

- The next Committee Meeting will be held on Monday, April 4th, 2022 in the Tiered Training Room.
- Committee agendas will be available on the Friday before the meeting.

**SPRINGDALE CITY COUNCIL
REGULAR MEETING
TIERED TRAINING ROOM
2ND FLOOR OF NEW CRIMINAL JUSTICE BUILDING
Tuesday, March 29th, 2022**

5:55 p.m. Pre Meeting Activities

Pledge of Allegiance
Invocation – Mike Overton

6:00 p.m. **OFFICIAL AGENDA**

1. *Large Print* agendas are available.
2. Call to Order – Mayor Doug Sprouse
3. Roll Call – Denise Pearce, City Clerk/Treasurer
4. Recognition of a Quorum.
5. Comments from Citizens
The Council will hear brief comments from citizens present at the meeting during this period on issues not on the Agenda. No action will be taken tonight. All comments will be taken under advisement.
6. Approval of Minutes – March 8th, 2022: **Minutes located at the back of Agenda. Pgs. 50-58**
7. **Retirement Recognition** for Wyman Morgan, Director of Finance and Administration. Presented by Mayor Doug Sprouse.
8. **Waste Management Report.** Presented by George Wheatley, Senior Manager.
9. Procedural Motions
 - A. Entertain Motion to read all Ordinances and Resolutions by title only.
 - B. Entertain Motion to dispense with the rule requiring that ordinances be fully and distinctly read on three (3) different days for ordinances listed on this agenda as *item number(s) **11A-11H and 13.** Motion must be approved by two-thirds (2/3) of the council members).*

10. Appointments

A Resolution making an appointment to the Civil Service Commission.
Pgs. 1-12

11. Planning Commission Report and Recommendation by Patsy Christie, Director of Planning and Community Development

- A. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at S. Downum Road and W. County Line Road from Planned Unit Development (PUD) and declaring an emergency. Pgs. 13-15
- B. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 1550 Gene George Boulevard from Agricultural District (A-1) to High Density Multi-Family Residential District (MF-24) and declaring an emergency. Pgs. 16-18
- C. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 1015 E. Apple Blossom Avenue from Low Density Family Residential District (SF-1) to General Commercial District (C-2) and declaring an emergency. Pgs. 19-23
- D. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located behind 3018 E. 412 from Planned Unit Development (PUD) to Planned Unit Development Revised (PUD) and declaring an emergency. Pgs. 24-26
- E. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located behind 3178 E. Robinson from Medium Density Multi-Family Residential District (MF-12) to Planned Unit Development (PUD) and declaring an emergency. Pgs. 27-30
- F. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 7660 W. Gibbs Road from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) and declaring an emergency. Pgs. 31-33
- G. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 8564 and 8572 E. Wagon Wheel Road from Agricultural District (A-1) to Institutional District (P-1) and declaring an emergency. Pgs. 34-36

H. **An Ordinance** amending Ordinance No. 3307 the same being the Zoning Ordinance of the City of Springdale, Arkansas, and the plat pertaining thereto by rezoning certain lands located at 3265 N. Thompson from Large Product Retail Sales District (C-6) to Thoroughfare Commercial District (C-5) and declaring an emergency. Pgs. 37-39

I. **A Resolution** approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to Cottages at the Park in connection with PP21-17 a preliminary plat. Pgs. 40-41

12. Police and Fire Committee by Chairman Brian Powell

A Resolution to waive competitive bidding for the purchase of a staff vehicle for the Fire Department. Presented by Blake Holte, Fire Chief. Pgs. 42-44

13. Ordinance Committee by Chairman Mike Overton

An Ordinance amending Ordinance No. 4973, which rezoned certain lands from Agricultural District (A-1) to General Commercial District (C-2); and declaring an emergency. Pgs. 45-49

14. Comments from Council Members.

15. Comments from City Attorney.

16. Comments from Mayor

17. Adjournment.

RESOLUTION NO. _____

**A RESOLUTION MAKING AN APPOINTMENT
TO THE SPRINGDALE CIVIL SERVICE
COMMISSION.**

WHEREAS, Dave Chapman currently serves on the Springdale Civil Service Commission with a term set to expire on April 1, 2022; and

WHEREAS, Dave Chapman has decided to resign from his current position on the Civil Service Commission once his term expires on April 1, 2022;

WHEREAS, several people have expressed an interest in serving on this Commission;

WHEREAS, the City Council for the City of Springdale finds that _____ should be appointed to the Springdale Civil Service Commission for a six year term from April 1, 2022, to April 1, 2028;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that _____ is hereby appointed to the Springdale Civil Service Commission for a six year term running from April 1, 2022, to April 1, 2028.

PASSED AND APPROVED this 29th day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

March 17, 2022

Mayor Sprouse and Springdale City Council

Serving on the Civil Service Commission has been a rewarding experience for me. I was able to meet some of the finest people who perform critical work for the city of Springdale.

I was also part of the hiring process of two Chiefs of Police and Fire. I did this in honor of my Grandfather, John Main, who was a Springdale Firefighter in the 1950,s

I would like to resign my position on the commission as of 4-1-2022.

Thank You for allowing me this privilege.

A handwritten signature in black ink, appearing to be 'Dave Chapman', with a stylized, cursive-like flourish.

Dave Chapman

Print**City of Springdale Application Form for Appointment to City Boards, Commissions, and Committees - Submission #12744****Date Submitted: 3/15/2022****Name*****Employer Name/Occupation***

Chris Hussein

Legal Aid of Arkansas/Supervising Attorney

Street Address***City*****State*****Zip Code***

1805 South Powell Street

Springdale

Arkansas

72764

Physical/Mailing Address**City****State****Zip Code****Home Phone Number*****Business Phone Number*****Email Address*****City of Springdale Length of Residency***

3184236567

8709729224 x. 4306

chris.m.hussein@gmail.com

2.8 years

Are you a registered voter in Arkansas?

Yes

If you are not a registered voter in Arkansas, which state are you registered to vote in?*

n/a

Please check all boards/commissions/authorities that you are interested in serving on:☐ A & P Commission☒ NWA Conservation Dist. Authority☒ Public Housing Authority☒ Airport Commission☒ NWA XNA Reg. Airport Authority☒ Public Library Board☒ Civil Service Commission☒ Planning Commission☐ Shiloh Museum Board☒ Energy Improvement District☒ Public Facilities Board☐ Water & Sewer Commission**References**

First Name*

Kevin

Last Name*

Flores

Address*

Springdale, AR

Phone Number*

479-200-8586

First Name*

Gentry

Last Name*

Wahlmeier

Address*

Van Buren, AR

Phone Number*

479-650-0916

Please attach your most current Bio or Resume with any information that you think would make you a good candidate for this position. *

Resume SCSC.docx

Ark. Code. Ann. §21-8-701 requires the following persons shall file a written Statement of Financial Interest. The Statement of Financial Interest for the previous calendar year shall be filed by January 31st of each year by the following boards or commissions: Advertising & Promotion Commission, Airport Commission, Civil Service Commission, Planning Commission, Water & Sewer Commission.

