkins Avenue & 64th Street
From PUD to Revised PUD
Presented by Crafton Tull

F. R21-19 **Rogers Warehouse Development, LLC**
3744 Wagon Wheel Road from C-2 to W-1
3652 Wagon Wheel Road from A-1 to W-1
Presented by Bill McClard

VIII. Public Hearing – Conditional Use

A. C21-05 **Sonny and Kouhpone Chanhsavang**
901 Dorman Street
Use Unit 42 (church / synagogue) in a C-2
B21-22 Variance for deviation of offsite parking
Presented by Ned Leer

B. C21-07 **ISC Properties, LLC**
2200 South Old Missouri Road
Use Unit 24 in a C-5
Presented by Greg Edwards and Andrew Flocks

C. C21-08 **Iola Walton**
4169 Bel Air Road
Tandem Lot in an SF-2
Presented by Engineering Services, Inc.

D. C21-09 **Friendship Cemetery Association**
1649 Vantress Farms Road
Tandem Lot in an A-1
Presented by Mike Overton and Dewey Johnson

E. C21-10 **Jim and Betty Cash Trust**
Tabled 5392 AR 112 Hwy
Tandem Lot in an A-1
Presented by Satterfield and Jim Cash

F. C21-11 **GPS Transportation, LLC**
Tabled 324 North 48th Street
Use Unit 35 in a C-5
Presented by Tatum Owenby and Haden Gilder

IX. Preliminary Plats, Replats, & Final Plats

A. PP21-04 **Collin's Cove**
West side of 56th Street, south of County Line Road
Presented by Engineering Services, Inc.

B. PP21-05 **Noah's Landing**
East side of 56th Street, south of County Line Road
Presented by Engineering Services, Inc.

X. Board of Adjustment

A. B21-23 **Charles and Nancy Bostian**
1901 Stout Drive
Variance for deviation of paving requirement
Presented by Charles and Nancy Bostian

B. B21-24 **Larry and Martha Ashley**
5145 Arkanshire Circle
Variance for deviation of side setback from 25' to 20'
Presented by Larry and Martha Ashley

C. B21-25 **NETS Global Holdings, LLC**
Tabled per Applicant 4876 North Thompson Street
Variance for deviation of
Frontage & perimeter landscaping, & dumpster enclosure
W21-03 Waiver of street improvement requirements
Presented by Morrison Shipley

D. B21-26 **Kelly Hayes**
1671 Greystone Place
Variance for deviation of rear setback from 20' to 15'
Presented by Corey Granderson and Kelly Hayes

E. B21-27 **William and Janell Rieske**
1639 Greystone Place
Variance for deviation of side setback from 8' to 5'
Presented by William and Janell Rieske

F. B21-28 **Gibson Butcher Construction, LLC**
603 Black Oak Ave (Existing House)
Variance for deviation of
(A) front setback from 30' to 15'
(B) lot width from 70' to 62.5'
Presented by Steve Butcher

G. B21-29 **Gibson Butcher Construction, LLC**
East of 603 Black Oak Ave (New Tract)
Variance for deviation of lot width from 70' to 62.5'
Presented by Steve Butcher

H. B21-30 **Jim Moore**
4052 Jessica Lane
Variance for deviation of
(A) side setback from 8' to 6'
(B) rear setback from 20' to 12'
Presented by Bryan Claypool

XI. Waivers

A. W21-04 **Joshua Perry**
728 Jay Lane
Waiver of sidewalk requirement
Presented by Joshua Perry

XII. Other

A. L20-14 **One Year Extension Request for LSD – Go Punch List**
Lots 1 & 2 of Hammitt-Eoff Business Center
Approved May 5, 2020 Planning Commission meeting
Presented by Engineering Services, Inc.

XIII. Planning Director's Report

XIV. Adjourn

The Springdale Planning Commission met in regular session on Tuesday, March 2, 2021 at 5:00 p.m. in Council Chambers. It should be noted that at this time the meeting was also via Zoom.

Prior to the meeting being called to order, Chairman Parsley led the Pledge of Allegiance and Commissioner Roy Covert gave the invocation.

The meeting was called to order by Chairman Parsley at 5:00 p.m.

Roll call was answered by:

Howard Austin – via Zoom
Gary Compton
Roy Covert – Vice chairman
Shannon Mueller
Peyton Parker – via Zoom
Kevin Parsley - Chairman
Ben Peters – Secretary via Zoom
Dale Tyler – via Zoom

Also in attendance was Patsy Christie, Director of Planning and Community Development, Austin Thomas, Assistant Planning Director, Rick Berry, Senior Planner and Taylor Samples, Assistant City Attorney.

Mr. Covert moved to approve the February 2021 minutes. Mr. Compton seconded the vote. By a voice vote of all ayes and no nays the February 2021 minutes were approved by a unanimous vote.

It should be noted at this time that Mr. James David arrived at approximately 5:15 p.m.

Mr. Jim Reed spoke first. He is representing Mark Bazyk who had asked for a variance for All American Steakhouse but withdrew it at tonight's meeting. Mr. Bazyk said that he would like to answer any questions the Commission might have regarding his new endeavor.

Public Hearing

A. Proposed amendment to the Springdale Code of Ordinance
Chapter 32 Downtown District Form-Based Code to amend
Section 1.2 to add property to the Form Based Code District
And to amend Section 2.1 Regulating Plan to revise the boundary
Of the Campus Type 1.
Presented by Patsy Christie

Ms. Christie said that they have worked the last several months on an optional Form Based Code to include areas to the north and south of the Downtown Form Based Code. She said that if the property owners want to engage it they will come forward to request and ask for it to be changed using those regulatory plans as a guideline to what district it will go into and all the development will have to meet the Form Based Code. She again stressed that it is optional and gives them a chance to expand to give opportunities to those for development in those areas.

She further stated that they are ready to move this forward to Council if it is recommended for approval tonight it will move forward to Council next Tuesday, March 9, 2021.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to forward to Council with a recommendation for approval. Mr. Compton seconded the motion.

VOTE:
YES: Austin, Compton, Covert, Mueller, Parker, Parsley Peters, Tyler
NO: None

The motion to forward to Council with a recommendation for approval was approved by a unanimous vote.

B. Proposed amendment to the Springdale Code of Ordinance Chapter 32 Downtown District Form-Based Code to amend Section 1.2 to add property to the Form Based Code District and to amend Section 2.1 Regulating Plan to revise the boundary of the Campus Type 1.
Presented by Patsy Christie

Ms. Christie said that this piece of property was not originally included in the Form Based Code and the property owner has requested that it be added as a campus type I. Also, the property that fronts out onto Emma is property that is owned by the City and the City wants to put that on as well.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller moved to forward to Council with a recommendation for approval. Mr. Covert seconded the motion.

VOTE:
YES: Compton, Covert, Mueller, Parker, Parsley, Peters, Tyler, Austin
NO: None

The motion to forward to Council with a recommendation for approval was approved by a unanimous vote.

Ms. Christie said that this too, would be on the Council agenda on Tuesday, March, 9 2021.

Tabled Items

A. R21-04 Brian & Melanie Moore Trust (Cadence Crossing)
7655 West Gibbs Road
From A-1 to PUD
PP21-01 West side of Gibbs Road, between Har-Ber Avenue and Nichols Road
B21-16 Variance for deviation of PUD size from 10 acres to 5 acres
Presented by Engineering Services, Inc.

Mr. Jason Appel with Engineering Services, Inc. was present on behalf of his client to answer any questions or comments. He said that they were proposing 26 single family units. He said they are requesting a variance for the PUD size.

Mr. Parsley asked for Staff comments.

Mr. Parsley asked if there were those in the audience with questions or comments.

Ms. Rita Villines wanted to know how many homes would be built and if the road would be widened; if there would be sidewalks and if there would be a sewer system.

Ms. Christie said that those would be addressed with the Preliminary Plat.

Mr. Covert called for the vote for the variance.

VOTE:
YES: Covert, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton,
NO: None

Ms. Christie read the Staff comments for the rezoning.

The adopted Comprehensive Land Use Plan indicates medium density residential.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Protect the positive aspects of neighborhood character throughout the City.

Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.

Assure adequate land allocation for residential purposes by providing lots of adequate size

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

She further that the PUD comes with a Development Plan, a site plan and a set of covenants.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:
YES: David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council when ESI submits the corrected Development Plan.

PP21-01 West side of Gibbs Road, between Har-Ber Avenue and Nichols Road

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

Planning Comments

1. Is the only proposed landscaping the one tree planting per lot as stated in the preliminary development plan? Will there be landscaping included on the POA lot to enhance the shown greenspace? Is it possible for the shown median to include greenspace for additional landscaping?
2. Will the shown mid-block access easement be paved?
3. Final approval of the preliminary plat will be subject to resolution of all drainage items as they relate to Benedetto Subdivision Phase II.
4. Provide finalized PUD documents for review.

Engineering Summary

R21-04 **Brian & Melanie Moore Trust (Cadence Crossing)**
7655 West Gibbs Road
From A-1 to PUD
PP21-01 West side of Gibbs Road, between Har-Ber Ave and Nichols Rd
B21-16 Variance for deviation of PUD size from 10 acres to 5 acres
Presented by Engineering Services, Inc.

Engineering comments:
- Show drainage easement, easements should be filed before final approval

- Detail for street section needs to be revised to show correct sidewalk and greenspace configuration

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
  - Requires a 1"=200' minimum scale 2-foot contour map.
  - Show existing and proposed contours.
- *106.1.3.3*
  - Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)

2. **Chapter 106 – Stormwater Drainage**

- *106.1.2*** - **Submit a revised drainage report.**

.

- *106.5.3*** - A concrete trickle channel with a minimum width of 4 feet and a minimum slope of 0.40% shall be required for all detention ponds other than permanent lakes
  - **Show trickle channel in pond.**

- *106.5.4.10*** - "An easement shall be provided in Plans for detention facilities. A minimum 20' wide drainage easement shall be provided around the 100-year flood pool, connecting the tributary pipes and the discharge system along the most passable routing of piping system." Ownership of the detention facility will remain with the land.
  - **Show drainage easement around pond.**
  - **Show detention pond outlet structure detail.**
  - **Show 100 year WSE in pond.**
  - **Erosion Control Plan:**
    - **Show silt fence or wattle around entire perimeter of project.**
    - **For grated inlets in alley, use geotextile secured underneath the grates to catch sediment but let water run through.**

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
  - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

3. **Chapter 110 – Streets, Sidewalks and Other Public Places**

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - ~~Sidewalks are required one-foot (1') inside the right-of-way line.~~
  - ~~Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.~~
  - ~~The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").~~
  - ~~The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.~~
  - ~~Need to show details of sidewalks on the right-of-way.~~
- ~~*110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.~~
  - **At the end of the street where does a vehicle go if both alleys are one way toward the street? Alley should be orientated the opposite direction.**
  - **R.O.W. for an alley is 30'.**
  - **Can you flip the sidewalk and green space on the parking side of the street? If the sidewalk remains next to the curb, the sidewalk needs to be 6' wide.**
  - **Access easement between lots 12 and 13 should extend to the property line or the R.O.W. line.**

4. **Chapter 112 – Subdivisions**

(Code 1973, § 30-1)

- *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
  - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
    - **Street section doesn't match what is shown on plat.**

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - ~~Label all lights as Proposed or Existing~~
        - Show the direction of the mast arm
        - ~~Show the size and type of lights based on the location and classification of the street~~
        - ~~Add note to determine if the light is designed for area parking lot lights or as a street illuminator~~
        - ~~Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing~~
            - **Please add a note that the developer coordinates with the local utility provider for streetlight installation.**

5. **Chapter 130 – Zoning Ordinance**

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to insure that access is maintained.**

6. **Other:**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has
- been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Ms. Hollingshead said that the street for on-site parking doesn't match what is shown on the site plan.

Ms. Christie said that they are going to revise that to show parking on both sides.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to approve the Preliminary Plat subject to Staff comments. Mr. Compton seconded the motion.

VOTE:

YES: Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert David

NO: None

The Preliminary Plat was approved subject to Staff comments by a unanimous vote.

Public Hearing – Rezoning

A. R21-10 Chad Reed
560 W. County Line Road
From MF-12 to C-2
Presented by Chad Reed

This was tabled per the applicant.

B. R21-11 Luke Hammond
3444 Wagon Wheel Road
From A-1 to C-5
Presented by Luke Hammond

Mr. Hammond was present to answer any comments or questions. He said that he has a recreational gymnasium. He said that he has kids from 5 to 18 that participates.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates commercial.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

Assure adequate land allocation for commercial areas of sufficient size and in proper locations

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

VOTE:
YES: Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David Mueller
NO: None

The rezoning was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 23, 2021 in Council Chambers at 6:00 p.m.

C. R21-12 Old Mo East, LLC
1609 Old Missouri Road
From I-1 to I-2
Presented by McClelland Consulting Engineers, Inc.

Mr. Nathan Streett with McClelland Consulting Engineers, Inc. was present via Zoom to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

The adopted Comprehensive Land Use Plan indicates Heavy Industrial.

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

Consolidate industrial areas near traffic arteries and collectors, rail and air facilities and major utility trunk lines.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Ms. Mueller called for the vote.

VOTE:
YES: Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller

NO: None

Ms. Christie stated for the record that Staff would prepare the Ordinance that will go to Council on Tuesday, March 23, 2021 at 6:00 p.m. in Council Chambers.

D. R21-13 CCO Investments, LLC
2207 East Highway 264
From A-1 to SF-1
Presented by Blew and Associates

This rezone was tabled per Staff.

Public Hearing – Conditional Use

A. C21-06 Dandy Oil company, Inc.
701 North Thompson
Tandem Lot in C-2
Presented by Engineering Services, Inc.

This item was tabled per Staff.

Preliminary Plats, Replats, and Final Plats

A. PP21-03 Benedetto Subdivision Phase 2
SW of Gibbs Road and North of Har-Ber Ave.
Presented by Engineering Services, Inc.

Mr. Jason Appel was present on behalf of his client to answer any questions or comments. He they are showing 38 buildable lots and two POA areas. He said there will be a pool and clubhouse.

Mr. Parsley asked for Staff comments.

Ms. Christie said that this revision is due to the fact that the detention pond went away as they have been able to secure drainage off site.

Engineering Comments

1. **Chapter 106 – Stormwater Drainage**
(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)
- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - ~~Requires a 1"=200' minimum scale 2-foot contour map.~~
    - ~~Show existing and proposed contours.~~

2. **Chapter 130 – Zoning Ordinance**
(Ord. No. 3307, 3-25-03)
- *130.7.6.1 ADA* requirements.

- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
  - **This note is left in place throughout the design process to insure that access is maintained.**

3. **Other:**
   - *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

   - *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to approve the Preliminary Plat subject to Staff comments. Ms. Mueller seconded the motion.

VOTE:
YES: Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley
NO: None

The preliminary plat was approved subject to Staff comments by a unanimous vote.

B. RP21-05 Mark and Clelia Black
4409 Bogey Drive
Presented by Bates and Associates

This item was tabled until the April meeting.

C. RP21-06 Vick Enterprises, LLC
Lot 7, Block 4, Howard Acres Subdivision
Presented by Blew & Associates

Wes Looper with Blew & Associates was present via Zoom on behalf of his client to answer any questions or comments. He said the purpose of the replat is to cut off the southern .3 acres from the house.

Mr. Parsley asked for Staff comments.

Ms. Christie asked if each of the lots would have sewer service or has a perk test been done to see if the lots can accommodate septic systems.

Mr. Looper said that the lot to the north has an existing septic system. The one to the south will have a septic system but have not had a perk test done yet.

Ms. Christie said that in the past, the Commission has delayed a vote until they know that the lot can sustain a septic system. She said that the replat can't move forward until the Commission has the perk test showing that the lot can accommodate a septic system.

She also said that there are some existing buildings on the lot line that will need to be removed.

Mr. Looper said that they will be removed.

Ms. Christie asked if there were any engineering comments.

Ms. Hollingshead said that she had no comments on this project.

Ms. Christie read the standard comments for the replat.

Planning Comments

1. Please provide completed plat application.
2. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
3. Submit the review fee.
4. Submit a copy of the warranty deed.
5. Please provide copies of both sides of certified mail receipt slips (currently only provided one side).
6. Please provide evidence of these lots passing perc test or that they are able to connect to sewer.
7. Please remove all instances of "(To be Removed)"
8. Need the Certification of Transmittal, Ownership, and Ordinance to read as follows:

   The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.
9. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.
10. Need Certificates of Acceptance as follows:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat
and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Approval for Recording	_____	_____ Director, Planning and Community Development Division
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director of Engineering & Public Works

11. All comments from the utility companies and other city departments must be addressed prior to approval.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Peters asked if there was a sewer system within three hundred feet of the property.

Mr. Looper said that there is a sewer line or at least a stub out on the north side of lot one on the adjacent subdivision to the west, there is a sewer line.

Mr. Peters said he thought the state had a rule that if there is a sewer line within three hundred feet a septic system would not be approved.

Ms. Christie asked Mr. Looper if he had had any discussion with the Springdale Water Utilities about connecting to the sewer system.

Mr. Looper said he thought his client has spoken to them, but didn't know what the conversation was. He further stated that he isn't sure that where that sewer system got built if it is actually within the three hundred foot distance.

Ms. Christie reiterated that the project cannot move forward until it is determined if the lot can support a septic system or must be hooked up to the sewer system. She said that if it is approved tonight, it will not go to Council until such time that there is some sort of sewer system in place; either a septic system or hooked up to the Springdale Water Utilities.

Ms. Christie said another option was to table until they have the needed information.

Mr. Looper just heard from his client and he was told by Springdale Water Utilities that it is further than three hundred feet to the nearest sewer system.

Mr. Covert said that based on the information that the Commission doesn't have, he would prefer that they table the project until a perk test has been done.

Mr. Covert made that a motion to table. Mr. Tyler seconded the motion.

VOTE:
YES: Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters
NO: None

The motion to table the project was approved by a unanimous vote.

Ms. Christie reminded Mr. Looper that if he doesn't have the needed information to Staff for the April meeting, he will have to start over with notification to the adjacent property owners.

Large Scale Developments

A. L21-10 Twin City Produce
2014 Turnbow Avenue
Presented by Engineering Services, Inc.

This item was tabled until the April meeting.

B. L21-12 Chick-Fil-A
5601 W. Sunset Avenue
Presented by Greyden Engineering

Mr. Todd Rogers with Greyden Engineering was present via Zoom on behalf of his client to answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that she always gets asked the question is the traffic going to flow better than in other locations. She said Staff worked really hard to see that it does.

She then read the Staff comments.

Planning Comments

Large-Scale Comments:

1. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
2. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
3. This development has been given the number L21-12. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)

Commercial Design Comments (Site)

1. No pedestrian scaled lighting fixtures shown.

Engineering Comments

1. **Chapter 107 – Stormwater Pollution.**
   (Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)
   - *107.1* - Show & Label all temporary construction stockpiles, parking, entrances, egress, roads, or access as "Temporary" on the Grading or Erosion Control Plan.
     - **Add the word "Temporary" to all the items listed above, that are included in this project.**
     - **If the word temporary is not added to the items that will be removed once construction is completed and the site is stabilized, please add a note that all these temporary structures will be removed prior to the project being complete.**

2. **Chapter 110 – Streets, Sidewalks and Other Public Places**
   (Ord. No. 3258, § 1, 11-12-02)
   - *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
     - **The bike racks and seating area should be placed on private property and out of the R.O.W.**

3. **Chapter 130 – Zoning Ordinance**
   (Ord. No. 3307, 3-25-03)
   - *130.7.6.1 ADA* requirements.
     - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
       - **This note is left in place throughout the design process to insure that access is maintained.**

4. **Other:**
   - *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being

proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- *Construct-ability Review* – At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Compton moved to approve the large scale subject to Staff comments. Mr. Covert seconded the motion.

VOTE:

YES: Austin, Compton, Covert, David, Mueller, Parker, Parsley, Peters Tyler

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

C. L21-13 Plaza Tire Service
3029 E. Robinson Avenue
B21-19 Variance for deviation of Commercial Design Standards
(A) Facades
(B) Building Foundation Landscaping
Presented by CEI Engineering

Mr. Nate Bachelor with CEI was present on behalf of his client to answer any questions or comments. He said that it is on an approximately 1.5 acre lot. The building will be approximately 6800 square feet with eight bays for service with thirty two parking spaces on site.

He further stated that they have two variance requests. The building foundation landscaping which requires six feet is met along the north side but the east and west they are requesting a reduction of three feet for that. He said that the lot is deep and narrow and limits the six foot requirement on the east and west sides.

Regarding the façade he said the architectural elevations were included in the packet the east side will have the roll up bays and the request is for the painted CMU and the articulation for the façade being a little over one hundred feet in length. He said the reason for the request is basically for safety.

Mr. Parsley asked for Staff comments.

Ms. Christie read the Staff comments.

Large-Scale Comments:

1. Provide pdf files at time of resubmission. (standard comment)
2. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans. (standard comment)
3. In all residential, commercial and industrial developments submitted after August 30, 2007, all utility wires, lines and/or cable in said developments utilized by electric and/or telecommunications companies shall be placed underground. Excluding 12Kv and above. (standard comment)
4. This development has been given the number L21-13. This number should be placed on the plans and all future correspondence and plats pertaining to this development.
   (standard comment)

Landscaping Comments

1. Provide 24 month guarantee for all landscaping.

Commercial Design Comments (Site)

1. Sidewalks, no less than five (5) feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalk shall be located at least six (6) feet from the façade of the building to provide planting beds for foundation landscaping, except where features such as arcades or entryways are part of the façade. (Variance Request)

Commercial Design Comments (Architectural)

1. Provide integral color for CMU masonry.
2. Developments with façade over one hundred (100) feet in linear length shall incorporate wall projections or recesses a minimum of three (3) foot depth and a minimum of twenty (20) contiguous feet within each one hundred (100) feet of façade length and shall extend over twenty (20) percent of the façade. Developments shall use articulating features such as arcades; display windows, entry areas, or awnings along at least sixty (60) percent of the façade. (West Elevation) (Variance Request)
3. Building façades shall include a repeating pattern that shall include no less than three (3) of the elements listed below. At least one of these elements shall repeat horizontally. All elements shall repeat at intervals of no more than thirty (30) feet, either horizontally or vertically. o Color change o Texture change o Material module change o Expressions of architectural or structural bay through a change in plane no less than twelve (12) inches in width, such as an offset, reveal, or projecting rib. (West Elevation) (Variance Request)

Engineering Comments

7. **Chapter 106 – Stormwater Drainage**

*106.5.4.10*** - Easements

- **Easements shall be filed before acceptance and approval of plans.**

8. **Chapter 107 – Stormwater Pollution**

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.C3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.

9. **Chapter 130 – Zoning Ordinance**

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to insure that access is maintained.**

10. **Other:**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

Mr. Thomas said that Mr. Bachelor has done a good job of meeting the intent of the Ordinance regarding the Commercial Design Standards.

Mr. Parsley asked if there were those in the audience with questions or comments.

Mr. Peters wanted it noted that he felt sure that CEI has followed the directives of the Drainage Criteria Manual, however; there have been problems downstream from this project.

Mr. Covert called for the vote on both variances.

VOTE:

YES: David, Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton Covert

NO: None

Both of the variances were approved by a unanimous vote.

Mr. Covert moved to approve the large scale subject to Staff comments. Mr. Compton seconded the motion.

VOTE:

YES: Compton, Covert, David, Mueller, Parker, Parsley, Peters, Tyler, Austin

NO: None

The large scale was approved subject to Staff comments by a unanimous vote.

Board of Adjustment

A. B20-14 Francisco & Adriana Saenz
294 Trevi Fontana Place
Variance for deviation of front setback from 30' to 16.5'
Presented by Francisco & Adriana Saenz/Joye Ryan Jones

Francisco and Adriana Saenz were present to answer any questions or comments.

Ms. Christie said that there vacation of a utility easement has gone to Council and they have approved it which allows for their variance.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:

YES: Mueller, Parker, Parsley, Peters, Tyler, Austin, Compton, Covert David

NO: None

The variance request was approved by a unanimous vote.

B. B21-17 Victor Ortiz
1129 Jefferson Street
Variance for deviation of paving requirement with a
Two year Bill of Assurance
Presented by Victor Ortiz

Mr. Ortiz was present to answer any questions or comments. He said that they put some gravel down because the soil was so soft and they were tracking out onto the street. He received a code violation as he was told that he needed a hard service drive way.

Ms. Christie asked about the structure in back. She asked if was built as an accessory building to a single family home and wanted to make sure that it was not used as a business.

Mr. Ortiz said that was correct. He said that the building is for storage for his personal stuff.

Ms. Christie asked Mr. Thomas if there was a previous Bill of Assurance on this property.

He said that they were unable to find anything.

Ms. Christie asked Mr. Stith if he had anything on this property as she thought it has gone before the Planning Commission before.

Mr. Ortiz said that he requested a permit to build the shop in the back.

Mr. Stith said that at the time the building was built they didn't think that Mr. Ortiz would need any parking. He said that it was an accessory structure to the house in an Industrial zone. He said he thought that the previous owner had an issue with paving as he was parking heavy equipment. He said they were not granted a variance so they moved.

Ms. Christie asked Mr. Stith if he had to pave it even though Mr. Ortiz is only driving back and forth on it.

Mr. Stith said that the violation was issued by the Buildings Department but from Neighborhood Services.

Ms. Christie asked Mr. Ortiz if Neighborhood Services thought he was operating a business.

Mr. Ortiz said that he parks his trailers there. He said his business is in a separate location in Springdale.

Ms. Christie said that is the problem, that if he is parking his trailers there then the drive needs to be paved. Ms. Christie said that it is difficult to grant a Bill of Assurance when the Commission doesn't know exactly where the paving needs to be done. She recommended that Mr. Ortiz table his request and bring in documentation to Staff so that they care review it and determine where the paving needs to be.

It was decided to table Mr. Ortiz's request until he could bring in a drawing showing exactly where the paving will be done. It will be heard in April.

C. B21-18 Nelson Anaya
3611 Bueno Avenue
Deviation of rear setback from 20' to 20'
Presented by Nelson Anaya

Mr. Anaya's nephew was there along with Mr. Anaya to answer any questions or comments. His nephew said that his uncle wants to build a porch so that water will not come into his house.

Ms. Christie asked if he wants to build a canopy over the back door. She also asked if he had already built it.

His nephew said that he has not built it.

Ms. Christie asked Mr. Stith if he has seen any drawings regarding this request.

Mr. Stith said that someone talked to Mr. Anaya and he is getting his variance before he starts any construction.

Ms. Christie asked how big the porch would be.

Mr. Anaya said that the porch would be no wider than the length of house and it would extend 10'.

Mr. Anaya said that there would be no canopy just a porch.

Mr. Parsley reminded him that if he did put a canopy over the slab it could not extend beyond the edge of the slab.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert called for the vote.

VOTE:
YES: Parker, Parsley, Peters, Tyler, Austin, Compton, Covert, David, Mueller
NO: None

The variance was approved by a unanimous vote.

D. B21-20 Mark and Laura Bazyk (All American Steakhouse)
3492 West Sunset Avenue
Variance for deviation of Commercial Design Standards
(A) Screening
Presented by Jim Reed

This variance was withdrawn per the applicant.

E. B21-21 DCSB Holdings, LLC (Blades Landscaping)
1380 Butterfield Coach Road
Variance for deviation of
(A) 8' fence height
(B) Paving requirement with a two year Bill of Assurance
Presented by Derek Deaton

Mr. Deaton was present to answer any questions or comments regarding his variance requests.

Ms. Christie asked if he had a drawing showing what area needed to be paved. Mr. Deaton presented that at the time he submitted his application.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Compton called for the vote on both variances to be taken together.

VOTE:
YES: Parsley, Peters, Tyler, Austin, Compton, David, Mueller, Parker
NO: None
RECUSE: Covert

The variances were approved by a unanimous vote.

Waivers

A. W21-02 Miguel and Dawn Jimenez
913 South Spring Creek Road
Waiver of sidewalk requirement
Presented by Miguel Jimenez

Mr. Jimenez was present via Zoom so answer any questions or comments.

Mr. Parsley asked for Staff comments.

Ms. Christie said that ordinarily she doesn't support a sidewalk waiver; however, where this is located, there is no road improvement on the Master Street Plan and she said that it is out in the middle of nowhere.

Mr. Parsley asked if there were those in the audience with questions or comments.

There were none.

Mr. Covert moved to forward to Council with a recommendation for approval. Mr. Compton seconded the motion.

VOTE:

YES: Peters, Tyler, Austin, Compton, Covert, David, Mueller, Parker, Parsley

NO: None

The motion to forward to Council with a recommendation for approval was approved by a unanimous vote.

Ms. Christie stated for the record that Staff would prepare the Resolution that will go to Council on Tuesday, March 23, 2021 at 6:00 p.m. in Council Chambers.

Other

A. Expansion of a Legal Non-Conforming Use
1009 West Huntsville Avenue
Presented by Jose Victor Nunez

This item was tabled to the April meeting.

Planning Director's Report

Ms. Christie said that the work session would be Tuesday, March 16, 2021 at 5:30 p.m. and wanted to know that since the February work session was cancelled due to inclement weather, would the Commission be willing to work on March 30, 2021.

Adjourn

There being no further business, the meeting was adjourned at 6:30 p.m.

_____

Kevin Parsley, Chairman

_____

Ben Peters, Secretary

_____

Patsy Christie, Director
Planning and Community Development

_____

Debbie Pounders, Recording Secretary

R21-10
Tabled on 3/2/21

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021 (Tabled on 3/2/21)

Re: **R21-10** **Rezone**

A request by Chad Reed for Planning Commission approval of a zone change from Medium Density Multi-Family Residential District (MF-12) to General Commercial District (C-2) for a tract of land containing 3.02 acres.

LOT LOCATION AND SIZE
The 3.02 acre tract is located at 570 W. County Line Road, north side of County Line Road, east of Thompson Street.

A vicinity map is attached.

EXISTING ZONING
The existing zoning of this tract is a MF-12 Medium Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure and a higher density. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots.

Uses permitted: - 1, 8, 10, 11, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 12, 28
Temporary Uses – 34

ACCESSORY USES
The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-12 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand (14,000) for a triplex; twenty thousand (20,000) for a four-plex and twenty thousand (20,000) plus two thousand five hundred (2,500) for each unit over five. In addition, there shall be a minimum lot width of not less than sixty (60) feet for a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street.

(2) DENSITY - 12 units per acres

(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.

(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.

(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		20,000 + 2,500/unit					
Zero Lot Line	60		as above	30	20	16/0	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS
See Article 6 Section 2.17 of this chapter.

REQUESTED ZONING
The requested zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW
When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS
There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS
SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE
Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.

2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING
See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is undeveloped in C-2 zoning. The area to the east is undeveloped in A-1 zoning. The area to the south contains commercial uses in C-2 zoning, the area to the west contains a single family dwelling in an A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial.

The Master Street Plan indicates County Line Road as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Note - the property has been split and final approval of the rezoning request will be subject to the submission and approval of an informal plat addressing the illegal lot split.

GOALS AND POLICIES

Improve the City's economic base and tax structure through the promotion of healthy, stable commercial concentrations

Assure adequate land allocation for commercial areas of sufficient size and in proper locations

Encourage the development of a wide range of commercial development for the residents and tourist to include neighborhood, community and regional centers.

R21-10
Tabled on 3/2/21

File No. R21-10

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Chad Reed
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

560 W. County Line Road, Springdale, AR, 72764

Part of parcel 21-00265-000 (3.02 acres)

See following page.

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) MF-12

TO (proposed zoning) C-2

R21-10
Tabled on 3/2/21

The **Petitioner's** immediate intentions are to:

1. **Sell** the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title N/A (Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Fenced boat/RV parking and single-story storage units.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: N/A

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: N/A

Address: N/A

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 2202 E Elaine Ave, Fayetteville, AR 72703

TELEPHONE: 573.429.6902 DATE: 2/3/21

R21-10
Tabled on 3/2/21

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

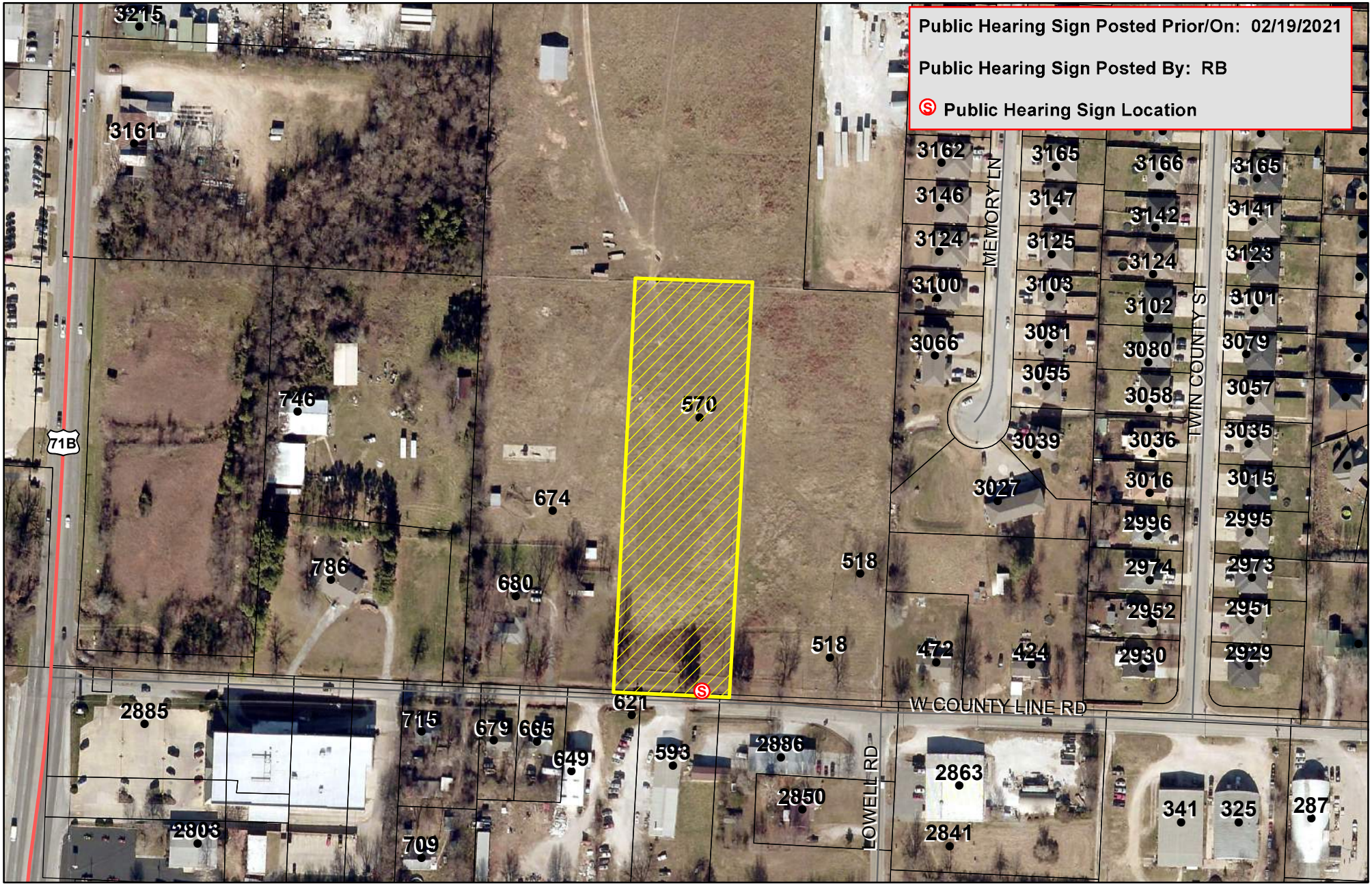
Chan Mhd
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 3rd day of February, 2021.

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

Sharon Christine Tromburg
Notary Public



N

0 40 80 160 240 320 Feet

For Location Reference Only

FILE NO. R21-10
APPLICANT: Chad Reed
REQUEST: Rezone - MF-12 to C-2

35

PLANNING COMMISSION MEETING
March 2, 2021

R21-13
Tabled on 3/2/21

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021 (Tabled on 3/2/21)

Re: **R21-13** **Rezone**

A request by CCO Investments, LLC – Cruz Ortiz for Planning Commission approval of a zone change from Agricultural District (A-1) to Low Density Single Family Residential District (SF-1) for a tract of land containing 1 acre.

LOT LOCATION AND SIZE
The 1 acre tract is located at 2259 East Highway 264, south side of Highway 264, east of Primrose Rd.

A vicinity map is attached.

EXISTING ZONING
The existing zoning on this tract is an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES
The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.

(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The rezoning application requests a SF-1 Low Density Single Family Residential District. The district is established in order to provide areas in the city for development of single-family residences on lots not less than ten thousand (10,000) square feet in area with a minimum frontage on a public street of eighty (80) feet.

Uses permitted: - 1, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28, 36
Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.
(5)

SITE PLAN REVIEW

When a conditional use is proposed in an SF-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. For Use Unit 36, See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

No building hereafter erected or structurally altered shall exceed a height of thirty-five (35) feet.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than ten thousand (10,000) square feet. In addition, there shall be a minimum lot width of not less than eighty (80) feet on a public street at the front setback line.
(2) DENSITY. less than four (4) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
		(sq. ft.)			Interior	Corner	
						Interior	Exterior
One Family	80	10,000	30	20	8/8	8	30
Zero-lot line	80	10,000	30	20	16/0	16/0	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling with accessory structures. The area to the north contains agricultural uses and a single family dwelling in A-1 zoning. The areas to the east and south contain residential uses in A-1 zoning. The area to the west contains a commercial use in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates Low Density Residential.

The Master Street Plan indicates Highway 264 as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Protect the positive aspects of neighborhood character throughout the City.

Assure adequate land allocation for residential purposes by providing lots of adequate size.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

R21-13
Tabled on 3/2/21

File No. R21-13

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by **CCO Investments, LLC**
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

CCO INVESTMENTS LLC
2259 E AR 264 HWY
SPRINGDALE, AR

PARCEL # 21-00015-010

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) SF-1

R21-13
Tabled on 3/2/21

The **Petitioner's** immediate intentions are to:

1. **Sell** the property NO (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title NO (Yes or No).

2. **Develop** the property _____(Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Rezoning to SF-1 won't effect the adjacent properties since _____.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: [signature]

Address: 3825 N. Shilon Dr. Fayetteville, AR

PETITIONER/OWNER **SIGNATURE** [signature]

MAILING ADDRESS: 2207 E Hwy 264 Springdale, AR

TELEPHONE: 479-799-8271 DATE: 2/10/21

R21-13
Tabled on 3/2/21

VERIFICATION

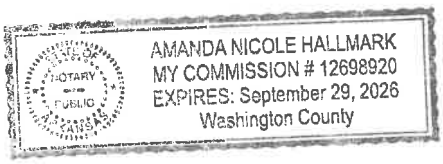
I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 10 day of Feb, 2021.



A Nicole Hallmark
Notary Public



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. R21-13
APPLICANT: CCO Investments, LLC
REQUEST: A-1 to SF-1

43

PLANNING COMMISSION MEETING
April 6, 2021

RP21-05
Tabled on 3/2/21

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: **April 6, 2021 (Tabled 3/2/21)**

RE: **RP21- 05 Replat Mark & Clelia Black Grandview Subdivision**
Lots 9 & 10

Planning Comments

1. Submit AutoCAD and PDF files at time of resubmission.
2. Please rename this project "Replat of Lot 10A – Grandview Subdivision"
3. Need to identify the ownership, address and zoning of all the adjacent properties.
4. Need the lot areas of all properties impacted by this replat.
5. Will all involved lots have sufficient frontage upon completion of this plat?
6. Need the Certification of Transmittal, Ownership, and Ordinance to read as follows:

   The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.
7. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.
8. Need Certificates of Acceptance as follows:

   The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat
   and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Approval for Recording	_____	_____ Director, Planning and Community Development Division
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director of Engineering & Public Works

9. All comments from the utility companies and other city departments must be addressed prior to approval.

INFORMAL PLAT

SPRINGDALE TRANSMITTAL AND OWNERSHIP:
WE, THE UNDERSIGNED OWNERS, REPRESENTING ONE HUNDRED PERCENT (100%) OWNERSHIP OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY DEDICATE FOR PUBLIC OWNERSHIP, ALL STREETS AND ALLEYS AS SHOWN ON THIS PLAT FOR PUBLIC BENEFIT AS PRESCRIBED BY LAW. THE OWNERS ALSO DEDICATE TO THE CITY OF SPRINGDALE AND TO THE PUBLIC UTILITY COMPANIES (INCLUDING ANY CABLE TELEVISION COMPANY HOLDING A FRANCHISE GRANTED BY THE CITY OF SPRINGDALE) THE EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLATION OF NEW FACILITIES AND THE REPAIR OF EXISTING FACILITIES. ALSO ESTABLISHED HEREBY IS THE RIGHT OF INGRESS AND EGRESS TO SAID EASEMENTS, THE RIGHT TO PROHIBIT THE ERECTION OF BUILDINGS, STRUCTURES, OR FENCES WITHIN SAID EASEMENTS, AND THE RIGHT TO REMOVE OR TRIM TREES WITHIN SAID EASEMENTS.

_____ ___ _____
DATE MARK BLACK

_____ ___ _____
DATE CLELIA BLACK

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 2020.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PROPERTY OWNER:
BLACK, MARK & CLELIA
PO BOX 8172
SPRINGDALE, AR 72766

FIELD WORK:
DECEMBER 9TH, 2016

BASIS OF BEARING:
GPS OBSERVATION - AR NORTH ZONE

REFERENCE DOCUMENTS:
1) A REPLAT OF LOTS 9 & 10 GRANDVIEW SUBDIVISION FILED IN BOOK 23A AT PAGE 186

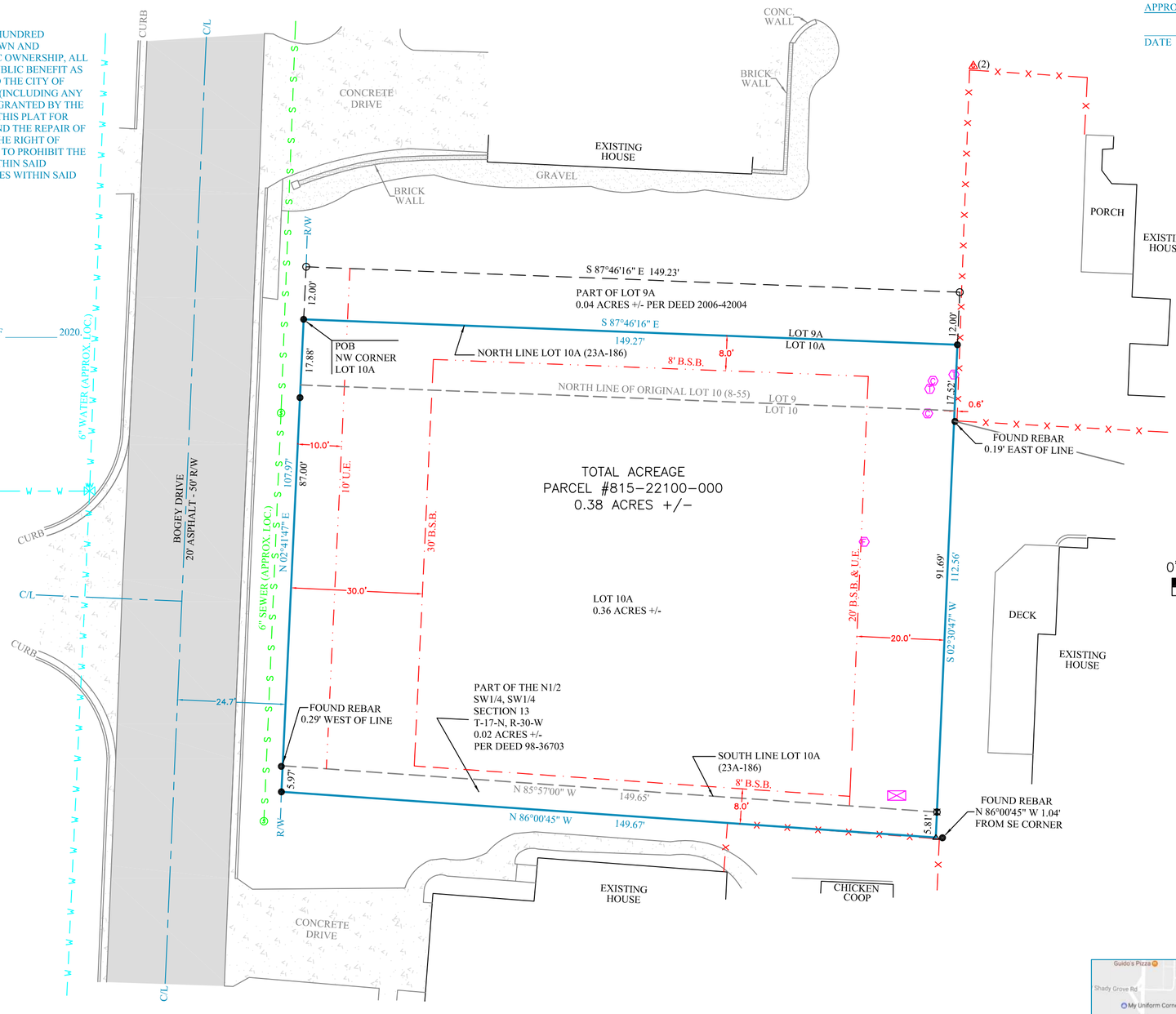
2) FINAL PLAT OF GRANDVIEW SUBDIVISION FILED IN BOOK 8 AT PAGE 55

3) WARRANTY DEED FILED IN BOOK 2016 AT PAGE 28113

PROPERTY ZONED:
SF-2

BUILDING SETBACKS (PER ZONING):
FRONT 30ft
SIDE 08ft (INTERIOR)
SIDE 30ft (EXTERIOR)
REAR 20ft

PER REPLAT 23A - 186: (SHOWN)
FRONT 30ft
SIDE 08ft
REAR 20ft



NOTE:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES . ALL UTILITY LINES APPEARING ON THIS PLAT, AS WELL AS THOSE THAT MAY EXIST UNDERGROUND NEED TO BE VERIFIED PRIOR TO DOING ANY TYPE OF EXCAVATION OR DESIGN. SOME UTILITY LINES MAY ALSO EXIST THAT WERE NOT SHOWN ON THIS PLAT.

FLOOD CERTIFICATION:
NO PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" OR "AE" AS DETERMINED BY THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR WASHINGTON COUNTY, ARKANSAS.
(FIRM PANEL #05143C0070F. DATED 05/ 16/ 2008)

SURVEY DESCRIPTION (PARCEL #815-22100-000):

LOT 10A OF THE REPLAT OF LOTS 9 & 10 GRANDVIEW SUBDIVISION RECORDED AS DOCUMENT 23A-186 ON FILE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS, AND ALSO A PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT AN EXISTING REBAR ON THE EAST RIGHT-OF-WAY OF BOGEY DRIVE MARKING THE NORTHWEST CORNER OF SAID LOT 10A AND RUNNING THENCE ALONG THE NORTH LINE THEREOF S87°46'16"E 149.27' TO AN EXISTING REBAR MARKING THE NORTHEAST CORNER OF SAID LOT 10A, THENCE LEAVING SAID NORTH LINE S02°30'47"W 112.56', THENCE N86°00'45"W 149.67' TO AN EXISTING REBAR ON SAID EAST RIGHT-OF-WAY OF BOGEY DRIVE, THENCE ALONG SAID RIGHT-OF-WAY N02°41'47"E 107.97' TO THE POINT OF BEGINNING, CONTAINING 0.38 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

APPROVAL FOR RECORDING CITY OF SPRINGDALE:

_____ ___ _____
DATE DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION

0' 20' 40' 60'
GRAPHIC SCALE (IN FEET)
1 Inch = 20ft.

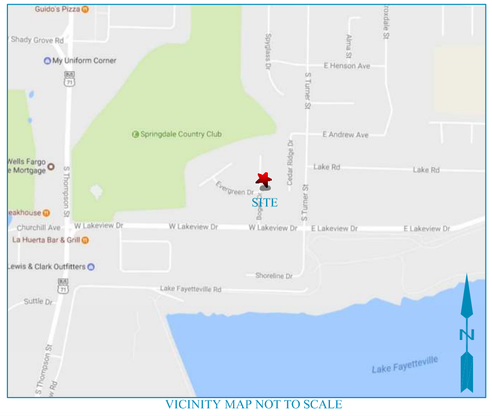
STATE RECORDING NUMBER:
500-17N-30W-0-13-330-72-1642

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE 9TH DAY OF DECEMBER, 2016.

