

**SPRINGDALE PLANNING COMMISSION
201 SPRING STREET
5:00 P.M.
OCTOBER 3, 2023**

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

II. **Call to Order**

III. **Roll Call**

IV. **Approval of Minutes (September 5, 2023)**

V. **Tabled Items**

A. **RP23-04 Habberton Ridge, Ph. II & III**
 S. of Don Tyson Pkwy, E. of Habberton Rd
 Presented by Engineering Services, Inc.

B. **L23-54 Cadence Plaza (Expired as L21-36)**
 3559 W. Sunset Avenue
 B23-117 Variance for Commercial Design Standards
 (A) Screening
 (B) Landscaping
 Presented by Engineering Services, Inc.

C. **B23-65 Alberto Gonzalez Tenorio & Laura Hernandez**
 3380 Old Wire Road
 Variance for Paving Requirement
 Presented by Laura Hernandez

D. **B23-103 Thomas & Peggy Maringer**
 2692 Powell Street
 Variance for Reduction of Side Setback from 8' to 1.8' for Non-Conforming
 Structure to Remain
 Presented by Thomas Maringer

E. **B23-104 Vick Enterprises, LLC**
 229 N. West End Street
 Variance for Reduction of Side Setback from 8' to 6'
 Presented by Tania Barrios

VI. Public Hearing – Rezoning

- A. R23-46** **Amanda A. Berganza**
2101 W. Huntsville Avenue
From C-2 & MF-12 to MF-24
Presented by Fletcher Hall

VII. Public Hearing – Conditional Use

- A. C23-10** **El Torogoz Salvadorian & Mexican Cuisine**
3389 N. Thompson Street
Use Unit 44 in a C-5
B23-80 **Variance for Utility Requirement**
Presented by Julio Nehemias Lemus

VIII. Preliminary Plats, Replats, & Final Plats

- A. PP23-13** **Noah’s Landing, REVISED (Prev. PP21-14, PP21-05)**
2377 N. 56th Street
Presented by Engineering Services, Inc.
- B. PP23-14** **Deere Creek, Ph. III**
Between N. 56th Street & N. 48th Street
Presented by Engineering Services, Inc.
- C. PP23-15** **Charlotte Addition, REVISED (Prev. PP23-06)**
3598 S. 48th Street
Presented by Hawkins-Weir Engineers, Inc.
- D. PP23-17** **Brentwood Village, REVISED (Prev. PP22-14, PP22-12, PP20-07)**
Hylton Road, E. of Butterfly Avenue
Presented by Ashley Williams, D.R. Horton
- E. RP23-11** **Bert Watsons Addition**
1101 & 1103 Watson Avenue
Block 7, Lots 13-16
B23-84 **Variance for Proposed Lot 25 Reduction of Front Setback from 30’ to 26’
& Reduction of Side Setback from 8’ to 6’
Variance for Proposed Lot 26 Reduction of N. Front Setback from 30’ to 27’
& Reduction of E. Front Setback from 30’ to 13’**
Presented by Blew & Associates

F. RP23-15 Henson Heights Subdivision

4202 Croxdale Street
Tract 8

B23-118 Variance for Minimum Distance Between Drives from 150' to 45.89'

Presented by Alan Reid & Associates

G. RP23-16 Southland Estates Subdivision

3819 S. Powell Street
Block A, Lot 9
Presented by Blew & Associates

H. RP23-17 KC Subdivision, Ph. I

3825 Cawood Lane
Lots 6 & 7

B23-113 Variance for Minimum Distance Between Drives from 150' to 139'

B23-114 Variance for Commercial Design Standards

(A) Landscaping

Presented by OWN, Inc.

IX. Large Scale Developments

A. L23-60 JH Computer Group Office

769 Oak Grove Road

B23-109 Variance for Landscaping Requirement

Presented by Expedient Civil Engineering, PLLC

X. Board of Adjustment

A. B23-80 El Torogoz Salvadorian & Mexican Cuisine

3389 N. Thompson Street
Variance for Utility Requirement
Presented by Julio Nehemias Lemus

B. B23-84 Murphy Still

1101 & 1103 Watson Avenue
Variance for Proposed Lot 25 Reduction of Front Setback from 30' to 26'
& Reduction of Side Setback from 8' to 6'
Variance for Proposed Lot 26 Reduction of N. Front Setback from 30' to 27'
& Reduction of E. Front Setback from 30' to 13'
Presented by Blew & Associates

C. B23-90 Panera Bread

SW Corner of W. Sunset Avenue & Mathias Drive
Variance for Commercial Design Standards

(A) Entrances

(B) Pedestrian Flow

(C) Landscaping

Presented by Crafton Tull & Associates

D. B23-91 Panera Bread

SW Corner of W. Sunset Avenue & Mathias Drive
Variance for Curb Cut Distance from 150' to 108'

Presented by Crafton Tull & Associates

E. B23-106 ELB Land Holdings, LLC

669 S. 48th Street

Variance for Paving Requirement

Presented by ELB Land Holdings, LLC

F. B23-108 Community Blood Center

TABLED 3503 S. Thompson Street

PER STAFF Variance for Reduction of Front Setback from 50' to 19'
Presented by Michael Rahn, Sr.

G. B23-109 JH Computer Group Office

769 Oak Grove Road

Variance for Landscaping Requirement

Presented by Expedient Civil Engineering, PLLC

H. B23-112 Thirteen 22, LLC

2101 Christine Street

Variance for Minimum Distance between Drive & Intersection from 40' to 25'

Presented by Victor Gurel

I. B23-113 CASA of NWA

3825 Cawood Lane

Variance for Minimum Distance between Drives from 150' to 139'

Presented by OWN, Inc.

J. B23-114 CASA of NWA

3825 Cawood Lane

Variance for Commercial Design Standards

(A) Landscaping

Presented by OWN, Inc.

K. B23-115 J-Hook Towing + Recovery

5659 N. Thompson Street

Variance for Paving Requirement

Presented by Expedient Civil Engineering, PLLC

L. B23-116 Steve King & Mary Upshaw2145 & 2205 N. 48th Street

Variance for Increased Fence Height from 6' to 8'

Presented by Steve King

M. B23-117 Cadence Plaza

3559 W. Sunset Avenue

Variance for Commercial Design Standards

(A) Screening

(B) Landscaping

Presented by Engineering Services, Inc.

N. B23-118 Moldenhauer Real Estate, Inc.

4202 Croxdale Street

Variance for Minimum Distance between Drives from 150' to 45.89'

Presented by Alan Reid & Associates

O. B23-119 Dagoberto Pena Castillo

3730 A/B Green Acres Road

Variance to Expand Driveway Toward Primary Entrance

Expansion of Non-Conforming Use

Presented by Dagoberto Pena Castillo

XI. Waivers**A. W23-25 Kacper Lastowiecki**

117 Pursell Street

Waiver of Sidewalk Requirement

Presented by Kacper Lastowiecki

XII. Other**A. L21-24 PCS Indoor Soccer Approval Extension**

1940 S. Old Missouri Road

Presented by Rick McGraw, Harrison French + Associates

B. L22-47 Gray's Landing Approval Extension

1415 W. Sunset Avenue

Presented by Engineering Services, Inc.

- C. L22-51 County Line Commercial Approval Extension**
167 E. County Line Road
Presented by Bates & Associates

- D. Expansion of Non-Conforming Use**
3730 A/B Green Acres Road
Presented by Dagoberto Pena Castillo

XIII. Planning Director's Report

XIV. Adjourn