If you have any questions you may contact the Mayor's Office at 479-750-8114 or by email: amckinney@springdalear.gov

Christopher Hussein
1805 S Powell St
Springdale, AR 72764
Cell: 318-423-6567 | E-mail: chris.m.hussein@gmail.com

Education

University of Arkansas School of Law, Fayetteville, Arkansas

Juris Doctor, May 2017

- Vice President, and Secretary of the Student Bar Association
- Vice President of Phi Alpha Delta, Legal Fraternity; Vice President of ATLA Student Chapter
- 2016 University of Arkansas School of Law Client Counseling Competition Finalist
- Board of Advocates Member and 2017 Client Advocacy Competition Chair
- 2016 Spring Dean's List
- TYLA Mock Trial Competition Traveling Team Member
- 2017 Ben J. Altheimer Moot Court Competition Quarterfinalist

University of Arkansas, Fayetteville, Arkansas

Bachelor of Science, May 2014

Work Experience

- | | |
|------------------|--|
| Oct 2017-current | Legal Aid of Arkansas, Inc.
Supervising Attorney, Domestic Justice Workgroup Springdale, AR
Managing the Domestic Justice work group as well litigating domestic relations cases such as orders of protection, divorces, guardianships, custody and support matters. Focusing on cases where there are minor children experiencing ACEs or where there is Domestic Violence present. |
| May-Aug 2018 | Walmart
Legal Extern, Food Safety and Health, Labeling Compliance, Bentonville, AR
Worked in labeling compliance, assisted with labeling requirement issues, performed research related to labeling issue, and researched transparency and bioengineered foods. |
| Jan-May 2017 | University of Arkansas School of Law, Criminal Clinic
Rule XV Attorney, Fayetteville, AR
Represented indigent clients in various criminal matters. Drafted several motions and appeared in court on behalf of clients. |
| May-June 2016 | United States District Court for the Western District of Louisiana
Judicial Intern for the Hon. Elizabeth Foote, Shreveport, LA
Primary duties included researching substantive and case law, drafting memos, working on research projects, and assisting the judge in any way needed. |

Licenses and Awards

Licensed to practice law in the state of Arkansas, the state of Missouri and the United States District Court for the Eastern and Western District of Arkansas. Washington County Republican Committee Member 2014-2015. 2018-2019 Arkansas Bar Young Lawyers Section Award of Excellence. 2019-2020 Arkansas Bar Association Judith Ryan Gray Outstanding Young Lawyer Award. 2020-2021 Young Lawyers Section Frank C. Elcan II Leadership Award. 2019-2020 & 2020-2021 Arkansas Bar Associations Presidents Golden Gavel Award. Arkansas Bar Young Lawyers Section Chair 2019-2021. Washington County Bar Association Vice President 2021-2022.

Print**City of Springdale Application Form for Appointment to City Boards, Commissions, and Committees - Submission #12709****Date Submitted: 3/10/2022****Name*****Employer Name/Occupation***

Greg Tuck

Weichert Realtors-The Griffin Co.

Street Address***City*****State*****Zip Code***

8119 La Scala Ave.

Springdale

AR

72762

Physical/Mailing Address**City****State****Zip Code**

8119 La Scala Ave.

Springdale

AR

72762

Home Phone Number***Business Phone Number*****Email Address*****City of Springdale Length of Residency***

4798711092

4797561003

gregtuck@weichertgriffin.com

25 years

Are you a registered voter in Arkansas?

Yes

If you are not a registered voter in Arkansas, which state are you registered to vote in?*

Arkansas

Please check all boards/commissions/authorities that you are interested in serving on:☐ A & P Commission☐ NWA Conservation Dist. Authority☐ Public Housing Authority☐ Airport Commission☐ NWA XNA Reg. Airport Authority☐ Public Library Board☒ Civil Service Commission☐ Planning Commission☐ Shiloh Museum Board☐ Energy Improvement District☐ Public Facilities Board☐ Water & Sewer Commission**References**

First Name*

Bob

Last Name*

Downum

Address*8330 Buona Sera St.
Springdale, AR**Phone Number***

4792362227

First Name*

Philip

Last Name*

Taldo

Address*5100 S. Thompson
Springdale, AR**Phone Number***

4797561003

Please attach your most current Bio or Resume with any information that you think would make you a good candidate for this position. *

Gregory Tuck Resume.doc 1.12.2020 (3).doc

Ark. Code. Ann. §21-8-701 requires the following persons shall file a written Statement of Financial Interest. The Statement of Financial Interest for the previous calendar year shall be filed by January 31st of each year by the following boards or commissions: Advertising & Promotion Commission, Airport Commission, Civil Service Commission, Planning Commission, Water & Sewer Commission.

If you have any questions you may contact the Mayor's Office at 479-750-8114 or by email: amckinney@springdalear.gov

GREGORY A. TUCK

8119 La Scala Avenue ▪ Springdale, AR 72762 ▪ ☎ (479) 871-1092 ▪ ✉ greg.tuck0401@gmail.com

PROFILE: SALES /ACCOUNT MANAGEMENT

Energetic, disciplined and results-oriented professional, with the experience and skill set to support activities/functions requiring strong sales, communication, account management and relationship building. Success in delivering revenue and profit gains, growing dollar volume and increasing productivity. Well-developed interpersonal and communication expertise to establish rapport and productive working relationships with client, team members and management.

AREAS OF STRENGTH

- | | | |
|------------------------------------|------------------------------------|----------------------------------|
| ▪ Sales & Merchandising Strategies | ▪ National Account Management | ▪ Accelerating Revenues/Profits |
| ▪ Sales/New Business Development | ▪ Analyzing / Resolving Problems | ▪ Customer Rapport/Relationships |
| ▪ New Product Launches | ▪ Face-to-Face Sales Presentations | ▪ Strong Customer-Centric Focus |
| ▪ Budget Planning and Management | ▪ Negotiating and Closing Sales | ▪ Reliable...Everyday |

PROFESSIONAL EXPERIENCE

Realtor- Weichert Realtors-The Griffin Company, Springdale, AR

2014 – Present

Maintain full responsibility for leveraging exceptional relationship building and consultative selling skills, while coordinating and executing sales, marketing, promotion and customer support activities. Uphold a professional demeanor and positive interaction with diverse client base to ensure superior customer service and support.

- Manage the entire sales process including prospecting, networking, generating referrals, following up on sales leads, qualifying prospects, preparing proposals and contracts, and negotiating and closing transactions.

Nestlé USA, Glendale, CA

1983 – 2014

National Account Manager- Sam's Club-Bentonville, AR **1997-2014**

Directly accountable for managing annual sales and merchandising of \$120M of Nestle Products to Sam's Club.

- Partnered with corporate brand teams to develop/execute specific club items and annual merchandising plans.
- Developed and managed the account with the goal of consistently maximizing all opportunities to grow sales volume, develop new business and improve account satisfaction and loyalty.
- Contributed to sales strategies and processes by evaluating results, improving systems and techniques, analyzing and responding to customer feedback, and developing detailed knowledge of the competitive landscape.
- Produced timely and accurate forecasting and reporting of sales results/activities, account management strategies and merchandising plans, while also serving as the go-to person for product, brand and market knowledge.
- Direct responsibility for maintaining productive relationships and open communication with both customer and team members throughout the relationship, to ensure that customer requirements, needs and goals were met.
- Cultivated a reputation for successfully driving sales and account growth, closing new business in a competitive marketplace and for maximizing profitability and increasing revenue in line with sales goals and objectives.