REGISTERED
STATE OF ARKANSAS
NO. 1642
DRAFT
SIGNATURE
PERRICK L. THOMAS
PROFESSIONAL LAND SURVEYOR

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

VICINITY MAP



VICINITY MAP NOT TO SCALE

RECORDING NUMBER/DATE

LEGEND:
THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.
FOUND 5/8" REBAR
FOUND 1/2" REBAR
COMPUTED POINT
SET 5/8" REBAR/CAP
WATER VALVE
SANITARY SEWER MH
TELEPHONE PEDESTAL
CABLE PEDESTAL
YARD HYDRANT
GAS METER
ELECTRICAL BOX
TREE
BOUNDARY LINE
BOUNDARY LINE (PREVIOUS)
CENTERLINE OF ROAD
RIGHT-OF-WAY
BUILDING SETBACK
UTILITY EASEMENT
FENCE
WATER LINE
SEWER LINE

Location Map:
R-30-W
13
T-17-N

Bates & Associates, Inc.
Engineers · Surveyors · Landscape Architects
7230 S. Pleasant Ridge Dr · Fayetteville, Arkansas 72704 · 479.442.9350 · Fax 479.521.9350

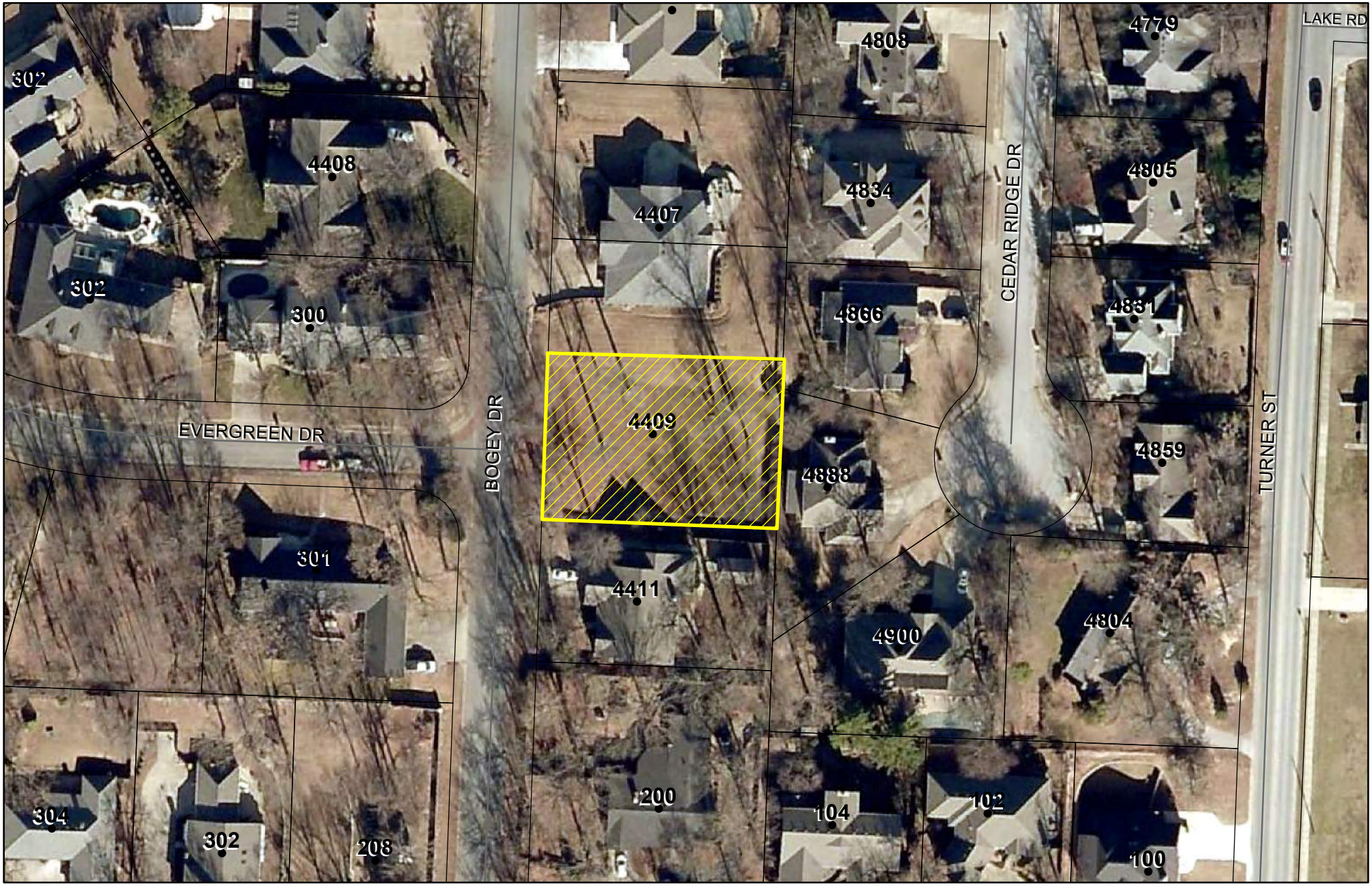
BATES & ASSOCIATES, INC. Copyright 2016
This survey was conducted for the person or persons whose name(s) appear on this plat. This plat is protected by copyright. No one including the person(s) named may reproduce this plat without the written permission of Bates & Associates, Inc. Reproduction includes, but is not limited to investigation for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other fact which a complete and accurate title search may disclose. Any flood information contained on this survey is taken from publications of the F.E.M.A. and is not to be used as liability for the correctness of the hereon cited maps, furthermore the above statement does not represent the opinion of Bates & Associates, Inc. of the probability of flooding.

FOR USE AND BENEFIT OF:
MARK BLACK

ADDRESS:
4469 BOGEY DRIVE
SPRINGDALE, ARKANSAS

DATE: 12/20/16
SCALE: 1"=20'
SURVEYED: JA
DRAFTED: AH, MR
LOCATION: SECTION: 13 TOWNSHIP: 17 NORTH RANGE: 30 WEST
REVIEWED: DT
COA #335

DRAWING# 16-401



N

0 15 30 60 90 120

Feet

For Location Reference Only

FILE NO. RP21-05
APPLICANT: Mark Black
REQUEST: Replat of parcel 815-22100-000
(Grandview Subdivison)

PLANNING COMMISSION MEETING
March 2, 2021

RP21-06
Tabled on 3/2/21

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: April 6, 2021 (Tabled on 3/2/21)

RE: **RP21-06** **Replat** **Vick Enterprises, LLC**

Planning Comments

1. Submit AutoCAD and PDF files at time of resubmission.
2. Please provide completed plat application.
3. Submit the approved authorization of representation form, if property owner will not be present at Planning Commission meeting.
4. Submit the review fee.
5. Submit a copy of the warranty deed.
6. Please provide copies of both sides of certified mail receipt slips (currently only provided one side).
7. Please provide evidence of these lots passing perc test or that they are able to connect to sewer.
8. Please remove all instances of "(To be Removed)"
9. Need the Certification of Transmittal, Ownership, and Ordinance to read as follows:

   The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as noted. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certify that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.
10. Need a resolution stating that _____ has authority to execute the Certificate of Transmittal, Ownership, and Ordinance.

RP21-06
Tabled on 3/2/21

11. Need Certificates of Acceptance as follows:

The undersigned hereby certify that this plat meets current regulations of the City of Springdale and regulations of the Arkansas State Board of Health as each pertains to this plat
and to the offices of responsibility shown below.

	Date	Signature
Acceptance of Dedications	_____	_____ City Clerk
	_____	_____ Mayor
Approval for Recording	_____	_____ Director, Planning and Community Development Division
Commission	_____	_____ Secretary, Planning Commission
	_____	_____ Chairman, Planning Commission
Water and Sewer	_____	_____ Engineer, Springdale Water Utilities
Streets and Drainage	_____	_____ Director of Engineering & Public Works

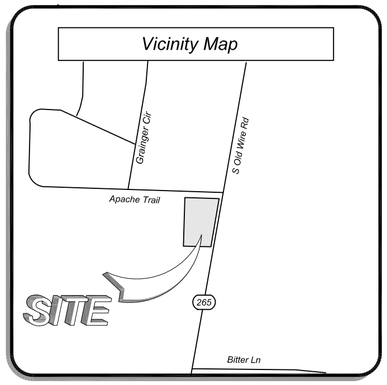
12. All comments from the utility companies and other city departments must be addressed prior to approval.

RE-PLAT

Lot 7, Block 4, Howard Acres Subdivision

Creating Lots 7A & 7B

A Part of SE 1/4 of the SW 1/4
Section 19, T-18-N, R-29-W



CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____. THE UNDERSIGNED HAS AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

_____ _____ _____
DATE OWNER

STATE OF _____
COUNTY OF _____
SUBSCRIBED AND SWORN BEFORE ME THIS ____DAY OF _____ 20__.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF ACCEPTANCE:
THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK
	_____	_____ MAYOR
APPROVAL FOR RECORDING	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	_____ SECRETARY, PLANNING COMMISSION
	_____	_____ CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____	_____ DIRECTOR OF ENGINEERING & PUBLIC WORKS

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

BEFORE DIGGING IN THIS AREA, CALL "ONE CALL" 811 FOR FIELD LOCATIONS (REQUEST FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES

811 Know what's below. Call before you dig.

Owner/Developer

PARCEL 21-00283-000
BAGWELL, MAGGIE E L/E
3118 OLD WIRE RD
SPRINGDALE, AR 72764-8047

Zoning & Setback Information

CURRENT ZONING: SF-2, LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT

BUILDING SETBACKS:
FRONT SETBACK - 30'
SIDE SETBACK (INTERIOR) - 8'
SIDE SETBACK (CORNER, INTERIOR) - 8'
SIDE SETBACK (CORNER, EXTERIOR) - 30'
REAR SETBACK - 20'

CONTACT:
SPRINGDALE PLANNING AND COMMUNITY DEVELOPMENT DIVISION
PHONE: 479-750-8550

Survey Description

LOT 7 (PARCEL 21-00283-000)
LOT 7, BLOCK 4 IN HOWARD ACRES, A SUBDIVISION OF PART OF SW 1/4 OF SECTION 19, TOWNSHIP 18 NORTH OF RANGE 29 WEST, ACCORDING TO PLAT FILED OCTOBER 2, 1964 AT PLAT RECORD E, PAGE 79.

LOT 7A
A PART OF LOT 7 IN BLOCK 4 IN HOWARD ACRES, A SUBDIVISION OF PART OF SW 1/4 OF SECTION 19, TOWNSHIP 18 NORTH OF RANGE 29 WEST, ACCORDING TO PLAT FILED OCTOBER 2, 1964 AT PLAT RECORD E, PAGE 79, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A SET IRON PIN WHICH IS N02°51'53"E 112.89' FROM THE SOUTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE N02°51'53"E 114.24' TO A FOUND IRON PIN, THENCE S86°39'40"E 148.89' TO A SET IRON PIN, THENCE S11°15'44"W 114.99' TO A SET IRON PIN, THENCE N86°48'32"W 132.09' TO THE POINT OF BEGINNING. CONTAINING 0.37 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

LOT 7B
A PART OF LOT 7 IN BLOCK 4 IN HOWARD ACRES, A SUBDIVISION OF PART OF SW 1/4 OF SECTION 19, TOWNSHIP 18 NORTH OF RANGE 29 WEST, ACCORDING TO PLAT FILED OCTOBER 2, 1964 AT PLAT RECORD E, PAGE 79, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE N02°51'53"E 112.89' TO A SET IRON PIN, THENCE S86°48'32"E 132.09' TO A SET IRON PIN, THENCE S11°15'44"W 114.02' TO A SET IRON PIN FOUND IRON PIN, THENCE N86°48'32"W 115.44' TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES, MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

RIGHT-OF-WAY DEDICATION:
A PART OF LOT 7 IN BLOCK 4 IN HOWARD ACRES, A SUBDIVISION OF PART OF SW 1/4 OF SECTION 19, TOWNSHIP 18 NORTH OF RANGE 29 WEST, ACCORDING TO PLAT FILED OCTOBER 2, 1964 AT PLAT RECORD E, PAGE 79, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A FOUND IRON PIN FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND RUNNING THENCE S86°48'32"E 115.44' TO A SET IRON PIN FOR THE POINT OF BEGINNING THENCE N11°15'44"E 229.01' TO A SET IRON PIN, THENCE S86°39'40"E 36.81', THENCE S10°46'56"W 228.65', THENCE N86°48'32"W 38.76' TO THE POINT OF BEGINNING. CONTAINING 0.20 ACRES,MORE OR LESS.

Miscellaneous Notes

STATE RECORDING NUMBER:
500-18N-29W-0-19-320-04-1826

COMPLETED FIELD WORK:
OCTOBER 28, 2020

REFERENCE DOCUMENTS:
1. WARRANTY DEED FILED IN DEED BOOK 2016 AT PAGE 19016.
2. SUBDIVISION PLAT FILED IN PLAT BOOK E AT PAGE 79.

SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY

DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. MONUMENTS WERE FOUND AT POINTS WHERE INDICATED.

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY IS IN ZONE "A" OR "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 05007C0455J, WHICH BEARS AN EFFECTIVE DATE OF 9/28/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT OF ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT PROPERTY: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF SURVEY; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.

CONTOURS PER CITY OF SPRINGDALE GIS.

CERTIFICATE OF AUTHORIZATION
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____, 20___.

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
No. 1826
SIGNATURE
KEITH A MYERS

PRELIMINARY

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
W.L. 11/6/20	W.L.	C.M.

COUNTY & STATE:	JOB NUMBER:
BENTON COUNTY, ARKANSAS	20-5637

LOCATION:
HOWARD ACRES SUBDIVISION

FOR THE USE AND BENEFIT OF:
VICK ENTERPRISES, LLC

21-000278-001
Priddy, Phillip Dean
20695 Einhellig Rd
Gentry AR 72734-9309
Zoned: SF-2

8" Waterline Per Springdale Water Utilities GIS

C/L

Apache Trail
30' Asphalt - 50' R/W

Sidewalk

MH-123 & 8" Sewer Line
Per Springdale Water Utilities GIS

5/8" Rebar
P.L.S. 1204

0.67'

S 86°39'40" E 148.89'

M.S.P. R/W
Platted R/W

S 86°39'40" E 36.81'

0.57'

20' U.E. (Plat Bk. 2003, Pg. 472)

Parent Tract
Parcel 21-00283-000
Lot 7, Block 4
Howard Acres Subdivision
36562.58 Sq. Feet
0.89 Acres ±

Conc.

Shed

30' B.S.B.

Approx. Location
Septic Field

Right-of-Way Dedication
8566.84 Sq. Feet
0.20 Acres ±

Lot
1

21-01161-000
Corado, Oneyda Yanira & Yoni
3508 Grainger Cir
Springdale, AR 72764
Zoned: SF-2

N 02°51'53" E 114.24'

20' B.S.B.

29'

25'

15'

5'

15'

House

33'

43'

Covered Porch

Gravel
Drive

38.5'

S 11°15'44" W 114.99'

5/8" Rebar
P.L.S. 1204

0.50'

20'

Silverstone Subdivision
Phase I

Lot 7A
16023.67 Sq. Feet
0.37 Acres ±

8' B.S.B.

P.O.B. Lot 7A

Carport

N 86°48'32" W 132.09'

20' U.E. (Plat Bk. 2003, Pg. 472)

Lot
2

21-01162-000
Mendez, Maria Jesus
3137 Choctaw Pl
Springdale, AR 72764-8050
Zoned: SF-2

Pole Barn

N 02°51'53" E 112.89'

20' B.S.B.

30' B.S.B.

Lot 7B
13972.06 Sq. Feet
0.32 Acres ±

S 11°15'44" W 114.02'

30'

S 10°46'56" W 228.65'

Hwy 265 (South Old Wire Road)
25' Asphalt - 60' M.S.P. R/W

Lot
3

P.O.C. Lot 7A
& R/W Dedication
P.O.B. Lot 7B
5/8" Rebar
P.L.S. 1204
SW Corner
Lot 7, Block 4

8' B.S.B.

P.O.B.
R/W Dedication

5/8" Rebar

N 86°48'32" W 115.44'

0.96'

N 86°48'32" W 38.76'

21-00055-000
Pacheco, Mariano & Maria D
3020 Old Wire Rd
Springdale, AR 72764-8140
Zoned: SF-2

M.S.P. R/W
Platted R/W

C/L

21-000060-000
Donaghey, Lavita D TTEE LIE ET AL
%Adams, John & Eve
8464 S Hwy 43
Southwest City, MO 64863
Zoned: A-1

Legend of Symbols & Abbreviations

- BOUNDARY LINE
- CENTERLINE OF ROAD (C/L)
- RIGHT-OF-WAY (R/W)
- FENCE
- BUILDING SET BACK (B.S.B.)
- UTILITY EASEMENT (U.E.)
- OHP — OHP — OVERHEAD POWER LINE
- W — W — WATER LINE
- FOUND MONUMENT AS NOTED
- SET 1/2" REBAR & CAP
- POWER POLE
- GAS METER
- TELEPHONE PEDESTAL
- WATER METER
- SEPTIC LID
- SANITARY SEWER
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- M.S.P. MASTER STREET PLAN

BASIS OF BEARING:
ARKANSAS STATE PLANE, NORTH ZONE, NAD 83
CONVERGENCE ANGLE = -1°13'46.65861"
DISTANCES SHOWN ON PLAT ARE GRID.
COMBINED SCALE FACTOR (GRID TO GROUND) = 1.0000669247
LATITUDE: 36°12'42.28226"
LONGITUDE: -94°06'47.26112"

0 20 40
1 INCH = 20 FEET

CERTIFICATE OF AUTHORIZATION NO 1534
BLEW & ASSOCIATES, PA.
No. 1534
ARKANSAS

I HEREBY CERTIFY THIS TO BE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF ON THIS THE_____DAY OF _____, 20___.

LICENSED PROFESSIONAL LAND SURVEYOR
STATE OF ARKANSAS
No. 1534
SIGNATURE
KEITH A MYERS

PRELIMINARY

IF THE SIGNATURE ON THIS SEAL IS NOT AN ORIGINAL AND NOT BLUE IN COLOR THEN IT SHOULD BE ASSUMED THAT THIS PLAT MAY HAVE BEEN ALTERED. THE ABOVE CERTIFICATION SHALL NOT APPLY TO ANY COPY THAT DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE.

FIRM:
BLEW & ASSOCIATES, PA
CIVIL ENGINEERS & LAND SURVEYORS
3825 N. SHILOH DRIVE
FAYETTEVILLE, ARKANSAS 72703
OFFICE: 479.443.4506
FAX: 479.582.1883
www.BLEWINC.com
Certificate of Authorization № 1534

DRAWN BY & DATE:	REVIEWED BY:	SURVEYED BY:
W.L. 11/6/20	W.L.	C.M.
COUNTY & STATE: BENTON COUNTY, ARKANSAS	JOB NUMBER: 20-5637	

LOCATION:
HOWARD ACRES SUBDIVISION

FOR THE USE AND BENEFIT OF:
VICK ENTERPRISES, LLC

Sheet 2 of 2



N

0 15 30 60 90 120 Feet

For Location Reference Only

FILE NO. RP21-06
APPLICANT: Vick Enterprises, LLC
REQUEST: Replat of parcel 21-00283-000
(Howard Acres Subdivision)

PLANNING COMMISSION MEETING
March 2, 2021

B21-17
Tabled on 3/2/21

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-17

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Victor Ortiz

Applicant's Mailing Address:

726 N. Thompson St. Ste C
Street Address or P.O. Box

479-530-9391
Telephone Number

Springdale, AR 72764
City, State & Zip Code

Property Owner's Name
(If different from Applicant): _____

Property Owner's Mailing Address:
(If different from Applicant):

_____
Street Address or P.O. Box

_____
Telephone Number

_____
City, State & Zip Code

Address of Variance Request: 1129 Jefferson

Zoning District: I-2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

B21-17
Tabled on 3/2/21

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Variance for deviation of paving requirement
with a two (2) year Bill of Assurance.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

B21-17
Tabled on 3/2/21

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

Variance for deviation of paving requirement with a two year Bill of Assurance

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

Will be able to pave within two years

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

B21-17
Tabled on 3/2/21

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Victor Ramos
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 18th day of January, 2021.

ABIGAIL ROJO NOTARY PUBLIC #12710706 WASHINGTON COUNTY, ARKANSAS Expires 03.05.30

Notary Public

B21-17
Tabled on 3/2/21





B21-17
Tabled on 3/2/21







N

0 20 40 80 120 160 Feet

For Location Reference Only

FILE NO. B21-17
APPLICANT: Victor Ortiz
REQUEST: Variance - Deviation of paved parking requirements with two year bill of assurance

PLANNING COMMISSION MEETING
March 2, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: **R21-14** **Rezone**

A request by Gerald B. Jones Revocable Trust for Planning Commission approval of a zone change from General Commercial District (C-2) to Light Industrial District (I-1) for a tract of land containing 2.41 acres.

LOT LOCATION AND SIZE
The 2.41 acre tract is located at 611 E. Appleblossom Rd., south side of E. Appleblossom Road at the intersection with Topaz Street in Lowell.

A vicinity map is attached.

EXISTING ZONING
The existing zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES
See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The rezoning application requests an I-1 Light Industrial district. The District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract is undeveloped. The area to the north is outside city limits and contains single family dwellings. The area to the east contains commercial uses in C-2 zoning. The area to the south is undeveloped in I-1 zoning. The area to the west has an industrial use in I-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates – NOT SHOWN ON CURRENT PLAN.

The Master Street Plan indicates Appleblossom Road as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of industries that further diversify and stabilize the City’s economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

Consolidate industrial areas near traffic arteries and collectors, rail and air facilities and major utility trunk lines.

R21-14

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

February 24, 2021

City of Springdale
201 Spring Street
Springdale, AR 72764

Attn: Planning Department
RE: On-Time Logistics (611 E. Apple Blossom Ave) Rezoning Submittal

Dear Staff,

This letter is in regards to a proposed Rezoning at 611 E. Apple Blossom Ave in Springdale, AR. This rezoning request is following up on conditions of approval for On-Time Logistics Ph 2 project. The condition stated that the small section of C-2, that currently exists on the eastern side, needs to be rezoned to I-1.

The owner intends to construct Phase 2 of On Time Logistics on this property. The majority of the property is zoned I-1. This rezoning will bring the remaining portion of the property into compliance. No adverse impacts are anticipated to surrounding properties with this request.

We thank you for your consideration of this proposed rezoning. Please call with any questions.

Sincerely,

Jared Inman

Jared S. Inman, P.E.

File No. R21-14

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Gerald B Jones Revocable Trust
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the NW1/4 of the NE1/4 of Section 13, T18N, R30W in Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NE1/4, thence S02° 06'47"W 35.01 feet, thence S86°32'48"E 446.14 feet to the POINT OF BEGINNING; thence S86° 32'48"E 346.98 feet, thence S03°27'12"W 84.00 feet, thence N86°32'48"W 50.00 feet, thence S03°27'12"W 255.00 feet, thence N86°32'48"W 296.98 feet, thence N03°27'12"E 339.00 feet to the POINT OF BEGINNING, Containing 2.41 acres, more or less, subject to easements and right of ways of record.

Layman's Description: 611 E. Appleblossom

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) General Commercial (C-2)

TO (proposed zoning) Light Industrial District (I-1)

The **Petitioner's** immediate intentions are to:

1. **Sell** the property NO (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title NO (Yes or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is ON-TIME LOGISTICS WAREHOUSE/DOCK FACILITY PHASE II (PHASE I IS TO THE WEST).

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: NO EFFECT ANTICIPATED. MAJORITY OF PROPERTY IS ZONED I-1. THIS REZONING REQUEST BRINGS PROPERTY FULLY INTO I-1 ZONING PER PLANNING COMMISSION CONDITIONS OF APPROVAL.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Gerald B James

Address: 4625 Brandywine Fayetteville Arkansas

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 4625 Brandywine Fayetteville Ark. 72703

TELEPHONE: 479-442-4178 DATE: 2/24/21

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

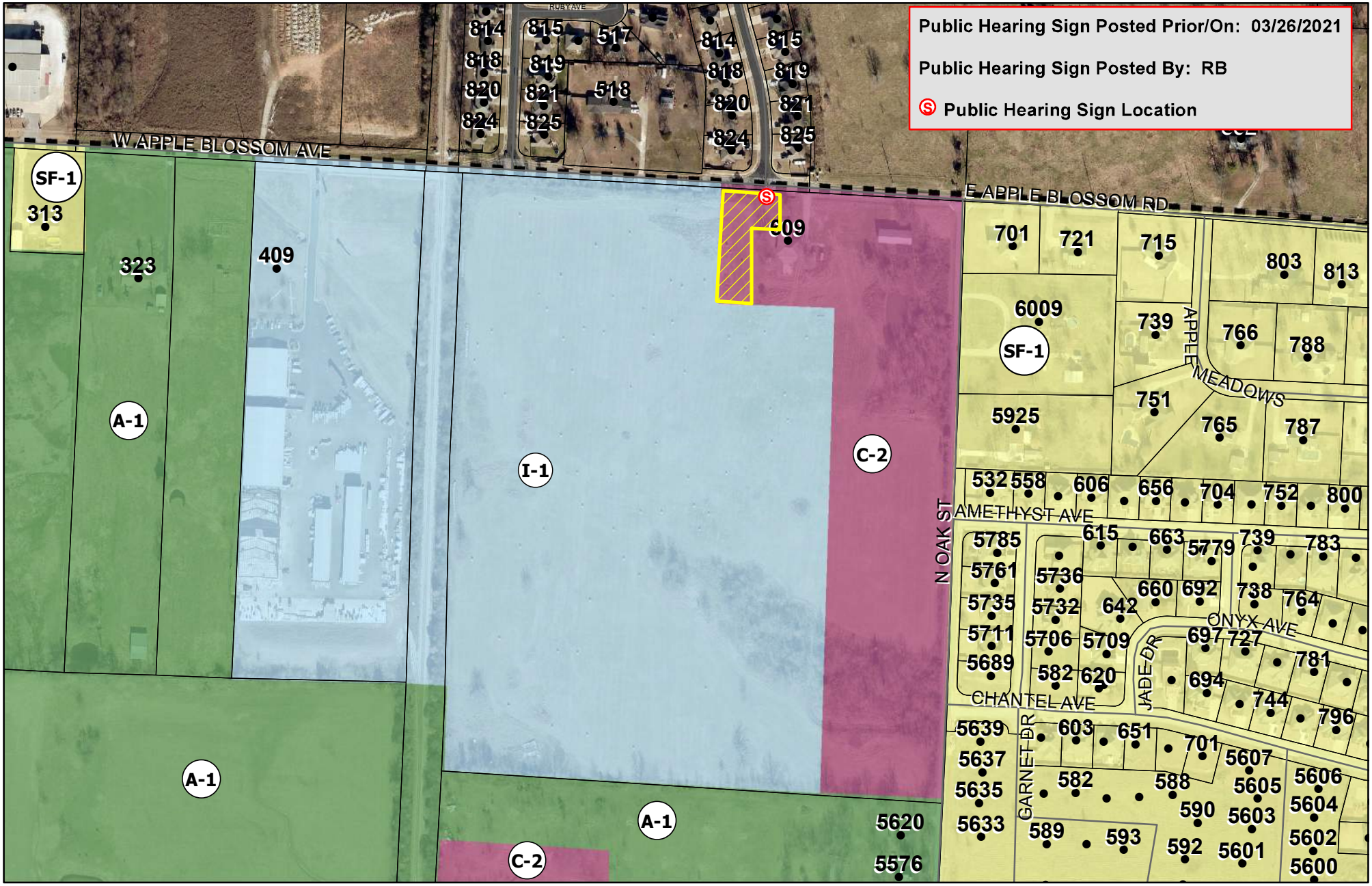
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 25 day of February, 2021.

Notary Public

Susan Williams Gessler
Notary Public
Washington County, Arkansas
Commission #12703101
Commission Expires September 5, 2027



N

0 70 140 280 420 560 Feet

For Location Reference Only

FILE NO. R21-14
APPLICANT: Gerald B. Jones Revocable Trust
REQUEST: C-2 to I-1

67

PLANNING COMMISSION MEETING
April 6, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: **R21-15** **Rezone**

A request by Gerald B. Jones Revocable Trust for Planning Commission approval of a zone change from Light Industrial District (I-1) to General Industrial District (I-2) for a tract of land containing 12.75 acres.

LOT LOCATION AND SIZE
The 12.75 acre tract of land is located at 679 E. Appleblossom Road, south side of Appleblossom Road with frontage on N. Oak Street.

A vicinity map is attached.

EXISTING ZONING
The existing zoning of this tract is an I-1 Light Industrial district. The District is designed to accommodate a wide range of industrial and related uses which conform to high development standards. Industrial establishments of this type may either be located in extensive areas devoted solely to these uses or may provide a buffer between commercial districts and other industrial uses which involve more objectionable influences. Residential development is excluded from this district, both to protect residents from an undesirable environment and to facilitate maximum efficiency of industrial activity.

Uses permitted: - 1, 21, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS
There shall be no maximum height limits in I-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The rezoning application requests an I-2 General Industrial district. The District is designed to accommodate a industrial uses which involve potentially objectionable uses and hazards, and which, therefore, cannot be reasonably expected to conform to a high level of performance standards, but which are essential to the economic viability of the city.

Uses permitted: - 1, 21, 24, 25, 26, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in I-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING
See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract is undeveloped in an I-1 zoning. The area to the east is undeveloped in C-2 zoning. The area to the south is undeveloped in A-1 zoning. The property is bordered by the railroad on the west side with industrial use in I-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan – not shown on adopted plan.

The Master Street Plan indicates Appleblossom Road as a major collector.

STAFF COMMENTS AND RECOMMENDATIONS
The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Encourage the development of industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

Insulate industrial sites from other activities by providing sufficient buffers to reduce nuisance and hazard exposure to surrounding non-industrial areas.

Assure the development of adequate services and utilities and take maximum advantage of railroad facilities.

R21-15

JORGENSEN
+ASSOCIATES
Civil Engineering · Surveying

124 W Sunbridge Drive, Suite 5
Fayetteville, AR 72703
Office: 479.442.9127
Fax: 479.582.4807
www.jorgensenassoc.com

February 24, 2021

City of Springdale
201 Spring Street
Springdale, AR 72764

Attn: Planning Department
RE: Jones Property (679 E. Apple Blossom Ave) Tract 3B Rezoning Submittal

Dear Staff,

This letter is in regards to a proposed Rezoning at 679 E. Apple Blossom Ave in Springdale, AR. This rezoning request is planned concurrent to the proposed lot split, of the same property, that will result in two tracts labeled Tract 3A and Tract 3B. This rezoning request is for Tract 3B only. Tract 3B will fall within zones I-1 and C-2 when the lot split is processed. The request is to rezone the I-1 portion of Tract 3B to I-2. The C-2 portion of Tract 3B will remain in place at the N. Oak St. frontage, as a buffer.

The owner has a potential buyer for Tract 3B once the lot split is processed. The potential buyer would like to build a materials processing plant, along the railroad, similar to the businesses to the south of the property (APAC, Hutchens, Standard Materials Group). Once rezoned, a Large-Scale Development plan would need to be generated and submitted to planning for review. We feel the I-2 zoning would be compatible to surrounding uses and would not adversely affect adjoining property.

We thank you for your consideration of this proposed rezoning. Please call with any questions.

Sincerely,

Jared Inman

Jared S. Inman, P.E.

R21-15

File No. R21-15

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Gerald B Jones Revocable Trust
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

A part of the NW1/4 of the NE1/4 and part of the SW1/4 of the NE1/4 of Section 13, T18N, R30W in Benton County, Arkansas, and being described as follows: Commencing at the NW Corner of said NW1/4, NE1/4, thence S02°06'47"W 774.81 feet to the POINT OF BEGINNING, thence S67°38'44"E 532.91 feet, thence S55°47'16"E 173.48 feet, thence S27°32'08"E 202.07 feet, thence S40°33'50"E 240.05 feet, thence S85°36'58"E 327.07 feet, thence S02°34'17"W 165.08 feet, thence N85°36'58"W 1,236.11 feet, thence N02°06'47"E 757.72 feet to the POINT OF BEGINNING, Containing 12.75 acres, more or less, subject to easements and right of ways of record.

Layman's Description: 679 E. Appleblossom

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) Light Industrial District (I-1)

TO (proposed zoning) General Industrial District (I-2)

R21-15

The **Petitioner's** immediate intentions are to:

1. **Sell** the property YES (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title NO (Yes or No).

2. **Develop** the property NO (Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: NO EFFECT ANTICIPATED. MAJORITY OF PROPERTY IS ZONED I-1. THIS REZONING REQUEST WILL ALLOW THE PROPERTY TO OPERATE UNDER USE UNIT 26 IN ANTICIPATION OF A MATERIALS PROCESSING PLANT SIMILAR TO PROPERTIES IN THE I-2 ZONING TO THE SOUTH. THE OAK RD FRONTAGE WILL REMAIN C-2 AS A BUFFER STREET FRONTAGE USES.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Gerald B Hawn

Address: 4625 Bridgewater Fayetteville, AR 72703

PETITIONER/OWNER**SIGNATURE**

MAILING ADDRESS: _____

TELEPHONE: _____ DATE: _____

R21-15

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

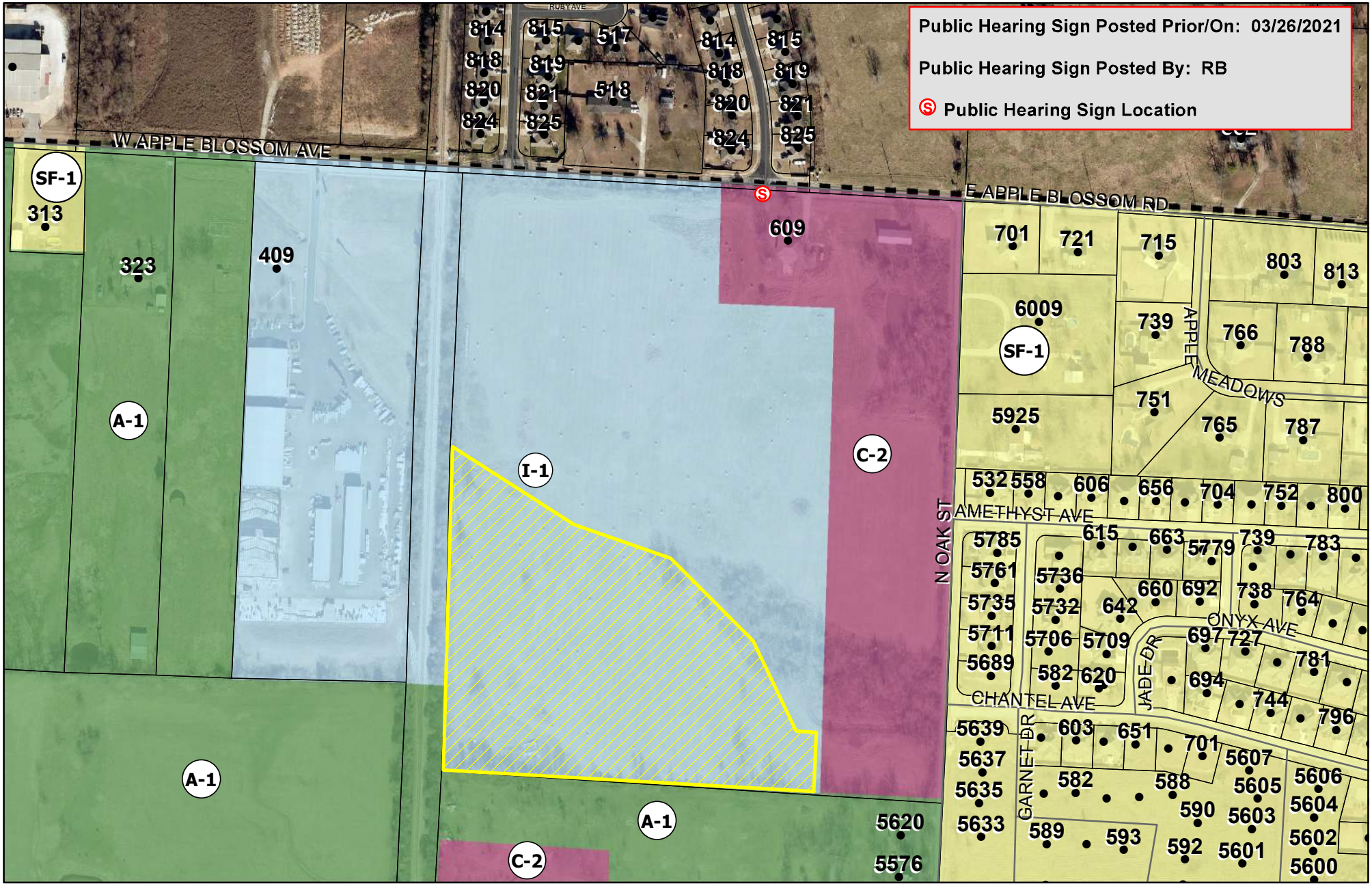
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 25 day of February, 2021.

Susan Williams Gessler
Notary Public

Susan Williams Gessler
Notary Public
Washington County, Arkansas
Commission #12703101
Commission Expires September 5, 2027



N

0 70 140 280 420 560 Feet

For Location Reference Only

FILE NO. R21-15
APPLICANT: Gerald B. Jones Revocable Trust
REQUEST: I-1 to I-2

75

PLANNING COMMISSION MEETING
April 6, 2021

R21-14 & R21-15

Opposition to Apple Blossom Ave Rezoning

From: Eric Schein [mailto:ericdschein@gmail.com]
Sent: Friday, March 26, 2021 11:25 AM
To: dpounders@springdalear.gov
Cc: Karen Davis; Bethany Rosenbaum; Chris Moore
Subject: Rezone of parcels 21-00103-050&065

To whom it may concern,

I am Eric Schein of 824 Topaz street, Lowell (across the street from the land to be rezoned). The use of the area on the east side of the railroad tracks has been Residential ever since it has been removed from Agricultural. When Bethel Heights allowed a commercial property to go in, it was against SS14-56-306. The city of Lowell did not agree with the rezone & it has been ugly ever since. Now we have a horrible amount of truck traffic on a street that is still labeled a no truck traffic street. The operation of the business is throughout the night. They unload & reload trucks until the morning. The noise, light, & traffic is a nuisance.

This rezone is looking to give the Operator of a business on these other two properties even more leniency. I am also a City Councilman for Lowell Ward 4, and my phone has been blowing up over this. A petition has been created to show the opposition to the rezone. The other problem is the 96 newly constructed homes that have been preSold that will not receive the letter to announce the hearing. It is safe to say that they would also be in opposition to the rezone as well.

Sincerely
Alderman Eric D Schein
Ward 4 Seat 2
824 Topaz street
Lowell, AR 72745
(479)957-1215

R21-14 & R21-15

Opposition to Apple Blossom Ave Rezoning

From: Tonya Schein [mailto:tjschein@gmail.com]
Sent: Friday, March 26, 2021 11:44 AM
To: dpounders@springdalear.gov
Cc: Chris Moore; Eric Schein; bethany_henry@hotmail.com
Subject: Re-zoning on Apple Blossom Road on April 6, 2021

Hello! This email is for the Springdale Planning Commission.

We are neighbors adjoining the proposed new re-zoning for 611 and 679 Apple Blossom. (Parcel number 21-00103-050 and 21-00103-065)

We are opposed to the re-zoning of that property. In this email, I will attempt to give you the information we know, past and present, along with our experience currently as neighbors of On Time Logistics.

FOR REFERENCE:
I am addressing a statute that was supposed to have been taken into consideration before the original building was allowed to be put up in Bethel Heights. Here is the statute I am referring to. **Universal Citation:** AR Code § 14-56-306 (2017). This statute is met to protect adjacent cities from incompatible re-zoning on properties that are in neighboring cities. I would like to note that this statute should be taken into consideration each time you re-zone this property.

PAST:
The citizens and the council addressed the issue back in early 2000s when the property owners (previous owners) had tried to change the zoning on that property initially. It was originally voted down by the city of Lowell but Bethel Heights re-zoned it anyway. I am not sure what protocol is for how to enact this statute when it becomes necessary but it is now necessary.

PRESENT:
Eric and I came up to the Springdale council the last time this property was up for re-zoning (2020) and it was re-zoned with no issue at all. We had addressed our concerns and they were not taken into consideration.

OUR EXPERIENCE:
I want to tell you what we are experiencing as a subdivision over here right now and why we cannot let another building (or two) be placed on that tract of land.

Since that building has gone up, we have experienced the following issues:

- large semi-trucks missing the building and pulling into our subdivision and trying to turn around on our city streets and getting stuck in the middle of Apple Blossom, blocking the street. I work from home and I experience this several times per week. I have started calling the Lowell police in order to document this.
- This business (On-Time Logistics) while trying to be good neighbors, works at night and they are loud. They load trucks all night and there is noise, headlights

in windows, loud voices, and truck traffic moving in and out of the premises all night and early in the morning.

- They also have lighting on their building that although it's downlighting, keeps the entire front of the subdivision (Southfork III) illuminated.
- Something noteworthy is that they had our entire side yard dug up for over a month. They hit our gas line and didn't inform us. While we were at work our dogs were inside our house breathing gas fumes. They poured concrete at 3 am one morning and had huge lights up. It was a circus. We had to get Lowell, Bethel Heights, and their contractor involved in the middle of the night. They worked late into the evening most nights to the point that we had to call the CIty of Lowell because Bethel Heights literally would not respond. Bethel Heights didn't have an ordinance for anything.
- The proposed building they are wanting to build is directly across from our house. The driveway will come directly across from our living room windows.
- We have a two-lane road on Appleblossom and this volume of trucks is not conducive to a residential lifestyle. The street was never made to account for semi traffic.

WHAT WE KNOW ABOUT THIS AREA:

- Apple Blossom is a no-truck route. It states this on signs up and down Apple Blossom.
- The East side of the railroad tracks was a residential area before it was zoned industrial.
- We have several nice subdivisions that are currently here around the facility and we now have a brand new subdivision with 96 houses that is going up next to ours. These new homeowners don't even get a voice because they haven't even received a letter on this re-zoning. I am sure they would be opposed as well.
- If you go down north Oak Street, you will also see brand new houses that have recently been built there as well.

REQUEST:

I am not sure why this is being taken into consideration but the I-1 rezoning was already a terrible idea for those of us in the adjoining city, but I-2 would be catastrophic. I have looked up the re-zoning for that and there is no worse re-zoning for a residential neighborhood not even 100 feet away from the proposed location.

Where can we go from here and what can be done to make sure that this statute is upheld before you make any re-zonings of your own? I have copied the mayor and both city council members in our ward on this email and I know the Mayor's staff is working to address these concerns as well.

Thank you for your time. I would like to have a response please.

Best,

Tonya Schein

R21-14 & R21-15

Opposition to Apple Blossom Ave Rezoning

From: Robby Ferguson [mailto:bigshotphotog@gmail.com]
Sent: Friday, March 26, 2021 1:54 PM
To: dpounders@springdalear.gov
Subject: Apple Blossom Zoning

To whom it may concern,

I would like to convey my opposition to the proposed rezoning of the Springdale side of Apple Blossom Ave.

As a resident of the Southfork neighborhood in Lowell on the north side of Apple Blossom, I was very upset when the shipping warehouse was constructed across the street from us in what was then Bethel Heights. I was concerned this would increase traffic, noise and congestion. This has all proven out to be true. Now, with the proposed zoning change, the problem WILL become much worse and I fear it will further tear up our road and lower property values in our area. Apple Blossom Ave is a smaller residential type road with no shoulder, no sidewalk, 30 mph speed limit and is, most importantly, mostly residential AND growing with new neighborhood development. This is a place for families, not industrial traffic, noise and congestion!

Please, help us stop from continuing down this road of poor planning and decision making of the past by opposing the proposed zoning change to Apple Blossom Ave.

Sincerely,

Robby Ferguson
513 Emerald Street
Lowell, AR 72745
(479) 439-2846

R21-14 & R21-15

Opposition to Apple Blossom Ave Rezoning

From: Christy Booth [mailto:cabkick@gmail.com]
Sent: Sunday, March 28, 2021 7:32 PM
To: dpounders@springdalear.gov
Subject: Appleblossom Zoning

To whom it may concern,

I would like to convey my opposition to the proposed rezoning of the Springdale side of Apple Blossom Ave.

As a resident of the Southfork neighborhood in Lowell on the north side of Apple Blossom, I was very upset when the shipping warehouse was constructed across the street from us in what was then Bethel Heights. I was concerned this would increase traffic, noise and congestion. This has all proven out to be true. Now, with the proposed zoning change, the problem WILL become much worse and I fear it will further tear up our road and lower property values in our area. Apple Blossom Ave is a smaller residential type road with no shoulder, no sidewalk, 30 mph speed limit and is, most importantly, mostly residential AND growing with new neighborhood development. This is a place for families, not industrial traffic, noise and congestion!

Please, help us stop from continuing down this road of poor planning and decision making of the past by opposing the proposed zoning change to Apple Blossom Ave.

Sincerely,

Christy Ferguson
513 Emerald Street
Lowell, AR 72745
(479) 439-2846

R21-14 & R21-15

Opposition to Apple Blossom Ave Rezoning

From: Scott Litzman [mailto:litzmanart@gmail.com]
Sent: Friday, March 26, 2021 9:34 AM
To: dpounders@springdalear.gov
Subject: Re-zoning on Appleblossom

To whom it may concern,
I am writing to express my concern with a bit of land that currently sits across from my neighborhood. There is a logistics business that is looking to expand on the land and I am against this. It isn't a good fit for re-zoning, I believe, because there are already a lot of semi-trucks on this road. The road isn't nearly wide enough to accommodate more trucks. The road was widened to allow the trucks to have a turning lane, and they do not use that as it is already. Please take this stance into consideration and do no allow this re-zoning to take place as it will further damage the road in front of where folks live, it will add unwanted noise to the area, and increase traffic to areas where kids often walk to access parks and that would also raise the risk of accidents that could be avoided.

Thank you for your time and consideration.

Scott Litzman

R21-14 & R21-15

Opposition to Apple Blossom Ave Rezoning

Matt White matt42white@gmail.com
On Mar 24, 2021, at 4:02 PM
Subject: Re: Site plan

<R21-15 Site Plan>

Hey Debbie,

Upon review of this information. I would like to formally state that I am 100% against this Re-zone. Please pass this message along to whom it concerns in the Springdale planning commission. I will also plan to attend the meeting on this in April.

Thank you,

Matthew H. White

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: **R21-16** **Rezone**

A request by Forest Dale & Helen Irven Joint Revocable Trust for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium/High Density Multi-Family Residential District (MF-16) for a tract of land containing 14 acres. Parcels: 815-29790-095, 815-29790-090, 815-29790-085, 815-29790-080.

A request by Betty Counts and Joanne Wade for Planning Commission approval of a zone change from Agricultural District (A-1) to Medium/High Density Multi-Family Residential District (MF-16) for a tract of land containing 8 acres. Parcels: 815-29790-100 and 815-29790-105.

LOT LOCATION AND SIZE

The 22 total acre tract is located at 1415, 1307, and 1309 Oak Grove Road, east side of Oak Grove Road and south of Bob Mills Road.

A vicinity map is attached.

EXISTING ZONING

The existing zoning on this tract is an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.
(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

REQUESTED ZONING

The rezoning application requests a MF-16 Medium/High Density Multi-family Residential District. The district is established to provide areas for development allowing more units per structure. Provides more compact residential development, and promotes more efficient use of land and utilities, and the development of less expensive housing on smaller lots. MF16 Districts are restricted to sites abutting collector or arterial streets and may be developed either adjacent to or in conjunction with neighborhood commercial or shopping center developments.

Uses permitted: - 1, 8, 10, 11, 12, 13, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 9, 28
Temporary Uses – 34

ACCESSORY USES

The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses as set for in Article 6, Section 2.7 of this chapter.
(2) Private greenhouses and horticultural collections.
(3) Flower and vegetable gardens.
(4) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an MF-16 district, except for Use Unit 28 home occupation a site plan review shall be required. See Article 6, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than six thousand (6,000) square feet for a single family dwelling; ten thousand five hundred (10,500) square feet for a duplex; fourteen thousand four hundred (14,000) for a triplex; twenty thousand (20,000) for a four-plex; and more than four-plex twenty thousand (20,000) plus one thousand nine hundred (1,900) square feet per unit. In addition, there shall be a minimum lot width of not less than sixty (60) feet a one family; seventy (70) feet for a two family; eighty (80) feet for a three family or larger on a public street at the front setback line for all dwelling unit types.
(2) DENSITY. Sixteen (16) units per acre.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty (30) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty (30) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than eight (8) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than twenty (20) feet.

	LOT MINIMUMS			SETBACKS				
	Widths		Area	Front	Back	Side		
						Interior	Corner	
							Interior	Exterior
One Family	60		6,000	30	20	8/8	8	30
Two Family	70		10,500	30	20	8/8	8	30
Three Family	80		14,000	30	20	8/8	8	30
Four Family	80		20,000	30	20	8/8	8	30
Four or more families	80		20,000 + 1,900/unit					
Zero Lot Line	60		as above	30	20	16/8	16/0	30
Townhouse	Interior	Corner/end						
	20	50/28		30	20	8/0	8	30

BUILDING AREA

On any lot, the area occupied by all buildings shall not exceed forty (40) percent of the total area of the lot.

OFF-STREET PARKING

See Article 7 of this chapter.

LANDSCAPED OPEN SPACE

On any lot, there shall be a minimum of ten (10) percent of landscaped open space in accordance with Article 6 Section 2.16 of this chapter.

