

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

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

II. Call to Order

III. Roll Call

IV. Approval of Minutes (November 7, 2023)

V. Public Hearing

**A. Master Street Plan Update
Presented by Ben Peters**

VI. Tabled Items

**A. R23-49 3724 Sunset Avenue, Springdale, LLC
3724 W. Sunset Avenue
From C-2 to C-5
Presented by Steve Lisle**

**B. R23-50 The Trails at The Crossings Apartments, LP
6200 Watkins Avenue
From A-1 to PUD
L23-62 Trails at The Crossings, Ph. II
Presented by Crafton Tull & Associates**

**C. R23-52 Old Mo East, LLC
1609 N. Old Missouri Road
From I-2 to I-1
C23-17 United Rentals
Use Unit 48 (Automotive, Machinery, & Equipment Open Display
Retail Sales) in an I-1
B23-130 Variance for Reduction of Required Parking Spaces from 175 to 85
Presented by Nathan Crouch, Blew & Associates**

D. C23-16 John Reddish Auction Service**TABLED** 5728 Apple Road**PER STAFF** Use Unit 37 (Auction House) in an A-1
Presented by John Reddish**E. B23-123 Ricardo Martinez Almaraz**

810 N. Pleasant Street

Variance for Increased Fence Height on N. Side from 6' to 7',
Increased Fence Height in Front from 3' to 6', & Paving Requirement
Presented by Ricardo Martinez Almaraz**F. B23-124 Anderson Electric & Plumbing Supply**

Bulldog Avenue, Lot S. of 1010 Bulldog Avenue

Variance for Commercial Design Standards

(A) Screening

(B) Lighting

B23-127 **Variance for Paving Requirement**

Presented by Andrew Marks

VII. Public Hearing – Rezoning**A. R23-54 City of Springdale**

606 Mill Street

From SF-2 to P-1

Presented by Patsy Christie

B. R23-55 LD Gibson Properties, LLC

1216, 1216 ½ Crutcher Street, & 314 Gates Avenue

From I-2 to MF-12

Presented by Larry Gibson

C. R23-56 Richard & Janet Harris

5876 Elm Springs Road

From A-1 to C-2

Presented by Richard & Janet Harris

D. R23-57 CL George & Sons, LP

5671 Apple Road

From A-1 to C-5

PP23-01 **GAP at The Crossings, Revised Phasing Plan****L23-65** **Teslar**

Presented by Crafton Tull & Associates

- E. R23-58** **Justina Mejia**
501 N. West End Street
From SF-2 to MF-2
Presented by Justina Mejia
- F. R23-59** **Berean Properties, LLC**
NE Corner of McRay Avenue & S. 40th Street,
Lots 8, 9, 10, 11 KC Subdivision
From O-1 to C-2
Presented by Kathy Howerton & T. Wayne Vanhook
- G. R23-60** **JP Specialty, LLC**
TABLED 772 S. 48th Street
PER From C-2 to C-5
 L23-68 **S. 48TH Street Storage, REVISED**
APPLICANT Presented by Will Kellstrom & Bates & Associates, Inc.
- H. R23-61** **Gary & Wendy Stith**
3162 N. Thompson Street
From MF-12 to C-2
Presented by Will Kellstrom
- I. R23-62** **RMB Investments, LLC**
4785 Don Tyson Parkway
From A-1 to C-2
Presented by Engineering Services, Inc.
- J. R23-63** **Taldo Properties, LLC**
2202 S. 40th Street
From A-1 to MF-12
Presented by Blew & Associates

VIII. Public Hearing – Conditional Use

- A. C23-20** **Jean, Jaylena, & Wesley Price**
4711 Reed Avenue
Tandem Lot Split in Springdale Planning Area
B23-137 **Variance for Paving Requirement**
Presented by Engineering Services, Inc., Rodney Woods PS

IX. Preliminary Plats, Replats, & Final Plats

- A. PP23-01** **GAP at The Crossings, Revised Phasing Plan**
6115 Apple Road
Presented by Crafton Tull & Associates