Division Sales Manager- Memphis, TN

1990-1997

Coordinated the opening of the Memphis Sales Division for Nestle Beverage Co. which included Western Tennessee, Mississippi, Northern Louisiana and Arkansas.

- Oversaw a division staff of 15 sales people, three district managers and an administrative assistant.
- Managed \$10M in annual sales volume.

District Sales Manager- Kansas City, KS

1987-1990

Coordinated with the Division Manager in the marketing of Hills Bros. products in the new markets of Kansas, Missouri and Northern Arkansas.

- Supervised six sales representatives.
- Managed \$2M in annual sales volume.

Sales Representative- Tulsa, OK

1983-1987

Worked a retail territory of 180 grocery stores and four headquarter accounts in Northeastern Oklahoma, Western Arkansas and Southwestern Missouri.

- Sold and marketed Hills Bros. Coffee

EDUCATION

Bachelor of Science in Organizational Management, *John Brown University, Siloam Springs, AR*

Computer: Excel, PowerPoint, Word

Print**City of Springdale Application Form for Appointment to City Boards, Commissions, and Committees - Submission #12769****Date Submitted: 3/19/2022****Name*****Employer Name/Occupation***

Laura Eppes

Doggett Freightliner Service Advisor

Street Address***City*****State*****Zip Code***

3200 Martin Dr

Springdale

AR

72762

Physical/Mailing Address**City****State****Zip Code****Home Phone Number*****Business Phone Number*****Email Address*****City of Springdale Length of Residency***

479-857-7474

479-751-4551

jaciesmom@gmail.com

13

Are you a registered voter in Arkansas?

Yes

If you are not a registered voter in Arkansas, which state are you registered to vote in?*

Ark

Please check all boards/commissions/authorities that you are interested in serving on:☒ A & P Commission☐ NWA Conservation Dist. Authority☐ Public Housing Authority☐ Airport Commission☐ NWA XNA Reg. Airport Authority☒ Public Library Board☒ Civil Service Commission☒ Planning Commission☒ Shiloh Museum Board☒ Energy Improvement District☐ Public Facilities Board☐ Water & Sewer Commission**References**

First Name*

Amelia

Last Name*

Williams

Address*

Rogers circle

Phone Number*

479-466-2052

First Name*

Lori

Last Name*

Proud

Address*

201 Park St

Phone Number*

479-751-1251

Please attach your most current Bio or Resume with any information that you think would make you a good candidate for this position. *

Professional, multitasker with great organization and communication skills.pdf

Ark. Code. Ann. §21-8-701 requires the following persons shall file a written Statement of Financial Interest. The Statement of Financial Interest for the previous calendar year shall be filed by January 31st of each year by the following boards or commissions: Advertising & Promotion Commission, Airport Commission, Civil Service Commission, Planning Commission, Water & Sewer Commission.

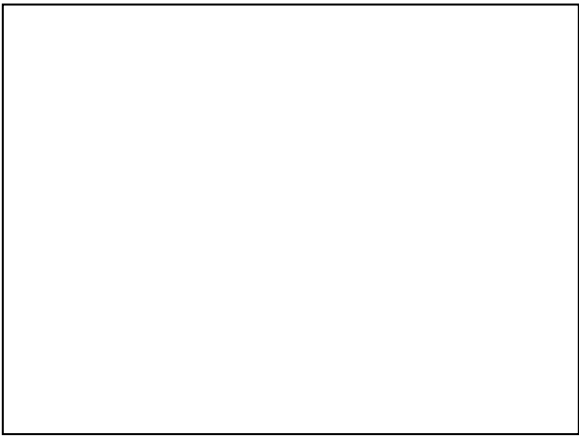
If you have any questions you may contact the Mayor's Office at 479-750-8114 or by email: amckinney@springdalear.gov

Home Phone: (479) 857-7474
jaciesmom@gmail.com

Results driven professional with communication, customer service, marketing and operations background. Ability to problem solve, learn new skills and offer friendly customer service. Works well alone or in groups, performs well under pressure with little supervision. Enjoys community engagement, volunteer work and meeting new people

- Project Management
- Microsoft Office 365
- Awesome Customer Service/Phone Etiquette
- Interpersonal/Group Communication Skills
- Enjoy being part of a thriving team
- Ran a successful side business at Fayetteville's Funky Flea Market and Pirate's Cove, tripled sales over previous year, built Instagram following to nearly 1200 followers
- Inside/Outside Sales/Marketing Experience
- Problem solving skills, ability to see the bigger picture and create ideas
- Project and Appointment Scheduling
- Inventory management and Office Administration
- Familiarity with Sharepoint, Canva, Google Workspace
- Exceptional Writing Skills and Organizational Skills
- Ability to meet deadlines and follow up
- Employee of the Month February 2022 Doggett Freightliner
- Volunteered as guest speaker/survivor for H.O.P.E Cancer Resources Gentlemen of Distinction annual fundraiser
- Served on American Heart Association, Heart Walk Committee as media representative in Russellville.
- Volunteered as Meals on Wheels driver at Springdale Senior Center

Transportation Specialist, Springdale Senior Center	March 2020 to November 2021
Circulation Clerk, Springdale Public Library	September 2017 to March 2020
Receptionist/Legal Secretary, Harrington Miller Law Firm, Springdale,	October 2016 to August 2017
Dedicated Planner, Dedicated Fleet, Transplace, Lowell, AR	September 2010 to April 2016
Leasing Agent/Marketing, Stone Manor Condos, Rogers, AR	February 2010 to August 2010
Transportation Coordinator, BNSF Logistics, Springdale, AR	January 2008 to January 2010
Reporter, The Courier, Russellville AR	February 2007 to Sept. 2007



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT REVISED (PUD) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of Landmarc Custom Homes, LLC , requesting that the following described tract of real estate to be zoned from Planned Unit Development (PUD) to Planned Unit Development Revised (PUD) .

Layman's Description: 46.5 acres along west side of S. Downum Road, along north side of W. County Line Road

Legal Description: A PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION TWENTY (20), TOWNSHIP EIGHTEEN NORTH (T-18-N), RANGE THIRTY WEST (R-30-W) OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 20, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE ALONG THE SOUTH LINE OF SAID SW 1/4, S86°35'37"E A DISTANCE OF 659.90 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A FOUND RAILROAD SPIKE IN WEST COUNTY LINE ROAD; THENCE LEAVING SAID SOUTH LINE, N02°27'18"E A DISTANCE OF 1863.47 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE S86°36'36"E A DISTANCE OF 330.63 FEET TO A FOUND 5/8 INCH REBAR; THENCE N01°55'30"E A DISTANCE OF 326.69 FEET TO A FOUND 1/2 INCH REBAR; THENCE S86°20'27"E A DISTANCE OF 159.36 FEET TO A FOUND 1/2 INCH REBAR; THENCE S02°28'07"W A DISTANCE OF 63.13 FEET TO A FOUND 1/2 INCH REBAR WITH UNREADABLE CAP; THENCE S86°37'20"E A DISTANCE OF 500.08 FEET TO A FOUND COTTON PICKER SPINDLE IN SOUTH DOWNUM ROAD; THENCE S02°22'15"W A DISTANCE OF 2,125.66 FEET TO

THE SOUTH LINE OF SAID SW 1/4 AND A FOUND "MAG" NAIL IN WEST COUNTY LINE ROAD; THENCE ALONG SAID SOUTH LINE, N 86°35'37"W A DISTANCE OF 990.12 FEET TO THE POINT OF BEGINNING, CONTAINING 46.49 ACRES (2,025,075 SQ. FT.), MORE OR LESS. SUBJECT TO THE RIGHT OF WAY OF WEST COUNTY LINE ROAD ON THE SOUTH SIDE THEREOF AND SOUTH DOWNUM ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Planned Unit Development (PUD) to Planned Unit Development Revised (PUD) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Planned Unit Development (PUD) to Planned Unit Development Revised (PUD) .