MULTIFAMILY PLAY AREAS
See Article 6 Section 2.17of this chapter

SURROUNDING ZONING AND LAND USE
Zoning of the surrounded area is shown on the attached map. The tract contains single family dwellings on large tracts. The area to the north contains single family dwellings in SF-1 and A-1 zoning. The area to the east is undeveloped in A-1 and C-2 zoning. The area to the south is undeveloped in C-2 zoning and a commercial use in C-2 zoning. The area to the west contains a mixture of commercial and residential uses in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN
The adopted Comprehensive Land Use Plan indicates commercial.

The Master Street Plan indicates Oak Grove Road as a minor collector and Bob Mills Road as a minor collector.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval:

Appropriate locations for single-family and multi-family residential development should be provided based on accessibility, site suitability, utility availability, neighborhood compatibility and environmental factors.

Encourage the development of a variety of housing types appropriate to the size and income of all households living and working in Springdale.

Larger multi-family developments should be located on sites with adequate space for off-street parking, accessory structures and recreational activity and toward the edge of single-family residential areas where higher traffic generation and taller building heights can be better accommodated.

SAVANT
DEVELOPMENT

March 16, 2021

To Whom it May Concern:

Please find the petition for rezoning three contiguous parcels at 1415 Oak Grove Road, Springdale, AR, 72762, 1307 North Oak Grove Road, Springdale, AR, 72762, 1309 North Oak Grove Road, Springdale, AR, 72762.

If you have any questions, please feel free to contact me at 817-307-1747 or at tanner@cignusre.com and ramsay@cignusre.com.

Sincerely,

Tanner Freeman

Tanner Freeman
Savant Development
224 SE 2nd Street, Suite 200
Bentonville, AR 72712

File No. R21-16

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Savant Development LLC
The record property owner(s), petitioning to rezone the following described area:

Legal Description: See attached exhibit.

Irven Joint Revocable Trust and Betty Counts

Address: 1415 OAK GROVE RD
Parcel: 815-29790-095
Parcel: 815-29790-090
Parcel: 815-29790-080
Parcel: 815-29790-085

Address: 1307 OAK GROVE ROAD
Parcel: 815-29790-100

Address: 1309 OAK GROVE ROAD
Parcel: 815-29790-105

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) A-1

TO (proposed zoning) MF-16 MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

The **Petitioner's** immediate intentions are to:

1. **Sell** the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title No (Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is MF-16 MEDIUM/HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The proposed zoning will have a positive impact on the adjacent properties and will reflect the City of Springdale Future Land Use Plans.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Ramsay Ball

Address: 224 SE 2nd Street, Suite 200, Bentonville, AR 72712

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 224 SE 2nd Street, Suite 200, Bentonville, AR 72712

TELEPHONE: Ramsay Ball (479) 640-6405 DATE: 3/10/2021

R21-16

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

Betty Jo Counts.

Betty Jo Counts
(Property Owner)

State of Arkansas)
) ss.
County of Benton)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12th day of March, 2021.

Carla Marbut
Notary Public

CARLA MARBUT
MY COMMISSION # 12389494
EXPIRES: September 4, 2022
Benton County

R21-16

Property Owner's Signatures

SIGNATURE
(Property Owner)

Betty Jo Counts

Betty Jo Counts
(Property Owner)

SIGNATURE
(Property Owner)

Jeffery Barron
(Property Owner)

SIGNATURE
(Property Owner)

Janet Dills
(Property Owner)

SIGNATURE
(Property Owner)

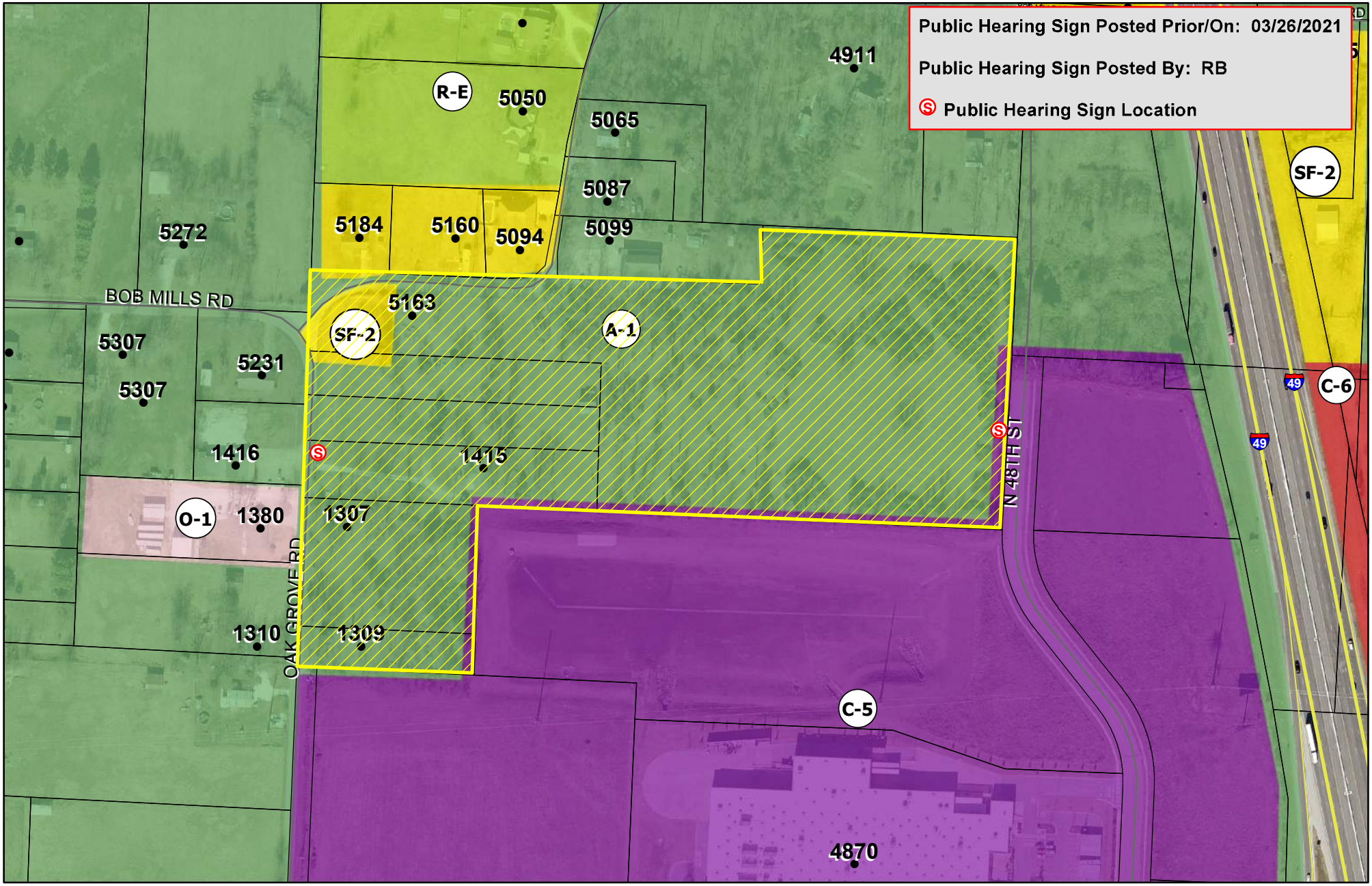
Joanne Wade
(Property Owner)

SIGNATURE
(Property Owner)

John Barron
(Property Owner)

SIGNATURE
(Property Owner)

Stephanie Pierson/ Irven Joint Revocable Trust
(Property Owner)



FILE NO. R21-16
APPLICANT: Savant Development LLC
REQUEST: A-1 to MF-16
92

PLANNING COMMISSION MEETING
April 6, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: **R21-17** **Rezone**

A request by Springdale Downtown, LLC for Planning Commission approval of a zone change from PUD to Revised PUD for a tract at 500 North Main.

EXISTING ZONING

The existing zoning of this tract is a PUD Planned Unit Development district. The District is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of such procedures the planning commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city. The PUD should:

(1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.

(2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.

(3) Provide a comprehensive, multi-modal circulation system separated from vehicular roadways which links residential, non-residential and open space areas

(4) Preserve the natural environment by minimizing the grading necessary for construction.

(5) Achieve a maximum of safety, convenience and amenity for both the residents of the PUD and the residents of neighboring areas and assure compatibility with existing and proposed surrounding land uses.

The development plan may be submitted in conjunction with the rezoning of the site or prior to the development of the site.

Uses permitted: - 1, 4, 8, 9,10, 11, 12, 13, 16, 17, 18, 19,20, 22, 27, 29
Conditional Uses Permitted on Appeal: - 2, 3, 6,7,15, 28

ACCESSORY USES
See Article 6, Section 2.7 of this chapter for residential uses and Article 6, Section 3.1 for commercial uses.

SITE PLAN REVIEW
When a proposal is made to develop a Planned Unit Development, a PUD Site Plan review shall be required. See Article 6, Section 5 of this chapter for the Planned Unit Development application review procedure.

DENSITY, BULK, AREA AND YARD REGULATIONS
Density. PUD densities may be determined on the basis of any and all of the following considerations; the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, the urban development goals and other policies of the city, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The city also has the discretion to consider any other relevant factors.,
Lot size. There shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide.
Setback. There shall be no minimum standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING
See Article 7 of this chapter.

ENCLOSURE OF USES
All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services. In addition, outdoor display of merchandise is allowed in an area equal to one-half (1/2) of the façade area of the front of the building as long as said display of merchandise is stored inside the building or other completely enclosed structure after normal working hours.

SCREENING AND LANDSCAPING
In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of fifteen (15) percent of gross residential areas shall be designated as common usable open space.

REQUESTED ZONING

Revised Planned Unit Development (PUD)

PROPOSED AMANDED USES/ACTIVITIES

1. Guest House – Owner Proposes allowing the tenants (Natural State Rock & Republic) to expand their current services as an operating Airbnb to include a permanent coffee shop and small restaurant, using the commercial kitchen and dining space within the guest house. They intend breakfast and lunch food service to be open to the public, accessible from the Greenway access gate. Indoor capacity seats around 30-35 ppl, and they intend to use the patio space and grounds for additional outdoor dining and coffee service. Tenant has updated the property's retail food permit with the State and County, and has also met standards for business permitting from City of Springdale.

2. Greenway Access – Owner proposes repairs to the Greenway gate for public pedestrian and bicycle traffic to enter and exit the property easily. Tenant will decide gate operating hours, and will obtain a permit to place 19"X22" non-lit aluminum sign to read "Natural State Rock & Republic", as well as the name of the restaurant partner (to be determined), by trail entrance at Greenway.

3. Right Wing of Red Barn – Owner proposes the current tenant use the right wing of the Red Barn as guest bike storage and a mechanic service bay to repair bikes. Tenant plans to run small bike rental business from this space as of Spring 2022. This service will also be accessible from Greenway Entrance.

4. Cycling Studio – The space formerly referred to as "Event Center" at 504 N Main is now home to a cycling studio, equipped with bike fitting services and a spin studio.

STAFF COMMENTS AND RECOMMENDATIONS

The proposed Amendments appear to be keeping with the intent of the Planned Unit Development as originally adopted and recommended for approval.

REQUEST FOR REVISION
PLANNING UNIT DEVELOPMENT - NATURAL STATE ROCK & REPUBLIC, LLC

Owner: Springdale Downtown LLC
Contact: Brenda Anderson
479-621-3757
brenda@bluecrane.us

Locations: 500 North Main - "Natural State Rock & Republic"

PROPOSED AMENDED USES/ACTIVITIES (see the attached exhibit)

1. Guest House - Owner proposes allowing the tenants (Natural State Rock & Republic) to expand their current services as an operating airbnb to include a permanent coffee shop and small restaurant, using the commercial kitchen and dining space within the guest house. They intend breakfast and lunch food service to be open to the public, accessible from the Greenway access gate. Indoor capacity seats around 30-35 ppl, and they intend to use the patio space and grounds for additional outdoor dining and coffee service. Tenant has updated the property's retail food permit with the State and County, and has also met standards for business permitting from City of Springdale.

2. Greenway Access - Owner proposes repairs to the Greenway gate for public pedestrian and bicycle traffic to enter and exit the property easily. Tenant will decide gate operating hours, and will obtain a permit to place a 19x5"x22" non-lit aluminum sign to read "Natural State Rock & Republic", as well as the name of the restaurant partner (to be determined), by trail entrance at Greenway.

3. Right Wing of Red Barn - Owner proposes the current tenant use the right wing of the Red Barn as guest bike storage and a mechanic service bay to repair bikes. Tenant plans to run a small bike rental business from this space as of Spring 2022. This service will also be accessible from the Greenway entrance.

5. Cycling Studio - The space formerly referred to as "Event Center" at 504 N Main is now home to a cycling studio, equipped with bike fitting services and a spin studio.

File No. R21-17

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Springdale Downtown LLC. The record property owner(s), petitioning to rezone the following described area:

Legal Description:

PT LOT 64 & PT LOT 66 & ALL
BLOCK A HOLCOMBS ADDITION
NO 1 & PT VACATED BLAIR ST AND
PT VACATED MAIN ST 5.04 AC

Layman's Description: 500 North Main

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) PUD

TO (proposed zoning) Revised PUD

The **Petitioner's** immediate intentions are to:

1. **Sell** the property NO (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title N/A (Yes or No).

2. **Develop** the property NO (Yes or No), and if so, the proposed use is _____.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Little to no impact from previously approved PUD _____.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Brenda S Anderson, VP

Address: 702 SE 5th, #34, Bentonville, AR. 72712

PETITIONER/OWNER **SIGNATURE**

MAILING ADDRESS: 702 SE 5th, #34, Bentonville, AR. 72712

TELEPHONE: 479-621-3757 DATE: 03.17.21

R21-17

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

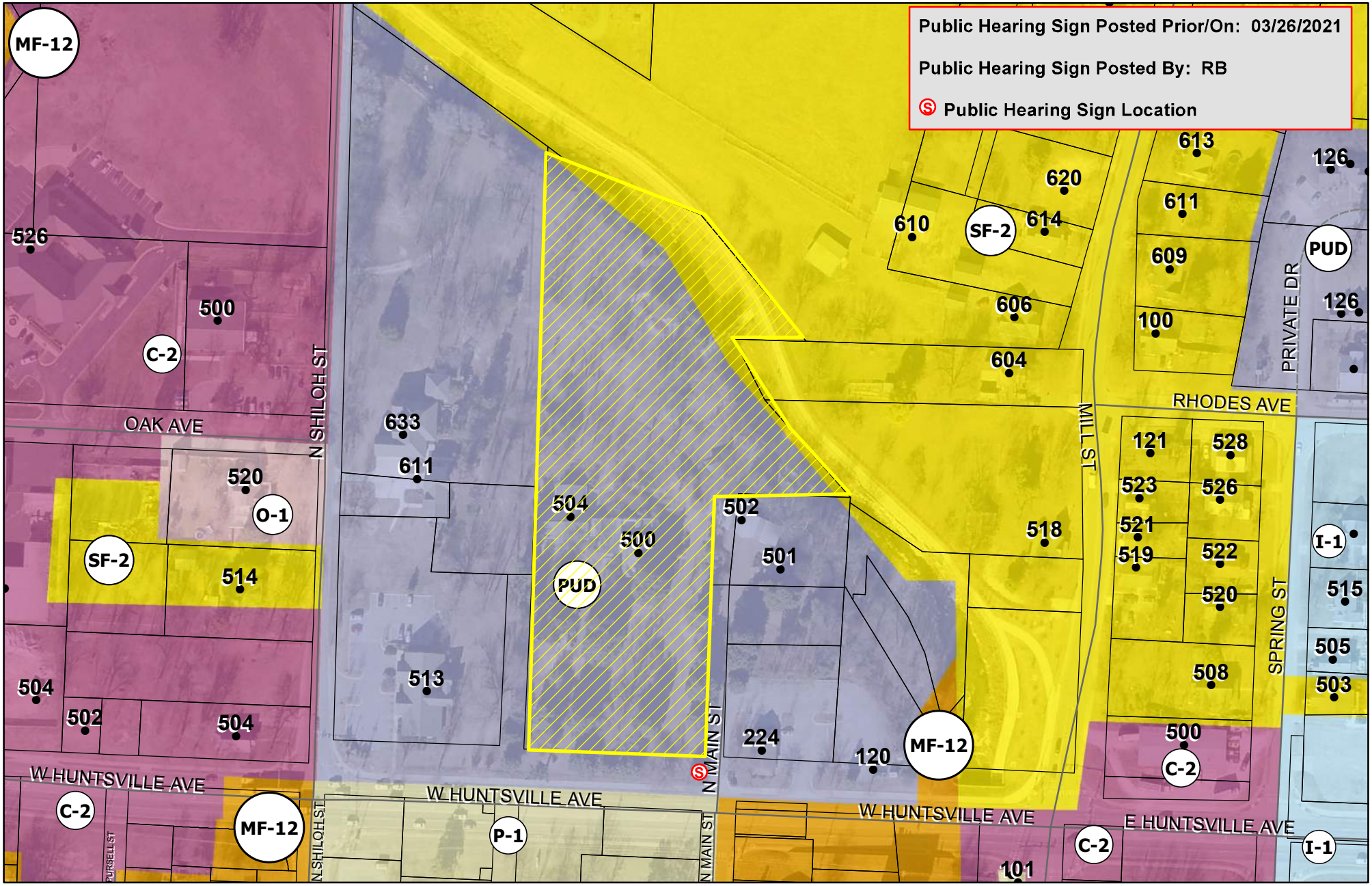
Brenda S. Anderson, VP,
Springdale Downtown, LLC
(Property Owner)

State of Arkansas)
) ss.
County of ~~Washington~~ Benton)

TAMI J MONTGOMERY
Notary Public - Arkansas
Benton County
Commission # 12386015
My Commission Expires Mar 4, 2022

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 11 day of March, 2021.

Notary Public



N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. R21-17
APPLICANT: Springdale Downtown, LLC
REQUEST: PUD to Revised PUD
100

PLANNING COMMISSION MEETING
April 6, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: **R21-18** **Rezone**

A request by The Trails at the Crossings Apartment, LP for Planning Commission approval of a zone change from Planned Unit Development (PUD) to Revised Planned Unit Development (PUD) for a tract of land containing acres.

EXISTING ZONING

The existing zoning of this tract is a PUD Planned Unit Development district. The District is established to permit the subdivision of land and zoning review into one process. The combination review permits a development proposal to be acted upon simultaneously by the developer and the city. This system is advantageous when the developer that plats the land and provides access and utilities also provides the amenities that make the overall project marketable. An additional advantage is that the approved PUD plan remains intact even if transfer in ownership occurs. The approved PUD plan represents a commitment by both the developer and the city.

The PUD process permits more flexibility in the choice of building types, the arrangement of varied land uses, and the use of generalized rather than specific development regulation. By permitting and encouraging the use of such procedures the planning commission and the city council will be able to make more informed land use decisions and thereby guide development more effectively in the best interest of the city. The PUD should:

(1) Facilitate and encourage a maximum of social and community interactions and activity among those who live, shop, play and work there.

(2) Provide open space not only for traditional private use in setbacks and yards surrounding structures, but also conveniently located with respect to points of residential and commercial concentration for the general benefit of the community and public as places for relaxation, recreation and social activity.

(3) Provide a comprehensive, multi-modal circulation system separated from vehicular roadways which links residential, non-residential and open space areas

(4) Preserve the natural environment by minimizing the grading necessary for construction.
(5) Achieve a maximum of safety, convenience and amenity for both the residents of the PUD and the residents of neighboring areas and assure compatibility with existing and proposed surrounding land uses.

The development plan may be submitted in conjunction with the rezoning of the site or prior to the development of the site.

Uses permitted: - 1, 4, 8, 9,10, 11, 12, 13, 16, 17, 18, 19,20, 22, 27, 29
Conditional Uses Permitted on Appeal: - 2, 3, 6,7,15, 28

ACCESSORY USES
See Article 6, Section 2.7 of this chapter for residential uses and Article 6, Section 3.1 for commercial uses.

SITE PLAN REVIEW
When a proposal is made to develop a Planned Unit Development, a PUD Site Plan review shall be required. See Article 6, Section 5 of this chapter for the Planned Unit Development application review procedure.

DENSITY, BULK, AREA AND YARD REGULATIONS
Density. PUD densities may be determined on the basis of any and all of the following considerations; the densities designated by the land use plan, the densities of surrounding development, the densities allowed under the various zoning districts, the urban development goals and other policies of the city, topography and character of the natural environment and the impact of a given density on the specific site and adjacent properties. The city also has the discretion to consider any other relevant factors.,
Lot size. There shall be no minimum standards for lot size although existing standards of zoning and subdivision regulations may be used as a guide.
Setback. There shall be no minimum standard although existing standards of the zoning and subdivision regulations will be used as a guide.

OFF-STREET PARKING
See Article 7 of this chapter.

ENCLOSURE OF USES
All commercial uses shall be restricted to closed buildings except parking lots, plant nurseries, temporary farmers markets and craft fairs, promotional events, and normal pump island fuel services. In addition, outdoor display of merchandise is allowed in an area equal to one-half (1/2) of the façade area of the front of the building as long as said display of merchandise is stored inside the building or other completely enclosed structure after normal working hours.

SCREENING AND LANDSCAPING
In order to enhance the integrity and attractiveness of the development, and when deemed necessary to protect adjacent properties, the planning commission shall require landscaping and screening as part of a PUD. The nature and extent of screening and landscaping shall be determined by the planning commission in relation to the overall character of the development and its specific location. The required screening shall be submitted to the planning commission as part of the final development plan. Landscape plans shall show the general location, type and quality (size/age) of plant

material. Screening plans shall include typical details of fences, berms and plant material to be used.

OPEN SPACE

Due to the flexibility allowed in development density, well-designed open space is an important factor in providing for innovative design and visual attractiveness. A minimum of fifteen (15) percent of gross residential areas shall be designated as common usable open space.

REQUESTED ZONING

Revised PUD Planned Unit Development district

STAFF COMMENTS AND RECOMMENDATIONS

Proposed phasing plan is acceptable with no other revisions to the adopted PUD Development Plan.

R21-18

Building Dept. Comments for The Trails at the Crossings Apartment, LP

From: Ed Stith, Building Department

Date: April 6, 2021 PC

Re: **R21-18** **Rezone**

Building Comments:

I have reviewed the proposed phasing plan. Phases 1, 2 and 3 are acceptable as presented. The north street and approach to 56th St must be completed prior to the issuance of C of Os for phase 4 thru 8.

Water and sewer service within the phase area shall have been accepted by the water utility. Close out documents must be submitted and accepted.

TRAILS AT LEGACY
PLANNED UNIT DEVELOPMENT
DEVELOPMENT PLAN

NOTE: The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in Chapter 130 of the Springdale Code of Ordinances.

1. General Project Information

   A. Project Name: Trails at Legacy

   B. Location: (The intent is to apply the PUD district to areas designated as agricultural, residential or commercial on the land use plan)
   At the intersection of Watkins Ave and 64th Street

   C. Ownership: (Eligible applicants for preliminary plan review must be the landowners of record, holders of a lease for not less than fifty (50) years, or their authorized agent and beneficiaries of all properties in question. The approved final development plan shall be binding on all subsequent owners of the land until revised or repealed as authorized in this article.)
   C.L. George and Sons Limited Partnership

   D. Developer: Trails at Legacy, LLC

   E. Civil Engineer & Land Surveyor: Site Engineer: Crafton Tull; Land Surveyor: McClelland Consulting Engineers

   F. Size: 22.74 acres (Eligible properties must be ten (10) acres in size) :

   G. Staging: (Submissions of proposals of entire ownerships is encouraged, however, applicants may submit a phased development plan for incorporating incremental final development plans and plats for subareas of the entire ownership.)
   - The development will be split into 8 phases to acquire Certificates of Occupancy in 8 groups.

2. Development Strategy:

This apartment complex will serve the community in enhancing social connectivity between the residents of the Trials at Legacy and the surrounding amenities. Being constructed near Arvest Ballpark, the apartment complex will integrate sidewalks from all outer buildings and a perimeter walking trail to maximize social and community interactions. The property has multiple central open space locations with amenities for all residents that promote relaxation, recreation, and social activity.

3. Permitted Use (List all use units to be included in the project)

This project will be a multi-family high density residential site.

4. Site Development Requirements
   A. Density, Bulk, Area and Yard Requirements

Density –21.6 units/ac

Type of Units by number of bedrooms –
476 units total: 204 1-bedroom units, 272 2-bedroom units

Total Developed Area	22.74 acres	
Total Common Area	7.25 acres	
Impervious Area	561,924 (sq. ft.)	12.9 acres
Open Space	396,211 (sq. ft.)	9.1 acres
Total Space	958,320 (sq. ft.)	22.0 acres

Setbacks – Front- 30'
Interior Side
Exterior Side- 8'
Rear- 20'

B. Building Types – Elevations as attached:

Setbacks – As shown on attached site plan

C. Parking

Total Parking Spaces Required – 883 stalls
Total Parking Spaces Provided – 772 stalls

D. Amenities Provided (locations shown on site plan):
Walking trail, dog park, benches, hammock poles, planting areas, BBQ patios, large trees, clubhouse, swimming pool, frills, volleyball court, horseshoe pits, playground, lighting.

E. Exterior Building Materials: Painted fiber-cement products, brick, and stone.

5. Property Management:

   A. Property to remain in single ownership with all common areas to be maintained by the owner or through an agreement with a management company.
   B. Garages to be used for the parking of the vehicles and shall not be used as storage units or living space. Parking on the grass is prohibited.

   C. The development will be accessed from Watkins Ave or 64th Street. Drives shall be labeled as private drives. Sidewalks shall be constructed on all common areas as shown on the site plan.

   D. Privacy fences are not being proposed. No chain link type fence will be allowed.

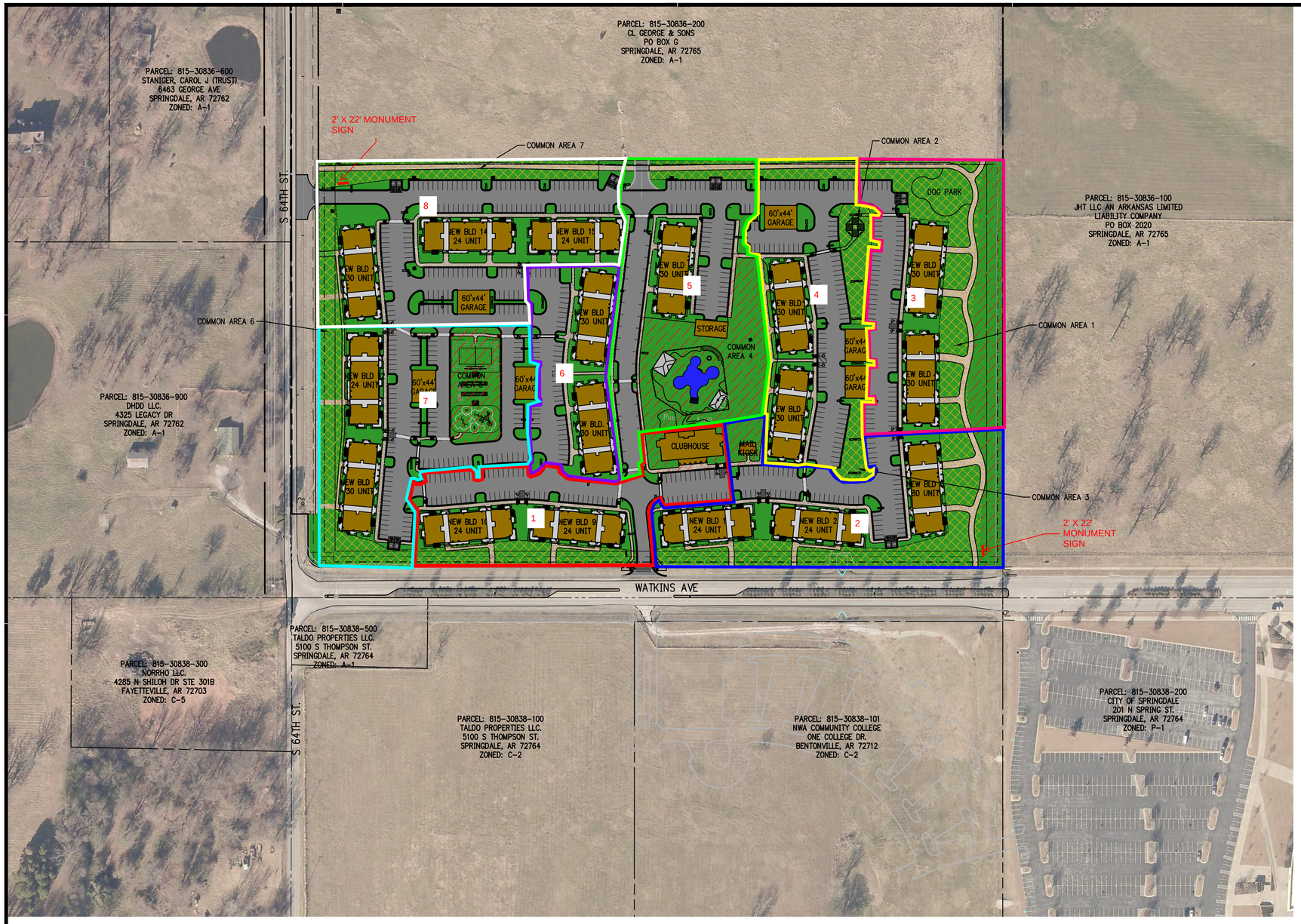
   E. Service lines for all public or quasi-public utilities shall be located underground.

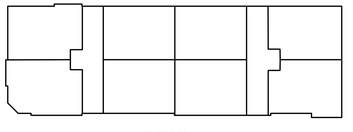
   F. Common areas will be landscaped as constructed with 2" caliper shade trees, established grass areas and an automatic irrigation system.

   G. Amenities installation will follow the plan associated with this PUD on sheet L-100 and subsequent sheets.

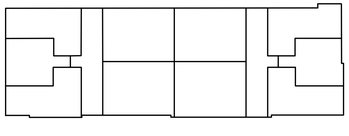
6. Miscellaneous Requirements
   A. Parking stalls along the fire access road will be 9'X17' with adjacent 7' sidewalks. The 17' deep parking stall with the adjacent 7' sidewalk will allow the ability for oversized vehicles to hang over for a total length of 19' leaving a standard 5' sidewalk. This will allow maximum green space between the building and the parking lot for aesthetics and additional landscaping.
   B. The number of parking stalls required are to supply the need of one parking stall per building. Lindsey Management is one of the largest multi-family real estate developers in the state of Arkansas. Using their historical data, for a development of more than 200 units, 1 parking space per bedroom is sufficient. With the lower parking count, the development can provide additional common space, greenspace, amenities, and increased safety by eliminating empty parking lot areas.
   C. The 30' front setback helps to generate a street scape along Watkins Ave. Sidewalks leading from each perimeter building will promote connectivity between the residents and the nearby communities. The planned landscaping will add to the aesthetic pleasure of the street.
   D. Absence of privacy fence promotes connectivity to surrounding communities. Apartment building entrances will be accessible through residential key fobs increasing the security. Lighting and landscaping will promote security and surveillance.

R21-18

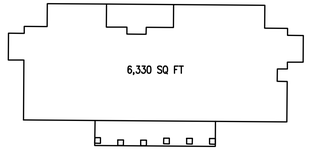




24 UNIT BUILDINGS



30 UNIT BUILDINGS



CLUB HOUSE

BUILDING INFORMATION:

BUILDINGS:	17
ADA UNITS:	153
TOTAL UNITS:	468
1-BEDROOMS	180
2-BEDROOMS	288
TOTAL UNITS	468

PARKING REQUIREMENTS:

REQUIRED PARKING:

MULTI-FAMILY =

THREE (3) SPACES FOR EACH DWELLING UNIT FOR THE FIRST TWENTY (20) DWELLING UNITS; TWO AND ONE QUARTER (2.25) SPACES FOR EACH DWELLING UNIT FOR THE NEXT FIFTY (50) DWELLING UNITS; AND ONE AND THREE QUARTERS (1.75) SPACES FOR EACH DWELLING UNIT FOR EACH DWELLING UNIT OVER SEVENTY (70) DWELLING UNITS

TOTAL REQUIRED: = 883 PARKING STALLS

PROVIDED PARKING:

STANDARD STALLS=	687
ADA STALLS=	20
GARAGE STALLS=	60 (10 PER GARAGE)
TOTAL PROVIDED=	767

LEGEND (EXISTING SYMBOLS)

SYMBOLS	LINEWORK
FOUND IRON PIN	CURB
LIGHT POLE	RIGHT OF WAY
	ROAD CENTERLINE

LEGEND (CONSTRUCT)

SYMBOLS	LINEWORK
LIGHT POLE	CURB & GUTTER
COMMON AREA	BUILDING SET BACK
	RIGHT OF WAY
PLAY AREA/ COMMON AREA	PROPERTY LINE
	ROAD CENTERLINE

SITE INFORMATION:

GROSS SITE AREA: 38.1± ACRES (1,660,876 SQ FT)

NET SITE AREA: 22.0± ACRES (958,320 SQ FT)

DENSITY CALCULATIONS:
NET SITE AREA: 22.0± ACRES (958,320 SQ FT)
GREENSPACE: 9.1± ACRES (396,211 SQ FT)

INTERIOR PARKING GREENSPACE CALCULATIONS:
PERVIOUS AREA: 1.26± ACRES (54,886 SQ FT)
IMPERVIOUS AREA: 6.62± ACRES (288,367 SQ FT)
INTERIOR GREENSPACE REQUIRED: 15.0% GREENSPACE
INTERIOR GREENSPACE PROVIDED: 16.0% GREENSPACE

COMMON AREA: 20% OF NET SITE AREA
REQUIRED: 958,320 SQ FT X 0.20 = 191,664 SQ FT
PROVIDED: 315,985 SQ FT (33%)

ALLOWED DENSITY ZONING: MULTIFAMILY 24 (16 UNITS PER ACRE)
PROVIDED DENSITY IS (468 UNITS/22.0 AC) 21.3 UNITS PER ACRE.

ADDITIONAL COMMON SPACE OF 124,321 SQ FT (13%), PROVIDED GARAGES FOR 12.6% OF UNITS ALLOWS (2% BONUS), 20% BONUS FOR BUILDING MATERIALS EQUALS A DENSITY INCREASE OF 35%.

WITH ADDITIONAL ALLOWANCES OUR INCREASED MAX DENSITY IS 21.60 UNITS PER ACRE.

PLAY AREA: 125 SQ FT PER BEDROOM
NEW BEDROOM COUNT: 576 BEDROOMS
576 BEDROOMS X 125 SQ FT=
72,000 SQ FT REQUIRED
131,004 SQ FT PROVIDED

SITE AMENITIES:
SITE AMENITY 1: CLUB HOUSE
SITE AMENITY 2: POOL

RECREATIONAL FACILITIES (COMMUNITY AMENITY):
COMMUNITY AMENITIES FOR COMMON AREA 1: WALKING TRAIL, DOG PARK, BENCHES, HAMMOCK POLES
COMMUNITY AMENITIES FOR COMMON AREA 2: PLANTING AREAS, BBQ PATIO, LARGE TREES
COMMUNITY AMENITIES FOR COMMON AREA 3: PLANTING AREAS, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 4: CLUBHOUSE, SWIMMING POOL, GRILLS
COMMUNITY AMENITIES FOR COMMON AREA 5: VOLLEYBALL COURT, HORSESHOE PITS, PLAYGROUND
COMMUNITY AMENITIES FOR COMMON AREA 6: LIGHTING, LARGE TREES, BENCHES
COMMUNITY AMENITIES FOR COMMON AREA 7: LIGHTING, LARGE TREES, BENCHES

MAXIMUM BUILDING AREA: 40% OF LAND AREA
BUILDING (FOOTPRINT): 9,750 SQ FT
CLUB HOUSE: 6,330 SQ FT
STORAGE UNIT: 1,800 SQ FT
GARAGE (FOOTPRINT): 2,640 SQ FT
TOTAL FOOTPRINT AREA: 189,720 SQ FT
MAXIMUM BUILDING AREA: 382,377 SQ FT

CRIME PREVENTION DESIGN:

NATURAL ACCESS CONTROL:
1 HALLWAYS WELL LIT
2 STAIRWELLS CENTRALLY LOCATED
3 ACCESS TO THE BUILDING LIMITED TO NO MORE THAN TWO (2) POINTS
4 CYLINDER DEAD BOLTS INSTALLED ON ALL EXTERIOR DOORS

NATURAL SURVEILLANCE:
1 ALL DOORS THAT OPEN TO THE OUTSIDE WELL LIT
2 VISITOR PARKING DESIGNATED
3 PARKING AREAS VISIBLE FROM WINDOWS AND DOORS
4 PARKING AREAS AND PEDESTRIAN WALKWAY WELL LIT
5 STAIRWELLS WELL LIT AND OPEN TO VIEW, NOT BEHIND SOLID WALLS AND ROOFING

TERRITORIAL REINFORCEMENT:
1 DOOR KNOBS BE FORTY INCHES (40") FROM WINDOW PANES ALL BUILDINGS AND RESIDENTIAL UNITS CLEARLY IDENTIFIED BY STREET ADDRESS NUMBERS THAT ARE A MINIMUM OF FIVE INCHES (5") HIGH, AND WELL LIT AT NIGHT
2 COMMON DOORWAYS HAVE WINDOWS AND KEY CONTROLLED BY RESIDENTS

ACTIVITY SUPPORT:
ACTIVITY SUPPORT. CREATE ACTIVITY SUPPORT BY PLACING NEW OR EXISTING ACTIVITIES IN AN AREA SO THAT INDIVIDUALS ENGAGED IN A PARTICULAR ACTIVITY BECOME PART OF THE NATURAL SURVEILLANCE OF OTHER AREAS. FOR EXAMPLE, PICNIC AREAS MAY BE LOCATED NEXT TO TOT LOTS, NOT AWAY FROM SUCH AREAS, TO ASSIST IN OBSERVATION OF CHILDREN AT PLAY.

901 N. 47th St., Suite 200
Rogers, Arkansas 72756
Crafton Tull
architecture | engineering | surveying
479.636.4838 t 479.631.6224 f
www.craftontull.com

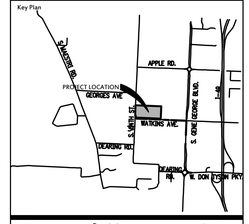
CERTIFICATE OF AUTHORIZATION:
CRAFTON, TULL & ASSOCIATES, INC. No. 109

GRAPHIC SCALE IN FEET
100' 0 100'

TRAILS AT THE CROSSINGS

SPRINGDALE, AR.

Key Plan



No.	Description	Date

This document, and the ideas and designs incorporated herein, as an instrument of professional service, is the property of Crafton, Tull & Associates, Inc., and is not to be used, in whole or in part, for any other project, without the written authorization of Crafton, Tull & Associates, Inc.

PROJECT NO: 18803400
ISSUE DATE: 07/08/19
CONTACT: D. ELLIS
CHECKED BY:

ISSUED FOR REVIEW

STATE OF ARKANSAS
REGISTERED PROFESSIONAL ENGINEER
No. 11825
DANIEL P. ELLIS

© 2019 Crafton, Tull & Associates, Inc.

July 8, 2019

MULTI-FAMILY DESIGN STANDARDS (C)

C-002

DRAWING G:\18803400_DESIGN\SHEETS\ARCHITECTURAL\DWG\OVERALL SITE PLAN.DWG
PLOTTED BY: ANTHONY JONES 07/08/19 09:57:37 AM CDT

File No. R21-18

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by The Trails at the Crossings Apartments, LP
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

SURVEY DESCRIPTION – TRACT ONE

PART OF THE SOUTHWEST QUARTER (SW/4) OF THE NORTHEAST QUARTER (NE/4) OF SECTION 08, TOWNSHIP 17 NORTH, RANGE 30 WEST. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SW/4 NE/4, A CHISELED "X" IN CONCRETE FOUND;
THENCE ALONG THE EAST LINE OF SAID SW/4 NE/4 NORTH 02°27'06" EAST, A DISTANCE OF 56.34 FEET TO THE POINT OF BEGINNING, A SET 5/8 INCH CAPPED REBAR EMBOSSED 1304;
THENCE ALONG THE NORTH BOUNDARY OF AN EXISTING PUBLIC STREET AND UTILITY EASEMENT RECORDED AS FILE NO. 2007-00024122 THE FOLLOWING THREE (3) COURSES:
(1)NORTH 87°33'03" WEST, A DISTANCE OF 1264.81 FEET TO A SET 5/8 INCH CAPPED REBAR EMBOSSED 1304;
(2)NORTHWESTERLY ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 39.27 FEET, A CENTRAL ANGLE OF 89°59'19" AND LONG CHORD BEARING NORTH 42°33'23" WEST FOR 35.35 FEET TO A SET 5/8 INCH CAPPED REBAR EMBOSSED 1304;
(3)NORTH 02°26'16" EAST, A DISTANCE OF 73.83 FEET TO A SET 5/8 INCH CAPPED REBAR EMBOSSED 1304;
THENCE SOUTH 87°33'44" EAST, A DISTANCE OF 20.00 FEET TO A SET 5/8 INCH CAPPED REBAR EMBOSSED 1304;
THENCE NORTH 02°27'35" EAST PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE OF SAID SW/4 NE/4, A DISTANCE OF 656.03 FEET TO A SET 5/8 INCH CAPPED REBAR EMBOSSED 1304;
THENCE SOUTH 87°32'28" EAST CROSSING A FORMERLY SET 5/8 INCH CAPPED REBAR EMBOSSED 1304 AT A DISTANCE OF 2.26 FEET AND CONTINUING FOR A TOTAL DISTANCE OF 1269.74 FEET TO A SET 5/8 INCH CAPPED REBAR EMBOSSED 1304;
THENCE ALONG THE EAST LINE OF SAID SW/4 NE/4 SOUTH 02°27'06" WEST, A DISTANCE OF 754.64 FEET TO THE POINT OF BEGINNING. HEREIN DESCRIBED TRACT CONTAINING 22.04 ACRES MORE OR LESS.

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) PUD

TO (proposed zoning) PUD

The **Petitioner's** immediate intentions are to:

1. **Sell** the property NO (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title NO (Yes or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Residential Multi-family.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: The property is already zoned PUD. This is a revision to allow phasing.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Daniel Ellis

Address: 901 N 47th St., Suite 400, Rogers, AR 72756

The Trails at the Crossings Apartments, a Limited Partnership
By: The Trails at the Crossings Apartments Management Company, Inc., Its General Partner

PETITIONER/OWNER SIGNATURE

James Earl " Lyndy" Lindsey, President

MAILING ADDRESS: _____

TELEPHONE: _____ DATE: _____

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

The Trails at the Crossings Apartments, a Limited Partnership
By: The Trails at the Crossings Apartments Management Company, Inc., its General Partner

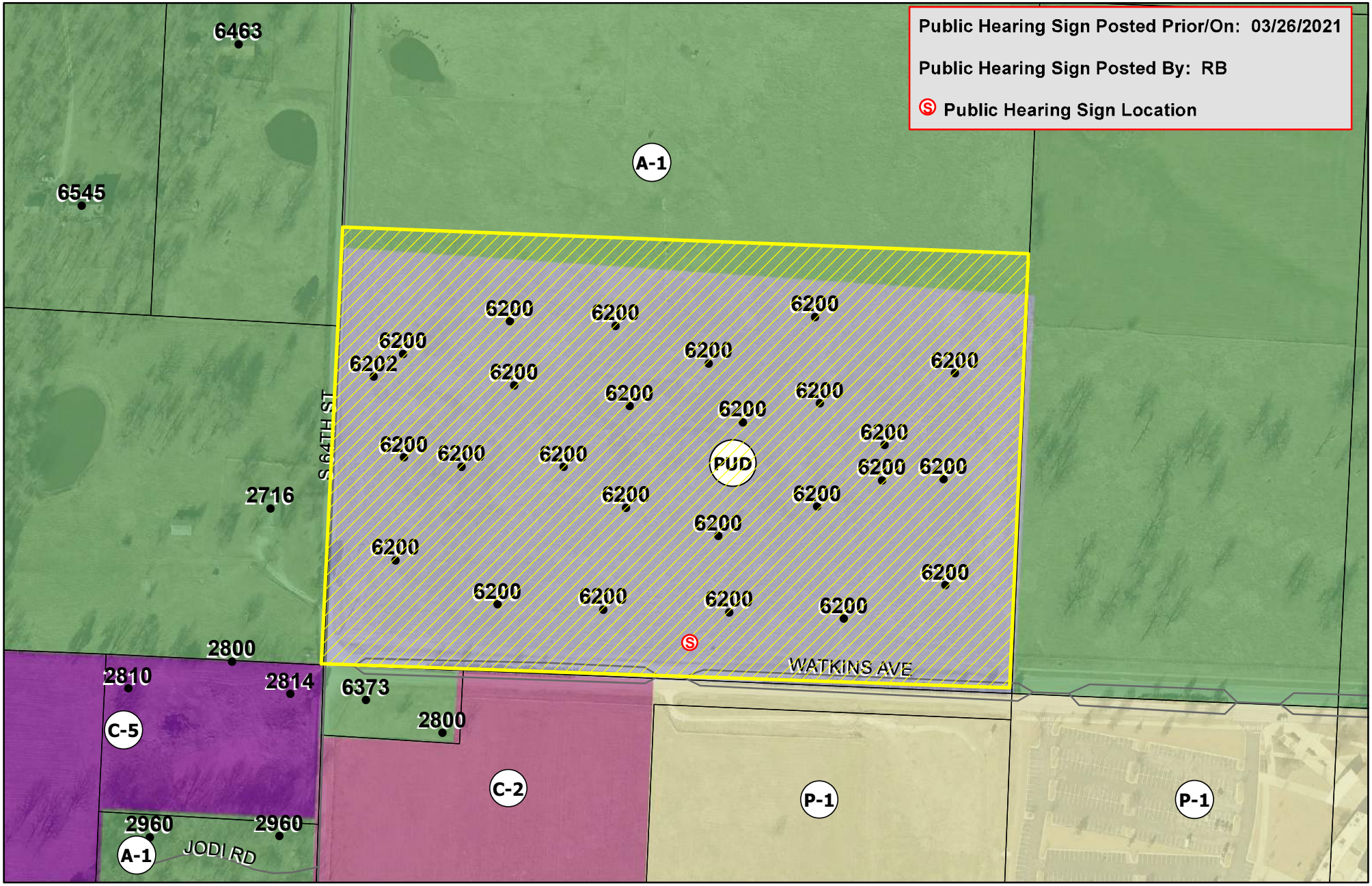
By: _____
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of March, 2021.

JOY L. HOOPS
Notary Public
Washington County - Arkansas
Commission # 12400437
Expires: September 1, 2024

Notary Public



FILE NO. R21-18
APPLICANT: The Trails at the Crossings Apartments, LP
REQUEST: PUD to Revised PUD
111

PLANNING COMMISSION MEETING
April 6, 2021

+++++

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: **R21-19** **Rezone**

A request by Rogers Warehouse Development, LLC (Bill McClard and Roger Clark) for Planning Commission approval of a zone change from Agricultural District (A-1) and General Commercial District (C-2) to Warehouse District (W-1) for a tract of land containing 10 acres.

LOT LOCATION AND SIZE
The 10 acre tract is located at 3052 and 3744 Wagon Wheel Road, North side of Wagon Wheel Road, west of Wildwood Lane.

A vicinity map is attached.

EXISTING ZONING
The existing zoning on this tract is an A-1, Agricultural district. This district is designed to protect agricultural land until an orderly transition to urban development has been accomplished. It provides a usable district for certain uses which may be annexed to the city. The regulations of the agricultural district are designed to protect agricultural land until an orderly transition to urban development has been accomplished. This zone will encourage single family residential usage on large tracts. In addition, due to the low density of development, agricultural uses such as crop and livestock production are allowed.

Uses permitted: - 1, 6, 7, 8, 29
Conditional Uses Permitted on Appeal: - 2, 3, 4, 5, 9, 14, 17, 23, 28, 30, 33, 36, 37
Temporary Uses – 32, 34

ACCESSORY USES
The following accessory structures and land uses shall be permitted only where clearly incidental to the permitted primary use, except as otherwise permitted herein:

(1) Accessory buildings, including private garages, storage facilities and children's playhouses.

(2) Private greenhouses.
(3) Swimming pools, tennis courts and similar recreation facilities.

SITE PLAN REVIEW

When a conditional use is proposed in an A-1 district, except for Use Unit 28 home occupation and Use Unit 36, horses kept in residential areas; a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

AREA REGULATIONS

(1) LOT AREA. There shall be a lot area of not less than two acres for both residential and non-residential use. In addition, there shall be a minimum lot width of not less than two hundred (200) feet on a public street at the front setback line.
(2) DENSITY. One (1) unit per two acres.
(3) FRONT SETBACK. There shall be a front setback having a depth of not less than thirty-five (35) feet. In keeping with the definition of a corner lot, all sides adjacent to streets shall be required to have front setbacks of thirty-five (35) feet.
(4) SIDE SETBACK. There shall be a side setback on each side of the lot having a width of not less than twenty (20) feet.
(5) REAR SETBACK. There shall be a rear setback having a depth of not less than thirty-five (35) feet.