X. Large Scale Developments**A. L23-61 Legacy Ventures Storage****TABLED** 4003 S. Thompson Street**B23-125** Variance for Commercial Design Standards**PER STAFF** (A) Entrances

(C) Structure Back & Sides

(D) Pedestrian Flow

(E) Central Features & Community Spaces

(F) Facades & Exterior Walls

(G) Detail Features

(H) Roofs

(I) Entryways

(J) Landscaping

B23-126 Variance for Maximum Driveway Width from 40' to 80'

Presented by Expedient Civil Engineering, PLLC

B. L23-63 Ford Avenue Warehouse

Lot W. of 2370 Ford Avenue

B23-129 Variance for Commercial Design Standards

(A) Landscaping

Presented by Engineering Services, Inc.

C. L23-64 Wienerschnitzel

2019 E. Robinson Avenue

B23-128 Variance for Commercial Design Standards

(A) Landscaping

Presented by Bates & Associates, Inc.

D. L23-65 Teslar

5671 Apple Road

Presented by Crafton Tull & Associates

E. L23-66 AR Children's Northwest Expansion

2601 Gene George Blvd

Presented by Chris Bakunas, McClelland Engineering

F. L23-67 Spring Creek Village**TABLED** McCollough Drive**PER STAFF** Presented by McCollough OZB LLC**G. L23-68 S. 48th Street Storage, REVISED (Prev. L23-05, L20-19)****TABLED PER** 772 S. 48th Street**APPLICANT** Presented by Bates & Associates, Inc.

XI. Board of Adjustment

A. B23-125 Legacy Ventures Storage

TABLED 4003 S. Thompson Street

PER STAFF Variance for Commercial Design Standards

(A) Entrances

(B) Structure Back & Sides

(C) Pedestrian Flow

(D) Central Features & Community Spaces

(E) Facades & Exterior Walls

(F) Detail Features

(G) Roofs

(H) Entryways

(I) Landscaping

Presented by Expedient Civil Engineering, PLLC

B. B23-126 Legacy Ventures Storage

TABLED 4003 S. Thompson Street

PER STAFF Variance for Maximum Driveway Width from 40' to 80'

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C. B23-128 Wienerschnitzel

2019 E. Robinson Avenue

Variance for Commercial Design Standards

(A) Landscaping

Presented by Bates & Associates, Inc.

D. B23-129 Ford Avenue Warehouse

Lot W. of 2370 Ford Avenue

Variance for Commercial Design Standards

(A) Landscaping

Presented by Engineering Services, Inc.

E. B23-130 United Rentals

1609 Old Missouri Road

Variance for Reduction of Required Parking Spaces from 175 to 85

Presented by Blew & Associates, Inc.

F. B23-131 OLDWIRE, LLC, Whitley Dunn

444 Old Wire Road, Building 'I'

Variance for Paving Requirement

Presented by Joseph Coon

G. B23-132 Mario Araujo Laguna & Glenda Guevara-Araujo

3632 Logan Heights Drive

Variance for Reduction of Rear Setback from 25' to 10'

Presented by Mario Araujo Laguna

H. B23-133 Jose Villanueva

613 Cedar Street

Variance to Expand Driveway Towards Primary Entrance
& Reduction of Front Setback from 30' to 25'

Presented by Jose Villanueva

I. B23-134 Springdale's Best Storage

E. Emma Avenue & Casteel Lane

Variance for Commercial Design Standards

(A) Materials & Colors

Presented by Will Kellstrom

J. B23-136 Robert & Sherry Squires

2019 E. Robinson Avenue

Variance for Reduction of Front Setback from 30' to 10' for
Non-Conforming Structures to Remain

Presented by Bates & Associates, Inc.

K. B23-137 Jean, Jaylena, & Wesley Price

4711 Reed Avenue

Variance for Paving Requirement

Presented by Engineering Services, Inc., Rodney Woods PS

XII. Waivers

A. W23-27 Charles & Linda Harwell Family Trust

1515 S. Maestri Road

Waiver of Subdivision Requirements

Presented by Charles Harwell

XIII. Planning Director's Report

XIV. Adjourn