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

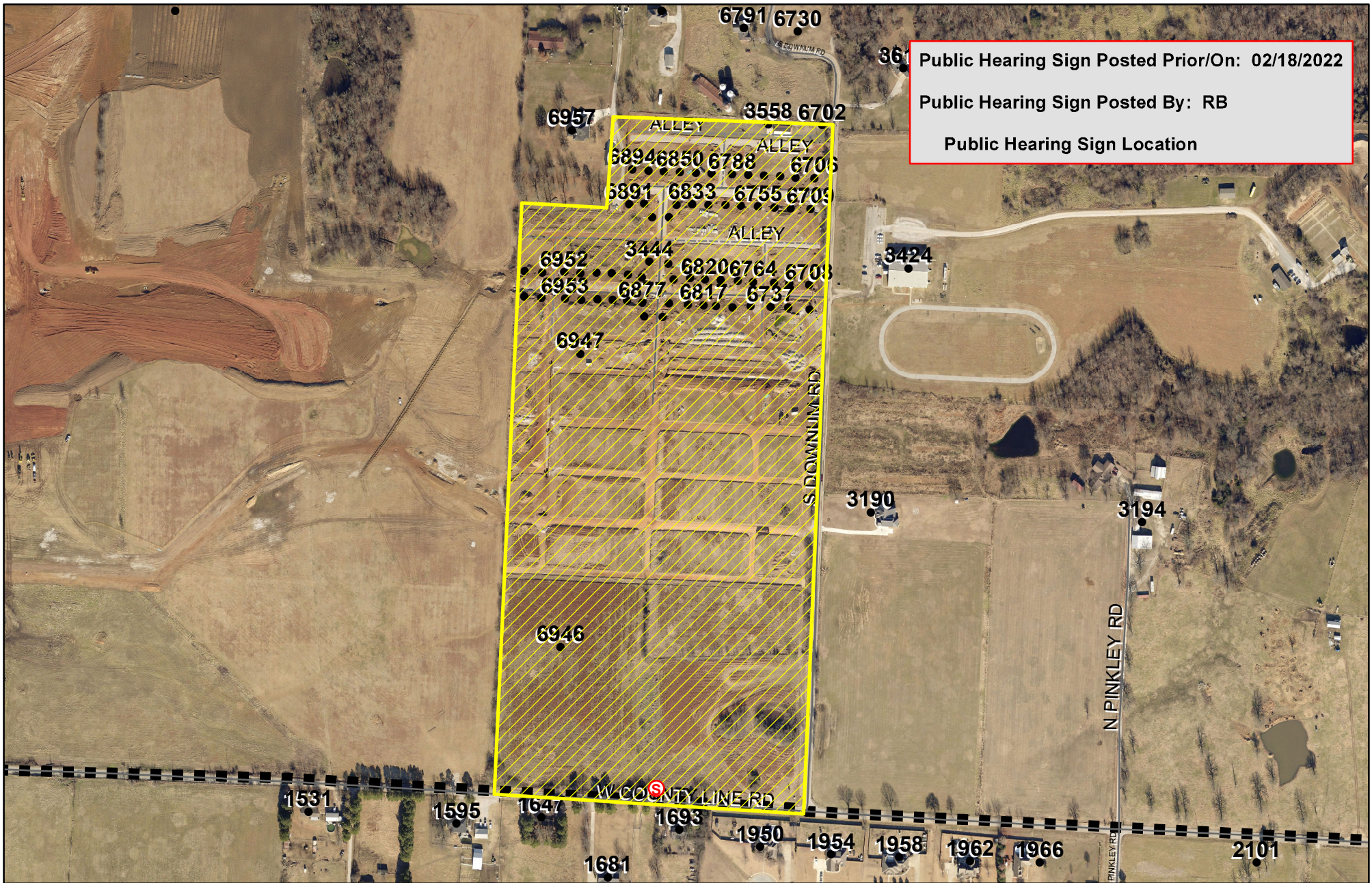
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

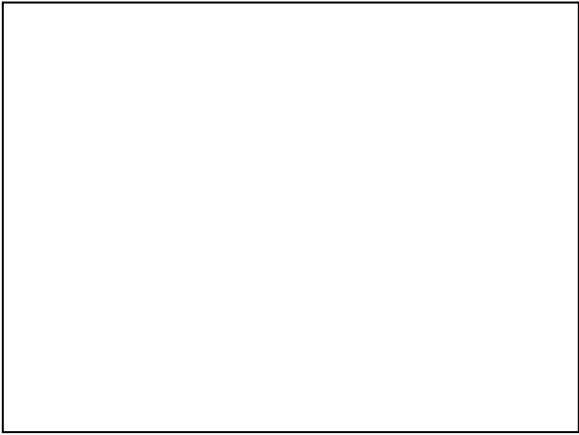
Ernest Cate, City Attorney



0 87.5175 350 525 700
 Feet
 For Location Reference Only

FILE NO. R22-03
APPLICANT: Engineering Services, Inc
REQUEST: Rezone from PUD to Revised PUD

PLANNING COMMISSION MEETING
 March 1, 2022



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO HIGH DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-24) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of Richard C. Hind; Debbie Townsley; Janet Moore, Tim Moore, Trustee of the Tim and Connie Moore Revocable Trust, requesting that the following described tract of real estate to be zoned from Agricultural District (A-1) to High Density Multi-family Residential District (MF-24).

Layman's Description: 1550 Gene George Blvd.

Legal Description:

Beginning at the Southeast Corner of Section 5, Township 17 North, Range 30 West, go North 1260 feet to the Point of Beginning; thence North 500 feet; thence West 1320 feet; thence South 500 feet; thence East 1302 feet to the Point of Beginning.