	LOT MINIMUMS		SETBACKS				
	Widths	Area	Front	Back	Side		
						Corner	
						Interior	Exterior
One Family	200	2 acre	35	35	20/20	20	35

EXISTING ZONING

The existing zoning of this tract is a C-2 General Commercial District. The District is established in order to be a broader range of retail uses, which comprise the commercial function of the city including groupings of freestanding commercial structures. Permitted uses include most types of retail activity except those involving open displays of merchandise and those which generate large volumes of vehicular traffic or are otherwise incompatible with the purpose and intent of the C-2 general commercial district. Retail areas zoned C-2 shall be generally concentrated as to geographical configuration. It is anticipated, however, that in some situations, change to another commercial or office classification may be appropriate to permit the transition of strip retail areas to other productive forms of land use. It is the intent of these regulations that the C-2 district be concentrated at the intersections of arterial streets. Extension of the district along major arterial streets in linear fashion shall be discouraged.

Uses permitted: - 1, 4, 16, 17, 19, 20, 21, 22, 27, 32, 35
Conditional Uses Permitted on Appeal: - 2, 3, 12, 33

ACCESSORY USES

See Article 6 Section 3.1 of this chapter.

SITE PLAN REVIEW

When a conditional use is proposed in a C-2 district, except for home occupation a site plan review shall be required. See Article 2, Section 13 of this chapter for the procedure and requirements of a site plan review.

HEIGHT REGULATIONS

There shall be no maximum height limits in C-2 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’
Side setback (subject to applicable fire and building codes)	0
Side setback when contiguous to a residential district	20’
Rear setback	20’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

REQUESTED ZONING

The rezoning application requests a W-1 Warehouse district. The District is designed to provide areas within the city for the storage and transfer of goods. This district is best suited for areas close to other industrial and commercial areas and is intended to be located along arterial and collector streets.

Uses permitted: - 1, 24, 25, 27, 32, 33, 35
Conditional Uses Permitted on Appeal: - 2, 3

HEIGHT REGULATIONS

There shall be no maximum height limits in W-1 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS

SETBACKS:

Front setback	30’
Front setback if parking is allowed between R-O-W and the building	50’

Side setback (subject to applicable fire and building codes)	0
Rear setback	25’
Setbacks adjacent to residential uses	50’

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5’ landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a single family dwelling. The area to the north is undeveloped in A-1 zoning. The area to the east contains a commercial use in C-2 zoning. The area to the south is undeveloped in A-1 zoning. The area to the west contains a commercial use in A-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates commercial.

The Master Street Plan indicates Wagon Wheel Road as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is not in keeping with the Comprehensive Land Use Plan.

A downgrade of the zoning request to a C-5 Thoroughfare Commercial District would be in keeping with the Comprehensive Land Use Plan and would allow for dedicated warehouse to be considered as a conditional use.

File No. R21-19

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by: Owner Site 1: Rogers Warehouse Development III LLC (Bill McClard) and Owner Site 2: Roger Clark
The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Site 1: Parcel #21-00166-064 – 3744 Wagon wheel Road, Springdale, AR 72762
2.00 +/- acres contained in SEC 15 – TWP 18 – RNG 30

Site 2: Parcel #21-00166-070 – 3652 Wagon wheel Road, Springdale, AR 72762
8.00 +/- acres contained in SEC 15 – TWP 19 – RNG 30

Layman's Description:

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) Site 1: C-2 Site 2: A-1

TO (proposed zoning) Site 1: W-1 Site 2: W-1

The **Petitioner's** immediate intentions are to:

1. **Sell** the property YES (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title YES (Yes or No).

2. **Develop** the property YES (Yes or No), and if so, the proposed use is Warehousing and wholesale business.

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: Similar uses to the west, to the east and south residential / wholesale businesses, To the north is agricultural.

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Bill McClard

Address: 149 N Pleasant Ridge Drive, Rogers, AR 72756

PETITIONER/OWNER**SIGNATURE** Bill McClard

MAILING ADDRESS: 149 N Pleasant Ridge Drive, Rogers, AR 72756

TELEPHONE: 479-531-7869 DATE: 3-5-2021

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)
Rogers Warehouse Development LLC
Bill McCloud
(Property Owner)
Managing member

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 4 day of March, 2021.

JESSE HAND
COMM # 12397003
NOTARY PUBLIC
EXP. DATE 01/06/2024
BENTON COUNTY, AR

Notary Public

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

X _____
(Property Owner)

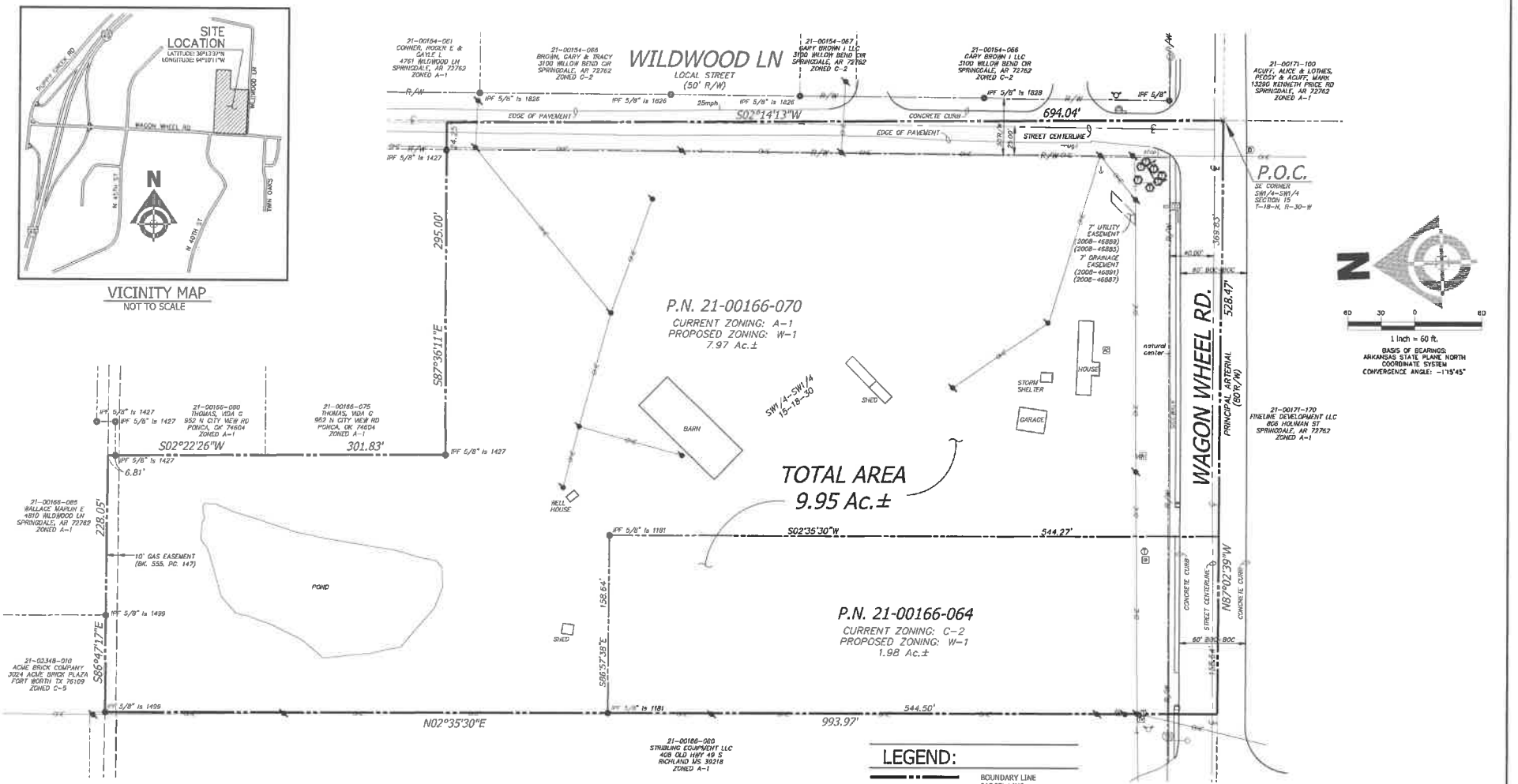
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 8th day of March, 2021.

OFFICIAL SEAL
JACKSON JONES
NOTARY PUBLIC ARKANSAS
WASHINGTON COUNTY
COMMISSION# 12711665
COMMISSION EXP 08/25/2030

_____
Notary Public

EXHIBIT B



DESCRIPTION OF TRACT TO BE REZONED TO W-1 (WAREHOUSE DISTRICT):

A TRACT OF LAND BEING PART OF THE SW1/4 OF THE SW1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SW1/4 OF THE SW1/4; THENCE ALONG THE SOUTH LINE OF SAID SW1/4 OF THE SW1/4 N87°02'39"W 528.47 FEET; THENCE N02°35'30"E 993.97 FEET TO AN IRON PIN FOUND; THENCE S86°47'17"E 228.05 FEET; THENCE S02°22'26"W 301.83 FEET TO AN IRON PIN FOUND; THENCE S87°36'11"E 295.00 FEET TO THE EAST LINE OF SAID SW1/4 OF THE SW1/4; THENCE ALONG SAID EAST LINE S02°14'18"W 694.04 FEET TO THE POINT OF BEGINNING, CONTAINING 9.95 ACRES, MORE OR LESS. SUBJECT TO THE RIGHT-OF-WAY OF WAGON WHEEL ROAD, SUBJECT TO THE RIGHT-OF-WAY OF WILDWOOD LANE AND SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS OF RECORD OR FACT.

P.N. 21-00166-064
THIS PROPERTY IS CURRENTLY ZONED C-2 (GENERAL COMMERCIAL DISTRICT).

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 30 FEET
FRONT: 50 FEET (IF PARKING IS ALLOWED BETWEEN R/W AND THE BUILDING)
BACK: 20 FEET
SIDE: 0 FEET
SIDE: 20 FEET (WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT)

P.N. 21-00166-070
THIS PROPERTY IS CURRENTLY ZONED A-1 (AGRICULTURAL DISTRICT).

BUILDING SETBACKS ARE AS FOLLOWS:
FRONT: 35 FEET
BACK: 35 FEET
SIDE: 20 FEET (INTERIOR)
SIDE: 35 FEET (EXTERIOR)

LEGEND:

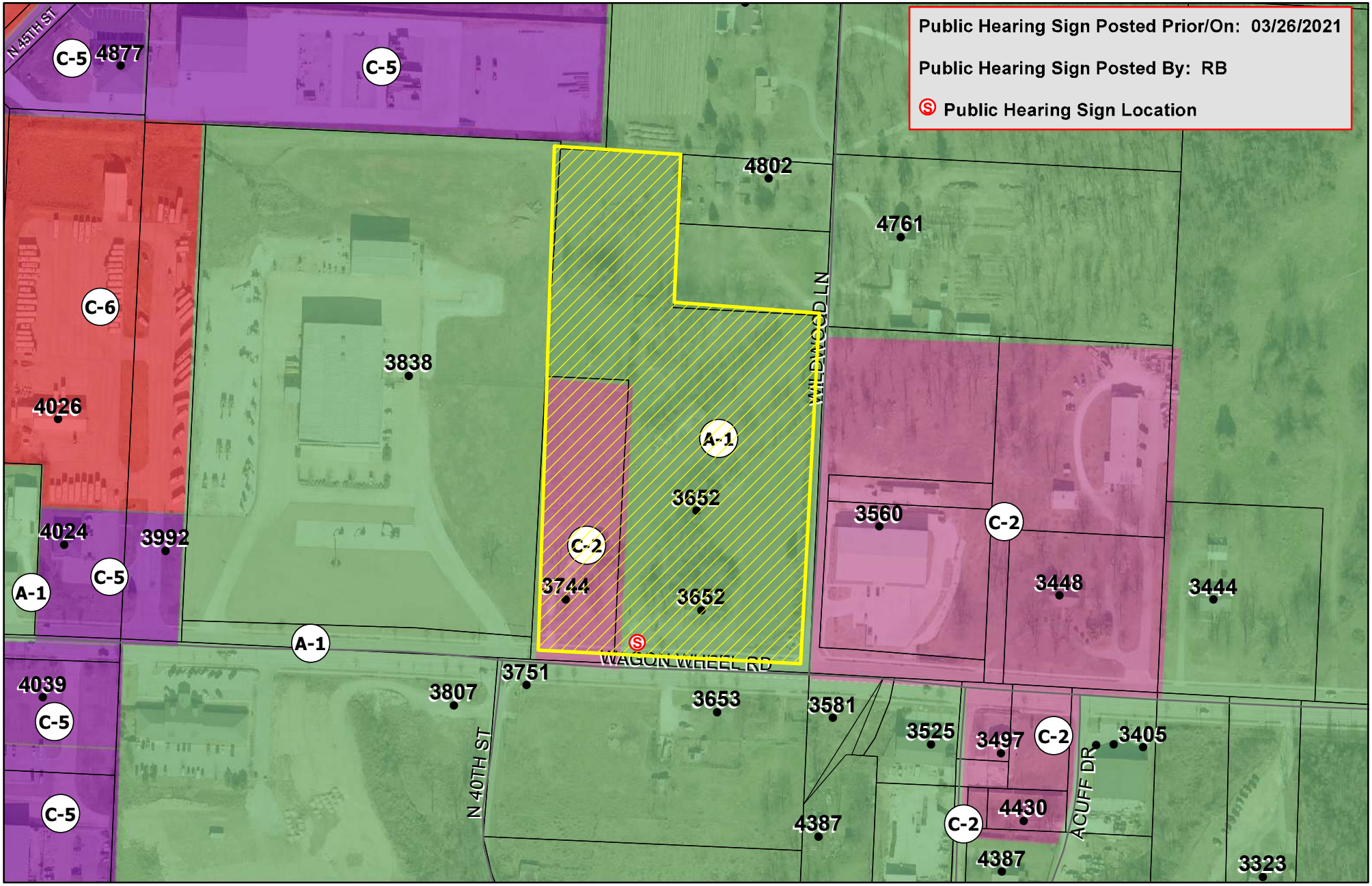
ROUNDARY LINE
PARCEL LINE
RIGHT OF WAY LINE
EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE
WATER LINE
OVERHEAD ELECTRIC
CHAIN LINK FENCE
METAL FENCE
WOODEN FENCE
BARBED WIRE FENCE
IRON PIN FOUND
AIR CONDITIONING UNIT
GUY WIRE
UTILITY POLE
SERVICE POLE
TRAFFIC SIGNAL VAULT
TRAFFIC SIGNAL
WATER METER
WATER VALVE
FIRE HYDRANT
TELEPHONE VAULT
WATER RISER
SIGN
TELEPHONE RISER
CABLE TV RISER
MAIL BOX
GAS METER
DRAINAGE MANHOLE
BUILDING SETBACK LINE
UTILITY EASEMENT

PAYA INC.
www.paya-inc.com
(479) 695-9138
mail@paya-inc.com
P.O. BOX 13 - CAVE SPRINGS, AR - 72718

EXHIBIT B

A PART OF THE SW1/4 OF THE SW1/4
SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST
CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS

PREPARED FOR:	CROSSLAND		
DRAWN BY: LP	SCALE: 1" = 60'	DATE:	March 15, 2021
REVISED: LP	DWG: 21018_EXHIBIT	SHEET: 1	OF: 1



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. R21-19
APPLICANT: Rogers Warehouse Development III, LLLC
REQUEST: A-1 and C-2 to W-1

121

PLANNING COMMISSION MEETING
April 6, 2021

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: C21-05

A request by Sonny and Kouhpone Chanhsavang for a Conditional Use Permitted on Appeal as a Use Unit 42 (Church / Synagogue) in a C-2.

LOCATION
901 Dorman Street, southwest corner of the intersection of Dorman Street and Pultz Avenue.

EXISTING CONDITIONS
Commercial Structure with limited parking.

SITE PLAN REVIEW REQUIRED: __**X**__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

Acceptable for commercial use	Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.
Unacceptable	Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district. **-Majority of parking offsite with no pedestrian access by sidewalk**
Acceptable	Refuse and service areas, with particular reference to the item in 1 and 2 above.

Acceptable	Utilities, with reference to locations, availability and compatibility.
N/A	Screening and buffering with reference to type, dimension and character.
Unknown	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Unacceptable	Yard requirements and other open space requirements.
Unacceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Unacceptable	General compatibility with adjacent properties and other property in the general district. **– Inadequate onsite parking and lack of sidewalks in the area to accommodate offsite parking needs.**

File No. C21-05

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Sonny and Kouhpone Chanhsavang
   Address: _____

   Phone: _____ Profit: _____ Non-Profit _____

2. Property Location (street address or layman's description):
   901 Dorman Street Springdale AR 72762

3. Record Title Holder of Property: _____
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested 42 in C-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:

   We were told we would need more parking spaces and we have already asked our neighboring businesses the use of their parking lot.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?

   None, except for the parking lots been taken.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)

Date: 2/5/21

Signature of Applicant

Date: 02/5/21

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 5th day of February, 20 21.

Notary Public

My commission expires: 03-18-2025

OFFICIAL SEAL - #12694218
RUMINA LAKMIS
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 03-18-25

C21-05

PREAPPLICATION FOR CONDITIONAL USE

(For any conditional use request other than a tandem lot)

PROPERTY LOCATION: 901 Dorman St
(street address or layman's description)

PROPERTY OWNER: Sonny Chanhsavang

(Record Title Holder of the Property as shown on a deed of record in the County):

Note: If property is in the ownership of someone other than individuals documentation must be included that indicates who is authorized to represent the property owner(s)

Zoning District of Property: Commercial

Description of the Conditional Use sought: For church

Use Unit Designation: Church 42

Is the Use Unit allowed as a Conditional Use on Appeal to the Planning Commission in the Zoning Ordinance: _____ yes, _____ no.

(If the answer is no then the intended use can only be allowed if the property is rezoned.)

Occupancy Classification of the structure as determined by the Building/Fire Code:

Current Occupancy Classification: Office Occupancy Group B Business

Chief Building Official: [signature] for m chandler Date: 11-6-20

Fire Marshall: [signature] Date: 12-17-20

Occupancy Classification required for intended use: Assembly A-3

Chief Building Official: [signature] for m chandler Date: 11-6-20

Fire Marshall: [signature] Date: 12-17-20

Does the structure have an occupancy permit for the intended use? ____ yes X no

If yes, proceed with an **Application for a Conditional Use on Appeal.**

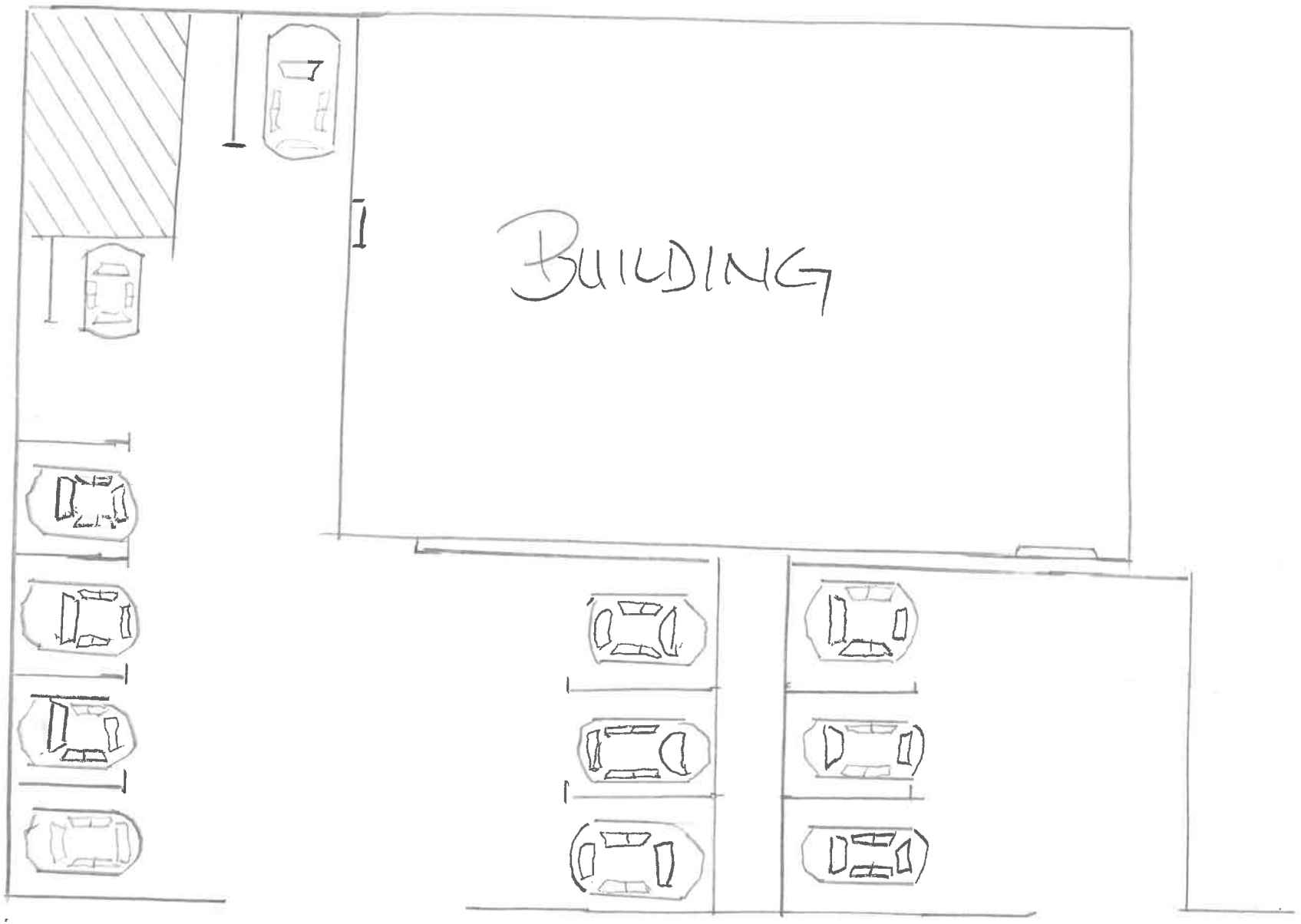
If no, an **Application for a Conditional Use on Appeal cannot** be filed until:

1. A statement has been obtained from the chief building official and fire marshal indicating compliance of the structure to adopted building and fire codes for the proposed conditional use or required upgrades and/or improvements required for use of the structure for the proposed conditional use.
2. A notarized statement by the property owner and applicant recognizing all structural alterations requirements that must be completed inspected and approved prior to occupancy of the structure.

Note: If upgrades and/or improvements are required for the conditional use to be allowed in the structure a registered design professional would need to submit plans per the 2012 Arkansas Fire Prevention Code, Volume II: Building – Section 107.1, "....*A registered design professional, an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering shall be required and shall affix his or her official seal to said drawings, specifications, and accompanying data.....*".

C21-05

901 Dorman St. Available Parking



C21-05
No Shared Parking Site Plan Submitted

Shared Parking Agreement

As owner(s) of the property located at 2500 Sunset Ave, I (we) hereby agree to share 20 parking spaces (as shown on attached site plan) during the following times and days:

First Security BANK Approves PARKING on the West Side of 2500 Sunset Ave. ON Sundays

The following restrictions apply:

Sundays only James Huskey 479-595-1133

Required parking

My (our) property requires 20 parking spaces based upon the City's parking lot ordinance. The use of my (our) property is 2500 Sunset Ave and it contains 40 SPACES square feet.

The applicant's property requires 20 parking spaces based upon the City's parking lot ordinance. The use of the applicant's property is _____ and it contains _____ square feet.

Site Plan
Attach a diagram of the entire parking lot. Enumerate spaces to be shared per this agreement. Also indicate any spaces within this lot which are shared with other entities.

Owner Signature: James Hurley Date: 1-29-2021

Owner Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

C21-05
No Shared Parking Site Plan Submitted

Shared Parking Agreement

As owner(s) of the property located at 2638 W. Sunset Ave., I (we) hereby agree to share 10 parking spaces (as shown on attached site plan) during the following times and days:

Sundays at From 11am — 7pm

Angus Jack (Springdale Ar.)

The following restrictions apply:

Required parking

My (our) property requires 32 parking spaces based upon the City's parking lot ordinance. The use of my (our) property is for church and it contains 2435 square feet.

The applicant's property requires _____ parking spaces based upon the City's parking lot ordinance. The use of the applicant's property is _____ and it contains _____ square feet.

Site Plan
Attach a diagram of the entire parking lot. Enumerate spaces to be shared per this agreement. Also indicate any spaces within this lot which are shared with other entities.

Owner Signature: _____ Date: 1/18/2021

Owner Signature: _____ Date: _____

Applicant Signature: _____ Date: _____

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-22

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Ned Leer

Applicant's Mailing Address:

901 Dorman ST
Street Address or P.O. Box

(479) 379-0721
Telephone Number

Springdale AR 72762
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Sonny Chanhsavang

Property Owner's Mailing Address:
(If different from Applicant):

11384 LANDER Road
Street Address or P.O. Box

479-899-5889
Telephone Number

Rogers AR 72756
City, State & Zip Code

Address of Variance Request: 901 Dorman Street Springdale AR 72762

Zoning District: ____

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES: ☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK: ☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

This building will now be used as a church building instead.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

There is not enough parking at this location; will only be needing at least 15 parking spaces, no more than 30.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

We would like to use this place only as a place of worship.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

I am trying to find a place to meet (for my small congregation); a site that would accomodate us.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 5th day of February, 2021.

Notary Public

OFFICIAL SEAL - #12694218
RUMINA LAKMIS
NOTARY PUBLIC-ARKANSAS
WASHINGTON COUNTY
MY COMMISSION EXPIRES: 03-18-25



N

0 30 60 120 180 240

Feet

For Location Reference Only

FILE NO. B21-22
APPLICANT: Sonny and Koupone Chanhsavang
REQUEST: Variance - Deviation of Offsite Parking Requirements

PLANNING COMMISSION MEETING
March 2, 2021

PLANNING & COMMUNITY DEVELOPMENT DIVISION

Memo

To: PLANNING COMMISSION MEMBERS

From: Patsy Christie, Planning Director

Date: April 6, 2021

Re: **C21-07**

A request by MonuTech, LLC DBA / Simple Loose Leaf Tea Company for a Conditional Use Permitted on Appeal as a Use Unit 25 (limited manufacturing) in a C-5.

LOCATION
2200 S. Old Missouri Road

EXISTING CONDITIONS
Existing Industrial Structures

SITE PLAN REVIEW REQUIRED: __**X**__ Yes _____No

DEVELOPMENT STANDARDS AND REVIEW GUIDELINES

The following development standards and design specifications shall be applicable to the conditional use review and approval. The appropriateness of these standards shall be determined at the discretion of the planning commission and for each specific conditional use location.

Acceptable Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control and access in case of fire or catastrophe.

Acceptable Off-street parking and loading areas where required, with particular attention to the items mentioned above and the economic, noise, glare, or odor effects of the conditional use on adjoining properties and properties generally in the district.

Acceptable Refuse and service areas, with particular reference to the item in 1 and 2 above.

Acceptable	Utilities, with reference to locations, availability and compatibility.
N/A	Screening and buffering with reference to type, dimension and character.
Unknown, not shown on Site plan	Sign, if any, and proposed exterior lighting with reference to glare, traffic, safety, economic effect, and compatibility and harmony with properties in the district.
Acceptable	Yard requirements and other open space requirements.
Acceptable	The size and shape of the site, including the size, shape and arrangement of proposed structures in keeping with the intent of this chapter.
N/A	Proposed landscaping meeting the requirements of this ordinance. Landscaping may be increased in accordance with the judgment of the planning commission to accomplish the desired protective and aesthetic effect.
Acceptable	General compatibility with adjacent properties and other property in the general district.

C21-07

File No. C21-07

APPLICATION FOR CONDITIONAL USE
CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: MonuTech LLC DBA Simple Loose Leaf Tea Company
   Address: 2200 S. Old Missouri Rd Suite L&N
   Springdale, AR 72764
   Phone: 479-650-3233 Profit: X Non-Profit
2. Property Location (street address or layman's description):
   2200 S. Old Missouri Rd Suite L&N
   Springdale, AR 72764
3. Record Title Holder of Property: ISC Properties LLC
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested Unit 25 in C-5 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Limited manufacturing – Industrial uses, which generate limited environmental impact and generally involve the assembly, fabrication, packaging and processing of previously prepared dry loose leaf tea.

   Dry loose leaf tea packaging has no offensive output of smells, sounds, or materials. And shipping and receiving traffic patterns are no more obstructive than a traditionally zone C-5 permitted use.

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   The conditional use of this location for dry loose leaf tea packaging would have no impact on the area and tenets around the unit.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

C21-07

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)

ISC PROPERTIES, LLC

Date: 2/26/21

Signature of Applicant

Date: 2/26/21

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

State of Arkansas)
) ss.
County of Washington)

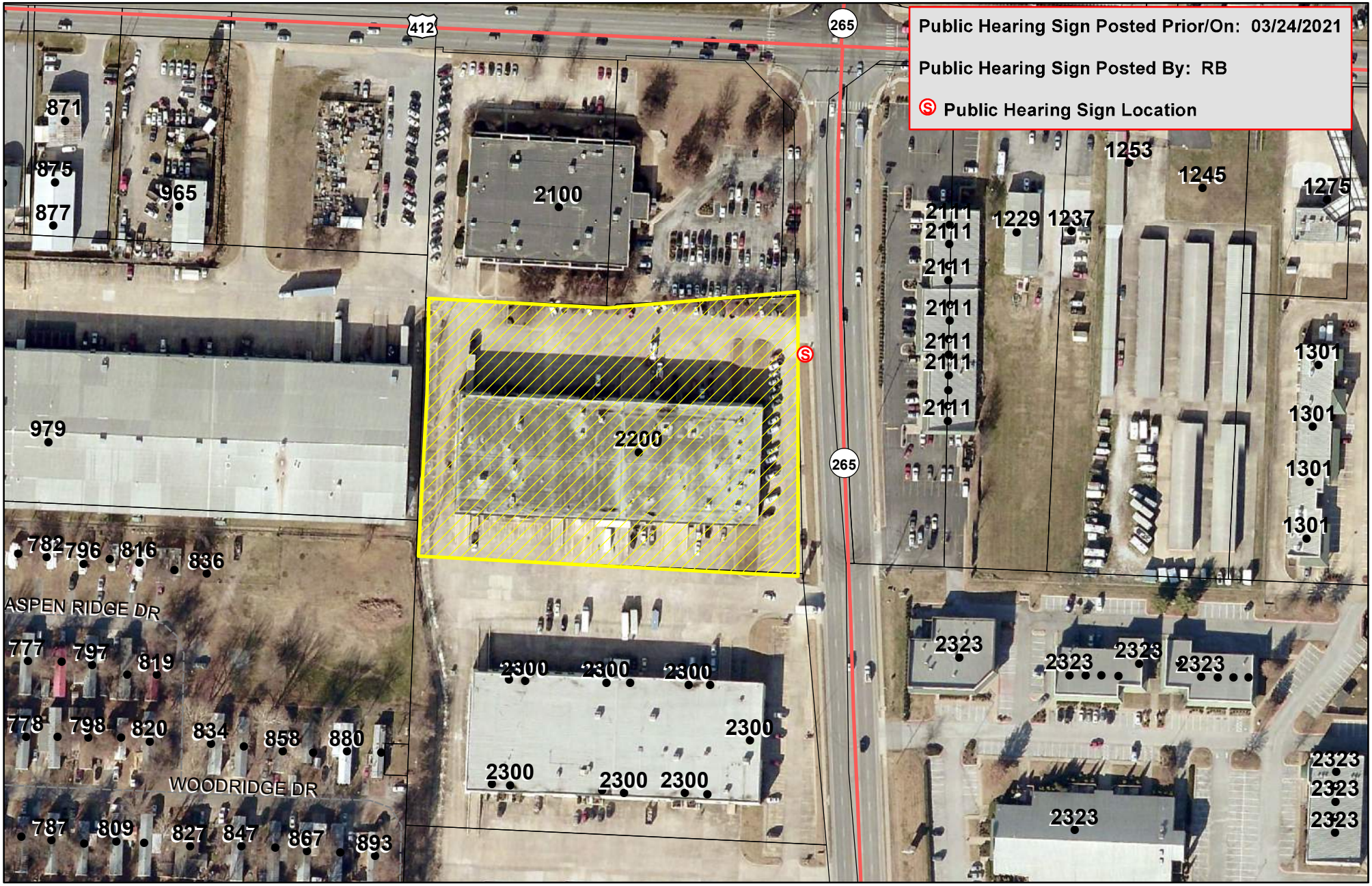
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 26th day of February, 20 21.

Notary Public

My commission expires: 11/19/29

OFFICIAL SEAL
PEGGY S. EDWARDS
NOTARY PUBLIC ARKANSAS
BENTON COUNTY
COMMISSION# 12373946
COMMISSION EXP 11/19/2029


2200 S.Old Missouri Ste. L & N
Conditional Use for Simple Loose Leaf Tea
Legend
2200 S Old Missouri Rd
ACCESS DRIVE
30'
34' WIDE
11 PARKING SPACES
9'x19' SPACES
C21-07
L
N
Google Earth
2200 S Old Missouri Rd
© 2021 Google
100 ft
N



FILE NO. C21-07
APPLICANT: ISC Properties, LLC
REQUEST: Conditional Use - Use Unit 25 in a C-5

N
0 30 60 120 180 240
Feet
For Location Reference Only

PLANNING COMMISSION MEETING
April 6, 2021

File No. C21-08

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: IOLA WALTON
   Address: 4169 BEL AIR ROAD
   SPRINGDALE, ARKANSAS 72762
   Phone: (479) 365-7485 Profit: ____ Non-Profit X

2. Property Location (street address or layman's description):
   4169 BEL AIR ROAD, SPRINGDALE, ARKANSAS 72762
   PART OF THE NE1/4 OF THE NE1/4 OF SECTION 28, T-18-N, R-30-W

3. Record Title Holder of Property: IOLA WALTON
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested TRACTS 1 & 2 in SF-2 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   SEEK CONDITIONAL USE FOR A 25' ACCESS AND UTILITYEASEMENT FROM BEL AIR ROAD THROUGH (TRACT 1) TO TRACT 2 TO THE SOUTH OF TRACT 1. THIS SHOULD BE APPROVED SO THAT THE RECORD OWNER (IOLA WALTON) CAN SELL THE SOUTH PORTION OF PROPERTY (TRACT 2).

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   THE EFFECTS WOULD BE MINIMAL. IT WOULD ALLOW FOR A 25' ACCESS AND UTILITY EASEMENT TO BE UTILIZED FOR THE FUTURE OWNER OF TRACT 2.

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

C21-08

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)

Dola Walton

Date: 02-25-2021

Signature of Applicant

Dola Walton

Date: 02-25-2021

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 25th day of February, 20 21

Notary Public

My commission expires. 2-3-2025

BRANDON JAY RUSH
NOTARY PUBLIC
ARKANSAS
WASHINGTON COUNTY
12402770 EXPIRES 2-3-2025

C21-08

Support for Bel Air Road Conditional Use - Tandem Lot

From: Mcelfish, Pearl A [mailto:PAMcelfish@uams.edu]
Sent: Tuesday, March 23, 2021 10:50 AM
To: Patsy Christie
Subject: RE: email

Dear Planning Commission:

I am submitting this e-mail/letter in support of the Walton land division that will be reviewed on April 6th. We (Shannon and Pearl McElfish) plan to purchase the land. The land is adjacent to our land on the north west corner. We have no current plans to build on the land.

I am out of town for work, but I am happy to answer any questions about our plans and/or anything else. 479-264-8690.

Thank you,

Shannon and Pearl McElfish.

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



N

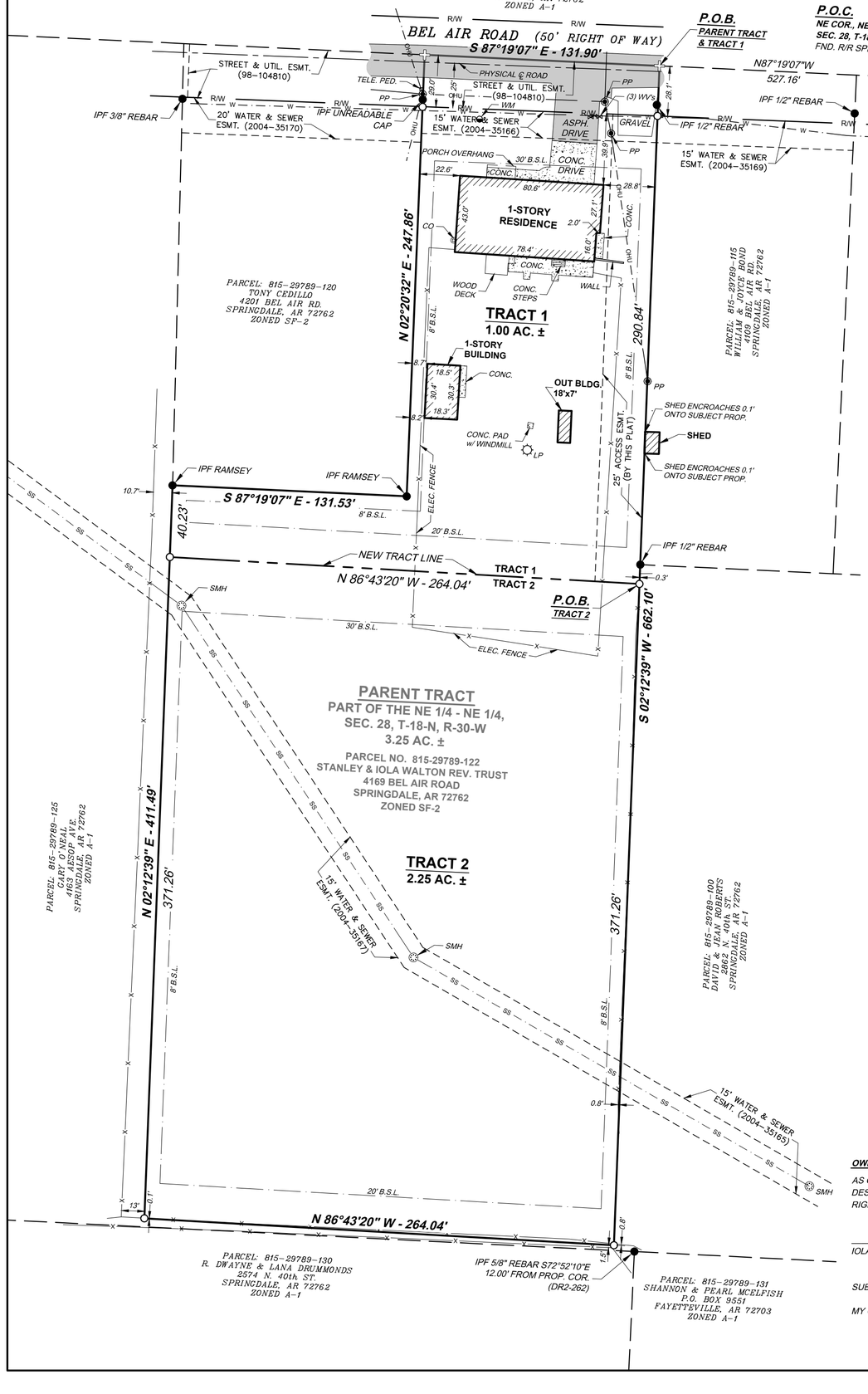
0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. C21-08
APPLICANT: Iola Walton Trust
REQUEST: Tandem Lot Split in an SF-2 zone

PLANNING COMMISSION MEETING
April 6, 2021

C21-08



OWNER: STANLEY & IOLA WALTON REV. TRUST
4169 BEL AIR ROAD
SPRINGDALE, AR 72762

SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

WORK ORDER #: 20620

CITY ZONING: SF-2

SETBACKS: FRONT - 30'
SIDE INTERIOR - 8' CORNER EXTERIOR - 30'
REAR - 20'

LEGEND

	PROPERTY LINE	P.O.C.	POINT OF COMMENCEMENT
	PROPOSED TRACT LINE	P.O.B.	POINT OF BEGINNING
	ADJACENT OWNER	●	IPF - IRON PIN FOUND (AS NOTED)
	EASEMENT (AS NOTED)	▲	FOUND RAILROAD SPIKE
R/W	RIGHT-OF-WAY	○	IRON PIN SET w/ CAP "PLS 1156"
	BUILDING SETBACK LINE (B.S.L.)	⊛	SANITARY SEWER MANHOLE (SMH)
	CENTERLINE OF ROAD	⋈	WATER VALVE (WV)
X	FENCE LINE	◒	WATER METER (WM)
OHU	OVERHEAD UTILITIES	◉	POWER POLE (PP)
SS	SANITARY SEWER LINE		
W	WATER LINE		

GRID TRUE

GRAPHIC REPRESENTATION ONLY

BASIS OF BEARINGS: ARKANSAS STATE PLANE COORDINATE SYSTEM NORTH ZONE 0301

0 25 50 100

SCALE 1" = 50'



VICINITY MAP
N.T.S.

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY LIES WITHIN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 05143C0060F, COMMUNITY PANEL NO. 60 OF 575, MAP REVISED MAY 16, 2008 FOR WASHINGTON COUNTY, ARKANSAS, AND INCORPORATED AREAS.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND FEATURES AND CITY G.I.S. ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- ***A. WARRANTY DEED:*** *STANLEY AND IOLA WALTON REVOCABLE TRUST, RECORDED SEPTEMBER 20, 2019, FILE 2019-28625.*
- ***B. PROPERTY SURVEY:*** *BY DAVIS LAND SURVEYING CO., PAUL E. DAVIS, AR PLS 969, RECORDED NOVEMBER 15, 1985, PLAT FILE DR2-262.*

SURVEY DESCRIPTION PARENT TRACT:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 28, SAID POINT BEING A FOUND RAILROAD SPIKE AT THE INTERSECTION OF NORTH 40th STREET AND BEL AIR ROAD; THENCE ALONG SAID BEL AIR ROAD, N87°19'07"W A DISTANCE OF 527.16 FEET TO THE* ***POINT OF BEGINNING;*** *THENCE LEAVING SAID BEL AIR ROAD, S02°12'39"W A DISTANCE OF 662.10 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N86°43'20"W A DISTANCE OF 264.04 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°12'39"E A DISTANCE OF 411.49 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE S87°19'07"E A DISTANCE OF 131.53 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE N02°20'32"E A DISTANCE OF 247.86 FEET TO A POINT IN SAID BEL AIR ROAD; THENCE ALONG SAID BEL AIR ROAD, S87°19'07"E A DISTANCE OF 131.90 FEET TO THE* ***POINT OF BEGINNING***, *CONTAINING 3.25 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF BEL AIR ROAD ON THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

SURVEY DESCRIPTION TRACT 1:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 28, SAID POINT BEING A FOUND RAILROAD SPIKE AT THE INTERSECTION OF NORTH 40th STREET AND BEL AIR ROAD; THENCE ALONG SAID BEL AIR ROAD, N87°19'07"W A DISTANCE OF 527.16 FEET TO THE* ***POINT OF BEGINNING;*** *THENCE LEAVING SAID BEL AIR ROAD, S02°12'39"W A DISTANCE OF 290.84 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N86°43'20"W A DISTANCE OF 264.04 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°12'39"E A DISTANCE OF 40.23 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE S87°19'07"E A DISTANCE OF 131.53 FEET TO A FOUND IRON PIN WITH CAP "RAMSEY"; THENCE N02°20'32"E A DISTANCE OF 247.86 FEET TO A POINT IN SAID BEL AIR ROAD; THENCE ALONG SAID BEL AIR ROAD, S87°19'07"E A DISTANCE OF 131.90 FEET TO THE* ***POINT OF BEGINNING***, *CONTAINING 1.00 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF BEL AIR ROAD ON THE NORTH SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

SURVEY DESCRIPTION TRACT 2:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-EIGHT (28), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING *AT THE NORTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 28, SAID POINT BEING A FOUND RAILROAD SPIKE AT THE INTERSECTION OF NORTH 40th STREET AND BEL AIR ROAD; THENCE ALONG SAID BEL AIR ROAD, N87°19'07"W A DISTANCE OF 527.16 FEET ; THENCE LEAVING SAID BEL AIR ROAD, S02°12'39"W A DISTANCE OF 290.84 FEET TO THE* ***POINT OF BEGINNING*** *AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING S02°12'39"W A DISTANCE OF 371.26 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N86°43'20"W A DISTANCE OF 264.04 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE N02°12'39"E A DISTANCE OF 371.26 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE S86°43'20"E A DISTANCE OF 264.04 FEET TO THE* ***POINT OF BEGINNING***, *CONTAINING 2.25 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.*

RECORDING INFORMATION

OWNER'S CERTIFICATION:

AS OWNERS, WE HEREBY CERTIFY THAT WE HAVE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, PLATTED, DEDICATED AND/OR ACCESS RIGHTS RESERVED AS REPRESENTED ON THIS PLAT.

_____ _____
IOLA WALTON *DATE*

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2021.

MY COMMISSION EXPIRES: _____

_____
NOTARY PUBLIC

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

_____ _____
S. CRAIG DAVIS, L.P.S. NO.1156, AR. *DATE*

LICENSED PROFESSIONAL SURVEYOR
STATE OF ARKANSAS
NO. 1156
SIGNATURE
S. CRAIG DAVIS

CERTIFICATE OF AUTHORIZATION
ENGINEERING SERVICES, INC.
131
ARKANSAS • ENGINEER

INFORMAL PLAT

FOR IOLA WALTON

SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

SCALE: 1"=50'	DATE: December 31, 2020	DRAWN BY: RER

ENGINEERING SERVICES, INCORPORATED
SPRINGDALE, ARKANSAS

© COPYRIGHT 2013, ENGINEERING SERVICES, INC. 12/30/2020 2:45 PM
Z:\00 SURVEY MASTER FOLDER\12 CIVIL 3D SURVEY PROJECTS\20620 IOLA WALTON\20620-IOLA WALTON BOUNDARY.dwg

W.O.# 20620 | SHEET 1

PLAT CODE: 500-18N-30W-0-28-110-72-1156

C21-09

File No. C21-09

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: FRIENDSHIP CEMETERY ASSOCIATION of SPRINGDALE 727
   Address: _____

   Phone: 479-841-1926 Profit: ____ Non-Profit ✓

2. Property Location (street address or layman's description):
   1649 VANTRESS FARM ROAD
   SPRINGDALE, AR 72764

3. Record Title Holder of Property: FRIENDSHIP CEMETERY of SPRINGDALE
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested TANDEM LOT SPLIT in A-1 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   TANDEM LOT SPLIT
   PROPERTY HAS BEEN SOLD

6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   NO EFFECT IN CHARACTER OF NEIGHBORD AND/OR RESIDENTS
   THE SUBJECT PROPERTY HAS BEEN USED AS A SINGLE FAMILY HOME AND AGRICULTURE USE FOR MORE THAN 36 YEARS

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required. ON FILE

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s) FRIENDSHIP CEMETERY OF SPRINGDALE

Signature of Applicant Linda Johnson VP

Date: 3-9-21

Date: 3-9-21

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Linda Johnson for
Friendship Cemetery Association of Springdale

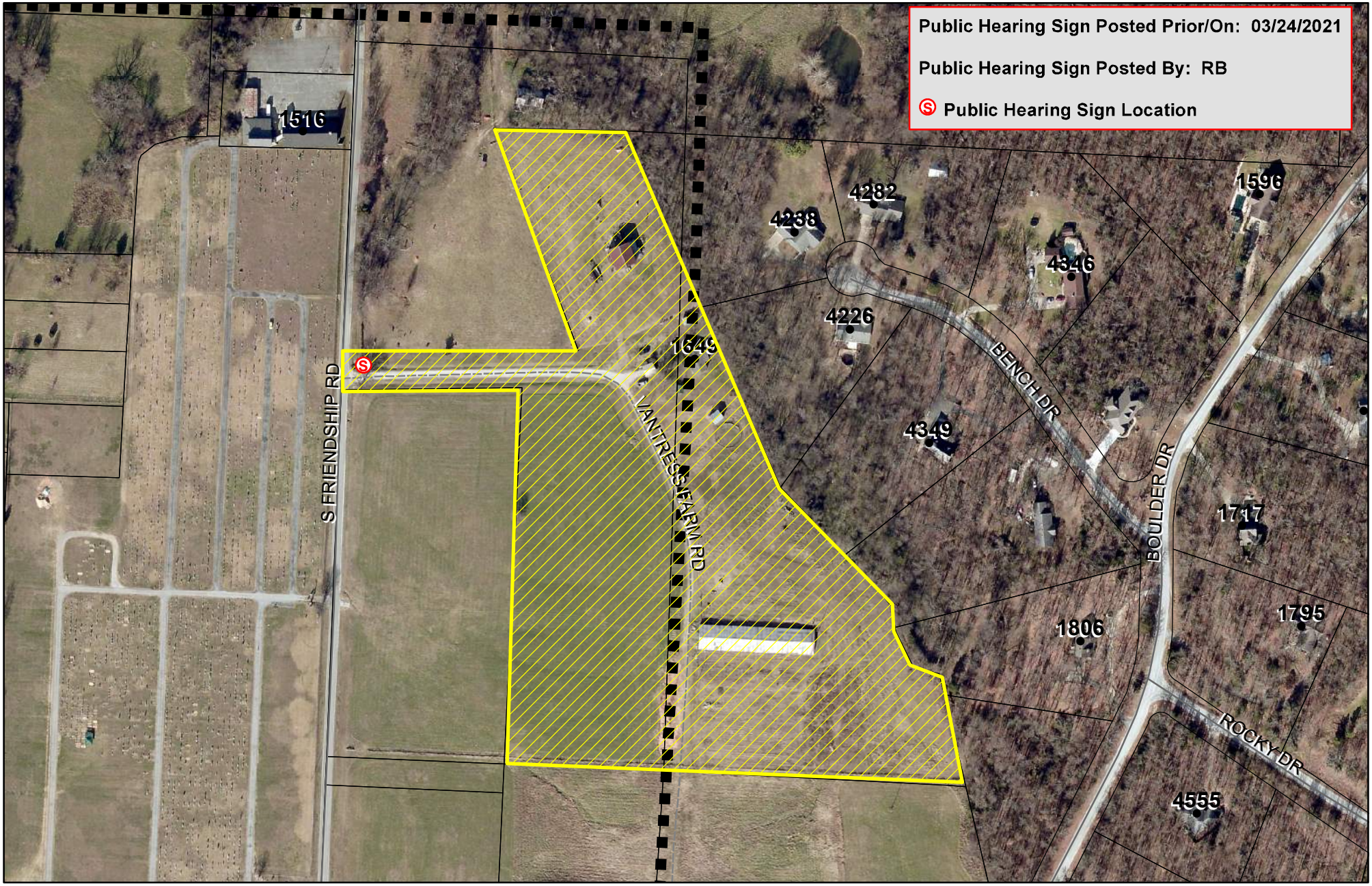
State of Arkansas)
) ss.
County of Benton)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 10th day of March, 20 21.

