

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
MARCH 5, 2024**

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (February 6, 2024)

V. Tabled Items

A. R24-04 Adam & Gabrielle Keely
12982 Zeigler Lane
From A-1 to SF-1
Presented by Robert Caster

B. R24-05 Berean Properties, LLC
707 S. 48th Street
From C-5 to C-2
Presented by T. Wayne Vanhook

C. L24-05 Hillcrest Village, Ph. II
4100 S. 56th Street
B24-12 Variance for Parking Requirements
Presented by Engineering Services, Inc.

D. B24-10 Jazmin Angeles
1905 Garnet Road
Variance for Reduction of Rear Setback from 20' to 10'
Presented by Jazmin Angeles

VI. Public Hearing – Rezoning

A. R24-08 DC & KB & MT Land Co., LLC
261 N. 40th Street
From A-1 to MF-12
Presented by Engineering Services, Inc.

- B. R24-09 Taldo Properties, LLC**
2202 S. 40th Street
From A-1 to MF-4
Presented by Phillip Taldo

VII. Public Hearing – Conditional Use

- A. C24-05 Iglesia Palabra Viva, Teresa Peralta**
2250 W. Sunset Avenue, Suite 4
Use Unit 42 (Church/Synagogue) in a C-2
Presented by Teresa Peralta

VIII. Preliminary Plats, Replats, & Final Plats

- A. FP24-05 Barberry Court, Ph. II**
3190 E. Robinson Avenue
Presented by Engineering Services, Inc.

IX. Large Scale Developments

- A. L24-10 White Road Retail**
777 White Road
B24-23 Variance for Commercial Design Standards
(A) Parking Lot Orientation
(B) Landscaping
Presented by Engineering Services, Inc.
- B. L24-11 NWA Steel Expansion**
501 E. County Line Road
W24-03 Waiver of Street Improvements on E. County Line Road
Presented by Engineering Services, Inc.

X. Board of Adjustment

- A. B24-15 Donald Treat**
3876 O'Hara Terrace
Variance for Reduction of Rear Setback from 20' to 10'
Presented by Donald Treat
- B. B24-16 Felipe & Orfa Nevarez**
1905 Sisco Avenue
Variance for Paving Requirement
Presented by Felipe & Orfa Nevarez

C. B24-17 Al Glover

TABLED 1605 Greenbriar Street
PER Variance for Reduction of Front Setback from 30' to 20'
STAFF Presented by Barbara & Alfred Frank Glover

D. B24-18 Top Notch Rental, LLC

4303 Spyglass Drive
Variance for Reduction of Side Setbacks from 8' to 5'
Presented by Daryl Ottaviano

E. B24-20 Gerson Ramos

1881 Garnet Road
Variance for Reduction of Rear Setback from 20' to 15'
Presented by Guadalupe Ramos

F. B24-21 Whispering Springs, Ph. I-IV

End of Hylton Road
Variance for Dual Street Frontage Lots to be Treated as Rear Setbacks
W24-02 **Waiver of Street Improvements on Hylton Road**
Presented by Crafton Tull & Associates

G. B24-22 Joe & Lori Bolen

883 E. Don Tyson Parkway
Variance for Accessory Structure to Remain without a Primary Structure
& for Nonconforming Structures to Remain within Setbacks
Presented by Joe & Lori Bolen

H. B24-23 White Road Retail

777 White Road
Variance for Commercial Design Standards
(A) Parking Lot Orientation
(B) Landscaping
Presented by Engineering Services, Inc.

XI. Waivers**A. W24-02 Whispering Springs, Ph. I-IV**

End of Hylton Road
Waiver for Street Improvements on Hylton Road
Presented by Crafton Tull & Associates

B. W24-03 NWA Steel Expansion

501 E. County Line Road
Waiver of Street Improvements on E. County Line Road
Presented by Engineering Services, Inc.

XII. Planning Director's Report

XIII. Adjourn