Subject to easements, rights-of-way, covenants and restrictions of record and prior mineral reservations, if any.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to High Density Multi-family Residential District (MF-24) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Agricultural District (A-1) to High Density Multi-family Residential District (MF-24).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

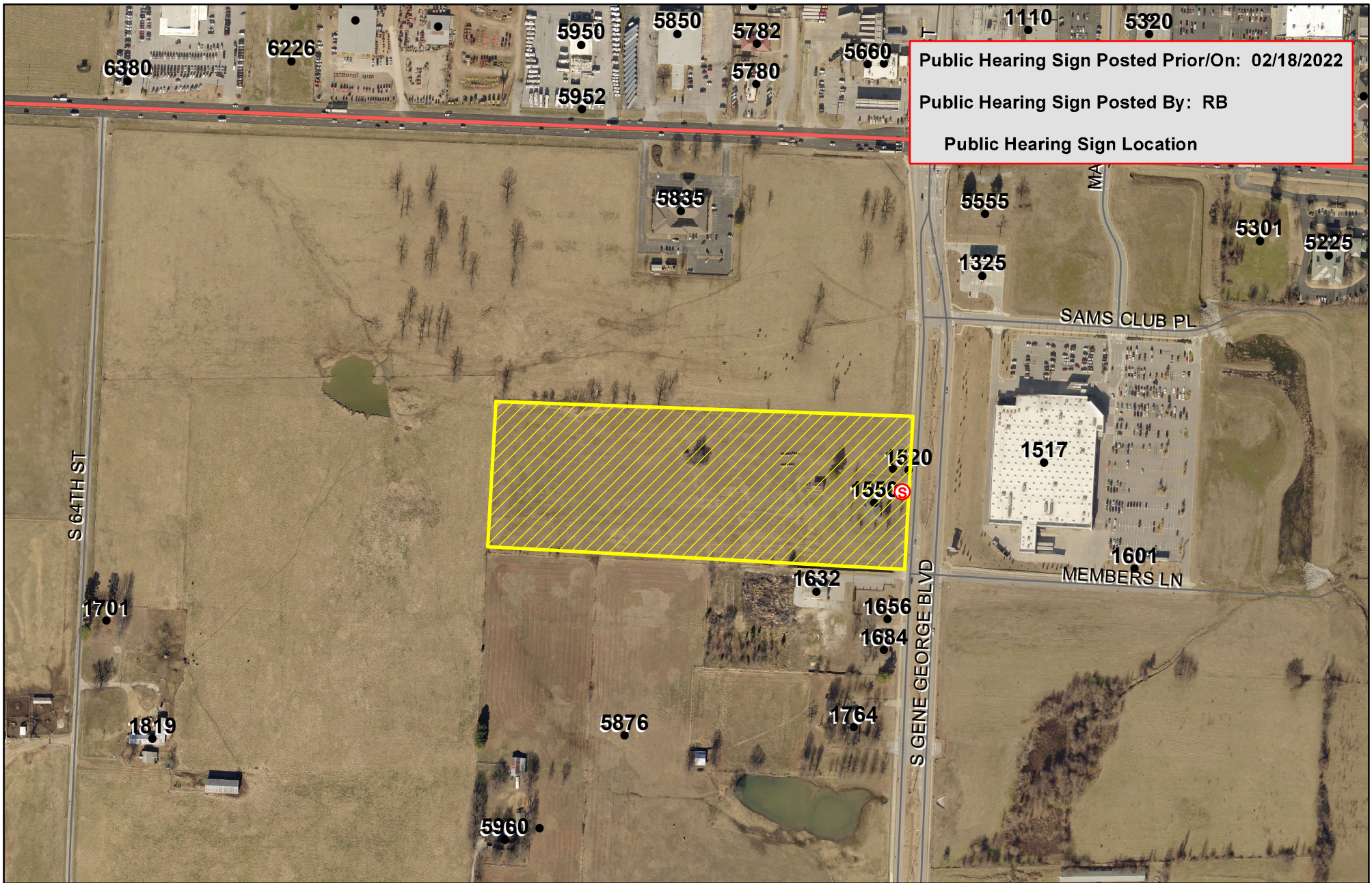
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

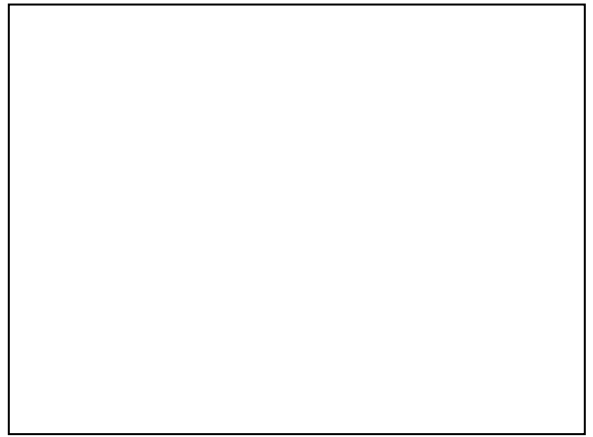
Ernest Cate, City Attorney



0 87.5175 350 525 700
 Feet
 For Location Reference Only

FILE NO. R22-04
APPLICANT: Will Kelstrom (for Richard C. Hinds et al.)
REQUEST: Rezone from A-1 to MF-24

PLANNING COMMISSION MEETING
 March 1, 2022



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM LOW DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-1) TO GENERAL COMMERCIAL DISTRICT (C-2) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of Isaac Roldan and Griselda Roldan, requesting that the following described tract of real estate to be zoned from Low Density Single Family Residential District (SF-1) to General Commercial District (C-2).

Layman's Description: 1015 E. Apple Blossom

Legal Description: A PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT EAST 767.88 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE EAST 331.94 FEET; THENCE SOUTH 8°34'37" EAST 236.51 FEET; THENCE WEST 372.66 FEET; THENCE NORTH 01°20'03" EAST 233.93 FEET TO THE POINT OF BEGINNING, SUBJECT TO COUNTY ROAD.

LESS AND EXCEPT

PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18 TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A ONE HALF INCH REBAR BEING USED AS THE SOUTHWEST SIXTEENTH CORNER OF SECTION 7; THENCE NORTH 88°21'14" WEST ALONG THE NORTH LINE OF THE FRACTIONAL SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 A DISTANCE OF 357.78 FEET TO THE POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH OLD WIRE ROAD AS ESTABLISHED

BY AHTD JOR S-4-14; THENCE SOUTH 04°37'24" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 25.97 FEET TO A POINT; THENCE SOUTH 12°44'30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.31 FEET TO A POINT; THENCE SOUTH 05°26'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 31°59'54" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 33.54 FEET TO A POINT; THENCE SOUTH 05°26'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 820.0 FEET TO A POINT; THENCE SOUTH 02°34'16" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.12 FEET TO A POINT; THENCE SOUTH 05°26'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 127.95 FEET TO A POINT; THENCE SOUTH 13°15'39" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 37.60 FEET TO A POINT; THENCE SOUTH 84°11'46" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 06°03'14" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 6.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 06°03'14" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 43.52 FEET TO A POINT; THENCE NORTH 83°41'46" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET TO A POINT; THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT OF WAY LINE ON A CURVE TO THE LEFT HAVING A RADIUS OF 5759.58 FEET A DISTANCE OF 192.82 FEET HAVING A CHORD BEARING OF SOUTH 07°15'47" EAST A DISTANCE OF 192.81 FEET TO A POINT ON THE NORTH LINE OF LOT 14 OF APPLE MEADOWS SUBDIVISION; THENCE NORTH 88°09'29" WEST ALONG SAID NORTH LINE A DISTANCE OF 15.28 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 265 (OLD WIRE ROAD) AS ESTABLISHED BY AHTD JOB 090373; THENCE NORTH 09°46'13" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 215.22 FEET TO A POINT; THENCE SOUTH 86°58'25" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 17.00 FEET TO A POINT; THENCE NORTH 04°56'25" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.51 FEET TO A POINT ON THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE SOUTH 87°57'02" EAST ALONG SAID NORTH LINE A DISTANCE OF 21.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.09 ACRES, MORE OR LESS, AS SHOWN ON PLANS PREPARED BY THE AHTD JOB 090373