Monica Smith
Notary Public

My commission expires: 3.21.22

STATE OF ARKANSAS NOTARY PUBLIC
MONICA SMITH
MY COMMISSION # 12387490
EXPIRES: March 21, 2022
Benton County



N

0 50 100 200 300 400 Feet

For Location Reference Only

FILE NO. C21-09
APPLICANT: Friendship Cemetery Association
REQUEST: Tandem Lot Split in A-1 zone

PLANNING COMMISSION MEETING
April 6, 2021

CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS

CERTIFICATE OF TRANSMITTAL,OWNERSHIP, AND ORDINANCE

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

DATE OF EXECUTION: _____

SIGNED: _____
FRIENDSHIP CEMETERY ASSOCIATION OF SPRINGDALE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

30' ACCESS/UTILITY EASEMENT DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH 02°28'32" EAST A DISTANCE 391.49 FEET; THENCE SOUTH 87°31'52" EAST A DISTANCE OF 338.90 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 02°54'11" EAST A DISTANCE OF 694.27 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 89°36'05" WEST A DISTANCE OF A DISTANCE OF 344.74 FEET; THENCE NORTH 03°04'45" EAST A DISTANCE OF 16.74 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°04'45" EAST A DISTANCE OF 30.07 FEET; THENCE NORTH 89°06'11" EAST A DISTANCE OF 458.22 FEET; THENCE SOUTH 20°46'01" EAST A DISTANCE OF 31.90 FEET; THENCE SOUTH 89°06'11" WEST A DISTANCE OF 471.15 FEET TO THE POINT OF BEGINNING CONTAINING 0.32 ACRES MORE OR LESS.

CERTIFICATES OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK _____ MAYOR
CITY OF SPRINGDALE APPROVAL FOR RECORDING	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	_____ SECRETARY, PLANNING COMMISSION
	_____	_____ CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	____	_____ DIRECTOR OF ENGINEERING & PUBLIC WORKS

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.

2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 95, Page 024327 at the Office of the Circuit Clerk Washington County, Arkansas.
4. The contractor/owner must determine that proposed structures are clear of all boundary lines, easements, and meet building setback requirements before construction begins.
5. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
6. This survey is valid only if the drawing includes the seal and signature of the surveyor.
7. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
8. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
9. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
10. A part of this property is zoned A-1.
11. Building setbacks for zone A-1 are as follows:

Front	35 Feet
Side (Interior)	20 Feet
Side (R.O.W)	35 Feet
Rear	35 Feet

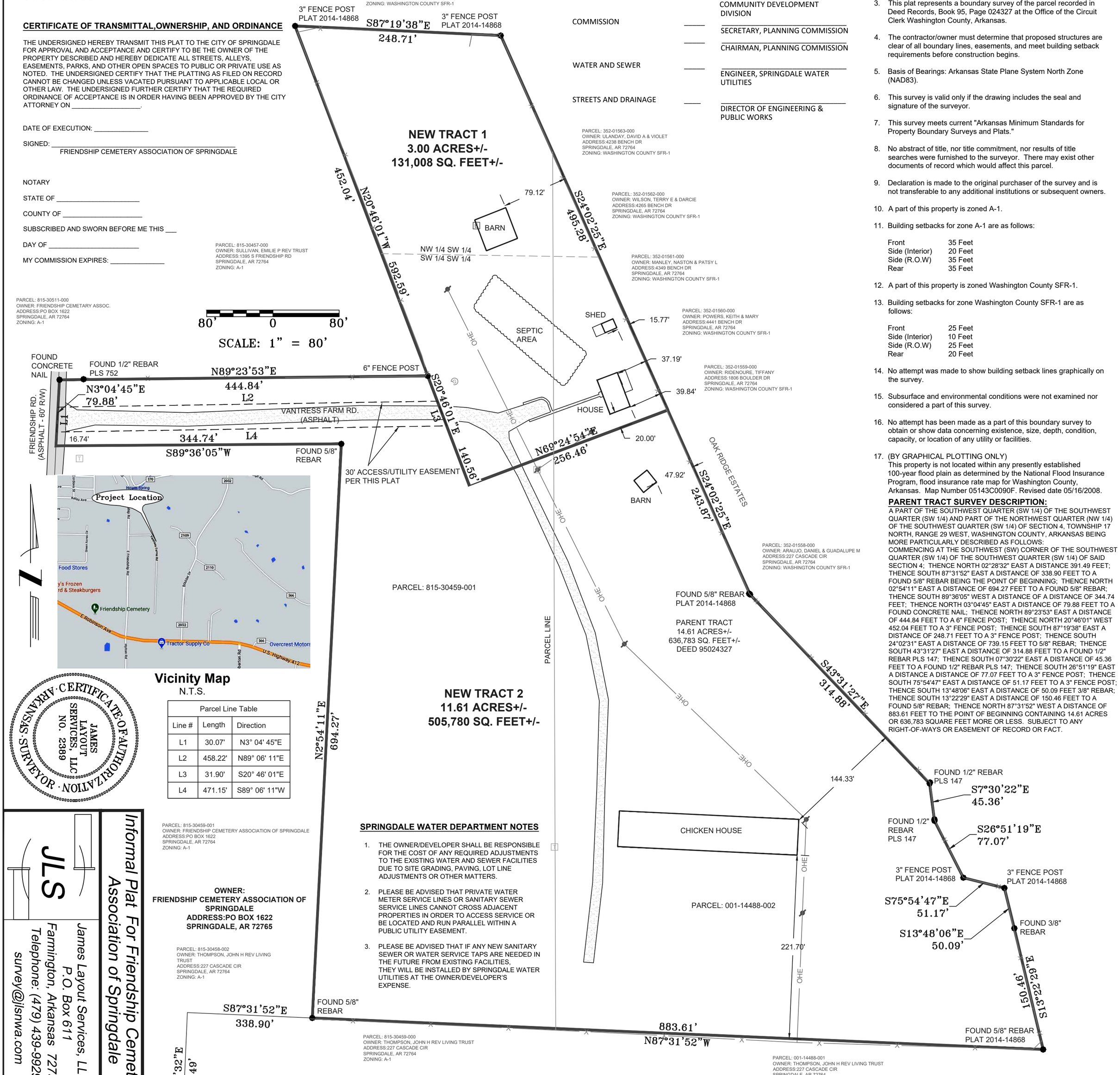
12. A part of this property is zoned Washington County SFR-1.
13. Building setbacks for zone Washington County SFR-1 are as follows:

Front	25 Feet
Side (Interior)	10 Feet
Side (R.O.W)	25 Feet
Rear	20 Feet

14. No attempt was made to show building setback lines graphically on the survey.
15. Subsurface and environmental conditions were not examined nor considered a part of this survey.
16. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
17. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Washington County, Arkansas. Map Number 05143C0090F. Revised date 05/16/2008.

PARENT TRACT SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH 02°28'32" EAST A DISTANCE 391.49 FEET; THENCE SOUTH 87°31'52" EAST A DISTANCE OF 338.90 FEET TO A FOUND 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 02°54'11" EAST A DISTANCE OF 694.27 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 89°36'05" WEST A DISTANCE OF A DISTANCE OF 344.74 FEET; THENCE NORTH 03°04'45" EAST A DISTANCE OF 79.88 FEET TO A FOUND CONCRETE NAIL; THENCE NORTH 89°23'53" EAST A DISTANCE OF 444.84 FEET TO A 6" FENCE POST; THENCE NORTH 20°46'01" WEST A DISTANCE OF 452.04 FEET TO A 3" FENCE POST; THENCE SOUTH 87°19'38" EAST A DISTANCE OF 248.71 FEET TO A 3" FENCE POST; THENCE SOUTH 24°02'31" EAST A DISTANCE OF 739.15 FEET TO 5/8" REBAR; THENCE SOUTH 43°31'27" EAST A DISTANCE OF 314.88 FEET TO A FOUND 1/2" REBAR PLS 147; THENCE SOUTH 07°30'22" EAST A DISTANCE OF 45.36 FEET TO A FOUND 1/2" REBAR PLS 147; THENCE SOUTH 26°51'19" EAST A DISTANCE A DISTANCE OF 77.07 FEET TO A 3" FENCE POST; THENCE SOUTH 75°54'47" EAST A DISTANCE OF 51.17 FEET TO A 3" FENCE POST; THENCE SOUTH 13°48'06" EAST A DISTANCE OF 50.09 FEET 3/8" REBAR; THENCE SOUTH 13°22'29" EAST A DISTANCE OF 150.46 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 87°31'52" WEST A DISTANCE OF 883.61 FEET TO THE POINT OF BEGINNING CONTAINING 14.61 ACRES OR 636,783 SQUARE FEET MORE OR LESS. SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENT OF RECORD OR FACT.



Parcel Line Table		
Line #	Length	Direction
L1	30.07'	N3° 04' 45"E
L2	458.22'	N89° 06' 11"E
L3	31.90'	S20° 46' 01"E
L4	471.15'	S89° 06' 11"W

SPRINGDALE WATER DEPARTMENT NOTES

1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
2. PLEASE BE ADVISED THAT PRIVATE WATER METER SERVICE LINES OR SANITARY SEWER SERVICE LINES CANNOT CROSS ADJACENT PROPERTIES IN ORDER TO ACCESS SERVICE OR BE LOCATED AND RUN PARALLEL WITHIN A PUBLIC UTILITY EASEMENT.
3. PLEASE BE ADVISED THAT IF ANY NEW SANITARY SEWER OR WATER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.

OWNER:
FRIENDSHIP CEMETERY ASSOCIATION OF SPRINGDALE
ADDRESS:PO BOX 1622
SPRINGDALE, AR 72765

NEW TRACT 2 SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH 02°28'32" EAST A DISTANCE 391.49 FEET; THENCE SOUTH 87°31'52" EAST A DISTANCE OF 338.90 FEET TO A FOUND 5/8" REBAR BEING THE POINT OF BEGINNING; THENCE NORTH 02°54'11" EAST A DISTANCE OF 694.27 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 89°36'05" WEST A DISTANCE OF A DISTANCE OF 344.74 FEET; THENCE NORTH 03°04'45" EAST A DISTANCE OF 79.88 FEET TO A FOUND CONCRETE NAIL; THENCE NORTH 89°23'53" EAST A DISTANCE OF 444.84 FEET TO A 6" FENCE POST; THENCE NORTH 20°46'01" EAST A DISTANCE OF 140.56 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 69°24'54" EAST A DISTANCE OF 256.46 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 24°02'25" EAST A DISTANCE OF 243.87 FEET TO FOUND 5/8" REBAR; THENCE SOUTH 43°31'27" EAST A DISTANCE OF 314.88 FEET TO A FOUND 1/2" REBAR PLS 147; THENCE SOUTH 07°30'22" EAST A DISTANCE OF 45.36 FEET TO A FOUND 1/2" REBAR PLS 147; THENCE SOUTH 26°51'19" EAST A DISTANCE A DISTANCE OF 77.07 FEET TO A 3" FENCE POST; THENCE SOUTH 75°54'47" EAST A DISTANCE OF 51.17 FEET TO A 3" FENCE POST; THENCE SOUTH 13°48'06" EAST A DISTANCE OF 50.09 FEET 3/8" REBAR; THENCE SOUTH 13°22'29" EAST A DISTANCE OF 150.46 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 87°31'52" WEST A DISTANCE OF 883.61 FEET TO THE POINT OF BEGINNING CONTAINING 11.61 ACRES OR 505,780 SQUARE FEET MORE OR LESS. SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENT OF RECORD OR FACT.

NEW TRACT 1 SURVEY DESCRIPTION:

A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) AND PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 17 NORTH, RANGE 29 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST (SW) CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 4; THENCE NORTH 02°28'32" EAST A DISTANCE 391.49 FEET; THENCE SOUTH 87°31'52" EAST A DISTANCE OF 338.90 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 02°54'11" EAST A DISTANCE OF 694.27 FEET TO A FOUND 5/8" REBAR; THENCE NORTH 89°36'05" WEST A DISTANCE OF A DISTANCE OF 344.74 FEET; THENCE NORTH 03°04'45" EAST A DISTANCE OF 79.88 FEET TO A FOUND CONCRETE NAIL; THENCE NORTH 89°23'53" EAST A DISTANCE OF 444.84 FEET TO A 6" FENCE POST BEING THE POINT OF BEGINNING; THENCE NORTH 20°46'01" WEST A DISTANCE OF 452.04 FEET TO A 3" FENCE POST; THENCE SOUTH 87°19'38" EAST DISTANCE OF 248.71 FEET TO A 3" FENCE POST; THENCE SOUTH 24°02'25" EAST A DISTANCE OF 495.28 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 69°24'54" WEST A DISTANCE OF 256.46 FEET TO SET 5/8" REBAR PLS 1845; THENCE NORTH 20°46'01" WEST A DISTANCE OF 140.56 FEET TO THE POINT OF BEGINNING CONTAINING 3.00 ACRES OR 131,008 SQUARE FEET MORE OR LESS. SUBJECT TO ANY RIGHT-OF-WAYS OR EASEMENT OF RECORD OR FACT.

LS21-XX

JLS
Informal Plat For Friendship Cemetery Association of Springdale
James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

ARKANSAS · CERTIFICATE OF AUTHORIZATION · SURVEYOR
JAMES LAYOUT SERVICES, LLC
NO. 2389

PROFESSIONAL LAND SURVEYOR
REGISTERED
MATTHEW D. JAMES
SIGNATURE
ARKANSAS
NO. 1845
STATE OF

State Filing Code:
500-17N-29W-0-04-330-72-1845

SHEET NO.
1 OF 1

LEGEND

- MONUMENT FOUND (AS NOTED)
- MONUMENT SET (5/8" REBAR W/CAP)
- AHTD R-O-W MONUMENT
- BENCHMARK
- GUARD POST
- UTILITY POLE
- TELEPHONE RISER
- FIBER OPTIC TELEPHONE RISER
- ELECTRICAL RISER
- CABLE RISER
- TRAFFIC SIGNAL
- SIGN
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- WATER SPIGOT
- GAS METER
- DRAINAGE MANHOLE
- (xxx.xx') RECORD DISTANCE
- (xx°xx'xx") RECORD BEARING
- SANITARY SEWER MANHOLE
- DECIDUOUS TREE
- EVERGREEN TREE
- TREE LINE
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- PAINTED STRIPE
- TELEPHONE LINE
- EXISTING WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- GAS LINE
- TELEVISION CABLE
- PROPERTY LINES
- BUILDING SETBACK
- UTILITY POLE (WITH GUY WIRE)

Basis of Bearings:(NAD83) Arkansas State Plane North Zone
Scale: 1"=80'
Date: 02/05/2021
Certificate of Authorization Arkansas Land Surveyor No. 2389
Checked By: M.J.
Drawn By: N.R.
Field Work: W.A.
Job Number: 21-029 bndy
Recording Information

C21-10
Tabled until 5/4/21

File No. C21-10

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: Jim Cash
   Address: 478 S. Main
   Cave Springs
   Phone: 479-651-0995 Profit:_____ Non-Profit_____
2. Property Location (street address or layman's description):
   5392 AR 112 Hwy
   Springdale AR
3. Record Title Holder of Property: Jim G Cash & Betty L Cash Joint Trust
   (A copy of the warranty deed should be attached as Exhibit "A")
4. Use Unit requested Tandem Lot in A-1 Zoning District.
5. Description of the conditional use sought and the reasons why it should be approved:
   Property to be split out for a Single Family Residential Structure. No adverse effects on the remainder of the property based on 1 single family Home.
6. What effects would the proposed conditional use have on the character of the neighborhood and residents?
   No effects on neighborhood or residents.
7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.
8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.
9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

N:\Planning\Susie\One Hand Out Forms to go\APPLICATION FOR CONDITIONAL USE.doc Revised 3/24/05

C21-10
Tabled until 5/4/21

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)

Date: 3/12/2021

Signature of Applicant

Date:

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

State of Arkansas)
) ss.
County of Washington)

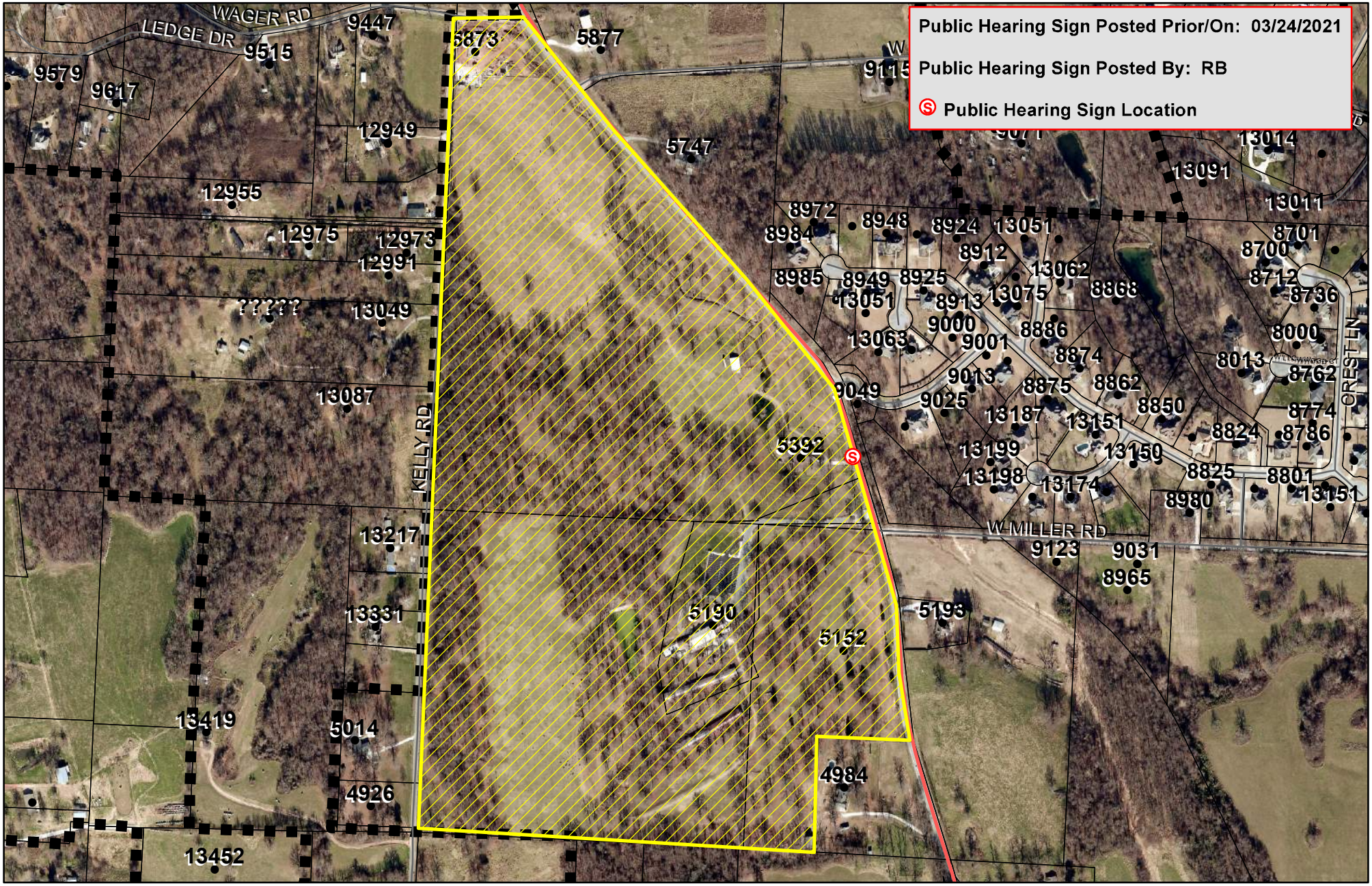
SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 12th day of March, 20 21.

Notary Public

My commission expires: 10-20-26

PAMELA S WILLIAMS
Comm. No. 12357535
NOTARY PUBLIC
My Comm. Exp. 10-20-2026
WASHINGTON CO., ARKANSAS

N:\Planning\Sue\Sue\Hand Outs-Forms to copy\APPLICATION FOR CONDITIONAL USE.doc Revised 3/24/05



N

0 112.5 225 450 675 900 Feet

For Location Reference Only

FILE NO. C21-10
APPLICANT: Jim & Betty Cash Trust
REQUEST: Tandem Lot Split in A-1 zone

PLANNING COMMISSION MEETING
April 6, 2021

INFORMAL PLAT OF CASH ADDITION - LOT 1

BEING A TRACT SPLIT IN PART OF THE SE 1/4 NW 1/4, OF SECTION 13, T-18-N, R-30-W, BENTON COUNTY, ARKANSAS

CERTIFICATE OF OWNERSHIP

We the undersigned, owners of the real estate shown and described herein, do hereby certify that we have laid off, platted, and subdivided and do hereby loy off, plot, subdivide said real estate in accordance with this plot and do hereby dedicate to the use of the public the streets, alleys, easements, etc. as shown on soid plot.

Date of Execution: _____

Signed: _____
Jim Cash

Signed: _____
Betty Cash

ACKNOWLEDGMENT

STATE OF _____

COUNTY OF _____

On this doy before me, the undersigned Notory Public within and for the County and Stote oforesaid, duly commissioned and acting, appeared in person(s), _____ and _____ known to me to be the person(s) whose nome(s) ore subscribed to the within instruments and acknowledge thot he/she/they executed the same for the purposes therein contained.

WITNESS my hand and seal this _____day of _____ 20____.

_____
Notary Public

My Commission Expires:
_____

THE PLANNING BOARD, BASED ON AN APPROVAL GRANTED TO THE APPLICANT ON _____ HEREBY ENDORSES THIS PLAN AS MEETING ALL THE REQUIREMENTS OF A TRACT SPLIT.

_____
NAME

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS A SURVEY MADE BY SATTERFIELD LAND SURVEYORS AND THAT SAID SURVEY MEETS OR EXCEEDS THE ARKANSAS MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND PLATS.

_____
RICKY HILL
PROFESSIONAL LAND SURVEYOR
ARKANSAS REGISTRATION 1443

_____
DATE

CITY OF SPRINGDATE APPROVAL FOR RECORDING

_____
DATE

_____
SIGNATURE
Director, Planning and Community Development Division

STATEMENT OF NON-ASSURANCE
THE APPROVAL OF THIS PLAT DOES NOT CARRY ANY ASSURANCE THAT THE TRACT OR TRACTS WILL QUALIFY FOR A SEPTIC SYSTEM PERMIT FROM THE ARKANSAS HEALTH DEPARTMENT.

Satterfield Land Surveyors P.A., Copyright 2020

This plot is copyright materiol and is provided solely for the use of the person(s) named on this plot and may not be used or distributed to any other person(s) or company for their benefit. No license has been created, expressed or implied to copy the survey without the written consent of Satterfield Land Surveyors, P.A.. No one including the person(s) named, may reproduce this plat. Only authentic copies that appear with the surveyor's seal in red may be used. Any copies used without this red seal are considered unauthorized copies and are considered o copyright infringement. After filing with State Surveyor's office, survey becomes public record.

NEW LOT 1

Part of the Southeast Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 30 West, being more particularly described as follows:

Commencing at o set p/k nail marking the Southeast corner of the Southeast Quarter of the Northwest Quarter. Thence along the South line of said Forty, North 87 degrees 18 minutes 06 seconds West, 2.16 feet. Thence leaving soid South line, North 02 degrees 41 minutes 54 seconds East, 14.73 feet to o set p/k nail and the Point of Beginning. Thence North 88 degrees 56 minutes 03 seconds West, 261.66 feet to an existing rebar. Thence North 88 degrees 07 minutes 08 seconds West, 153.96 feet to o set rebar with cap. Thence North 03 degrees 15 minutes 43 seconds West, 193.81 feet to o set rebar with cap. Thence North 73 degrees 57 minutes 46 seconds Eost, 424.61 feet to o 6" metol fence corner. Thence South 03 degrees 16 minutes 41 seconds East, 315.31 feet to a set p/k noil. Thence South 03 degrees 54 minutes 35 seconds Eost, 5.94 feet to the Point of Beginning, contoining, 2.46 ocres and subject to any easements of record.

30' ACCESS EASEMENT

Port of the Southwest Quarter of the Northeast Quarter, part of the Northwest Quarter of the Southeast Quarter, port of the Northeast Quarter of the Southwest Quarter, and port of the Southeast Quarter of the Northwest Quarter of Section 13, Township 18 North, Range 31 West, Benton County, Arkansas, being more particularly described as follows:

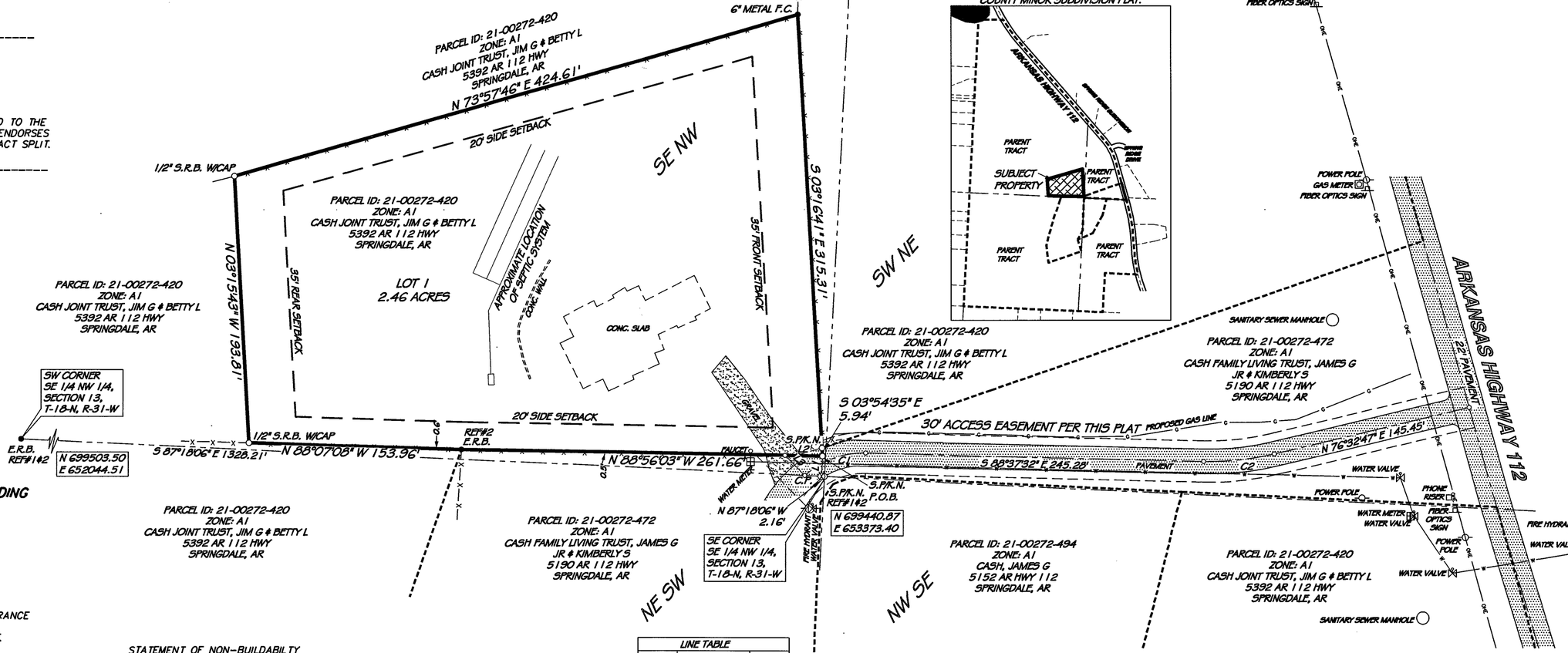
Commencing at a set p/k nail marking the Southeast corner of the Southeast Quarter of the Northwest Quarter. Thence along the Sauth line of said Forty, North 87 degrees 18 minutes 06 seconds West, 2.16 feet. Thence leaving said South line, North 02 degrees 41 minutes 54 seconds Eost, 14.73 feet to a set p/k nail. Thence North 88 degrees 56 minutes 03 seconds West, 27.44 feet to the Point of Beginning. Thence South 44 degrees 39 minutes 46 seconds Eost, 20.60 feet. Thence oround o curve to the right hoving a radius of 64.33 feet and subtended by a chord bearing and distance of North 69 degrees 41 minutes 18 seconds Eost, 47.55 feet. Thence South 88 degrees 37 minutes 32 seconds Eost, 245.28 feet. Thence oround o curve to the left having o rodius of 200.00 feet and subtended by a chord bearing and distance of North 83 degrees 57 minutes 37 seconds Eost, 51.62 feet. Thence North 76 degrees 32 minutes 47 seconds Eost, 145.45 feet to the centerline of Arkonsos Highwoy 112 ond the Point of Terminotion.

PARENT TRACT DESCRPTION

PARCEL #21-00272-420

TRACT B: SURVEY BOUNDARY DESCRIPTION: (TO BE RETAINED BY JIM G. CASH AND BETTY L. CASH JOINT TRUST) A PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4), PART OF THE NORTHEAST QUARTER (NE1/4) OF THE NORTHWEST QUARTER (NW1/4) AND PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHEAST QUARTER (NE1/4), ALL IN SECTION 13 TOWNSHIP 18 NORTH, RANGE 31 WEST IN BENTON COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE FOUND 1/2" REBAR WHICH MARKS THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 13 AND RUN THENCE NORTH 2°53'50" EAST, ALONG THE WEST LINE OF SAID FORTY ACRE TRACT, A DISTANCE OF 1782.28 FEET TO A FOUND MAG NAIL; THENCE, LEAVING SAID WEST LINE, SOUTH 87°26'26" EAST A DISTANCE OF 439.45 FEET TO A FOUND REBAR WITH YELLOW PLASTIC CAP AT THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS HIGHWAY 112; THENCE CONTINUE SOUTH 87°26'26" EAST A DISTANCE OF 40.49 FEET TO THE CENTERLINE OF ARKANSAS HIGHWAY 112; THENCE ALONG SAID CENTERLINE OF ARKANSAS HIGHWAY 112 SOUTH 40°51 '1 5" EAST A DISTANCE OF 1545.67 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 30°48'13" EAST A DISTANCE OF 129.26 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 15°44'30" EAST A DISTANCE OF 562.85 FEET; THENCE LEAVING SAID CENTERLINE NORTH 89°37'19" WEST A DISTANCE OF 470.52 FEET; THENCE NORTH 87°24'09" WEST A DISTANCE OF 1330.37 FEET TO THE POINT OF BEGINNING, CONTAINING 51.69 ACRES, MORE OR LESS. SURVEYS: 8/11/2016 2016-604

INSET:
NOTE: INSET MAP PER ITEM 4(b) OF THE SURVEYOR CHECKLIST OF THE BENTON COUNTY MINOR SUBDIVISION PLAT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N02°41'54"E	14.73
L2	N88°56'03"W	27.44
L3	S44°39'46"E	20.60

CURVE TABLE						
CURVE	DELTA	CHORD BEARING	CHORD DIST.	RADIUS	LENGTH	TANGENT
C1	43°22'20"	N 69°41'18" E	47.55'	64.33'	48.70'	25.58'
C2	14°49'41"	N 83°57'37" E	51.62'	200.00'	51.76'	26.03'

STATEMENT OF NON-BUILDABILTY
APPROVAL OF THIS PLAN DOES NOT IN ANY WAY INDICATE THAT ANY OF THE LOTS ON THIS PLAN ARE BUILDABLE ACCORDING TO THE PLANNING REGULATIONS OF BENTON COUNTY, ARKANSAS, NOR AN ENDORSEMENT BY THE PLANNING BOARD OF SAID BUILDABILITY OF SAID LOTS.

SURVEYOR'S NOTE: This survey was done to mark the corners on the ground and to show observed structures. Utilities located if Requested according to utility company records, and or obove ground inspection. This survey was done from description furnished to us or instruction from the person(s) named on this plot. No title search was done and record ownership, Rights of Way of road and Easements to and across this property must be confirmed by others. The Buyer or Owner of this property should satisfy themselves as to the correct owner through a title search or review by an attorney.

SURVEYOR'S NOTE: This survey was conducted under the supervision of Clavis W. Satterfield, No. 0147, or Ricky Hill, No. 1443, Satterfield Land Surveyors, P.A., Certificate of Authorization No. 718. Satterfield Land Surveyors, P.A., 1-(479)-632-3565 Hwy. 71 North, P.O. Box 640, Alma, AR 72921

SURVEYOR'S NOTE: A portion of the Porent Tract does lie within the 100-Year Flood Zone according to the Flood Map for Benton County, Arkansas Community Panel No. 05007C0430J, Dated: September 28, 2007.

500-18N-31W-0-13-420-05-0147-1443

60 30 0 GRAPHIC SCALE 60 120

REFERENCE DEED: W.D. BK. 2016 PG. 77787

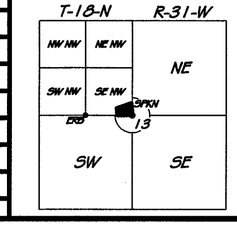
SURVEY REFERENCES

1. SATTERFIELD LAND SURVEYORS - #43,693 - 9/17/18
2. SATTERFIELD LAND SURVEYORS - #39,576 - 7/24/13

BASIS OF BEARING
ARKANSAS STATE PLANE COORDINATES GRID NORTH

REVISIONS

VICINITY MAP



LEGEND

- S.R.B. = SET 1/2" REBAR W/ CAP
- S.P/K.N. = SET P/K NAIL
- S.R.R.S. = SET RAILROAD SPIKE
- S.N. = SET NAIL
- E.R.B. = EXISTING REBAR
- E.I.P. = EXISTING IRON PIN
- E.P/K.N. = EXISTING P/K NAIL
- E.N. = EXISTING NAIL
- E.R.R.S. = EXISTING RAILROAD SPIKE
- = EXISTING GOVERNMENT MONUMENT
- = EXISTING STONE
- = EXISTING STATE MONUMENT
- = EXISTING R/W MARKER
- = EXISTING FENCE
- = COMPUTED POINT

F.C. = FENCE CORNER

SURVEYORS DISCLAIMER AND STATEMENT OF USE

This survey was conducted by the written or verbal authorization of the person named as the buyer and/or Use by as shown on this plat. No one has the authority to use the data or legal description from this survey except those named or their agents and the survey is only certified to the date shown on this plat. This plat is protected by copyright and ony person other thon those named using or relying upon this plat will be held responsible. Satterfield Land Surveyors, P.A. will not be responsible or have any liability to any other person or company who uses this plat without written authorization. After filing with State Surveyor's office, survey becomes public record.

CONTACT: JIM CASH
1478 SOUTH MAIN
CAVE SPRINGS, AR 72718
PHONE: (479) 651-0995

DRAWN BY:	K.S.
SCALE:	1"=60'
DATE:	12-3-20
JOB NO.	45,707

Satterfield Land Surveyors P.A.
REG. ARK. & OKLA.
1928 HWY. 71 NORTH, ALMA, ARK. - PHONE No. (479) 632-3565
FAX (479) 632-5002 - WEBSITE: http://www.slsurveying.com

C21-11
Tabled until 5/4/21

File No. C21-11

APPLICATION FOR CONDITIONAL USE

CITY OF SPRINGDALE, ARKANSAS

1. APPLICANT: GPS Partners, LLC dba GPS Transportation
   Address: 324 N. 48th St.
   Springdale, AR 72762
   Phone: 479.721.3140 Profit: X Non-Profit ____

2. Property Location (street address or layman's description):
   324 N. 48th St.
   Springdale, AR 72762

3. Record Title Holder of Property: 6308 Harber Ave., LLC
   (A copy of the warranty deed should be attached as Exhibit "A")

4. Use Unit requested 35 in C-5 Zoning District.

5. Description of the conditional use sought and the reasons why it should be approved:
   Transportation business

6. proposed conditional use have on the character of the
   residents?
   potential increased teaffic

7. If the conditional use is to only a portion of the land described on the warranty deed, then an accurate legal description provided by a copy of a recent survey certified by a registered land surveyor will be required.

8. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor or licensed land surveyor within the past sixty (60) days.

9. All adjacent property owners are to be notified by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. The applicant must provide evidence in the form of a signed affidavit, that notice has been given to all adjacent property owners subject to the conditional use.

C21-11
Tabled until 5/4/21

10. Attach a site plan for the proposed conditional use. A site plan shall apply to all conditional uses as specified in each of the zoning districts.

Signature of Record Property Owner(s)	Signature of Applicant
Haden Gilder	LAUREN TAYLOR
Date: 3/17/2021	Date: 3/17/21

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the attached application for a conditional use permit and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

State of Arkansas)
County of Benton) ss.

SUBSCRIBED AND SWORN TO before me, a Notary Public, this the 17th day of March, 20 21.

Notary Public

My commission expires: 8.28.28

STATE OF ARKANSAS NOTARY PUBLIC
TANYA L LUCAS
MY COMMISSION # 12705710
EXPIRES: August 28, 2028
Benton County

C21-11
Tabled until 5/4/21

PREAPPLICATION FOR CONDITIONAL USE

(For any conditional use request other than a tandem lot)

PROPERTY LOCATION: 324 N. 48TH ST. SPRINGDALL, AR 72762
(street address or layman's description)

PROPERTY OWNER: 6808 HAR-BER AVE, LLC

(Record Title Holder of the Property as shown on a deed of record in the County):

Note: If property is in the ownership of someone other than individuals documentation must be included that indicates who is authorized to represent the property owner(s)

Zoning District of Property: C5

Description of the Conditional Use sought:

SMALL NON-EMERGENCY TRANSPORTATION COMPANY

Use Unit Designation: 35 (TRANSPORTATION SERVICES)

Is the Use Unit allowed as a Conditional Use on Appeal to the Planning Commission in the Zoning Ordinance: ✓ yes, ____ no.

(If the answer is no then the intended use can only be allowed if the property is rezoned.)

Occupancy Classification of the structure as determined by the Building/Fire Code:

Current Occupancy Classification

Chief Building Official _____ Date: 3-24-21

Fire Marshall _____ Date: 3.22.21

Occupancy Classification required for intended use

Chief Building Official _____ Date: 3-24-21

Fire Marshall _____ Date: 3-22-21

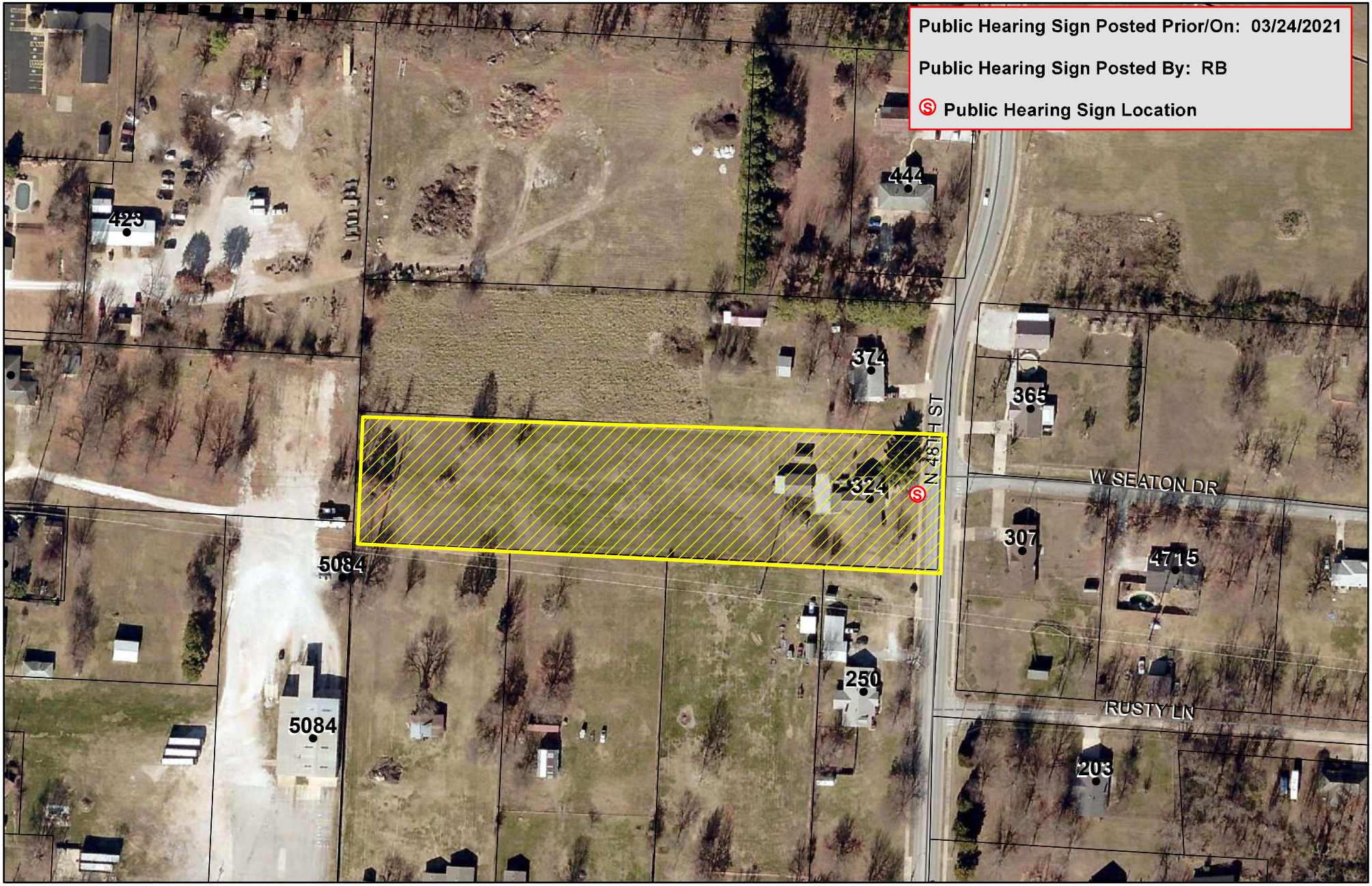
Does the structure have an occupancy permit for the intended use? ____ yes ____ no

If yes, proceed with an **Application for a Conditional Use on Appeal.**

If no, an **Application for a Conditional Use on Appeal** **cannot** be filed until:

1. A statement has been obtained from the chief building official and fire marshal indicating compliance of the structure to adopted building and fire codes for the proposed conditional use or required upgrades and/or improvements required for use of the structure for the proposed conditional use.
2. A notarized statement by the property owner and applicant recognizing all structural alterations requirements that must be completed inspected and approved prior to occupancy of the structure.

Note: If upgrades and/or improvements are required for the conditional use to be allowed in the structure a registered design professional would need to submit plans per the 2012 Arkansas Fire Prevention Code, Volume II: Building – Section 107.1, "....*A registered design professional, an architect or engineer legally registered under the laws of this state regulating the practice of architecture or engineering shall be required and shall affix his or her official seal to said drawings, specifications, and accompanying data.....*".



N

0 30 60 120 180 240 Feet

For Location Reference Only

FILE NO. C21-11
APPLICANT: Haden Gilder
REQUEST: Conditional Use - Use Unit 35 in a C-5 (Transportation Services)

PLANNING COMMISSION MEETING
April 6, 2021

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: April 6, 2021

Re: PP21-04 Collin's Cove

Planning Comments:

1. No further comments.

Engineering Summary:

1. Show Minimum Finished Floor Elevation for lots adjacent to swales (must be 1 ft above 100 year WSE of swale)
2. Add stockpiling note to site plan
3. Show existing and proposed streetlights, include note stating if lights are public or private and who is responsible for maintenance and billing
4. Provide erosion control plan for grading phase
5. Submit Grading Permit application

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
  - Requires a 1"=200' minimum scale 2-foot contour map.
  - Show existing and proposed contours.
- *106.1.3.3*

- Minimum floor elevations for other areas shall be a minimum of 1-foot above the calculated 100-year WSE of open channels, swales, or overland flow. (Show Minimum Finished Floor Elevation [FFE] on proposed structures)
  - **Show Minimum Finished Floor Elevation [FFE] on proposed structures adjacent to swales**
  - **Show 100 year WSE of swales**

2. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
  - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
  - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

- *107.3* - The following note is required as a General Note on the Site Plan:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

3. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112.3* - Show the final contours as a part of the Grading Plan.
- *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with

grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.

- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - Label all lights as Proposed or Existing
        - Show the direction of the mast arm
        - Show the size and type of lights based on the location and classification of the street
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

4. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.
    - Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
        - **This note is left in place throughout the design process to insure that access is maintained.**

5. Other:

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

PLANS FOR

PRELIMINARY PLAT
COLLIN'S COVE

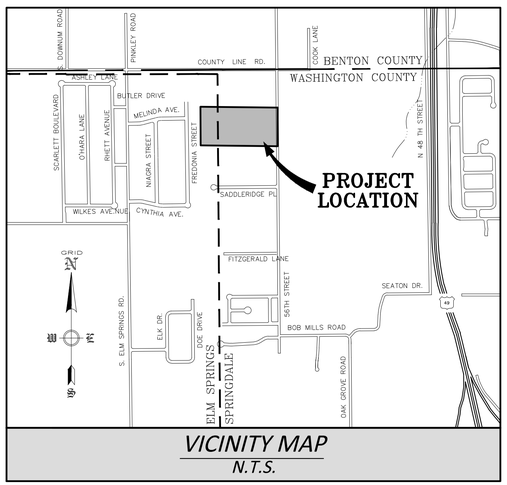
PP21-04

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2	TYPICAL DETAILS
3	SWPPP

A RESIDENTIAL SUBDIVISION

IN THE CITIES OF

SPRINGDALE AND ELM SPRINGS, ARKANSAS



March 18, 2021

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

1) ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS, AS CONTAINED IN CHAPTER 110, ART. III, OF THE CODE OF ORDINANCES, CITY OF SPRINGDALE, ARKANSAS.

2) ALL WATER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640 AMENDED AUGUST 27, 204 BY THE SPRINGDALE WATER AND SEWER COMMISSION.

3) ALL SEWER WITHIN SPRINGDALE MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640 AMENDED AUGUST 27, 204 BY THE SPRINGDALE WATER AND SEWER COMMISSION.

4) ALL SEWER WITHIN ELM SPRINGS MUST COMPLY WITH ALL ELM SPRINGS UTILITY SPECIFICATIONS AND DETAILS.

5) REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY OF ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED.

PARCEL No: 815-30919-000 & 750-00807-000

LEGAL DESCRIPTION:

THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION TWENTY-NINE (29), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY ARKANSAS, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 29, SAID POINT BEING A FOUND RAILROAD SPIKE IN NORTH 56TH STREET; THENCE ALONG THE SOUTH LINE OF SAID NE 1/4 OF THE NE 1/4, N86°47'37"W A DISTANCE OF 1315.52 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF THE NE 1/4 AND A FOUND 1/2 INCH PIPE; THENCE LEAVING SAID SOUTH LINE AND ALONG THE WEST LINE OF SAID NE 1/4 OF THE NE 1/4, N02°12'49"E A DISTANCE OF 660.96 FEET TO THE NORTHWEST CORNER OF SAID S 1/2 OF THE NE 1/4 OF THE NE 1/4 AND A FOUND IRON PIN WITH CAP "ALAN REID PLS 1005"; THENCE LEAVING SAID WEST LINE AND ALONG THE NORTH LINE OF SAID S 1/2 OF THE NE 1/4 OF THE NE 1/4, S86°46'25"E A DISTANCE OF 1318.38 FEET TO THE NORTHEAST CORNER OF SAID S 1/2 OF THE NE 1/4 OF THE NE 1/4 AND A FOUND COTTON PICKER SPINDLE IN NORTH 56TH STREET; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID NE 1/4 OF THE NE 1/4 AND ALONG SAID NORTH 56TH STREET, S02°27'39"W A DISTANCE OF 660.46 FEET TO THE **POINT OF BEGINNING**, CONTAINING 19.97 ACRES (870,016 SQUARE FEET), MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY OF NORTH 56TH STREET ALONG THE EAST SIDE THEREOF AND ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

FOR REVIEW ONLY

CERTIFICATE OF ACCURACY:

I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.

CERTIFICATE OF AUTHORIZATION — ENGINEERING SERVICES, INC. — 131 — ARKANSAS • ENGINEER

REGISTERED — STATE OF ARKANSAS — NO. 1156 — SIGNATURE — CRAIG D. ALLEN — PROFESSIONAL LAND SURVEYOR

UTILITY NOTES:

1. LOTS 10, 20, 43 AND 46 SHALL BE SERVED WATER AND SEWER BY SPRINGDALE WATER UTILITIES
2. ALL LOTS WITHIN SPRINGDALE SHALL RECEIVE A SEWER BACKWATER VALVE. THIS SHALL BE INSTALLED ON THE PRIVATE SEWER SERVICE LINE BY A LICENSED PLUMBER (4" PVC EXTENDABLE BACKWATER VALVE BY CLEAN CHECK MODEL No. 97304.

NOTES:

1. STREET LIGHTS IN SUBDIVISION TO BE A MINIMUM OF 6800 LUMENS. STREET LIGHTS ALONG N 56TH STREET SHALL BE A MINIMUM OF 11,000 LUMENS. ALL STREET LIGHTS SHALL BE PUBLIC AND PER THE UTILITY COMPANY'S SPECIFICATIONS AND DETAILS.
2. ALL LOT CORNER RADII ARE 30' UNLESS OTHERWISE NOTED.
3. ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
4. A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
5. MODIFIED CURB REQUIRED AT ALL DRIVES.
6. THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
7. THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
8. ALL DEVELOPMENTS AFTER AUGUST 20, 2007 MUST HAVE UTILITY WIRES, LINES, AND/OR CABLES IN SAID DEVELOPMENTS MUST BE PLACED UNDERGROUND. EXCLUDING 12KV AND ABOVE.
9. ANY DAMAGE OR RELOCATION OF EXISTING UTILITIES SHALL BE AT THE DEVELOPER'S EXPENSE.
10. STREET NAMES MUST BE APPROVED BY THE CITY OF SPRINGDALE 911 ADDRESS COORDINATOR
11. ALL CONDUITS PLACED BY DEVELOPER MUST HAVE 48 INCH COVER AT FINAL GRADE. (6-4" CONDUITS FOR ROAD CROSSINGS, ETC.)
12. THERE ARE NO KNOWN WETLANDS OR EROSION PROBLEMS ON THIS PROPERTY
13. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
14. IF PERIMETER WALLS, FENCES, OR SIGNS ARE PROPOSED FOR THE DEVELOPMENT, DETAILED DRAWINGS WILL NEED TO BE SUBMITTED FOR APPROVAL TO THIS OFFICE PRIOR TO THEIR CONSTRUCTION.
15. PLEASE BE ADVISED THAT PERMANENT STRUCTURES, BUILDINGS, SIGNS OR OTHER ITEMS SHALL NOT BE ERECTED OR CONSTRUCTED WITHIN UTILITY EASEMENTS.
16. PLEASE BE ADVISED THAT BOTH THE EXISTING AND PROPOSED FIRE HYDRANTS AND METER SERVICES MUST BE LOCATED IN A GREEN SPACE A MINIMUM OF 4' BEHIND ANY CURB AND GUTTER AND 4' BEHIND ANY SIDEWALKS.
17. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING POTABLE WATER METERS AND SANITARY SEWER TAPS FOR ALL PLOTTED LOTS WITHIN A SUBDIVISION.
18. LOT NUMBERS 1, 31, 32, AND 57 SHALL NOT HAVE ACCESS OFF OF 56TH STREET.
19. A CITY OF SPRINGDALE DETENTION/RETENTION CERTIFICATION FORM MUST BE COMPLETED, STAMPED, AND SIGNED BY A CERTIFIED PROFESSIONAL ENGINEER, POST-DEVELOPMENT AND SUBMITTED TO THE CITY OF SPRINGDALE ENGINEERING DEPARTMENT.

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- PROPERTY LINE
- EX RIGHT-OF-WAY
- EASEMENT LINE
- EX. ROAD CENTERLINE
- 1300 EX. CONTOUR
- 1300 PROPOSED CONTOUR
- EX. FENCE LINE
- OHP/C EX. OVERHEAD POWER AND CABLE LINE
- OHP/T EX. OVERHEAD POWER AND TEL. LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- EX. WATER LINE
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. GAS METER
- EX. LIGHT POLE
- PROP. LIGHT POLE
- PROP. FIRE HYDRANT ASSEMBLY
- PROP. MANHOLE
- SS PROP. SEWER MAIN
- W PROP. WATER MAIN
- PROP. STORM STRUCTURE
- PROP. STORM PIPE

GRID N — GRAPHIC REPRESENTATION ONLY — SCALE 1" = 50' — 0 25' 50' 100'

OWNER : LEGEND BUILDERS INC, KENT BURNETT PROPERTIES INC, PO BOX 8534, FAYETTEVILLE, AR 72703

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC. 1207 S. OLD MISSOURI RD. P.O. BOX 282 SPRINGDALE, AR 72762

EXISTING ZONING : SF-1 & RSF-4

SETBACKS (SF-1): FRONT SETBACK = 30' SIDE SETBACK = 8' REAR SETBACK = 20'

SETBACKS (RSF-4): FRONT SETBACK = 25' SIDE SETBACK = 10' REAR SETBACK = 25'

NET AREA: 20.0 ACRES
GROSS AREA: 19.4 ACRES

PROPOSED LOTS: 57 (56 RESIDENTIAL) LOT 5 – DETENTION AREA

ROAD CENTERLINE CURVE DATA

R	Δ	T	L

R-30-W — PROJECT LOCATION — NW 1/4 — NE 1/4 — SECTION 29 — SW 1/4 — SE 1/4 — T 18 N

LOCATION MAP N.T.S.

BENTON COUNTY WASHINGTON COUNTY — COUNTY LINE RD. — CROSSOVER ROAD — PINKLEY ROAD — ASPEN ST. — BUTLER DRIVE — MELINDA AVE. — SCARLETT BOULEVARD — CHARLA LANE — BRITT AVENUE — NUKKA STREET — FREDONIA STREET — N. 46TH STREET — SADDLERIDGE PL. — MIKES AVENUE — CYNTHIA AVE. — PROJECT LOCATION — FITZGERALD LANE — 56TH STREET — SEATON DR. — ELK DR. — JOE DRIVE — BOB MILLS ROAD — OAK GROVE ROAD — ELM SPRINGS — SPRINGDALE — S. ELM SPRINGS RD. — GRID N

VICINITY MAP N.T.S.

FLOOD PLAIN ZONING:

THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #05143C0055F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: APRIL 2, 2008.

PARCEL No. 750-00806-000 JONES, JESS KINTY SR PO BOX 725 ROGERS, AR 72758 ZONING: R-A

PARCEL No. 750-00806-100 O'BARR, JOHN A & MICHELE M 5847 W COUNTY LINE RD SPRINGDALE, AR 72762 ZONING: R-A

TIE TO ELM SPRINGS FORCE MAIN

RSF-4 ZONE ELM SPRINGS — SPRINGDALE SF-1 ZONE

IPF ALLAN REID PLS 1005

PARCEL No. 750-00873-000 OWEN, MICHAEL D & SHARON K 394 FREDONIA ST SPRINGDALE, AR 72762 ZONING: R-A

PARCEL No. 750-00874-000 CRISP, PERRY J & JACQUELINE S 376 FREDONIA ST SPRINGDALE, AR 72762 ZONING: R-A

PARCEL No. 750-00875-000 KELLEY, APRIL DAWN 350 FREDONIA ST SPRINGDALE, AR 72762 ZONING: R-A

PARCEL No. 750-00877-000 SHIREY, JASON LOCKETT & ANDREA JEAN 322 FREDONIA ST SPRINGDALE, AR 72762 ZONING: R-A

PARCEL No. 750-00878-000 JOYNER, ROBERT RYAN & KONI LEANNE 298 FREDONIA ST SPRINGDALE, AR 72762 ZONING: R-A

PARCEL No. 750-00812-000 GRAHAM, TIMOTHY GEORGE & BEVERLY S 2468 N 56TH ST SPRINGDALE, AR 72762 ZONING: R-A

S 86°46'25" E – 1318.38'

N 2°12'49" E – 660.96'

S 2°27'39" W – 660.46'

N 86°47'37" W – 1315.52'

RETENTION POND (UNBUILDABLE) COMMON AREA ENTIRE LOT TO BE DEDICATED DRAINAGE EASEMENT 100 YR WSE = 1289.86

PROPOSED F.E.S. — RIPRAP PAD WITH LEVEL SPREADER — 10' W/ SPILLWAY ELEV:1290.0 — PROPOSED OUTLET STRUCTURE — PROPOSED F.E.S. — COMMON MAIL UNIT — PROPOSED OFFSITE SANITARY SEWER (SEE SHEET 2)

PARCEL No. 815-30918-000 FORTIN, JAMES 2776 N 56TH ST SPRINGDALE, AR 72762 ZONING: A-1

PARCEL No. 815-29789-240 CORBITT, STEVE ALLEN 22102 HWY 295 WESLEY, AR 72773 ZONING: A-1

PARCEL No. 815-29789-245 COUCH, HUEY P & BETTY L 2676 MCRAY AVE SPRINGDALE, AR 72762 ZONING: A-1

PARCEL No. 815-29789-250 COUCH, HUEY P & BETTY L 2676 MCRAY AVE SPRINGDALE, AR 72762 ZONING: A-1

PARCEL No. 815-29789-265 BARBER, MARGRET J; BUNCH, LARRY 2583 N 56TH ST SPRINGDALE, AR 72762 ZONING: A-1

PARCEL No. 815-29789-260 BARBER, MARGRET J; BUNCH, LARRY 2583 N 56TH ST SPRINGDALE, AR 72762 ZONING: A-1

PARCEL No. 815-29789-255 MOSQUERA, MAGALI E 2521 N 56TH ST SPRINGDALE, AR 72762 ZONING: A-1

PARCEL No. 815-29789-290 BOYD, LOY & ALMA REVOCABLE TRUST 2377 N 56TH ST SPRINGDALE, AR 72762 ZONING: A-1

PARCEL No. 815-30920-000 GRAHAM, TIMOTHY GEORGE & BEVERLY S 2468 N 56TH ST SPRINGDALE, AR 72762 ZONING: A-1

FOUND COTTON PICKER SPINDLE — FOUND COTTON PICKER SPINDLE — SAW-CUT LINE — EX WATER METER — PROPOSED MODIFIED CURB — EXISTING ROW 56TH STREET — EX WATER METER — EX WATER SPIGOT — EX GAS METER — EX TELEPHONE PEDESTAL — EX GAS METER — EX WATER METER — EX WATER METER — EX SEWER MANHOLE — EX SEWER VALVE — EX GAS METER — EX WATER METER — EX IRRIGATION CONTROL VALVE — EX GAS METER — EX TELEPHONE PEDESTAL — EX WATER METER — FOUND RAILROAD SPIKE — EX MAILBOX (TO BE REMOVED) — EX POWER POLE W/GUYWIRE (TO BE REMOVED) — EX POWER POLE (TO BE REMOVED)

STREET A — STREET B — N. 56TH STREET — 50' ROW — BC-BC — 6' GREENSPACE — 5' SIDEWALK

PROPOSED PROPOSED DITCH 2 CENTERLINE — PROPOSED DITCH 1 CENTERLINE — PROPOSED DITCH 3 CENTERLINE — PROPOSED DITCH 4 CENTERLINE — PROPOSED LIGHT POLE — PROPOSED DROP INLET — PROPOSED JUNCTION BOX — PROPOSED 2" FORCE MAIN — PROPOSED 8" WATER MAIN — PROPOSED 8" SANITARY SEWER MAIN — PROPOSED ROW 56TH STREET — 6-4" CONDUITS — ADA RAMP — MIN FFE = 1291.86

LOT	SQ. FT.	ACRES
1	12079.61	0.28
2	10890.60	0.25
3	10976.32	0.25
4	11061.83	0.25
5	14830.33	0.82
6	11419.94	0.26
7	11505.46	0.26
8	11590.98	0.27
9	11676.50	0.27
10	11762.02	0.27
11	11231.42	0.26
12	19892.21	0.46
13	20779.28	0.48
14	14473.17	0.33
15	15084.33	0.35
16	15051.48	0.35
17	15018.64	0.34
18	18182.64	0.42
19	10384.34	0.24
20	10717.52	0.25
21	10800.80	0.25
22	10884.08	0.25
23	10967.37	0.25
24	11050.65	0.25
25	11133.94	0.26
26	11217.22	0.26
27	11300.50	0.26
28	11383.79	0.26
29	11467.07	0.26
30	11550.36	0.27
31	13034.07	0.30
32	12534.82	0.29
33	11200.00	0.26
34	11200.00	0.26
35	11200.00	0.26
36	11200.00	0.26
37	11200.00	0.26
38	11200.00	0.26
39	11200.00	0.26
40	11200.00	0.26
41	11200.00	0.26
42	11200.00	0.26
43	11200.00	0.26
44	11783.50	0.27
45	11783.50	0.27
46	11200.00	0.26
47	11200.00	0.26
48	11200.00	0.26
49	11200.00	0.26
50	11200.00	0.26
51	11200.00	0.26
52	11200.00	0.26
53	11200.00	0.26
54	11200.00	0.26
55	11200.00	0.26
56	11200.00	0.26
57	12534.82	0.29

CITY LIMITS — ELM SPRINGS — SPRINGDALE

50' RIGHT OF WAY — 27'-0" BACK TO BACK OF CURB — 5'-0" VARIES 6" MIN. — 11'-6" — 2" ASPHATIC SURFACE COURSE — 2'-0" — 6" — 1'-0" — 7" CLASS 7 BASE — 2% SLOPE — 0.03" PER FT. — 3:1 MAX.

TYPICAL SECTION LOCAL STREET = 27' NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER

PP21-04

ENGINEERING SERVICES INC. 1207 S. OLD MISSOURI RD. SPRINGDALE, ARKANSAS 72764

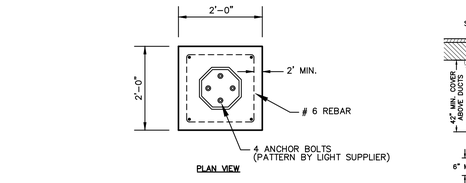
PRELIMINARY PLAT
COLLIN'S COVE
SPRINGDALE/ELM SPRINGS, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 3/18/2021 11:10 AM
Z:\LAND DEVELOPMENT\2021\21914 COLLIN'S COVE\DRAWINGS\21914 BASE FOR SHEET.dwg

SCALE: 1"=50'
DATE: Mar 18, 2021
ENGINEER: TJA
DRAWN BY: JKC
W.O. #: 21914

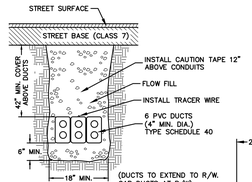
1



NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

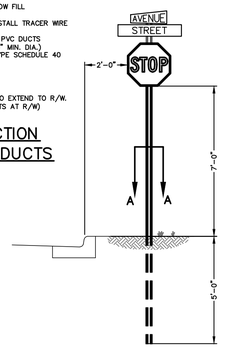
LIGHT POLE FOOTING DETAIL

NOT TO SCALE



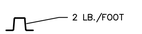
TYPICAL SECTION 6-4" UTILITY DUCTS

NOT TO SCALE



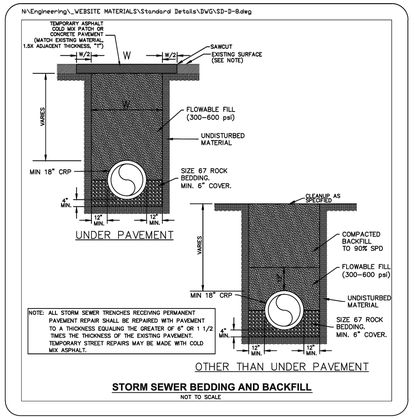
STOP SIGN DETAIL

NOT TO SCALE



SECTION A-A
U-CHANNEL SIGN SUPPORT

NOTE : SIGN SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" AS APPROVED BY THE FEDERAL HIGHWAY ADMINISTRATION AND AHTD AND WASHINGTON COUNTY STANDARDS

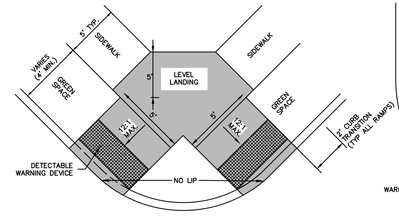


STORM SEWER BEDDING AND BACKFILL

NOT TO SCALE

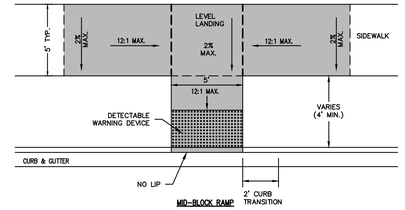
STANDARD DETAILS FOR STREET & DRAINAGE CONSTRUCTION	DATE: OCTOBER 2016
	DESIGNED BY: KPP
	DRAWN BY: KPP
	CHECKED BY: BNB
	APPROVED BY: BNB
SECTION D DROP INLET DETAILS	FILE NO. SD-D-8

SPRINGDALE WE'RE MAKING IT HAPPEN



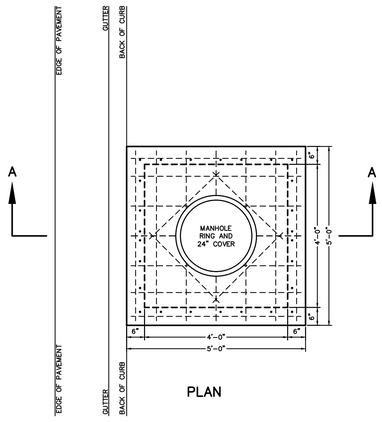
NOTES:

1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 12:1.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.



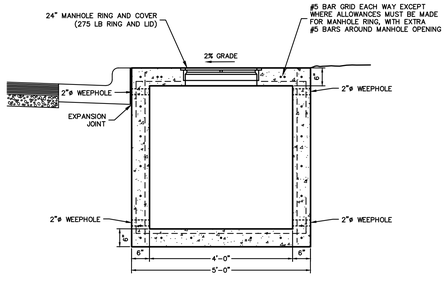
HANDICAP RAMP DETAILS

NOT TO SCALE



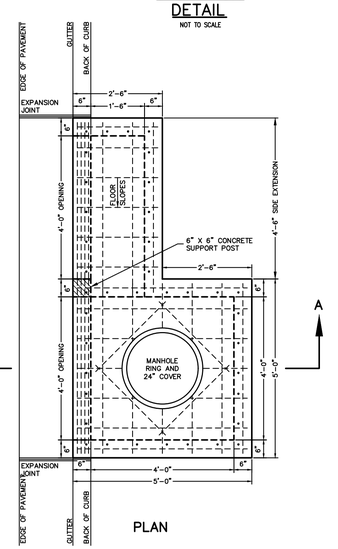
NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER, STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



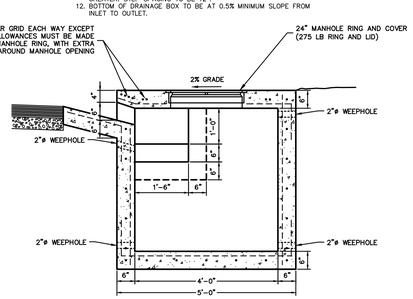
TYPICAL JUNCTION BOX

NOT TO SCALE



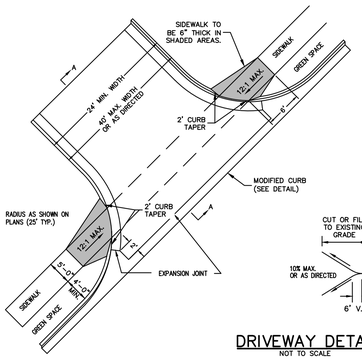
NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER, STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



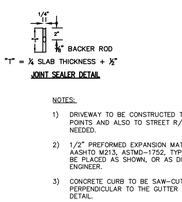
TYPICAL DROP INLET

NOT TO SCALE



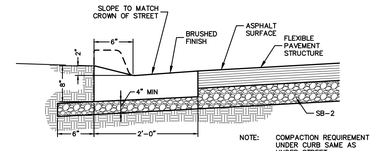
DRIVEWAY DETAIL

NOT TO SCALE



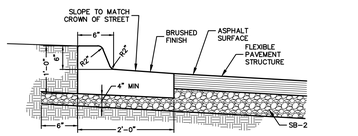
NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



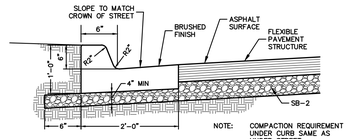
MODIFIED CONCRETE CURB & GUTTER

NOT TO SCALE



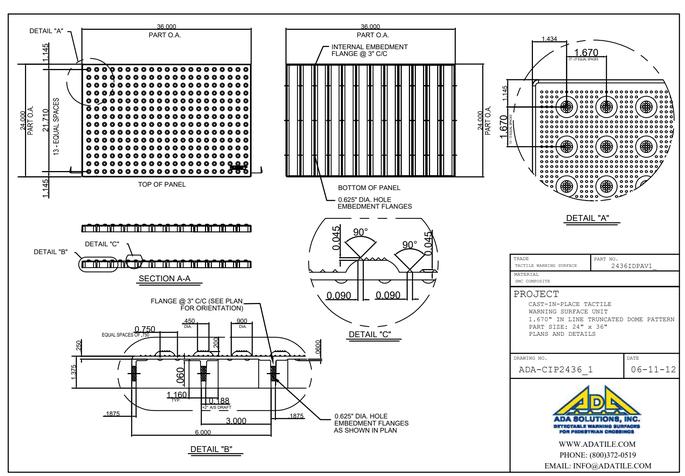
STANDARD 6" CONCRETE SPILL CURB & GUTTER

NOT TO SCALE



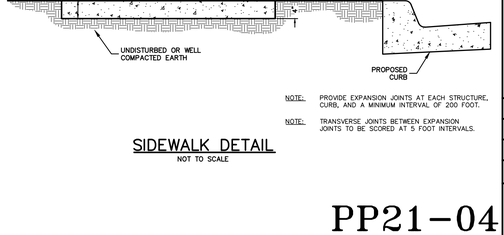
STANDARD 6" CONCRETE CURB & GUTTER

NOT TO SCALE



TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1
MATERIAL: GRP COMPOSITE	
PROJECT: CAST-IN-PLACE TACTILE WARNING SURFACE UNIT 1.670" IN LINE TRUNCATED DOME PATTERN PART SIZE: 24" x 36" PLANS AND DETAILS	
DRAWING NO.: ADA-CIP2436_1	DATE: 06-11-12

ADA SOLUTIONS, INC. DETECTABLE & TRUNCATED DOMES FOR PEDESTRIAN SURFACES
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



NOTE: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

NOTE: TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL

NOT TO SCALE

PP21-04

ENGINEERING SERVICES INC.
2 DUNLAP COURT
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
COLLIN'S COVE
SPRINGDALE/ELM SPRINGS, ARKANSAS

REVISION	DATE	DESCRIPTION

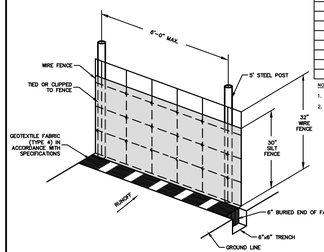
SCALE: NTS
DATE: Feb 24, 2021
ENGINEER: TJA
DRAWN BY: JKC
W.O. #: 21914

2

© COPYRIGHT 2021 - ENGINEERING SERVICES, INC. 2-24-2021 4:42 PM
Z:\CAD\21914 - Collins Cove Subdivision\21914 TYPICAL DETAILS.dwg

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:
1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.



SILT FENCE NOTES

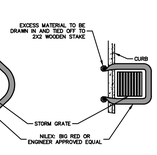
1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACKED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

WIRED REINFORCED BURIED EDGE SILT FENCE
NOT TO SCALE

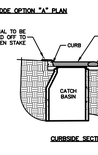


DRAIN INLET PLAN

DRAIN INLET SECTION



CURBSIDE OPTION "A" PLAN

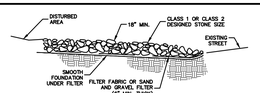


CURBSIDE SECTION

CURBSIDE OPTION "B" PLAN

NOTES:
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX-BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

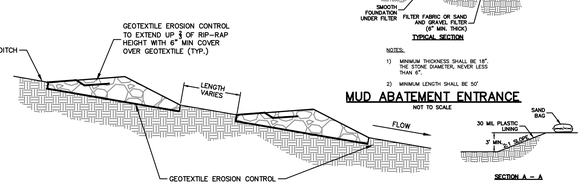
INLET PROTECTION
NOT TO SCALE



TYPICAL SECTION

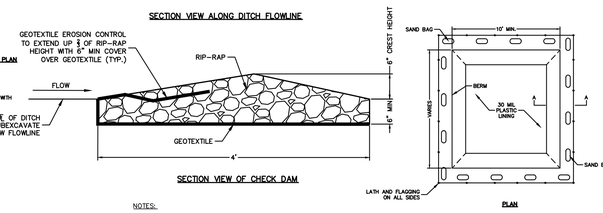
NOTES:
1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE
NOT TO SCALE



SECTION A — A

SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:
1. RIP-RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

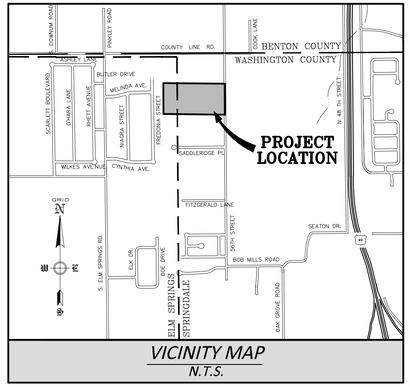
ROCK CHECK DAM

PLAN

NOTES:
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS WHICH WOULD COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH-OUT AREA
NOT TO SCALE

NOTES:
1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.
3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.
4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED CONCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.
5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.
6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE ETHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT STATE.
7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.
8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.
9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.
10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.
11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.
12.) STOCKPILING OF CONSTRUCTION SPOIL MATERIAL AT PARTICULAR LOCATIONS SHALL ONLY BE ALLOWED FOR A LIMITED TIME PERIOD, NOT TO EXCEED (6) MONTHS. PRIOR TO A FINAL INSPECTION OF THE GRADING PERMIT, THE FOLLOWING STANDARDS SHALL BE ACHIEVED FOR COMPLETION OF CONSTRUCTION:
   a) DEVELOPMENT AND GRADING WITHIN THE DISTURBED AREA IS COMPLETE AND MATCHES PLANS AS APPROVED BY THE PLANNING COMMISSION, AND
   b) THE DISTURBED SOIL AREA IS OBSERVED TO HAVE 80% GRASS COVERAGE AND 100% STABILITY, AND
   c) NO SLOPES STEEPER THAN A 3:1 PITCH UNLESS OTHERWISE APPROVED IN WRITING BY THE DIRECTOR OF ENGINEERING, AND
   d) NOTICE OF VIOLATIONS ISSUED HAVE ALL CORRECTIVE ACTIONS APPROVED WITH AN INSPECTION REPORT SIGNED BY A REPRESENTATIVE OF THE DIRECTOR OF ENGINEERING, AND
   ALL HEAVY EQUIPMENT, STOCKPILES, AND CONSTRUCTION SITE MATERIALS HAVE BEEN REMOVED FROM THE CONSTRUCTION SITE.



VICINITY MAP
N.T.S.

LEGEND

- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4--INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.
3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.
4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 21.38 ACRES

GRAPHIC REPRESENTATION ONLY
SCALE 1" = 50'
0 25' 50' 100'

PP21-04

ENGINEERING SERVICES INC.
71 SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
COLLIN'S COVE
SPRINGDALE/ELM SPRINGS, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: 1"=50'
DATE: Mar 18, 2021
ENGINEER: TJA
DRAWN BY: JKC
W.O. #: 21914

© COPYRIGHT 2021 - ENGINEERING SERVICES, INC. 3/18/2021 8:58 AM

3

Planning and Community Development Division
City of Springdale

Memo

To: Planning Commission

From: Staff

Date: April 6, 2021

Re: PP21-05 Noah's Landing

Planning Comments:

1. Provide full street improvements for Street B.
2. For the purpose of this hearing the shown outparcel on the Southwest will be included in the consideration of this preliminary plat and any street improvements associated with the shown frontage along 56th will be expected accordingly.

Engineering Summary:

1. Show Minimum Finished Floor Elevation for lots adjacent to swales (must be 1 ft above 100 year WSE of swale)
2. Who is responsible for making the connection between Noah's Landing and Wildcat Creek ponds?
3. Provide erosion control plan for grading phase
4. Add stockpiling note to site plan
5. Street B requires master street plan improvements
6. Show existing and proposed streetlights, include note stating if lights are public or private and who is responsible for maintenance and billing
7. Submit Grading Permit application

Engineering Comments:

1. Chapter 106 – Stormwater Drainage

(Ord. No. 2999, § 1, 6-27-00; Ord. No. 5245 , § 1, 1-23-18)

- *106.1* - The Grading Plan & SWPPP and Specifications shall be prepared by the Engineer of Record, who is a licensed professional engineer of the State of Arkansas.
    - Requires a 1"=200' minimum scale 2-foot contour map.
    - Show existing and proposed contours.

2. Chapter 106 – Stormwater Drainage

- **What is the plan for the detention pond outlet if this subdivision develops before Wildcat? Who is responsible for making the connection between the two ponds?**
- **Erosion Control Plan – please show two plans, one for grading phase, and one for after the streets and storm drains are complete. This is helpful for our inspectors and has been requested by ADEQ for large sites and subdivisions.**

3. Chapter 107 – Stormwater Pollution

(Ord. No. 3673, § 1, 5-10-05; Ord. No. 4796, § 1, 6-10-14; Ord. No. 5220 , § 1, 10-24-17)

- *107.3*
    - The site area of disturbance is greater than 0.5 acre. A Grading Permit Application, a SWPPP delineating all anticipated disturbed areas, a plan in those areas to achieve final stabilization (which at minimum must provide 80% grass coverage and 100% stabilization), a Dust Control Plan with appropriate BMPs designed to control dust, and an appropriate fee as shown on the application must be submitted to the City of Springdale Stormwater Manager for review prior to receiving final plan approval.
    - Phasing on larger construction sites 5 acres or more must be utilized to allow only disturbance on near term construction areas. Construction sites requiring cutting and filling must be seeded once the cutting and filling activity is finished.

- *107.3* - The following note is required as a General Note on the Site Plan:

"Stockpiling of construction spoil material at particular locations shall only be allowed for a limited time period, not to exceed (6) months. Prior to a final inspection of the Grading Permit, the following standards shall be achieved for Completion of Construction:

a) development and grading within the disturbed area is complete and matches plans as approved by the Planning Commission, and
b) the disturbed soil area is observed to have 80% grass coverage and 100% stability, and
c) No slopes steeper than a 3:1 pitch unless otherwise approved in writing by the Director of Engineering, and
d) Notice of Violations issued have all corrective actions approved with an inspection report signed by a representative of the Director of Engineering, and
e) all heavy equipment, stockpiles, and construction site materials have been removed from the Construction Site."

- *107.3.D.c* - A grading and drainage plan is required for all developments showing that each lot drains to the street right-of-way, a dedicated drainage easement with improvements, or an existing drainage way without flowing across a neighboring lot. No drainage from roof drains, landscaping, or lot runoff may be directed or diverted onto neighboring properties.

4. Chapter 110 – Streets, Sidewalks and Other Public Places

(Ord. No. 3258, § 1, 11-12-02)

- *110.31* - Sidewalks are required one-foot (1') inside the right-of-way line.
    - Sidewalks shall be constructed with a minimum transverse slope of one-fourth inch (1/4") per foot.
    - The sidewalk shall have a minimum width of five feet (5') and a minimum thickness of four inches (4").
    - The sidewalk shall have expansion joints at each structure, curb and at minimum intervals of 200 feet. Transverse joints between expansion joints shall be scored at five-foot (5') intervals.
    - Need to show details of sidewalks on the right-of-way.
- *110.111* - The developer is required to improve the abutting street to the City of Springdale standards and in accordance with the Master Street Plan, including constructing sidewalks, curb and gutter, pave or widen the existing street, or install or construct drainage facilities.
    - **All Abutting Street frontages require the full extent of Street improvements equal to the City of Springdale Master Street Plan.**

5. Chapter 112 – Subdivisions

(Code 1973, § 30-1)

- *112.3* - Show the final contours as a part of the Grading Plan.
- *112.3 (3)* - *Plans and specifications*: After the approval of the preliminary plat but before improvements are started, the subdivider shall submit engineering plans, a final drainage report, and specifications for the streets, grading, and storm drainage improvements including, but not limited to, profiles, specifications, and cross-sections along with grading and storm drainage plans and computations, pursuant to and in compliance with chapter 106, Stormwater Drainage and chapter 107, Physical Alteration of Land, of this Code, as adopted or amended hereafter, to the director of the planning and community development division for review and written approval prior to commencement of improvements. During the same period, the subdivider shall submit water and sewer plans and specifications to the water and sewer department. No work shall begin without prior approval of the director of the planning and community development division.
    - All streets within the subdivision boundaries shall be dedicated and constructed in conformance with the master street plan and chapter 110 of this Code, with right-of-way dedicated when such right-of-way is needed to conform to the master street plan.
- *112-4* - Streetlights are required at each intersection and along the street at intervals of 300 to 350 feet as measured along the centerline of the street.
    - The minimum initial rating for the streetlight shall be 6,800 lumens for a local street, 11,000 lumens for a collector street, or 20,000 lumens for an arterial street.
        - ~~Label all lights as Proposed or Existing~~
        - Show the direction of the mast arm
        - Show the size and type of lights based on the location and classification of the street
        - Add note to determine if the light is designed for area parking lot lights or as a street illuminator
        - Include a note stating if the lights are public or private lights and who will be responsible for maintenance and billing

6. Chapter 130 – Zoning Ordinance

(Ord. No. 3307, 3-25-03)

- *130.7.6.1 ADA* requirements.

- Accessibility for persons with disabilities in parking lots and building approaches shall be as required by the current *ADA* and as may from time to time be amended.
  - **This note is left in place throughout the design process to insure that access is maintained.**

7. Other:

"Review of these plans is limited to compliance with City codes and regulations. By reviewing and approving these plans the reviewer and the City of Springdale assume no responsibility for any errors or omissions in the plans. The adequacy of the plans is the sole responsibility of the design engineer. The City of Springdale, however, reserves the right to require corrective action if any inadequacies are found after the improvements are constructed."

- **Add this disclaimer statement to the title page**

- *Permitting -* Some development within the City of Springdale may require additional state or federal permits not administered by the City of Springdale to be granted prior to approval of the project. This includes, but may not be limited to, any work that is being proposed within rights-of-way and/or easements within the jurisdiction of the Arkansas Department of Transportation, the Arkansas Natural Resources Commission, the Arkansas Department of Environmental Quality, or the U.S. Army Corps of Engineers. Prior to final approval of this project, please provide a copy of any required Federal, State, and Local permits that are required. Final approval of this project does not waive or exempt any requirements by State or Federal laws.

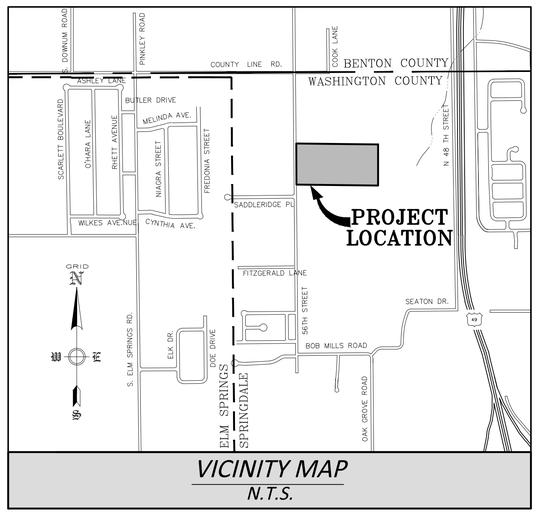
- *Construct-ability Review –* At the request of the Director of Engineering, this project has been submitted to the Large Scale Inspector for a Construct-ability review. Comments from the Large Scale Inspector will be provided in a future round of comments.

CONTACT LIST
BLACK HILLS ENERGY SCOTT STOKES – 479–575–1424
OZARKS ELECTRIC COOPERATIVE MIKE PHIPPS – 479–684–4696
SPRINGDALE WATER UTILITIES LARRY PECKHAM – 479–751–5751
COX COMMUNICATION CHRIS BYRD – 479–751–2000
AT&T LAYNE RHODES – 479–442–1977
SPRINGDALE FIRE DEPARTMENT DUANE MILLER – 479–750–8190

NOTE :

"REVIEW OF THESE PLANS IS LIMITED TO COMPLIANCE WITH CITY CODES AND REGULATIONS. BY REVIEWING AND APPROVING THESE PLANS THE REVIEWER AND THE CITY OF SPRINGDALE ASSUME NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS IN THE PLANS. THE ADEQUACY OF THE PLANS IS THE SOLE RESPONSIBILITY OF THE DESIGN ENGINEER. THE CITY OF SPRINGDALE, HOWEVER, RESERVES THE RIGHT TO REQUIRE CORRECTIVE ACTION IF ANY INADEQUACIES ARE FOUND AFTER THE IMPROVEMENTS ARE CONSTRUCTED."

ARKANSAS ONE CALL SYSTEM, INC. 1-800-482-8998 STOP–CALL BEFORE YOU DIG!



VICINITY MAP
N.T.S.

PLANS FOR A

PRELIMINARY PLAT

FOR

NOAH'S LANDING SUBDIVISION

IN THE CITY OF

SPRINGDALE, ARKANSAS

PP21–05

March 18, 2021

BY

ENGINEERING SERVICES INC.

CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	PRELIMINARY PLAT
2	TYPICAL DETAILS
3	STORM WATER POLLUTION PREVENTION PLAN
4	STORM WATER POLLUTION PREVENTION DETAILS

BLAKE A. MURRAY, P.E. No. 17178
ENGINEERING SERVICES, INC.

NOTES :

ALL STREET AND DRAINAGE CONSTRUCTION MUST COMPLY WITH THE REQUIREMENTS OF THE CITY OF SPRINGDALE, ARKANSAS.

ALL WATER AND SEWER CONSTRUCTION MUST COMPLY WITH THE SPECIFICATION REQUIREMENTS FOR THE CONSTRUCTION OF WATER AND SEWER FACILITIES OF THE CITY OF SPRINGDALE WATER UTILITIES. ADOPTED MARCH 10TH, 1987 BY ORDINACNE NO. 1640. AMENDED AUGUST 27, 2014 BY RESOLUTION No. 15–14 OF THE SPRINGDALE WATER AND SEWER COMMISSION.



ROAD CENTERLINE CURVE DATA				
	R	Δ	T	L
C1	75.0'	90°00'00"	75.0000'	117.8097'
C2	39.0'	90°11'30"	39.1308'	61.3916'

LEGEND

- IRON PIN FOUND
- MAG NAIL FOUND
- C. PROPERTY LINE
- SAW-CUT LINE
- EX. EASEMENT LINE
- EX. BUILDING SETBACK LINE
- EX. ROAD CENTERLINE
- EX. CURB & GUTTER
- 1369 EX. CONTOUR
- 1368 PROPOSED CONTOUR
- OHP/T EX. OVERHEAD POWER LINE
- G EX. GAS LINE
- UGT EX. UNDERGROUND TELEPHONE LINE
- SS EX. 8" SEWER LINE
- EX. STORM DRAIN LINE
- W EX. WATER LINE
- F.O. EX. FIBER OPTIC LINE
- EX. WATER METER
- EX. FIRE HYDRANT
- EX. SEWER MANHOLE
- EX. POWER POLE
- EX. WATER VALVE
- EX. LIGHT POLE
- EX. SIGN
- EX. HANDICAP PARKING
- EX. WATER METER
- EX. TRAFFIC POLE
- EX. GAS MANHOLE
- EX. ELECTRIC MANHOLE
- EX. TELEPHONE MANHOLE
- EX. TREES
- EX. SEWER VALVE
- EX. WATER MANHOLE
- EX. FIBER OPTIC VAULT
- EX. TELEPHONE BOX
- EX. MAILBOX
- EX. GAS METER
- EX. GAS VALVE
- EX. PARKING STRIPE

- PROPOSED WATER SERVICE
- PROPOSED SEWER SERVICE
- PROPOSED FENCE
- PROPOSED EASEMENT LINE
- PROPOSED SIDEWALK
- PROPOSED GAS LINE
- PROPOSED ELECTRIC LINE
- PROPOSED WATERLINE
- PROPOSED HADICAP RAMP
- PROPOSED STORM BOX & PIPE
- PROPOSED SEWER MANHOLE & PIPE

SURVEY DESCRIPTION:

PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET MAG NAIL WITH WASHER STAMPED PS0663 AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) FROM WHICH A FOUND COTTON SPINDLE BEARS NORTH 02°19'20" EAST 660.53 FEET AND FROM WHICH A FOUND FIVE-EIGHTHS INCH IRON PIN AT THE NORTHWEST CORNER OF SAID SECTION 28 BEARS NORTH 02°19'20" EAST 1321.06 FEET; THENCE, SOUTH 87°34'12" EAST, CROSSING A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS 0663 AT 35.00 FEET IN ALL 1325.73 FEET TO A SET FIVE EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663 AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) SOUTH 02°26'38" WEST, 543.34 FEET TO A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663; THENCE, LEAVING THE EAST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) NORTH 87°16'34" WEST, 1208.12 FEET TO A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663; THENCE, SOUTH 80°52'44" WEST, CROSSING A SET FIVE-EIGHTHS INCH IRON PIN WITH CAP STAMPED PS0663 AT 83.14 FEET IN ALL 118.85 FEET TO A SET MAG NAIL WITH WASHER STAMPED PS0663 AT THE WEST LINE OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) FROM WHICH A FOUND COTTON SPINDLE BEARS SOUTH 02°19'20" WEST 588.48 FEET AND FROM WHICH A FOUND RAILROAD SPIKE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 02°19'20" WEST 760.13 FEET; THENCE, NORTH 02°19'20" EAST, 560.93 FEET TO THE POINT OF BEGINNING, CONTAINING16.458 ACRES, MORE OR LESS, WITHIN SAID BOUNDS.

NOTES:

1) ALL PARKING LOT DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED (EXAMPLE: 15'BC) AS TO BACK OF CURB.
2) ALL PROPOSED CURBING SHALL BE 6" WIDE X 6" HIGH.
3) A.D.A. ACCESSIBLE RAMPS TO HAVE A MAXIMUM INCLINATION RATIO OF 12:1.
4) ANY COST OF ADJUSTMENTS, RELOCATION OR DAMAGE OF EXISTING UTILITIES WILL BE THE RESPONSIBILITY OF THE OWNERS/DEVELOPERS.
5) MODIFIED CURB REQUIRED AT ALL DRIVES.
6) OUTDOOR STORAGE, TRASH COLLECTION, AND LOADING AREAS MUST BE LANDSCAPED, SO THAT THEIR FUNCTIONS ARE FULLY CONTAINED AND OUT OF VIEW OF THE ADJACENT PROPERTY AND THE PUBLIC RIGHT-OF-WAY.
7) THE GLOBAL POSITIONING SYSTEM (GPS) AND CONVENTIONAL TERRESTRIAL SURVEYING EQUIPMENT PROVIDED THE RELATIVE POSITIONING FOR THE TOPOGRAPHIC, PLANIMETRIC AND BOUNDARY LOCATIONS SHOWN HEREON.
8) THE MAP PROJECTION IS REFERENCED TO THE HORIZONTAL CONTROL DATUM OF NAD83 (NORTH AMERICAN DATUM OF 1983), STATE PLANE COORDINATE SYSTEM, ARKANSAS NORTH ZONE (0301). THE BASIS OF BEARINGS FOR THIS PLAT ARE STATE PLANE GRID BEARING. THE VERTICAL DATUM IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). TWO TEMPORARY BENCHMARKS UTILIZING THIS DATUM ARE SHOWN HEREON.
9) LOTS 1 AND 54 SHALL HAVE NO ACCESS ONTO 56TH STREET

GRID N

GRAPHIC REPRESENTATION ONLY

SCALE 1" = 50'

0 25' 50' 100'

PP21-05

OWNER / DEVELOPER : LOY & ALMA BOYD, 2377 N 56TH ST, SPRINGDALE, AR 72762

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI RD., P.O. BOX 282, SPRINGDALE, AR 72762

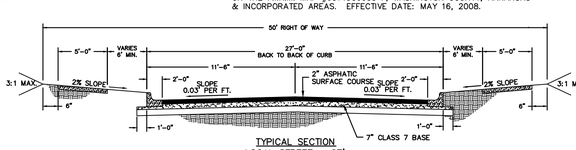
ZONING : SF-1 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'; SIDE SETBACK = 8' (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES); REAR SETBACK = 20'

PROPOSED LOTS : 54 (53 RESIDENTIAL)

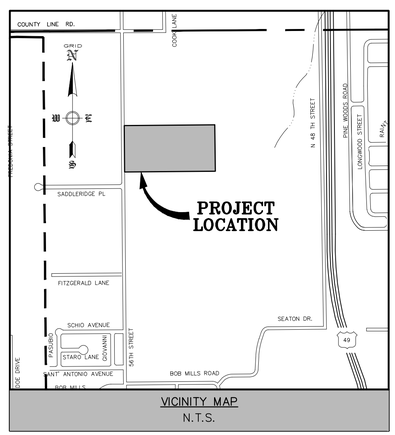
FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.



TYPICAL SECTION
LOCAL STREET - 27'
NOT TO SCALE

*ALL STREET SECTIONS TO BE VERIFIED BY A GEOTECHNICAL ENGINEER



VICINITY MAP
N.T.S.

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI
SPRINGDALE, ARKANSAS 72764

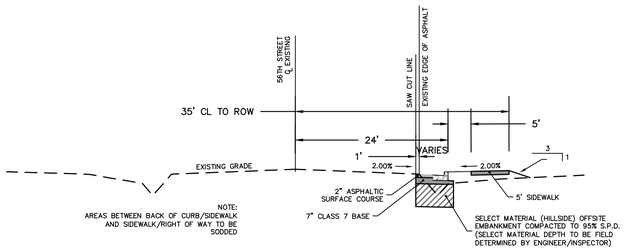
PRELIMINARY PLAT
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

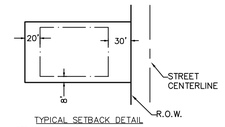
© COPYRIGHT 2021, ENGINEERING SERVICES, INC. 3/18/2021 2:25 PM
ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ENGINEERING SERVICES, INC. AND IS NOT TO BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF ENGINEERING SERVICES, INC.

SCALE: 1"=50'
DATE: Mar 18, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

1

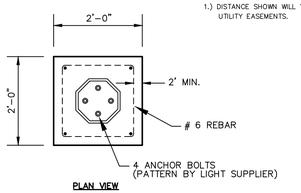


WIDENING DETAIL
56TH STREET

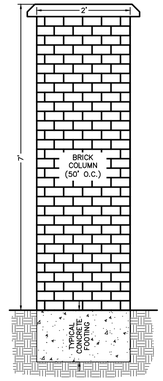


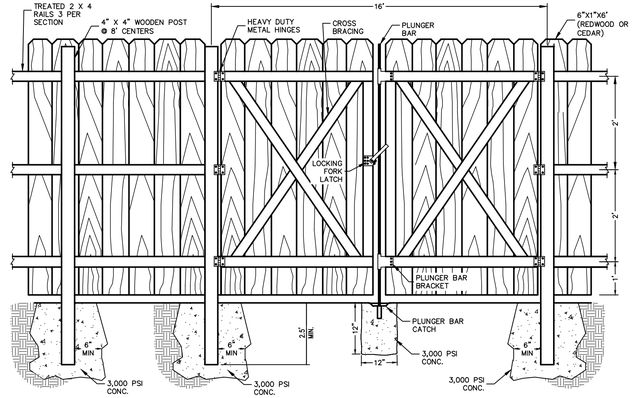
TYPICAL SETBACK DETAIL

NOTE:
1.) DISTANCE SHOWN WILL YIELD TO UTILITY EASEMENTS.