ALSO LESS AND EXCEPT

PART OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 18 NORTH, RANGE 29 WEST, BENTON COUNTY, ARKANSAS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A ONE HALF INCH REBAR BEING USED AS THE SOUTHWEST SIXTEENTH CORNER OF SECTION 7; THENCE NORTH 88°21'14" WEST ALONG THE NORTH LINE OF THE FRACTIONAL SOUTHWEST

QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7 A DISTANCE OF 357.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SOUTH OLD WIRE ROAD AS ESTABLISHED BY AHTD JOB S-4-14; THENCE SOUTH 04°37'24" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 25.97 FEET TO A POINT; THENCE SOUTH 12°44'30" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 39.31 FEET TO A POINT; THENCE SOUTH 05°26'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET TO A POINT; THENCE SOUTH 31°59'54" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 33.54 FEET TO A POINT; THENCE SOUTH 05°26'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 820.00 FEET TO A POINT; THENCE SOUTH 02°34'16" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 100.12 FEET TO A POINT; THENCE SOUTH 05°26'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 127.95 FEET TO A POINT; THENCE SOUTH 13°15'39" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 37.60 FEET TO A POINT; THENCE SOUTH 84°11'46" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 20.00 FEET TO A POINT; THENCE SOUTH 06°03'14" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 6.92 FEET TO A POINT ON THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE NORTH 87°57'02" WEST ALONG SAID NORTH LINE A DISTANCE OF 21.79 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ARKANSAS STATE HIGHWAY 265 (OLD WIRE ROAD) AS ESTABLISHED BY AHTD JOB 090373 TO THE POINT OF BEGINNING; THENCE SOUTH 04°56'25" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.51 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF APPLE BLOSSOM AVENUE AS ESTABLISHED BY AHTD JOB 090373; THENCE SOUTH 86°58'25" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 246.65 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF APPLE BLOSSOM AVENUE AS ESTABLISHED BY AHTD JOB 090373; THENCE NORTH 04°42'37" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 43.48 FEET TO A POINT ON THE NORTH LINE OF THE FRACTIONAL NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18; THENCE SOUTH 87°57'02" EAST ALONG SAID NORTH LINE A DISTANCE OF 248.18 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.18 ACRES, MORE OR LESS, AS SHOWN ON PLANS PREPARED. TOTAL AREA TO ACQUIRE CONTAINING 0.27 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, AND PROTECTIVE COVENANTS OF RECORD, IF ANY. SUBJECT TO ALL PRIOR MINER RESERVATIONS AND OIL AND GAS LEASES.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be

rezoned from Low Density Single Family Residential District (SF-1) to General Commercial District (C-2) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Low Density Single Family Residential District (SF-1) to General Commercial District.

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



Public Hearing Sign Posted Prior/On: 02/18/2022

Public Hearing Sign Posted By: RB

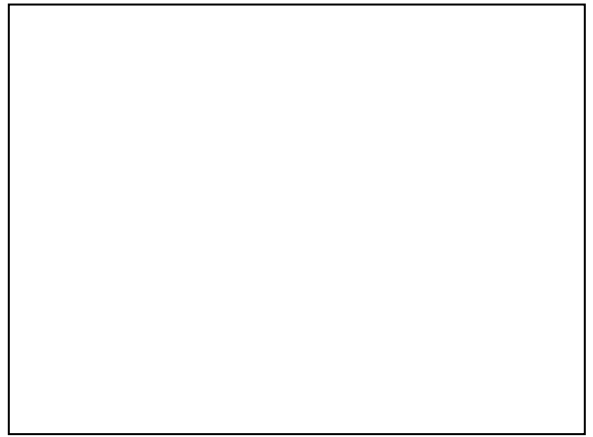
Public Hearing Sign Location



0 30 60 120 180 240
 Feet
 For Location Reference Only

FILE NO. R22-06
APPLICANT: Isaac Roldan
REQUEST: Rezone from SF-1 to C-2

PLANNING COMMISSION MEETING
 March 1, 2022



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT REVISED (PUD) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of NWA LD, LLC , requesting that the following described tract of real estate to be zoned from Planned Unit Development (PUD) to Planned Unit Development Revised (PUD) .

Layman's Description: 15 acres behind 3018 E. 412

Legal Description: A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FIVE (5), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST, OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, BEING TRACT 2 OF AN INFORMAL PLAT FILED AS PLAT FILE 24-313 OF THE WASHINGTON COUNTY RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 5, SAID POINT BEING A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE NORTH LINE OF SAID SE 1/4 OF THE SW 1/4, S87°28'54"E A DISTANCE OF 635.15 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID NORTH LINE AND ALONG A WOVEN WIRE AND BARBED WIRE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S02°51'25"W A DISTANCE OF 506.76 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE CONTINUING ALONG SAID FENCE, S03°02'44"W A DISTANCE OF 482.84 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID FENCE AND ALONG A PIPE FENCE AS REFERENCED IN QUITCLAIM DEED 2018-24438, S03°22'33"W A DISTANCE OF 48.40 FEET TO A FOUND IRON PIN WITH CAP "PLS

1156"; THENCE LEAVING SAID FENCE, N87°28'59"W A DISTANCE OF 632.89 FEET TO A FOUND IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE EAST LINE OF "THE APPLE ORCHARD" SUBDIVISION AS SHOWN ON THE FINAL PLAT (REVISED) OF "THE APPLE ORCHARD" FILED FEBRUARY 18, 1999 IN PLAT BOOK 15 AT PAGE 138 OF THE WASHINGTON COUNTY RECORDS, N02°50'39"E A DISTANCE OF 1038.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15.12 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD OR FACT.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Planned Unit Development (PUD) to Planned Unit Development Revised for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Planned Unit Development (PUD) to Planned Unit Development Revised (PUD) .