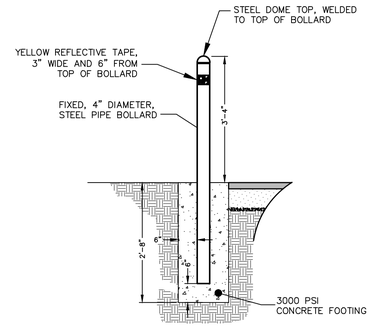
PLAN VIEW





USE 6 GALV. NAILS PER BOARD.
SOLID BOARD SIDE TO FACE STREET.

SCREENING FENCE DETAIL
NOT TO SCALE

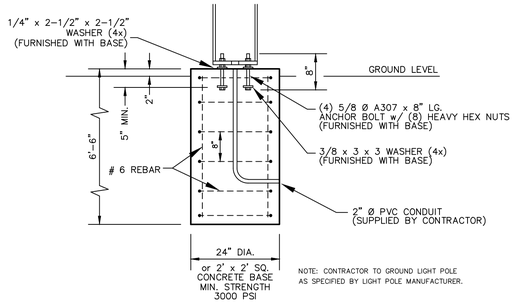


FRONT VIEW

REMOVABLE BOLLARD:
ALIGN BOLLARD PIPE & GROUND INSERT SO EYES ARE LOCATED AT BACK & FRONT OF BOLLARD, NOT STICKING OUT INTO TRAVEL WAY.

NOTE:
ALL METAL SHALL BE GALVANIZED PAINT, ONE COAT METAL PRIMER AND TWO COATS BENJAMIN MOORE HUNTER GREEN METAL ENAMEL.

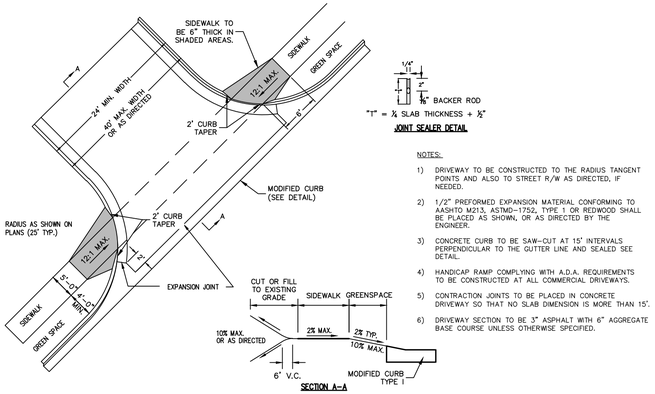
STANDARD BOLLARD
NOT TO SCALE



NOTE: CONTRACTOR TO GROUND LIGHT POLE AS SPECIFIED BY LIGHT POLE MANUFACTURER.

SECTION VIEW

LIGHT POLE FOOTING DETAIL
NOT TO SCALE

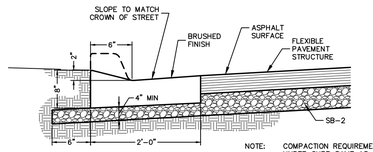


DRIVEWAY DETAIL
NOT TO SCALE

JOINT SEALER DETAIL

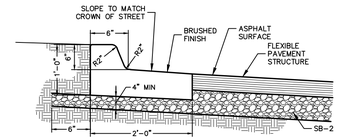
NOTES:

1) DRIVEWAY TO BE CONSTRUCTED TO THE RADIUS TANGENT POINTS AND ALSO TO STREET R/W AS DIRECTED, IF NEEDED.
2) 1/2" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213, ASTMD-1752, TYPE 1 OR REDWOOD SHALL BE PLACED AS SHOWN, OR AS DIRECTED BY THE ENGINEER.
3) CONCRETE CURB TO BE SAW-CUT AT 15' INTERVALS PERPENDICULAR TO THE GUTTER LINE AND SEALED SEE DETAIL.
4) HANDICAP RAMP COMPLYING WITH A.D.A. REQUIREMENTS TO BE CONSTRUCTED AT ALL COMMERCIAL DRIVEWAYS.
5) CONTRACTION JOINTS TO BE PLACED IN CONCRETE DRIVEWAY SO THAT NO SLAB DIMENSION IS MORE THAN 15'.
6) DRIVEWAY SECTION TO BE 3" ASPHALT WITH 6" AGGREGATE BASE COURSE UNLESS OTHERWISE SPECIFIED.



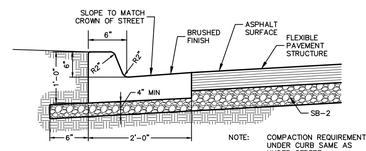
NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

MODIFIED CONCRETE CURB & GUTTER
NOT TO SCALE



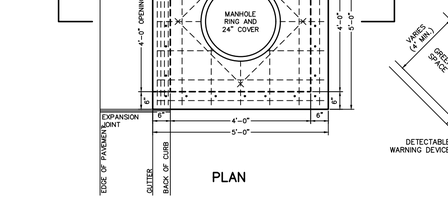
NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

STANDARD 6" CONCRETE SPILL CURB & GUTTER
NOT TO SCALE



NOTE: COMPACTION REQUIREMENT UNDER CURB SAME AS UNDER STREET.

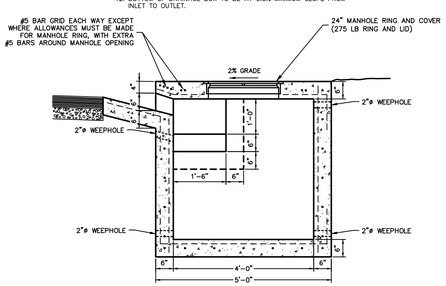
STANDARD 6" CONCRETE CURB & GUTTER
NOT TO SCALE



PLAN

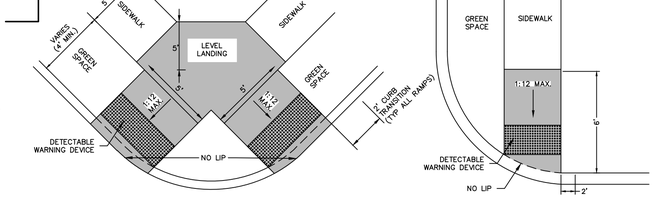
NOTES:

1. ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER.
2. ALL REINFORCEMENT BARS SHALL BE GRADE 60 AND SHALL HAVE A MINIMUM 1-1/2" COVER UNLESS OTHERWISE NOTED.
3. CURB INLET BACK OPENING LOCATIONS SHALL BE DETERMINED IN THE FIELD BY THE ENGINEER.
4. WHEN AN INLET IS PLACED ADJACENT TO CONCRETE PAVEMENT, THE GUTTER DEPRESSION SHALL BE FORMED IN CONCRETE PAVEMENT.
5. PIPES MAY ENTER BOX FROM ANY ANGLE OF ELEVATION AS DIRECTED BY THE ENGINEER. REINFORCING BARS SHALL BE CUT TO CLEAR PIPE BY 1-1/2".
6. THE EXPANSION JOINT SHALL HAVE A THICKNESS OF 1-1/2" AND CONFORM TO AASHTO M213.
7. REFER TO PLAN AND PROFILE SHEETS TO DETERMINE EXTENSIONS AND SIZE (IF ANY) ACCOMPANYING DROP INLETS.
8. EXTENSIONS WITH LENGTHS DESIGNATED ON THE PLANS EXCEEDING 8'-0" SHALL HAVE THE SAME INSIDE DEPTH DIMENSIONS AS STATED ON DETAILS UNLESS OTHERWISE NOTED.
9. CONCRETE FOR RECTANGULAR DROP INLETS SHALL BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.
10. ALL REINFORCING TO BE #5 BAR GRID @ 10" O.C., E.W. EXCEPT WHERE ALLOWANCES MUST BE MADE FOR PIPES, OPENING, OR MANHOLE RING.
11. NEOPRENE-COATED STEEL STEPS ARE TO BE INSTALLED IN ALL DROP INLETS AND JUNCTION BOXES WITH A DEPTH OF 4'-0" OR GREATER. STEP SPACING TO BE 12".
12. BOTTOM OF DRAINAGE BOX TO BE AT 0.5% MINIMUM SLOPE FROM INLET TO OUTLET.



SECTION A-A

TYPICAL DROP INLET
NOT TO SCALE

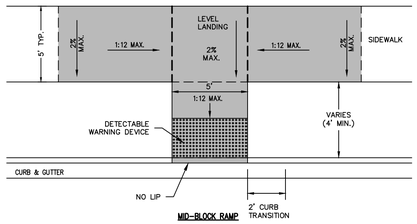


TYPE 1 RAMP

TYPE 2 RAMP

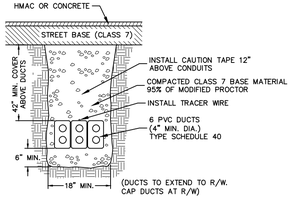
NOTES:

1) THE LENGTH OF THE RAMP SHALL BE SUCH THAT THE SLOPE DOES NOT EXCEED 1:12.
2) THE NORMAL GUTTER SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
3) THE MINIMUM THICKNESS FOR THE RAMP, WALK, & LANDING SHALL BE 4".
4) DETECTABLE WARNING DEVICES SHALL BE PLACED AT THE LOCATIONS WHERE RAMPS CROSS A CURB.

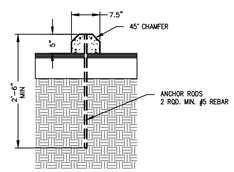


MID-BLOCK RAMP

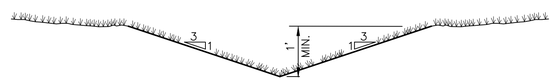
HANDICAP RAMP DETAILS
NOT TO SCALE



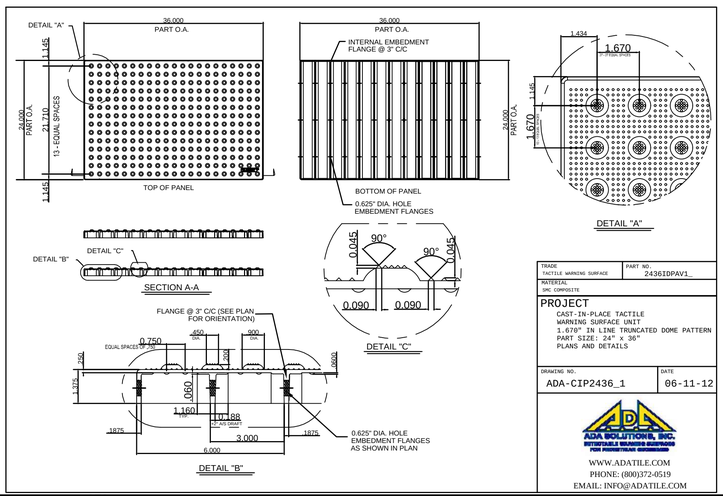
TYPICAL SECTION
6-4" UTILITY DUCTS
NOT TO SCALE



WHEEL STOP DETAIL
NOT TO SCALE



TYPICAL SWALE SECTION
NOTE : SWALE TO BE SODDED.

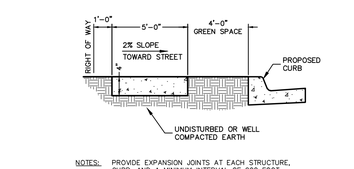


TRADE: TACTILE WARNING SURFACE	PART NO.: 2436IDPAV1_
MATERIAL: DPC COMPOSITE	

PROJECT
CAST-IN-PLACE TACTILE WARNING SURFACE UNIT
1.670" IN LINE TRUNCATED DOME PATTERN
PART SIZE: 24" x 36"
PLANS AND DETAILS

DRAWING NO.	DATE
ADA-CIP2436_1	06-11-12

ADA SOLUTIONS, INC.
DETECTABLE WARNING SURFACES
WWW.ADATILE.COM
PHONE: (800)372-0519
EMAIL: INFO@ADATILE.COM



NOTES: PROVIDE EXPANSION JOINTS AT EACH STRUCTURE, CURB, AND A MINIMUM INTERVAL OF 200 FOOT.

TRANSVERSE JOINTS BETWEEN EXPANSION JOINTS TO BE SCORED AT 5 FOOT INTERVALS.

SIDEWALK DETAIL
NOT TO SCALE

PP21-05

ENGINEERING SERVICES INC.
1770 E. MAIN STREET, SUITE 101
SPRINGDALE, ARKANSAS 72764

TYPICAL DETAILS
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

SCALE: N.T.S.
DATE: Mar 18, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

2

© ENGINEERING SERVICES INC. 3-31-2021 12:34 PM
Z:\2021\21-911 Noah's Landing S/D\Civil\21-911 Civil.dwg

NOTES:

1.) ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF TOP SOIL AND RE-VEGETATED PER SECTION 169.06 OF THE UDC. VEGETATION MUST BE ESTABLISHED TO MINIMIZE EROSION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

2.) WHEN SILT FENCE IS NOT PLACED AT A CONSTANT ELEVATION FOLLOWING CONTOURS ON STEEP SLOPES, THE "J" HOOP METHOD SHOULD BE USED (AT 50 FT INTERVALS) TO CREATE PONDING AND PREVENT EROSION OF THE TRENCH BACKFILL OF SILT FENCE INSTALLATION.

3.) ALL GRADED AND OTHERWISE DISTURBED AREAS SHALL BE STABILIZED WITHIN 15 DAYS IMMEDIATELY AFTER GRADING OR DISTURBANCE HAS CEASED.

4.) PERMANENT IMPROVEMENTS SUCH AS STREETS, STORM SEWERS, CURB AND GUTTERS, AND OTHER FEATURES FOR CONTROL OF RUNOFF SHALL BE SCHEDULED COINCIDENTAL TO REMOVING VEGETATIVE COVER FROM THE AREA SO THAT LARGE AREAS ARE NOT LEFT EXPOSED BEYOND THE CAPACITY OF TEMPORARY CONTROL MEASURES.

5.) TOP SOIL OR OTHER SOIL IS TO BE STOCKPILED FOR MORE THAN 30 DAYS, A TEMPORARY COVER OF ANNUAL RYE OR OTHER SUITABLE GRASS SHALL BE PLANTED.

6.) RE-VEGETATION. RE-VEGETATION SHALL BE REQUIRED TO MEET THE FOLLOWING PERFORMANCE STANDARDS (SEDIMENT CONTROLS SHALL REMAIN IN PLACE UNTIL RE-VEGETATION IS ESTABLISHED) UNLESS OTHERWISE ALLOWED BY THE CITY ENGINEER:
   - § TOPSOIL. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE REQUIRED TO BE EITHER EXISTING OR INSTALLED IN AREAS TO BE REVEGETATED AS SET FORTH IN§169.06(F)(6) BELOW. ANY APPLICATION OF TOPSOIL AND SEEDING UNDER THE DRIP LINE OF A TREE SHOULD BE MINIMIZED TO 3 INCHES SO AS NOT TO DAMAGE THE TREES ROOT SYSTEM.
   - § ZERO TO 10% GRADE: RE-VEGETATION SHALL BE A MINIMUM OF SEEDING AND MULCHING. SAID SEEDING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 10:1 UP TO 4:1 GRADE: RE-VEGETATION SHALL BE A MINIMUM OF HYDRO-SEEDING WITH MULCH AND FERTILIZER, SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF.
   - § 4:1 TO 3:1 GRADE: THE SLOPE SHALL BE COVERED WITH LANDSCAPE FABRIC AND HYDRO-SEEDED WITH MULCH AND FERTILIZER, OR STAKED SOD, OR GROUNDCOVER. SAID PLANTING SHALL PROVIDE COMPLETE AND UNIFORM COVERAGE THAT MINIMIZES EROSION AND RUNOFF
   - § MORE THAN 3:1 GRADE: ANY FINISH GRADE OVER 3:1 SHALL BE STABILIZED WITH ONE OR MORE OF THE FOLLOWING:
     - RETAINING WALLS; CRIBBING WITH LANDSCAPE FABRIC; TERRACING WITH GROUNDCOVER; RIPRAP; STAKED SOD (UP TO 2:1 SLOPE)
     - IF CRIBBING, TERRACING, OR RIPRAP IS USED, THE SLOPE'S STABILITY AND ERODIBILITY MUST BE EQUIVALENT TO OR BETTER THAN ITS PREDEVELOPMENT SITATE.

7.) PERMANENT EROSION CONTROL. THE DEVELOPER SHALL INCORPORATE PERMANENT EROSION CONTROL FEATURES AT THE EARLIEST PRACTICAL TIME. TEMPORARY EROSION CONTROL MEASURES WILL BE USED TO CORRECT CONDITIONS THAT DEVELOP DURING CONSTRUCTION THAT WERE UNFORESEEN DURING THE DESIGN STAGE, THAT ARE NEEDED PRIOR TO INSTALLATION OF PERMANENT EROSION CONTROL FEATURES, OR THAT ARE NEEDED TEMPORARILY TO CONTROL EROSION THAT DEVELOPS DURING NORMAL CONSTRUCTION PROJECTS, BUT ARE NOT ASSOCIATED WITH PERMANENT CONTROL FEATURES ON THE PROJECT.

8.) DUST. WHERE EXCESSIVE DUST MAY BECOME A PROBLEM, A PLAN FOR SPRAYING WATER ON HEAVILY TRAVELED DIRT AREAS SHALL BE ADDRESSED.

9.) CONSTRUCTION EXITS. A STABILIZED ROCK EXIT IS REQUIRED ON CONSTRUCTION SITES. ROCK EXITS MUST BE AT LEAST 20' WIDE BY 50' LONG BY 6" THICK STABILIZED ROCK HAVING A MINIMUM AVERAGE DIAMETER OF 3". IF THERE IS AN EXISTING CURB, LOOSE MATERIAL SUCH AS FILL DIRT OR GRAVEL SHALL NOT BE USED TO RAMP UP TO IT FROM THE STREET. TEMPORARY WOODEN RAMPS IN FRONT OF CURBS ARE ACCEPTABLE.

10.) DEBRIS, MUD, AND SOIL IN PUBLIC STREETS. DEBRIS, MUD AND SOIL SHALL NOT BE ALLOWED ON PUBLIC STREETS BUT IF ANY DEBRIS, MUD, OR SOIL FROM DEVELOPMENT SITES REACHES THE PUBLIC STREET IT SHALL BE IMMEDIATELY REMOVED VIA SWEEPING OR OTHER METHODS OF PHYSICAL REMOVAL. DEBRIS, MUD, OR SOIL IN THE STREET MAY NOT BE WASHED OFF THE STREET OR WASHED INTO THE STORM DRAINAGE SYSTEM. STORM DRAINAGE SYSTEMS DOWNSTREAM OF A DEVELOPMENT SITE SHOULD BE PROTECTED FROM DEBRIS, MUD, OR SOIL IN THE EVENT THAT DEBRIS, MUD, OR SOIL REACHES THE DRAINAGE SYSTEM.

11.) FRANCHISE AND PRIVATE UTILITIES. THE PROPERTY OWNER OR MAIN CONTRACTOR ONSITE WILL BE RESPONSIBLE FOR RESTORING ALL EROSION AND SEDIMENT CONTROL SYSTEMS AND PUBLIC INFRASTRUCTURE DAMAGED OR DISTURBED BY UNDERGROUND PRIVATE OR FRANCHISE UTILITY CONSTRUCTION SUCH AS WATER AND SEWER SERVICE LEADS, TELEPHONE, GAS, CABLE, ETC. EROSION AND SEDIMENT CONTROL SYSTEMS MUST BE IMMEDIATELY RESTORED AFTER EACH UTILITY CONSTRUCTION.

NOTE:

NO CHANGE MAY BE MADE TO THESE APPROVED PLANS WITHOUT PRIOR WRITTEN APPROVAL BY THE CITY OF SPRINGDALE.

WITHIN 40 DAYS OF PLACEMENT OF CURBS, THEY SHALL BE BACKFILLED, FINE GRADED WITH A MINIMUM OF 4-INCHES OF TOPSOIL, AND HYDROMULCHED OR SODDED WITH PERMANENT GRASSES.

ALL DISTURBED AREAS, THAT ARE NOT PAVED, SHALL BE TOPSOILED, SEEDED AND STRAWED UNTIL GRASS IS ESTABLISHED.

CONSTRUCTION SEQUENCE:

1.) INSTALL EROSION CONTROL.
2.) STRIP EXISTING TOP SOIL.
3.) PREPARE SUB-GRADE AND BASE MATERIAL.
4.) POUR CONCRETE AND ASPHALT.
5.) FINAL GRADING AND ESTABLISH VEGETATION.

NOTES:

1) NATURAL VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.

2) SEED AND MULCH SHALL BE PLACED (BY OWNER) IN ALL AREAS WHERE VEGETATION IS DISTURBED.

3) STRAW AND WOOD CHIPS SHALL BE PLACED TO PROVIDE TEMPORARY PROTECTION WHILE FINAL GRADING IS BEING COMPLETED.

4) PLACE BIG RED FILTER ON ALL CURB INLETS.

*SILT FENCE IS USED AS AN ENERGY DISSIPATION DEVICE

*SILT FENCE IS USED TO CONTROL POLLUTANTS DURING STORM WATER DISCHARGE

*SILT FENCE MUST BE MAINTAINED UNTIL SITE IS PERMANENTLY STABILIZED

AREA OF SOIL DISTURBANCE: 14.5 ACRES

OWNER / DEVELOPER : LOY & ALMA BOYD, 2377 N 56TH ST, SPRINGDALE, AR 72762

ENGINEER/SURVEYOR : ENGINEERING SERVICES, INC., 1207 S. OLD MISSOURI RD., P.O. BOX 282, SPRINGDALE, AR 72762

ZONING : SF-1 (LOW DENSITY SINGLE FAMILY)

SETBACKS : FRONT SETBACK = 30'
SIDE SETBACK = 8'
(SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)
REAR SETBACK = 20'

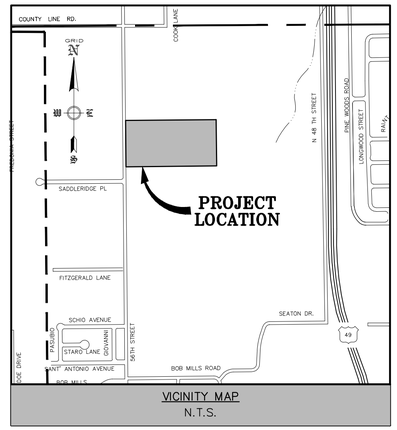
PROPOSED LOTS : 54 (53 RESIDENTIAL)

FLOOD PLAIN ZONING:

THIS PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE AS SHOWN ON THE F.I.R.M. MAP #05143C0055 F, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. EFFECTIVE DATE: MAY 16, 2008.

LEGEND

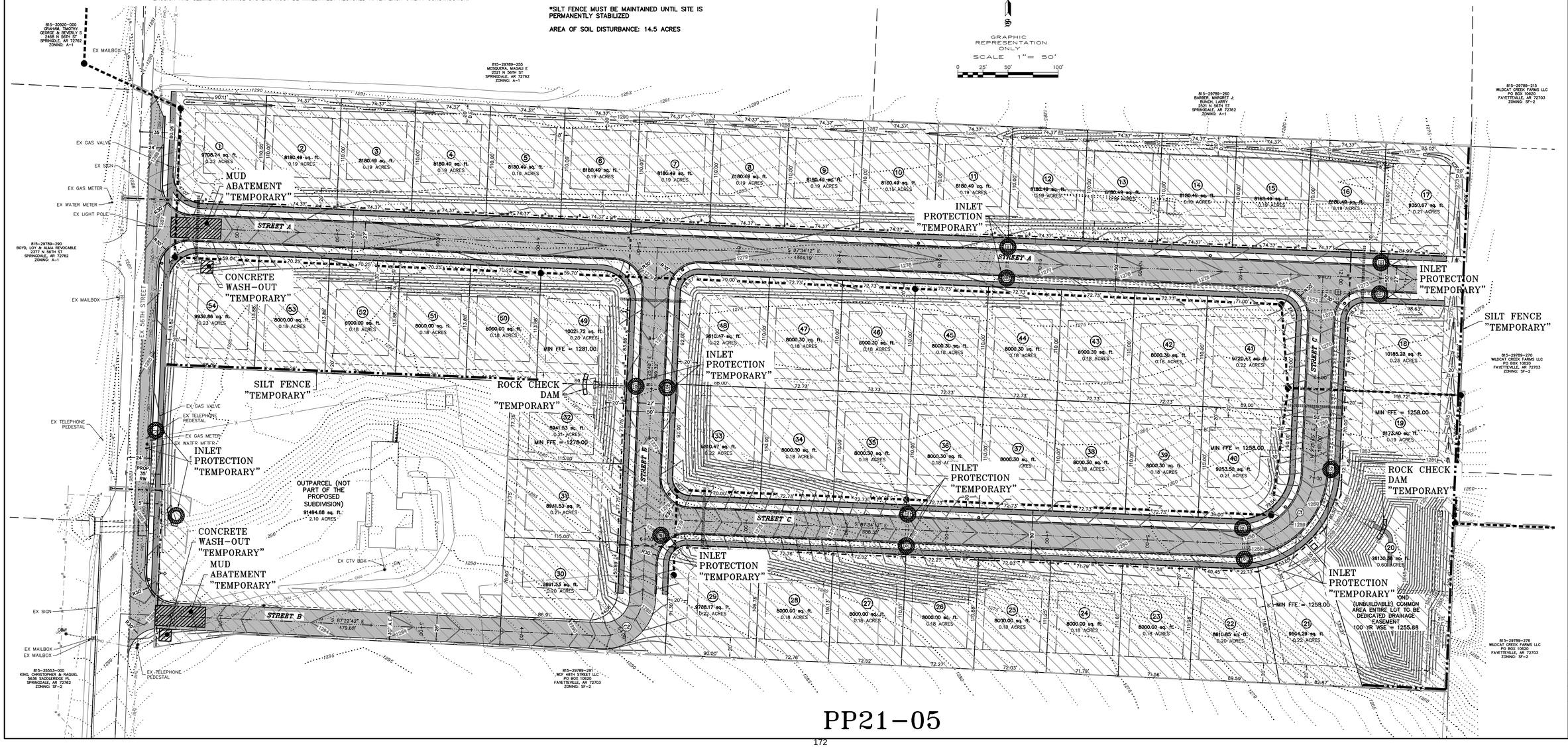
- PROPOSED FLOWLINE DIRECTION
- INLET PROTECTION
- ROCK CHECK DAM
- WIRED REINFORCED BURIED EDGE SILT FENCE
- MUD ABATEMENT ENTRANCE
- 1390 EXISTING CONTOURS
- 1388 PROPOSED CONTOURS
- AREA OF SOIL DISTURBANCE
- WATTLE



TOTAL DISTURBED AREA: 14.5 ACRES

GRID N

GRAPHIC REPRESENTATION ONLY
SCALE 1"= 50'
0 25' 50' 100'



PP21-05

172

ENGINEERING SERVICES INC.
1207 S. OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION PLAN
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

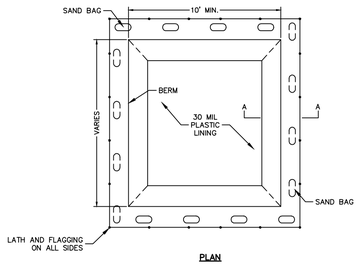
© COPYRIGHT 2021 - ENGINEERING SERVICES, INC. 3/18/2021 1:58 PM

SCALE: 1"=50'
DATE: Mar 18, 2021
ENGINEER: BAM
DRAWN BY: XXX
W.O. #: 21911

3



SECTION A – A



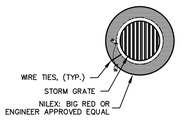
PLAN

NOTES:

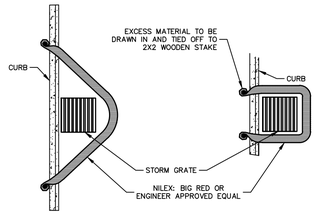
1) LATH AND FLAGGING SHOULD BE COMMERCIAL TYPE.
2) PLASTIC LINING MATERIAL SHOULD BE A MINIMUM OF 30 MIL POLYETHYLENE SHEETING AND SHOULD BE FREE OF HOLES, TEARS, OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.

CONCRETE WASH–OUT AREA

NOT TO SCALE

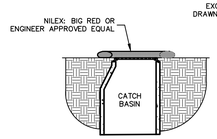


DRAIN INLET PLAN

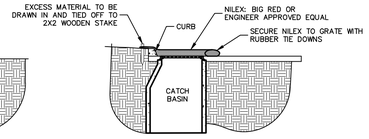


CURBSIDE OPTION "A" PLAN

CURBSIDE OPTION "B" PLAN



DRAIN INLET SECTION



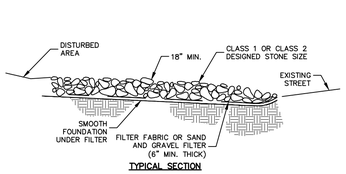
CURBSIDE SECTION

NOTES:

1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) NILEX–BIG RED TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

INLET PROTECTION

NOT TO SCALE



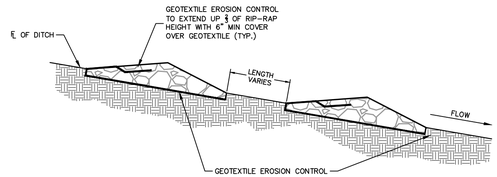
TYPICAL SECTION

NOTES:

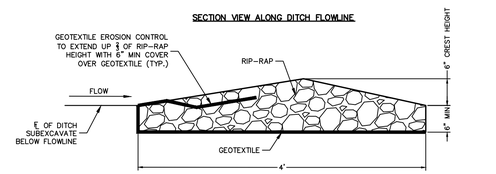
1) MINIMUM THICKNESS SHALL BE 18", THE STONE DIAMETER, NEVER LESS THAN 6".
2) MINIMUM LENGTH SHALL BE 50'

MUD ABATEMENT ENTRANCE

NOT TO SCALE



SECTION VIEW ALONG DITCH FLOWLINE



SECTION VIEW OF CHECK DAM

NOTES:

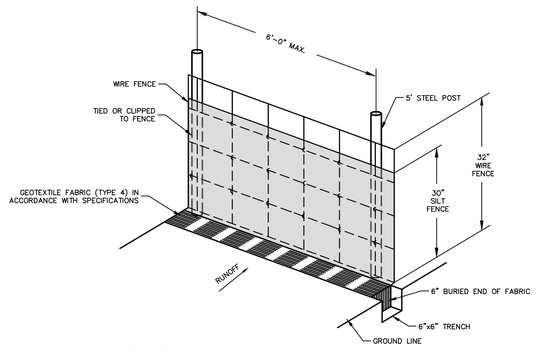
1. RIP–RAP SIZE D50 = 6" OR AS SHOWN ON THE PLANS.

ROCK CHECK DAM

Maximum Slope Length for Silt Fence		
Slope – Percent	Maximum Slope Length (ft) Above Fence	
	Standard (18" High) Silt Fence	Reinforced (30" High) Silt Fence
2 (or less)	150	250
5	100	250
10	50	150
15	35	100
20	25	70
25	20	55
30	15	45
35	15	40
40	15	35
45	10	30
50	10	25

NOTES:

1. THE SLOPE LENGTH SHOWN IS THE DISTANCE FROM THE FENCE TO THE DRAINAGE DIVIDE OR THE NEAREST UPSLOPE CHANNEL.
2. SLOPE LENGTH CANNOT BE ADDRESSED BY USE OF MULTIPLE ROWS OF SILT FENCE.

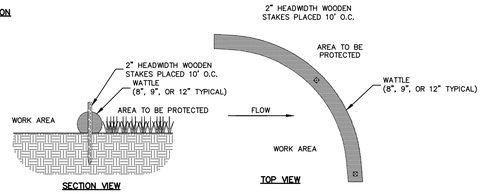


SILT FENCE NOTES

1. POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
2. THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. HERE FENCE CANNOT BE TRENCHED IN (e.g.PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
3. THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
5. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
7. ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

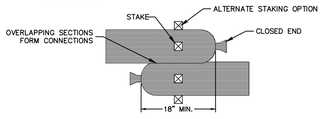
WIRED REINFORCED BURIED EDGE SILT FENCE

NOT TO SCALE



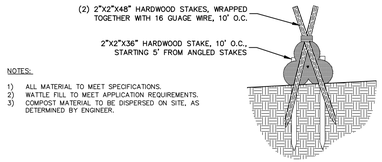
SECTION VIEW

TOP VIEW



COMPOST SOCK CONNECTION/ ATTACHMENT DETAIL

PYRAMID STAKING DETAIL

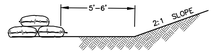


NOTES:

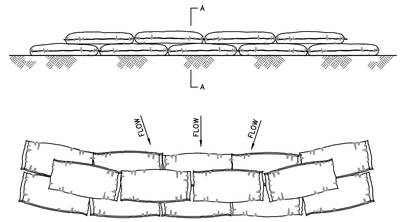
1) ALL MATERIAL TO MEET SPECIFICATIONS.
2) WATTLE FILL TO MEET APPLICATION REQUIREMENTS.
3) COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

CHECK DAM DETAIL

NOT TO SCALE



SECTION A – A



PLAN

NOTES:

1) THE SAND BAGS SHALL BE PLACED ON SLOPE CONTOUR.
2) BAGS TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BAGS

SANDBAG DIKE

NOT TO SCALE

ESI
ENGINEERING SERVICES INC.
2700 D MISSION
SPRINGDALE, ARKANSAS 72764

STORM WATER POLLUTION PREVENTION DETAILS
NOAH'S LANDING SUBDIVISION
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

© COPYRIGHT 2021 ENGINEERING SERVICES, Inc. 3/18/2021 1:58 PM

SCALE: N.T.S.

DATE: Mar 18, 2021

ENGINEER: BAM
DRAWN BY: XXX

W.O. #: 21911

PP21–05

4

Staff Use Only

☐ Fee Paid ($75) ☐*Cash* ☐*Check* ☐*CC*
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-23

☐*A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Charles Bostian

Applicant's Mailing Address:

1901 Stout Drive
Street Address or P.O. Box

Springdale, AR 72762
City, State & Zip Code

479-790-7123
~~479-790-7123~~
Telephone Number

Property Owner's Name
(If different from Applicant): Charles & Nancy Bostian

Property Owner's Mailing Address:
(If different from Applicant):

same
Street Address or P.O. Box

City, State & Zip Code

479-790-7123
Telephone Number

Address of Variance Request: 1901 Stout Dr, Springdale, AR

Zoning District: ____

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

We would like to appeal for a variance of Article 7, Sec 8 - Surfacing. We have owned this property for 29 yrs. This graveled landscaped pathway from Silent Grove to the top of the hill in our back yard has been there for years. The gravel helps the bottom of the hill next to Silent Grove from being a muddy mess.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

B21-23

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**
This graveled pathway from Silent Grove to the top of the hill in our back yard has been there for years. The gravel helps keep erosion from rains & snows from creating a muddy mess at the bottom near the street. We have received compliments on the way we have landscaped & maintained our whole yard from Stout to Silent Grove.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**
Not being allowed to continue using this gravel enhanced landscaped pathway from Silent Grove to the top of the hill in our back yard will result in ruts & a very muddy mess that will only get worse if we have to dig up & completely remove the gravel.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**
The gravel in question has been there for years without complaint from neighbors. In fact, many have actually complimented us on how nice the back of our property touching Silent Grove looks. The only reason that Code Enforcement noticed our gravel this year, was that due to erosion from rains, we had just added a new layer of gravel on top of what was already there. By summer this gravel will once again, be barely noticeable.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 25th day of March, 2021.

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

Sharon Christine Tromburg
Notary Public

B21-23

Code Violation Notice for 1901 Stout

Neighborhood Services Division
216 Spring St
Springdale AR 72764
Phone 479-750-8712

WARNING NOTICE - - 1/26/2021 4:43 PM (LOGAN-CODE 2)

Form Started: 1/26/2021 4:49:05 PM
Form Submitted: 1/26/2021 4:49:05 PM
Status: **WARNING**/ 7 DAY REINSPECT
Order # CSTO1901-02

Form Fields:

City of Springdale Neighborhood Services Division
Date of **WARNING**
Officer L. West (479-283-1304)
1/26/2021 3:43 PM

Address of Violation
1901 Stout

City Requirements
Requirements of city code include removing all tall grass, weeds, construction materials, junk, trash, brush and debris from the property. The property consists of the front, back and side yards (WHETHER FENCED OR UNFENCED), open porches, carports and patios along with any weeds in the flower beds and/or bordering the house and fence. City code also requires that all trash cans be kept in the side or back yard, behind the front corner of the structure. ITEMS ALLOWED OUTSIDE WOULD BE TOYS, LAWN EQUIPMENT (NO CHEMICALS), GRILLS, PET HOUSES/STRUCTURES AND OUTDOOR RECOGNIZED FURNITURE.
Gravel must be removed from the backyard. Gravel is not considered a proper surfacing material in the city of Springdale.

NARRATIVE - VIOLATIONS IDENTIFIED ON YOUR PROPERTY INCLUDE, BUT ARE NOT LIMITED TO...
#130 Zoning

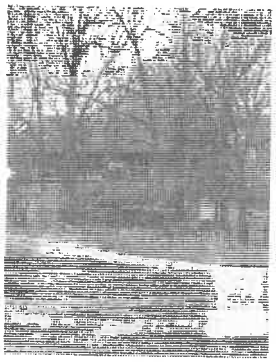
Code Violated
Article 7 Section 8 Surfacing

Section / Title
THIS IS ONLY A NOTICE! Please remove the violation(s) from the property before the reinsped date, and NO further action will be necessary. If the violation(s) are not removed by the re-inspect date, a citation may be issued.

Re-inspect Date
2/3/2021

Pictures of Violations
Attached Data

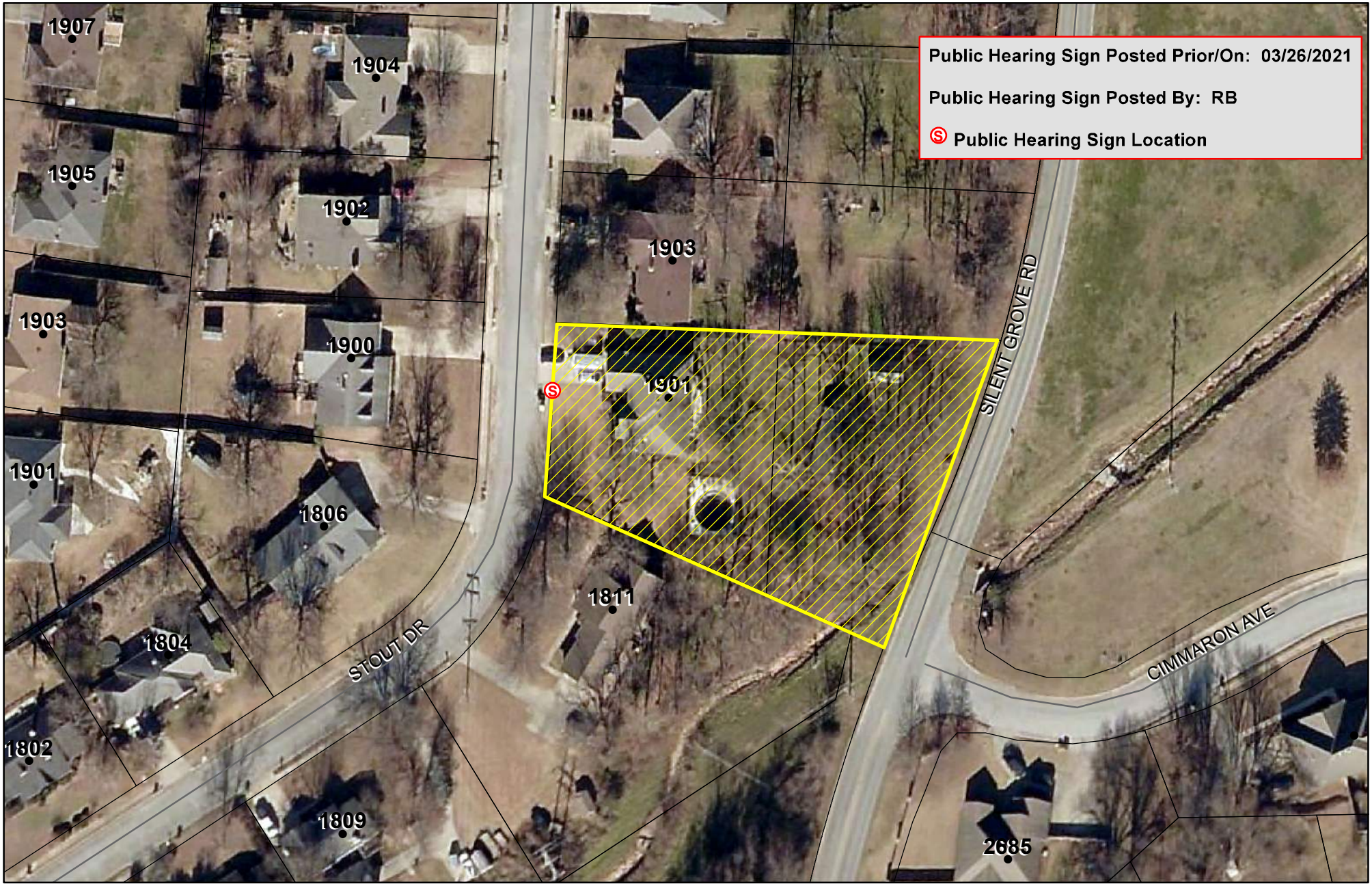




B21-23







N

0 15 30 60 90 120

Feet

For Location Reference Only

FILE NO. B21-23
APPLICANT: Charles & Nancy Bostian
REQUEST: Variance - Deviation of paved parking requirements

PLANNING COMMISSION MEETING
April 6, 2021

B21-24

March 8, 2021

Zoning Board of Adjustment
Springdale Planning Commission
City of Springdale
201 Spring Street
Springdale, AR

Subject: Variance Request

To Whom It May Concern:

Attached is an application for a five foot setback variance on the west side of our home at 5145 Arkanshire Circle. This variance is needed to allow the construction of a proposed 17 foot wide one car garage including additional storage space. in the future, we plan to allocate a part of that space to a closet for our master bedroom. The garage will be indented from the existing house on front and back to allow matching of new bricks to existing ones. The length of the garage will be approximately 31 feet. A preliminary application has been delivered to Arkanshire Property Owners Associate, contingent upon the approval of the proposed variance.

The receipts from the certified mail notifications, associated letters to adjacent property owners, and a sketch are also attached.

We appreciate your consideration of this request.

Sincerely,

Larry Ashley

Larry Ashley

Martha Ashley

Martha Ashley

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-24

☐A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Larry Ashley

Applicant's Mailing Address:

5145 Arkanshire Circle — Street Address or P.O. Box
479-287-7037 — Telephone Number
Springdale, AR 72764 — City, State & ~~Zip~~ Code

Property Owner's Name
(If different from Applicant): _____

Property Owner's Mailing Address:
(If different from Applicant):

_____ Street Address or P.O. Box

_____ Telephone Number

_____ City, State & Zip Code

Address of Variance Request: 5145 Arkanshire Circle

Zoning District: _____

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: 25' Side: 25' West Back: N/A
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 25' Side: 20' West Back: N/A
(if granted what the setback would be.)

Variance: Front: 0' Side: 5' West Back: N/A
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

See attached sheet

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

See attached sheet

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

See attached sheet

Answers to Setback Variance Questions

1. Our house at 5145 Arkanshire Circle is situated on the lot in such a manner that the addition of a proposed 17 foot wide garage would have the west wall infringe on the 25 foot setback by 3 feet on the north corner and 1 foot on the south corner. The garage would have 18 inch eaves to match the rest of the house. With eaves included, the garage would exceed the setback by 2.5 feet on the south corner and 4.5 feet on the north corner. The existing west wall of our house to which the garage would be added is over 50 feet from the back of the drain curb.

2. The fact that our home is on a corner lot with setbacks applicable to both the front and side of the house leaves insufficient available space to add the desired addition within the established setbacks.

3. I am unable to park both of our vehicles in the existing two car garage. Some cabinets were built on both sides of the garage by the previous owner or the original builder. These cabinets reduce the available space for parking in the garage and the garage will not accomodate the full size sedan and pickup we have.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Applicant Signature*

Applicant Signature*

Ashley Family Trust on title.

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 8 day of March, 2021.

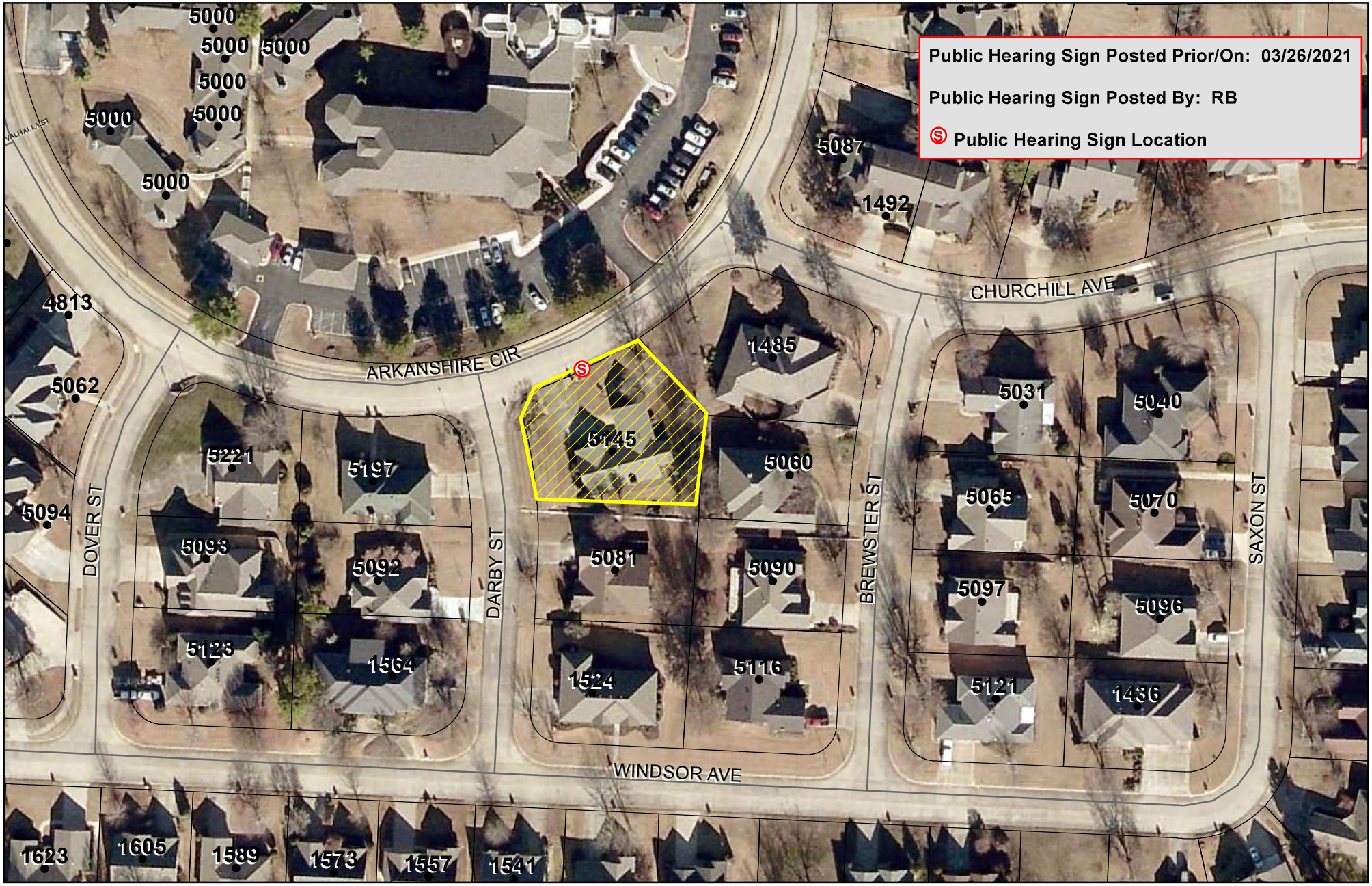
DEBBIE A. POUNDERS
OFFICIAL SEAL - NOTARY PUBLIC
WASHINGTON COUNTY ARKANSAS
COMMISSION # 12402006
MY COMMISSION EXPIRES 12-10-2024

Notary Public

B21-24







N

0 20 40 80 120 160 Feet

For Location Reference Only

FILE NO. B21-24
APPLICANT: Larry & Martha Ashley
REQUEST: Variance - Deviation of side setback from 25' to 20'

PLANNING COMMISSION MEETING
April 6, 2021

B21-25

Tabled until 5/4/21 per applicant

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-25

☐*A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: NETS Global Holdings, LLC

Applicant's Mailing Address:

4876 North Thompson
Street Address or P.O. Box

479-275-0550
Telephone Number

Springdale, AR 72764
City, State & Zip Code

Property Owner's Name
(If different from Applicant): NETS Global Holdings, LLC

Property Owner's Mailing Address:
(If different from Applicant):

Street Address or P.O. Box

Telephone Number

City, State & Zip Code

Address of Variance Request: 4876 North Thompson

Zoning District: C-2 General Commercial District

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

B21-25
Tabled until 5/4/21 per applicant

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Request Variance from: 1) Frontage Landscaping for part of West Graham Road and North Thompson Street, 2) Perimeter Lancaping for the west end of the parking lot, and 3) Dumpster Enclosure.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

B21-25

Tabled until 5/4/21 per applicant

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

As a condition of receiving a Certificate of Occupancy, when the Applicant first occupied the existing business, Applicant agreed to provide a hard surface pavement to the working parking lot area. No alterations or modifications to the building or any other improvements are planned.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

The Applicant bases this petition on the fact that the literal adherence to the City requirements is uneven as it is in excess of what is necessary to address the original agreement. Moreover, the anticipated construction of the proposed I-612 roadway could subject any improvements to future modification.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

The Applicant agreed to the paving of the parking lot, and understands the need to address the stormwater detention and perimeter landscaping. However, the Applicant believes the other items exceed the understanding of the original agreement.