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

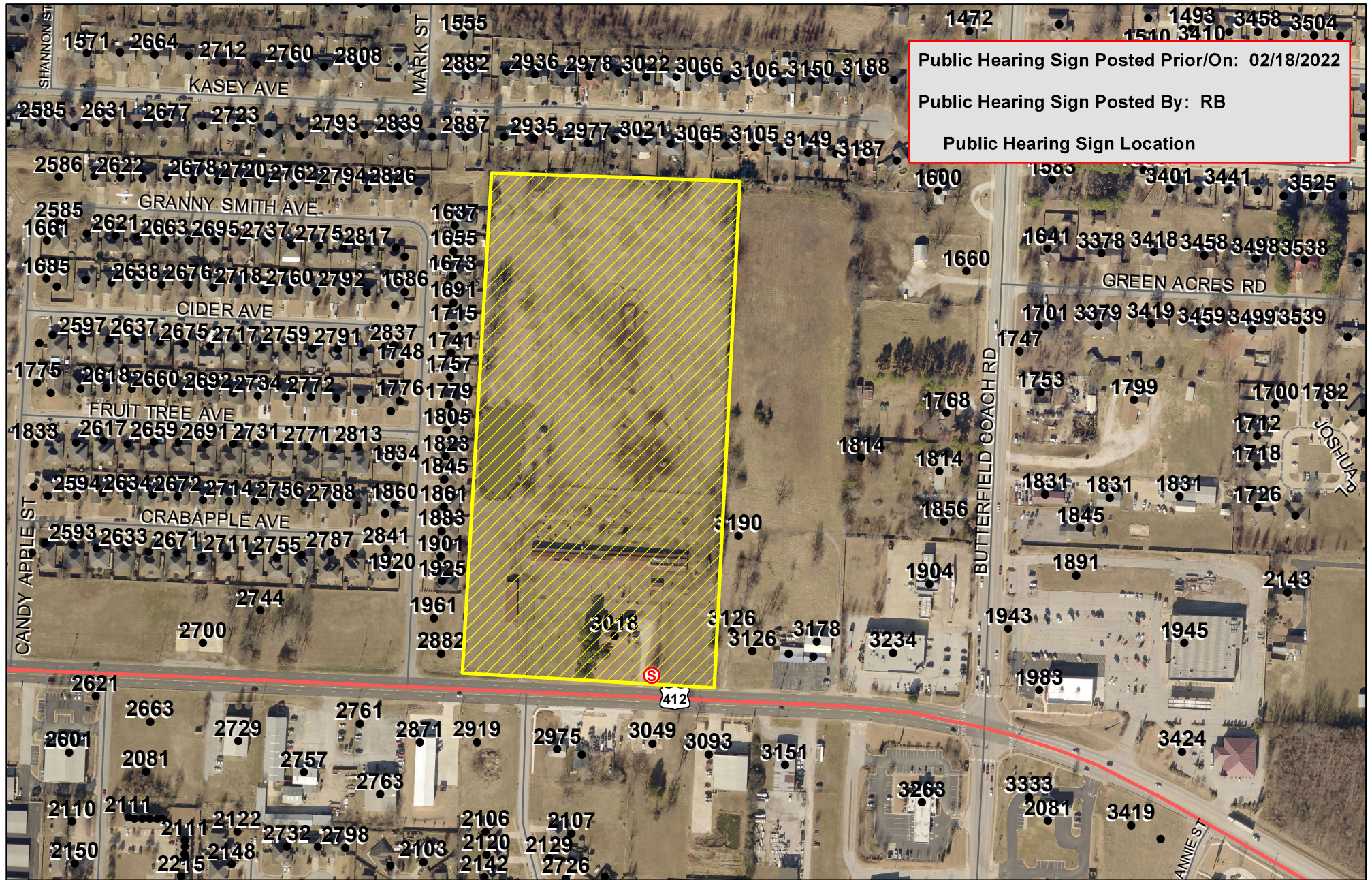
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



Public Hearing Sign Posted Prior/On: 02/18/2022

Public Hearing Sign Posted By: RB

Public Hearing Sign Location



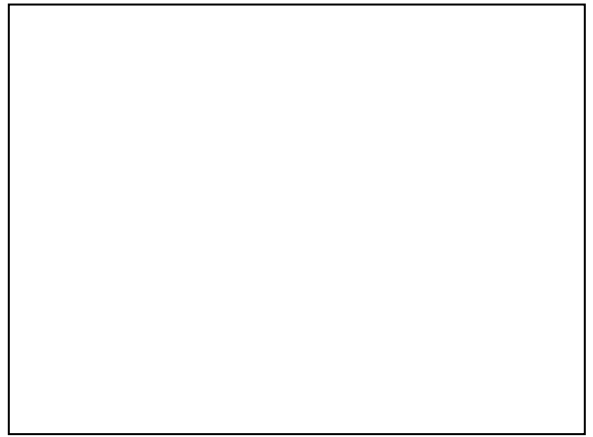
0 70 140 280 420 560
 Feet
 For Location Reference Only

FILE NO. R22-09

APPLICANT: Engineering Services, Inc (Barberry Court, Phase I)

REQUEST: Rezone from PUD to revised PUD

PLANNING COMMISSION MEETING
 March 1, 2022



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM MEDIUM DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT (MF-12) TO PLANNED UNIT DEVELOPMENT (PUD) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of Huddle Club Ventures, LLC, requesting that the following described tract of real estate to be zoned from Medium Density Multi-family Residential District (MF-12) to Planned Unit Development (PUD).

Layman's Description: Approx. 9.07 acres behind 3178 E. Robinson

Legal Description:

Part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 29 West of the fifth principal meridian, Springdale, Washington County, Arkansas, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence along the east line thereof, N02°17'14"E 45.95 feet; thence N87°36'05"W 703.99 feet to a set 1/2" rebar, PS 1728, for a Point of Beginning; thence N03°15'25"E 167.53 feet to a set 1/2" rebar, PS 1728; thence N02°59'49"E 617.97 feet to a set 1/2" rebar, PS 1728; thence S87°12'44"E 320.49 feet to a set 1/2" rebar, PS 1728; thence S02°15'28"W 634.82 feet to a set 1/2" rebar, PS 1728; thence N87°04'25"W 171.08 feet, to a set 1/2" rebar, PS 1728; thence S02°16'30"W 150.44 feet to a set 1/2" rebar, PS 1728 on the north right of way line of US Highway 412; thence along said north line, N87°27'27"W 160.26 feet, to the Point of Beginning. Containing 5.28 acres more or less, being subject to easements and right of ways of record. Also described as Revised Lot 1 of a Boundary Survey dated March 20, 2019 as Project No. ARV-08, by Brad Ferguson, PLS #1728.

AND

Part of the Southeast Quarter of the Southwest Quarter of Section 5, Township 17 North, Range 29 West of the fifth principal meridian, Springdale, Washington County, Arkansas, more particularly described as follows:

Commencing at the Southeast corner of said Southwest Quarter; thence along the east line thereof, N02°17'14"E 45.95 feet; thence N87°36'05"W 703.99 feet to a set 1/2" rebar, PS 1728; thence N03°15'25"E 167.53 feet to a set 1/2" rebar, PS 1728; thence N02°59'49"E 617.97 feet to a set 1/2" rebar, PS 1728, for a Point of Beginning; thence continuing N02°59'49"E 493.74 feet to a set 1/2" rebar, PS 1728 on the south line of Candlestick Place, being the north line of said Southeast Quarter of the Southwest Quarter; thence along said common lines S87°28'56" E 313.39 feet to a set 1/2" rebar, PS 1728; thence leaving said common lines S02°30'56"W 285.00 feet to a set 1/2" rebar, PS 1728; thence S87°28'58"E 2.00 feet to a set 1/2" rebar, PS 1728; thence S02°15'28"W 210.24 feet to a set 1/2" rebar, PS 1728; thence N87°12'44"W 320.49 feet to the Point of Beginning. Containing 3.59 acres more or less, being subject to easements or right of ways of record. Also described as Revised Lot 2 of a Boundary Survey dated March 20, 2019 as Project No. ARV-08, by Brad Ferguson, PLS #1728.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from to for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Medium Density Multi-family Residential District (MF-12) to Planned Unit Development (PUD).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