B21-25
Tabled until 5/4/21 per applicant

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Applicant Signature* Managing Member

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

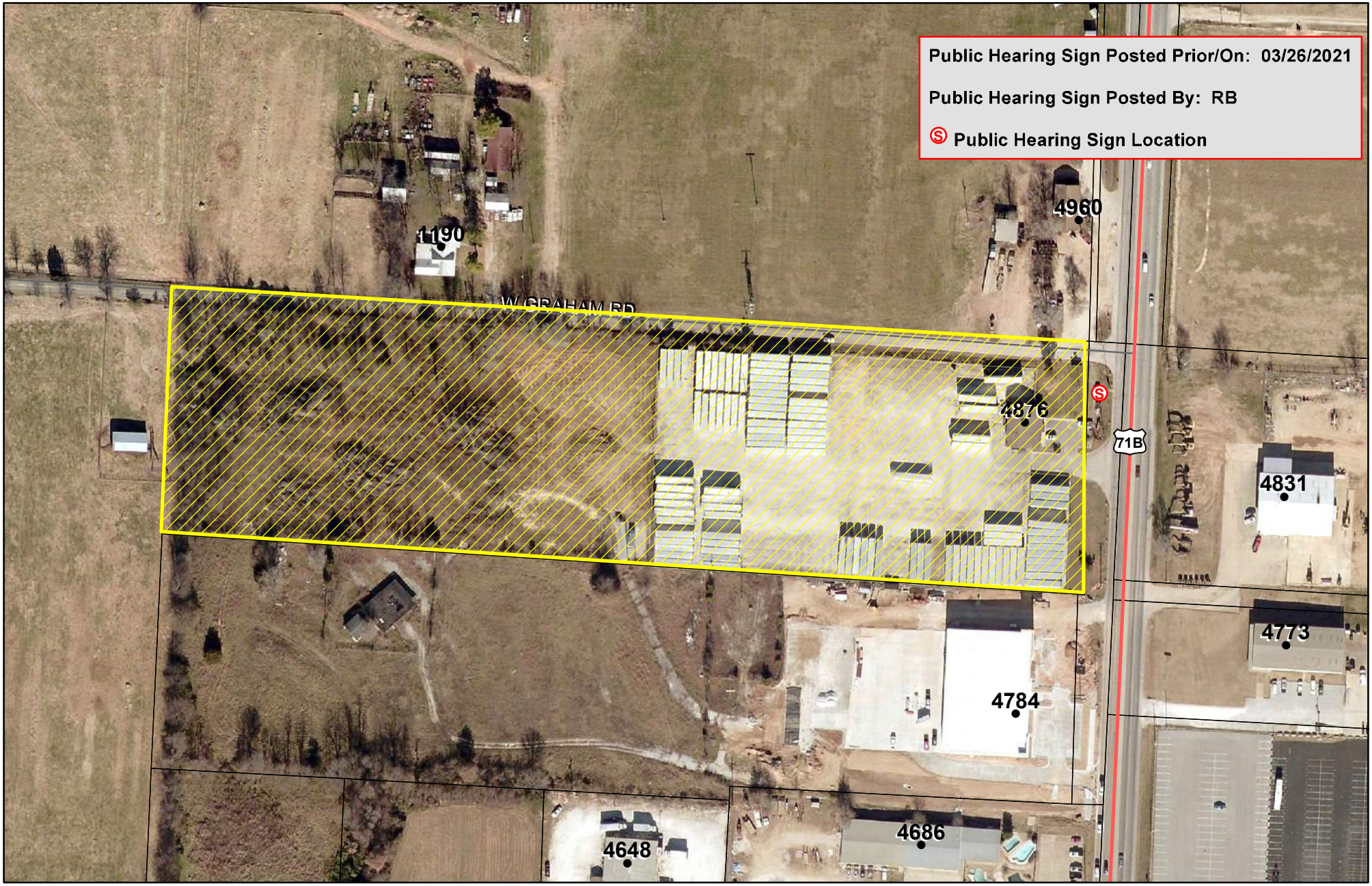
Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of _____)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this _____day of _____, 20_____.

Notary Public



N

0 37.5 75 150 225 300 Feet

For Location Reference Only

FILE NO. B21-25
APPLICANT: NETS Global Holdings
REQUEST: Variance - Deviation of frontage landscaping, perimeter landscaping, and dumpster enclosure

PLANNING COMMISSION MEETING
April 6, 2021

Staff Use Only

☑ Fee Paid ($75) ☐ Cash ☐ Check ☐ CC
☑ Warranty Deed
☑ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-26

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Corey Granderson

Applicant's Mailing Address:

1671 Greystone Place
Street Address or P.O. Box

479-301-4801
Telephone Number

Springdale, AR 72762
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Kelly Hayes

Property Owner's Mailing Address:
(If different from Applicant):

1671 Greystone Place
Street Address or P.O. Box

479-856-9210
Telephone Number

Springdale, AR 72762
City, State & Zip Code

Address of Variance Request: 1671 Greystone Place Springdale, AR 72762

Zoning District: SF-2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: 30 Side: 8/8 Back: 20
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 30 Side: 8/8 Back: 15
(if granted what the setback would be.)

Variance: Front: 0 Side: 0 Back: 5
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Requesting a 5FT encroachment into building setback for swimming pool, only for length of pool, not entire property length.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

This variance request is NOT for a building or above ground structure but for a swimming pool. The encroachment to the setback area is 5FT in width and 28FT in length, 140 square feet in total.

The setback occupies most of the small back yard area, rendering alternative locations for a pool infeasible.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

As can be seen in the attached exhibit, the surrounding SF-2 zoning areas allow for several back-yard swimming pools, as is a common amenity to these size homes and lots.

Without this small setback variance, a pool is infeasible in this backyard, primarily occupied by the setback.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

The applicant was not involved with the subdivision layout, zoning, or original home/lot design. This swimming pool would be an additional improvement to the propoerty that was not planned from its inception.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Corey Granderson
Applicant Signature*

Applicant Signature*

Kelly Hayes
Property Owner Signature*
(If different from Applicant)

Jo Ellen Hughes Hayes
Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 16 day of March, 2021.

Susan M Middleton
Notary Public

SUSAN M MIDDLETON
WASHINGTON COUNTY
NOTARY PUBLIC – ARKANSAS
My Commission Expires Dec. 20, 2030
Commission No. 12380679

B21-26


Actual property line tracks with other fences in area
8.1 ft
5.0 ft
14x28 Pool
28.0 ft
1671 Greystone Pl.
5FT Variance requested for Pool
10FT UE
20FT Rear Setback
STONEHAVEN PL
GREYSTONE PL
1695
1639



N

0 20 40 80 120 160 Feet

For Location Reference Only

FILE NO. B21-26
APPLICANT: Kelly Hayes
REQUEST: Variance - Deviation of rear setback from 20' to 15'

PLANNING COMMISSION MEETING
April 6, 2021

Narrative to Support the variance request for 1639 Greystone Place Springdale AR.

Our property which is located at 1639 Greystone Place, is on the cul de sac of Greystone Place and as such the majority of our back yard is triangular in shape and runs from a base at the side of the house to an apex at the metal fence separating the Greystone neighborhood from Counts Ave.

Appx. 30 Feet from the rear apex of the property is a six foot wooden privacy fence which separates the usable portion of our property from a utility service easement which contains electrical, telephone. And television service equipment.

A 8X12 foot wooden storage building is currently located in the rear of the yard. This building is deteriorating, and becoming an eyesore. We are proposing replacing this building with a 16X20 metal building with 8 foot side walls and a 4/12 metal roof. This building would be built on a concrete slab, and rated for 135 MPH wind load. The walls and roof will be powder coated in earth tone colors. The building will house tools, yard maintenance equipment, and an antique automobile.

We propose locating the building as follows;

The rear of the building would be 8 feet from the wooden privacy fence, or 38 feet from the Counts Avenue fence at the rear apex of the property.

A 6.5 feet setback from the building to the fence on the left of the building separating our property from the property at 1729 Stonehaven.

A 5 foot setback from the building to the fence separating our property from the property at 1625 Greystone at the back corner of the building. Since this fence runs at a diagonal away from the building the setback at the front of the building would be appx 15 feet.

Our reason for requesting a setback variance is that locating the building as far back as possible in the property will minimize the sight lines from both the Greystone Cul de Sac, and Counts Avenue.

B21-27

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-27

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: William Rieske

Applicant's Mailing Address:

1639 Greystone Pl (501) 851-4664
Street Address or P.O. Box — Telephone Number

Springdale AR 72762
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Same

Property Owner's Mailing Address:
(If different from Applicant):

Same
Street Address or P.O. Box

501-519-4664 Mobile
Telephone Number

City, State & Zip Code

Address of Variance Request: 1639 Greystone Pl

Zoning District: ____

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: N/A Side: 8' Back: 20'
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: N/A Side: 5' Back: N/A
(if granted what the setback would be.)

Variance: Front: N/A Side: 3' Back: N/A
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☒ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

~~Other~~

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

B21-27

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**
Our back yard is roughly Triangular, The 8' side setback would require moving The building forward into The yard creating a large Unusable space behind The building

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**
The of The land behind The bulding, appx 20' of The rear corner of The Lot is unusable due To utility equipment

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**
The property is located on The Cul de Sac of Greystone place. The property as platted Leaves a unusable Triangle of The rear of The property

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Janell V. Ruaske
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

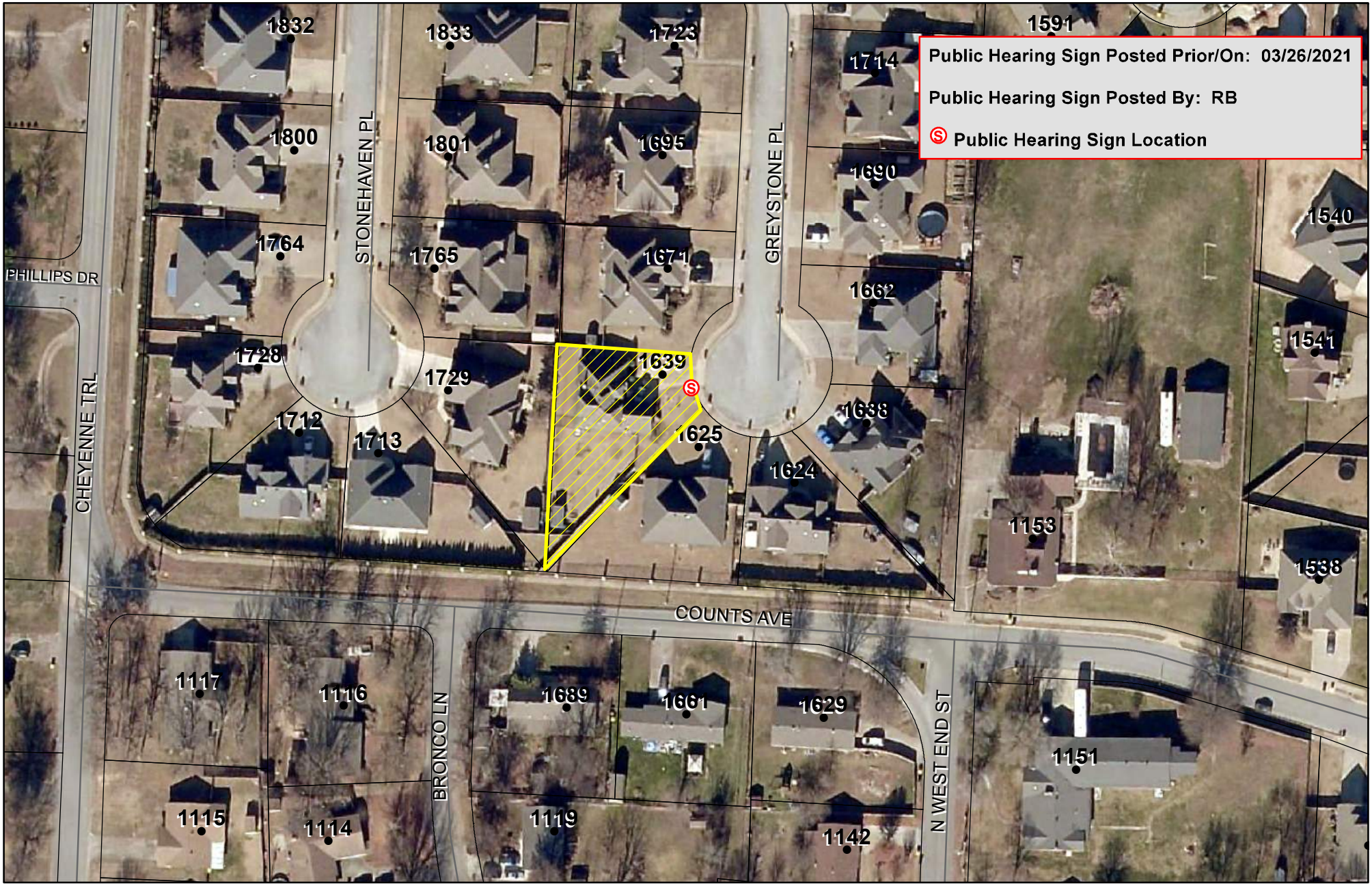
**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SHARON CHRISTINE TROMBURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of March, 2021.

Sharon Christine Tromburg
Notary Public



N

0 20 40 80 120 160 Feet

For Location Reference Only

FILE NO. B21-27
APPLICANT: William & Janell Rieske
REQUEST: Variance - Deviation of side setback from 8' to 5'

PLANNING COMMISSION MEETING
April 6, 2021

B21-28 Existing House

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-28

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Steve Butcher

Applicant's Mailing Address:

224 Kayla Dr
Street Address or P.O. Box

Rogers, AR 72756
City, State & Zip Code

479 366-4600
Telephone Number

Property Owner's Name
(If different from Applicant): Gibson Butcher Construction LLC

Property Owner's Mailing Address:
(If different from Applicant):

224 Kayla Dr
Street Address or P.O. Box

Rogers, AR 72756
City, State & Zip Code

479 366-4600
Telephone Number

Address of Variance Request: Exist. house 603 Black Oak Ave. (west)

Zoning District: SF-2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

Variance Request (#1) Existing home is on a corner lot. The structure is 30+ Feet setback from Black Oak but only 15' from Dixon st on the west side. Request 15' Variance for the exist. home setback

Variance Request (#2) Property has 125' Frontage on Black Oak. Lots will be split which allows for 62.5' Frontage for each new lot. Request 7.5' Variance to 70' required Frontage

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

B21-28 Existing House

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

The existing house at 603 Black Oak was in very Poor condition and unoccupied. New owners have completely remodeled & upgraded the building. The large open area to the east is well suited for a new residence.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

Existing home is set to the extreme western side of the property which leaves nearly 9,000 S.F. of land to build another nice home

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

Existing condition of the original house built in the 1940's

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Applicant Signature*

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Property Owner Signature*
(If different from Applicant)

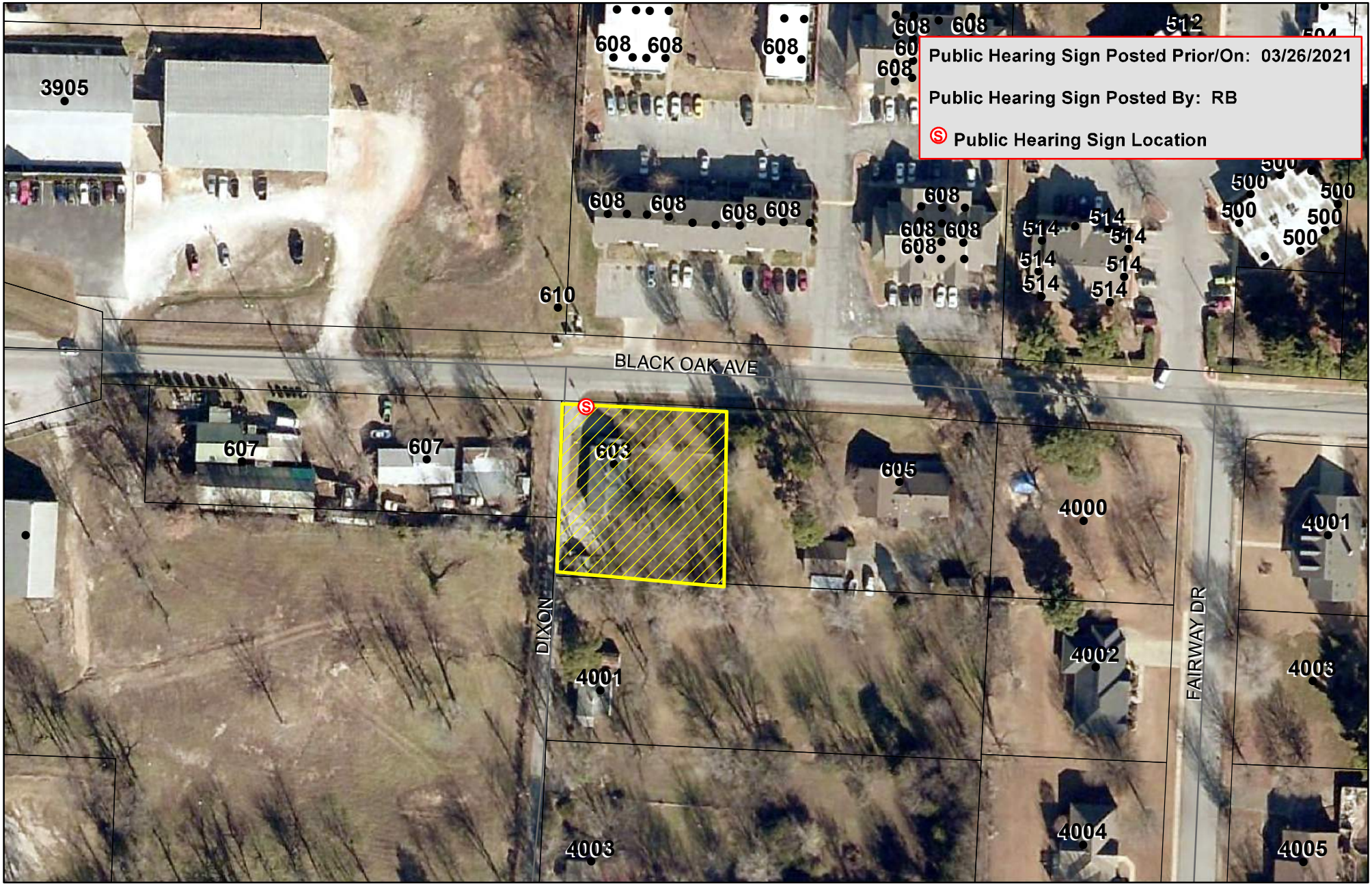
**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17 day of March, 2021.

CELESTE G MILLER
Notary Public-Arkansas
Washington County
My Commission Expires 01-27-2027
Commission # 12700070

Notary Public



N

0 20 40 80 120 160 Feet

For Location Reference Only

FILE NO. B21-28
APPLICANT: Gibson Butcher Construction, LLC
REQUEST: Variance - Deviation of (A) front setback from 30' to 15'; (B) lot width from 70' to 62.5'

PLANNING COMMISSION MEETING
April 6, 2021

B21-29 New Lot

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-29

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Steve Butcher

Applicant's Mailing Address:

224 Kayla Dr
Street Address or P.O. Box

Rogers, AR 72756
City, State & Zip Code

479 366-4600
Telephone Number

Property Owner's Name
(If different from Applicant): Gibson Butcher Construction LLC

Property Owner's Mailing Address:
(If different from Applicant):

224 Kayla Dr
Street Address or P.O. Box

Rogers, AR 72756
City, State & Zip Code

479 366 4600
Telephone Number

Address of Variance Request: New lot 603 Black Oak Ave. (East)

Zoning District: SF-2

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side:_____ Back:_____
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side:_____ Back:_____
(if granted what the setback would be.)

Variance: Front:_____ Side:_____ Back:_____
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☐ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

New lot is split off from an existing 125' wide lot. Proposing to create 2 lots that are 62.5' wide each. Requested Variance is for 7.5' from the required 70' for SF-2.

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

125' wide lot is 140' deep containing 17,496 S.F. There is adequate area for two homes (approx. 8,748 SF each) but not as much frontage as required for SF-2

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

The property is well suited for 2 homes that will meet all setback requirements.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

Existing conditions are the result of a home built in the 1940's

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Applicant Signature*

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17 day of March, 2021.

CELESTE G MILLER
Notary Public-Arkansas
Washington County
My Commission Expires 01-27-2027
Commission # 12700070

Notary Public

PARENT TRACT SURVEY DESCRIPTION:

PART OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14; THENCE SOUTH 86°50'30" EAST A DISTANCE OF 665.00 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE SOUTH 86°50'30" EAST A DISTANCE OF 125.00 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 03°09'27" WEST A DISTANCE OF 139.94 FEET TO A FOUND 3/8" REBAR; THENCE NORTH 86°52'06" WEST A DISTANCE OF 125.00 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 03°09'25" EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.40 ACRES OR 17,496 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS, PROTECTIVE COVENANTS OR RIGHT-OF-WAYS OR RECORD OR FACT.

NEW TRACT 1 SURVEY DESCRIPTION:

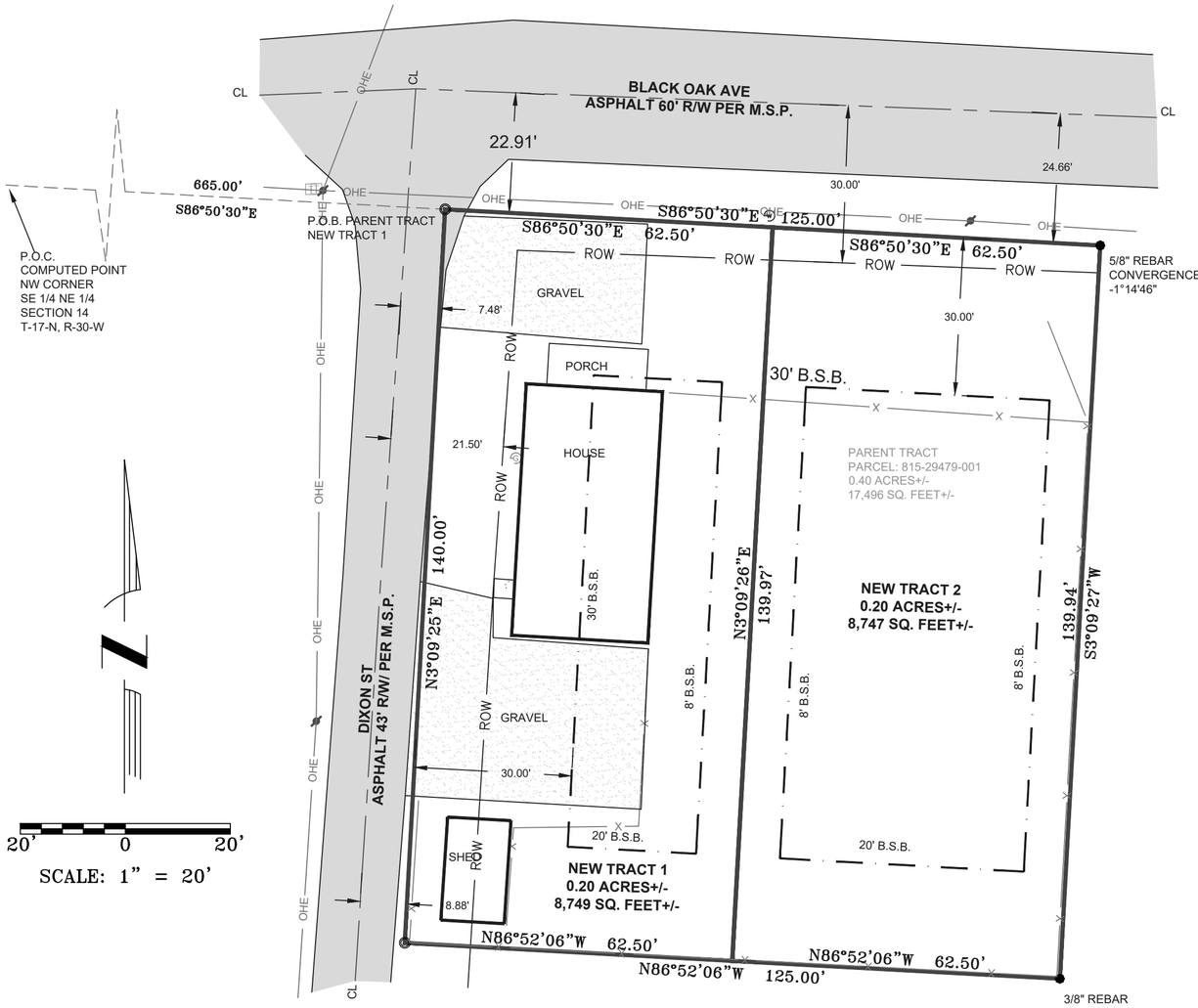
PART OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14; THENCE SOUTH 86°50'30" EAST A DISTANCE OF 665.00 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE SOUTH 86°50'30" EAST A DISTANCE OF 62.50 FEET TO A SET 5/8" REBAR PLS 1845; THENCE SOUTH 03°09'26" WEST A DISTANCE OF 139.97 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 86°52'06" WEST A DISTANCE OF 62.50 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 03°09'25" EAST A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.20 ACRES OR 8,749 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS, PROTECTIVE COVENANTS OR RIGHT-OF-WAYS OR RECORD OR FACT.

NEW TRACT 2 SURVEY DESCRIPTION:

PART OF THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 30 WEST, WASHINGTON COUNTY, ARKANSAS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 14; THENCE SOUTH 86°50'30" EAST A DISTANCE OF 727.50 FEET TO A SET 5/8" REBAR PLS 1845 BEING THE POINT OF BEGINNING; THENCE SOUTH 86°50'30" EAST A DISTANCE OF 62.50 FEET TO A FOUND 5/8" REBAR; THENCE SOUTH 03°09'27" WEST A DISTANCE OF 139.94 FEET TO A FOUND 3/8" REBAR; THENCE NORTH 86°52'06" WEST A DISTANCE OF 62.50 FEET TO A SET 5/8" REBAR PLS 1845; THENCE NORTH 03°09'26" EAST A DISTANCE OF 139.97 FEET TO THE POINT OF BEGINNING CONTAINING 0.20 ACRES OR 8,747 SQUARE FEET MORE OR LESS. SUBJECT TO ANY EASEMENTS, PROTECTIVE COVENANTS OR RIGHT-OF-WAYS OR RECORD OR FACT.



CERTIFICATE OF SURVEYING ACCURACY

I, MATTHEW JAMES, HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN AND ALL MINIMUM REQUIREMENTS OF THE ARKANSAS MINIMUM STANDARDS FOR LAND SURVEYORS HAVE BEEN MET.

DATE OF EXECUTION: _____

SIGNED: _____
REGISTERED LAND SURVEYOR
NO. _____
STATE OF ARKANSAS



Vicinity Map
N.T.S.

SPRINGDALE WATER DEPARTMENT NOTES

1. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE COST OF ANY REQUIRED ADJUSTMENTS TO THE EXISTING WATER AND SEWER FACILITIES DUE TO SITE GRADING, PAVING, LOT LINE ADJUSTMENTS OR OTHER MATTERS.
2. PLEASE BE ADVISED THAT PRIVATE WATER METER SERVICE LINES OR SANITARY SEWER SERVICE LINES CANNOT CROSS ADJACENT PROPERTIES IN ORDER TO ACCESS SERVICE OR BE LOCATED AND RUN PARALLEL WITHIN A PUBLIC UTILITY EASEMENT.
3. PLEASE BE ADVISED THAT IF ANY NEW SANITARY SEWER OR WATER SERVICE TAPS ARE NEEDED IN THE FUTURE FROM EXISTING FACILITIES, THEY WILL BE INSTALLED BY SPRINGDALE WATER UTILITIES AT THE OWNER/DEVELOPER'S EXPENSE.

Notes:

1. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject real estate:

   Easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, or any other facts which an accurate and current title search may disclose.
2. Every document of record reviewed and considered as a part of this survey is noted hereon. Only the documents noted hereon were supplied to the surveyor.
3. This plat represents a boundary survey of the parcel recorded in Deed Records, Book 2002, Page 148250 at the Office of the Circuit Clerk Benton County, Arkansas.
4. Basis of Bearings: Arkansas State Plane System North Zone (NAD83).
5. This survey is valid only if the drawing includes the seal and signature of the surveyor.
6. This survey meets current "Arkansas Minimum Standards for Property Boundary Surveys and Plats."
7. No abstract of title, nor title commitment, nor results of title searches were furnished to the surveyor. There may exist other documents of record which would affect this parcel.
8. Declaration is made to the original purchaser of the survey and is not transferable to any additional institutions or subsequent owners.
9. This property is currently zoned SF-2.
10. Building setbacks for zone SF-2 are as follows:

Front	30 Feet
Side (Interior)	8 Feet
Side (R.O.W)	30 Feet
Rear	20 Feet

11. Subsurface and environmental conditions were not examined nor considered a part of this survey.
12. No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any utility or facilities.
13. (BY GRAPHICAL PLOTTING ONLY)
    This property is not located within any presently established 100-year flood plain as determined by the National Flood Insurance Program, flood insurance rate map for Washington County, Arkansas. Map Number 05143C0070F. Revised date 05/16/2008.

CERTIFICATES OF ACCEPTANCE:

THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT MEETS CURRENT REGULATIONS OF THE CITY OF SPRINGDALE AND REGULATIONS OF THE ARKANSAS STATE BOARD OF HEALTH AS EACH PERTAINS TO THIS PLAT AND TO THE OFFICES OF RESPONSIBILITY SHOWN BELOW.

	DATE	SIGNATURE
ACCEPTANCE OF DEDICATIONS	_____	_____ CITY CLERK
		_____ MAYOR
APPROVAL FOR RECORDING	_____	_____ DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	_____	_____ SECRETARY, PLANNING COMMISSION
	_____	_____ CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	_____	_____ ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	____	_____ DIRECTOR OF ENGINEERING & PUBLIC WORKS

CERTIFICATE OF TRANSMITTAL,OWNERSHIP, AND ORDINANCE

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW. THE UNDERSIGNED FURTHER CERTIFY THAT THE REQUIRED ORDINANCE OF ACCEPTANCE IS IN ORDER HAVING BEEN APPROVED BY THE CITY ATTORNEY ON _____.

DATE OF EXECUTION: _____

SIGNED: _____
GIBSON BUTCHER CONSTRUCTION LLC. DATE

NOTARY

STATE OF _____

COUNTY OF _____

SUBSCRIBED AND SWORN BEFORE ME THIS ___

DAY OF _____

MY COMMISSION EXPIRES: _____

State Filing Code:
500-17N-30W-0-14-120-72-1845

CERTIFICATE OF AUTHORIZATION · JAMES LAYOUT SERVICES, LLC NO. 2389 · ARKANSAS SURVEYOR ·

Tract Split
For: Steve Butcher

JLS

James Layout Services, LLC
P.O. Box 611
Farmington, Arkansas 72730
Telephone: (479) 439-9929
survey@jlsnwa.com

REGISTERED STATE OF ARKANSAS NO. 1845 SIGNATURE MATTHEW D. JAMES PROFESSIONAL LAND SURVEYOR

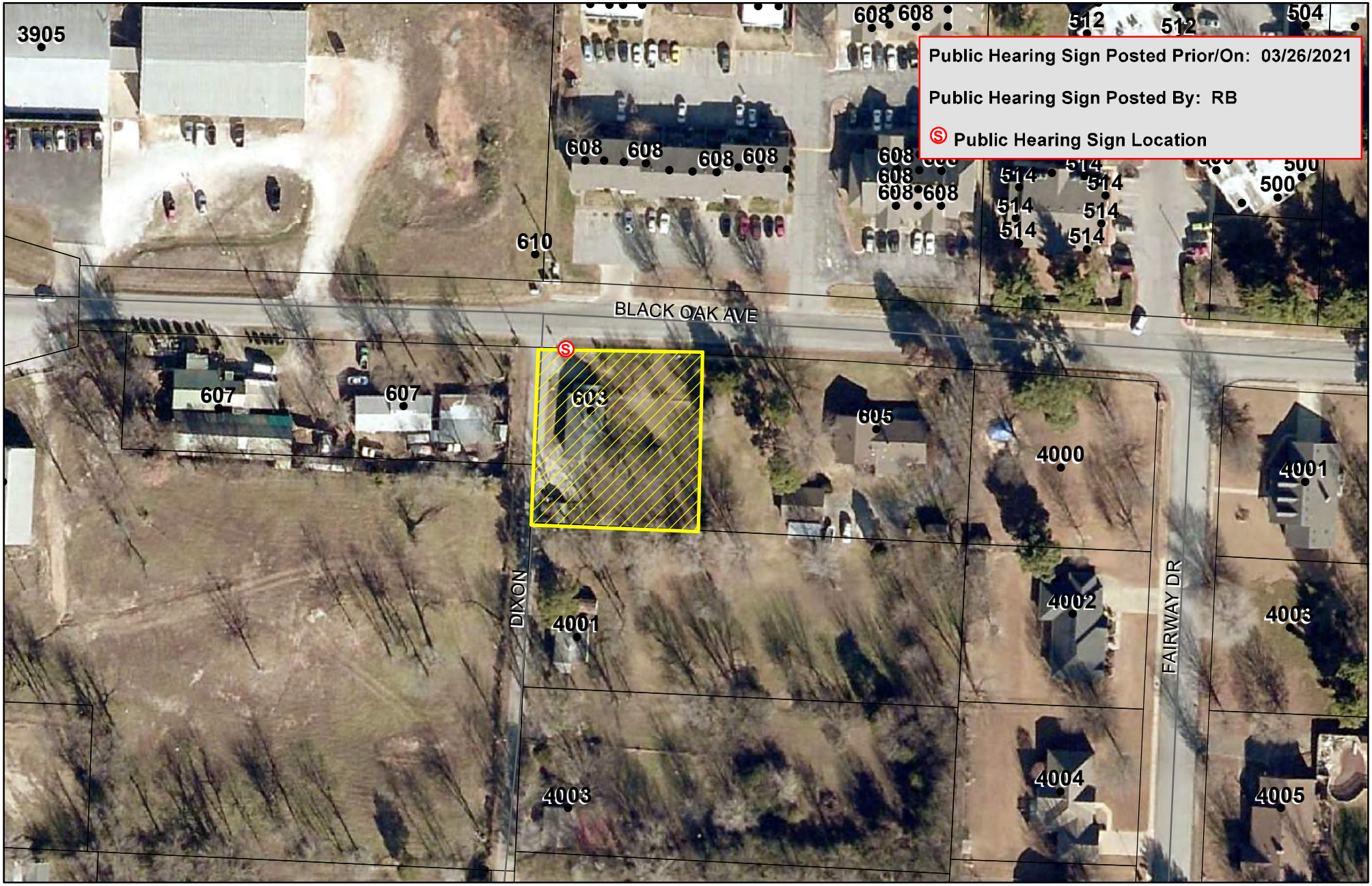
Recording Information

Job Number: 21-049 SPLIT
Field Work: W.A.
Drawn By: N.R.
Checked By: M.J.
Certificate of Authorization Arkansas Land Surveyor No. 2389
Date: 03/17/2021
Scale: 1"=20'
Basis of Bearings:(NAD83) Arkansas State Plane North Zone

GAS LINE
TELEVISION CABLE
PROPERTY LINES
BUILDING SETBACK
UTILITY POLE (WITH GUY WIRE)
TREE LINE
WOOD FENCE
CHAIN LINK FENCE
WIRE FENCE
PAINTED STRIPE
TELEPHONE LINE
EXISTING WATER LINE
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
RECORD DISTANCE
RECORD BEARING
SANITARY SEWER MANHOLE
DECIDUOUS TREE
EVERGREEN TREE
CABLE RISER
TRAFFIC SIGNAL
SIGN
WATER METER
WATER VALVE
FIRE HYDRANT
WATER SPIGOT
GAS METER
DRAINAGE MANHOLE

LEGEND
MONUMENT FOUND (AS NOTED)
MONUMENT SET (AS NOTED)
AHTD R-O-W MONUMENT
BENCHMARK
GUARD POST
UTILITY POLE
TELEPHONE RISER
FIBER OPTIC TELEPHONE RISER
ELECTRICAL RISER

SHEET NO.
1 OF 1



N

0 20 40 80 120 160 Feet

For Location Reference Only

FILE NO. B21-29

APPLICANT: Gibson Butcher Construction, LLC

REQUEST: Variance - Deviation of lot width from 70' to 62.5'

PLANNING COMMISSION MEETING
April 6, 2021

Staff Use Only

☐ Fee Paid ($75) ☐Cash ☐Check ☐CC
☐ Warranty Deed
☐ Authorization of Representation
☐ Drawing/Photo or Other Exhibit

File # B21-30

☐ *A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.*

APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS

Applicant's Name: Bryan Claypool

Applicant's Mailing Address:

299 Niagara st
Street Address or P.O. Box

479-200-3862
Telephone Number

Springdale, AR 72762
City, State & Zip Code

Property Owner's Name
(If different from Applicant): Jim Moore

Property Owner's Mailing Address:
(If different from Applicant):

4052 Jessica Ln
Street Address or P.O. Box

479-957-0117
Telephone Number

Springdale, AR 72762
City, State & Zip Code

Address of Variance Request: 4052 Jessica Ln Springdale, AR 72764

Zoning District: ____

The following information should be attached to this application:

1. $75.00 Fee
2. Warranty Deed
3. Authorization of Representation *(If the Property Owner will not be present at the meeting.)*
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. The notice to all adjacent property owners must be

sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

☒ *Not Applicable*

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front:_____ Side: 8 Back: 20
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front:_____ Side: 6 Back: 12
(if granted what the setback would be.)

Variance: Front:_____ Side: 2 Back: 8
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

☒ *Not Applicable*

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

_____

_____

_____

_____

*The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds **ALL of the following:***

B21-30

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

Due to slope of the property and need for excavation and a dry stack retaining wall there is not enough space with current setback for an outdoor patio/fireplace area and swimming pool.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

The homeowner is currently restricted to less than 20 ft of space between the setback and their home preventing them from utilizing their property for certain amenities that adjacent neighbors already have - Pool & outdoor spaces.

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

Due to current zoning/ setback

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.

5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.

6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Bryan Claypool
Applicant Signature*

Property Owner Signature*
(If different from Applicant)

Applicant Signature*

Property Owner Signature*
(If different from Applicant)

**If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.*

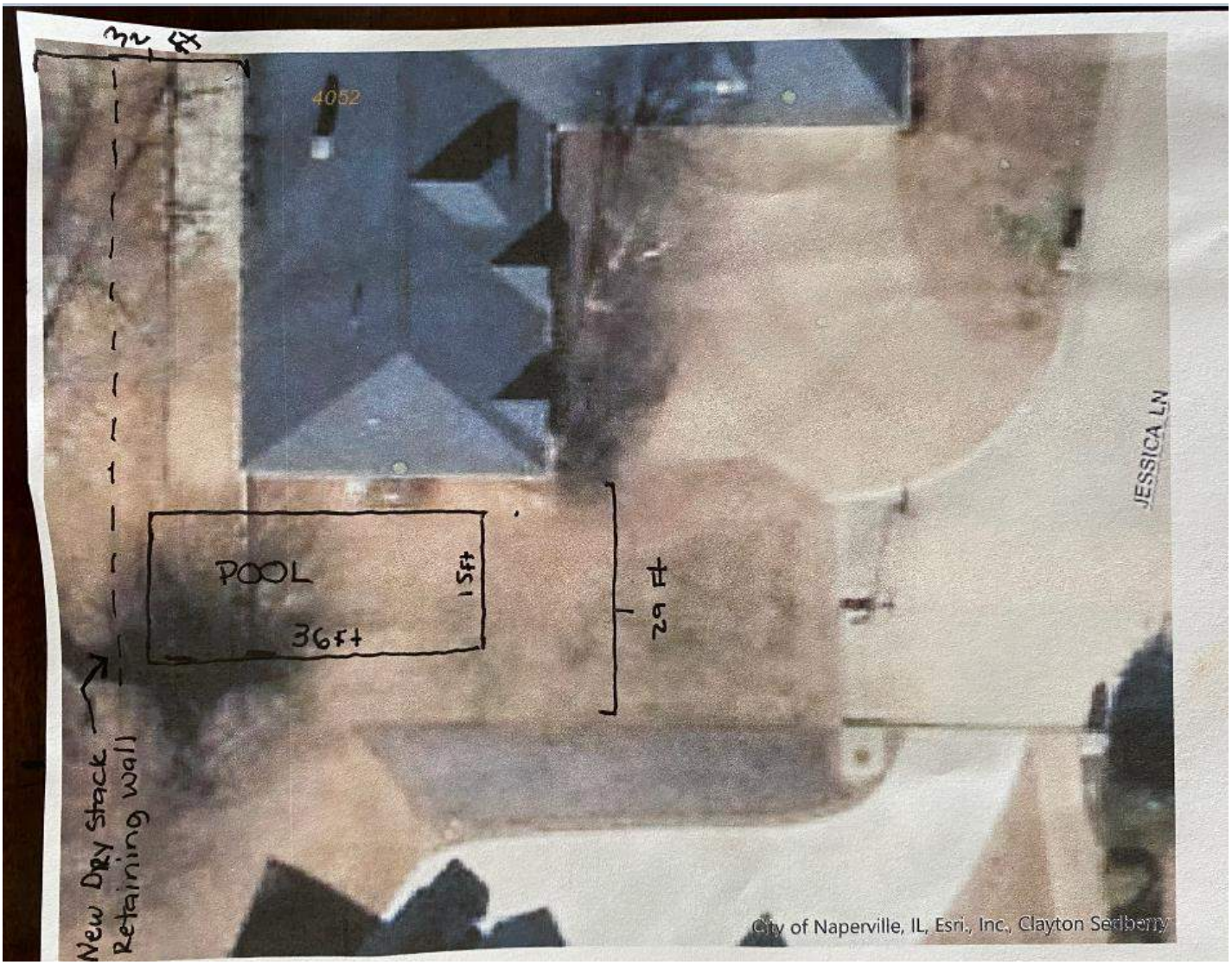
State of Arkansas)
) ss.
County of Washington)

SHARON CHRISTINE [illegible]BURG
Notary Public - Arkansas
Washington County
Commission # 12710492
My Commission Expires Apr 18, 2030

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of March, 2021.

Sharon Christie Tromburg
Notary Public

Pool placement for 4052 Jessica Lane





N

0 20 40 80 120 160 Feet

For Location Reference Only

FILE NO. B21-30
APPLICANT: Jim Moore
REQUEST: Variance - Deviation of (A) side setback from 8' to 6'; (B) rear setback from 20' to 12'

PLANNING COMMISSION MEETING
April 6, 2021

W21-04 Sidewalk Waiver Request

Sharon Tromburg

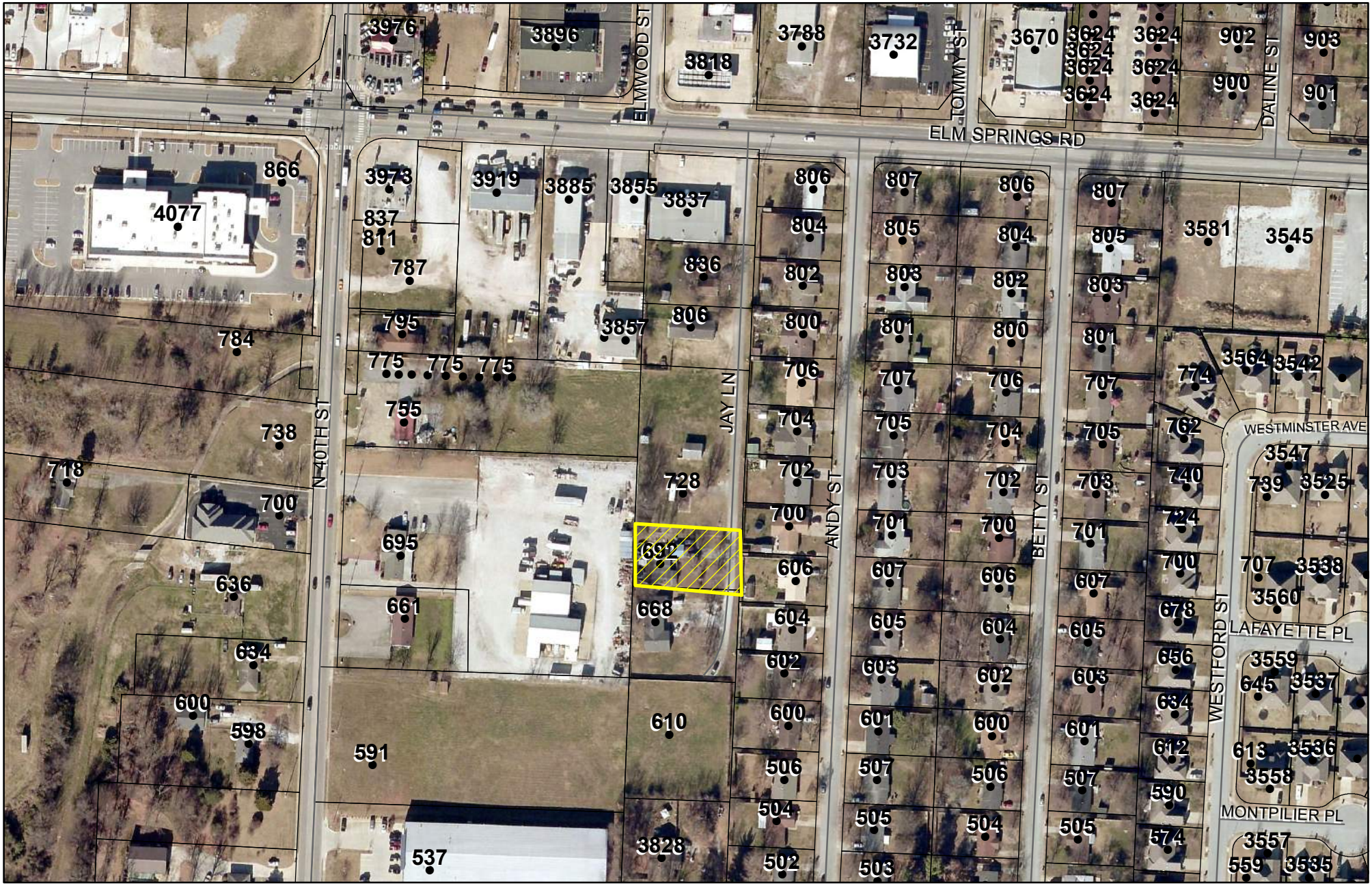
From: Joshua Perry <j.sisco.perry@gmail.com>
Sent: Wednesday, March 24, 2021 4:49 PM
To: stromburg@springdalear.gov
Subject: New Construction Wavier Request

Mrs. Tromburg,

We are in the beginning process of building a new home at 728 Jay Ln here in Springdale, next to our current residence of 692 Jay Ln. We would like to request a wavier to have the sidewalk construction requirement removed from this new construction. This road, which I've lived on my entire life, is a dead end with only 3 residential homes. We don't believe a sidewalk is necessary and would also be out of place as it would be the only one on the block.

Thank you for your time and consideration on this matter.

Joshua S. Perry
479-287-0895



N

0 40 80 160 240 320 Feet

For Location Reference Only

FILE NO. W21-04
APPLICANT: Joshua Perry
REQUEST: Waiver - sidewalk improvements
224

PLANNING COMMISSION MEETING
April 6, 2021

ENGINEERING SERVICES INC.
1207 S. Old Missouri Rd. ● P.O. Box 282 ● Springdale, Arkansas 72765-0282 Ph: 479-751-8733 ● Fax: 479-751-8746

March 29, 2021

Mr. Austin Thomas
Springdale Planning Department
201 Spring Street
Springdale, Arkansas 72764

RE: Go Punch List
Large Scale Development (L20-14) – One-Year Extension
Springdale, AR

Mr. Thomas,

Please let this letter serve as a request to add a one-year extension to the Go Punch List Large Scale Development, City of Springdale project number L20-14. This project was previously approved at the May 5, 2020 Planning Commission Meeting. All concerns or comments from the May 5, 2020 Planning Commission Meeting will be incorporated into the final construction plans.

Please contact me if you have any questions or need additional information regarding this project.

Sincerely,

Dillon B. Bentley

Dillon Bentley, P.E.
Project Engineer