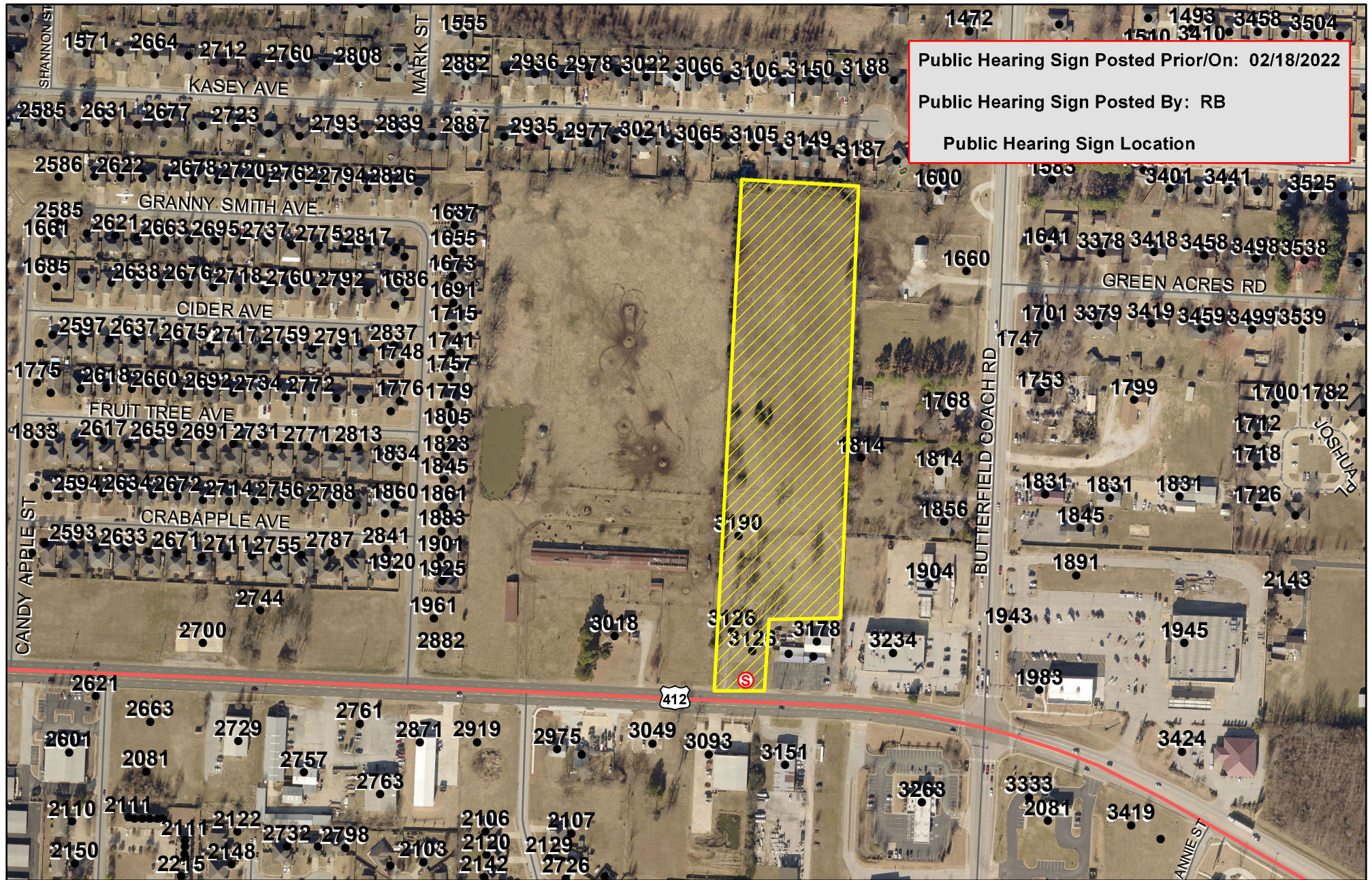
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

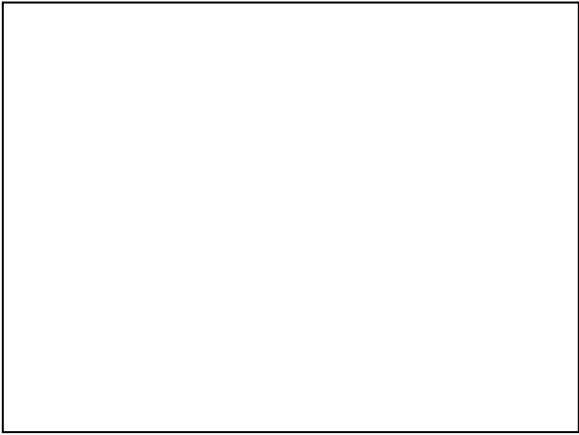
Ernest Cate, City Attorney



0 70 140 280 420 560
 Feet
 For Location Reference Only

FILE NO. R22-10
APPLICANT: Engineering Services, Inc (Barberry Court, Phase II)
REQUEST: Rezone from MF-12 to revised PUD

PLANNING COMMISSION MEETING
 March 1, 2022



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO LOW/MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL DISTRICT (SF-2) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of Jose and Maria Ballesteros, requesting that the following described tract of real estate to be zoned from Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) .

Layman's Description: 7660 W. Gibbs Road

Legal Description: A part of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 31, Township 18 North, Range 30 West, Washington County, Arkansas, being more particularly described as follows: Beginning at a 6 inch Steel Fence Post marking the SW corner of said NE 1/4 of the SE 1/4; thence along the West line of the Northeast Quarter of the Southeast Quarter, N03°13'31" E 654.56 feet to a set rebar and the POINT OF BEGINNING. Thence continue along the West line of said Forth, N 03°13'31" E 235.78 feet to a set p/k nail, thence leaving said West line S 86°50'16" E 797.44 feet to a set rebar; thence S 02°12'36" W 228.54 feet to a set rebar; thence along the North line of Brandon's Way Subdivision, N 87°21'27" W 801.53 feet to the POINT OF BEGINNING, containing 4.26 acres, more or less, and subject to Road Rights-of-way and any easements of record.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to Low/Medium Density Single Family Residential

District (SF-2) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Agricultural District (A-1) to Low/Medium Density Single Family Residential District (SF-2) .

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

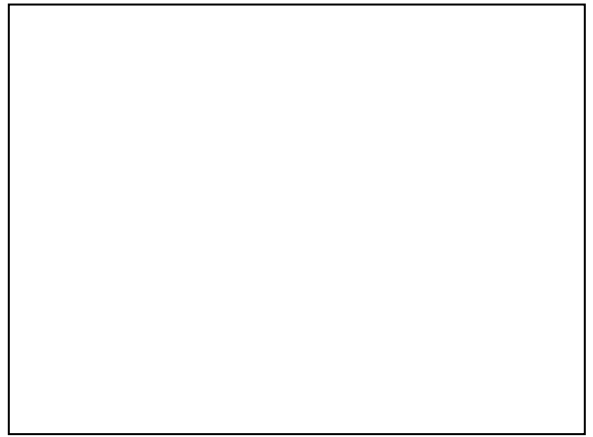
Ernest Cate, City Attorney



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 For Location Reference Only

FILE NO. R22-11
APPLICANT: Engineering Services, Inc (Jose & Maria Ballesteros)
REQUEST: Rezone from A-1 to SF-2

PLANNING COMMISSION MEETING
 March 1, 2022



ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO INSTITUTIONAL DISTRICT (P-1) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of Lighthouse Baptist Church, requesting that the following described tract of real estate to be zoned from Agricultural District (A-1) to Institutional District (P-1) .

Layman's Description: 8564 and 8572 E. Wagon Wheel Road

Legal Description:

A PART OF THE S1/2 OF THE NW1/4 OF THE SE1/4 AND PART OF THE SW1/4 OF THE SE1/4 ALL BEING IN SECTION 17, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTHEAST CORNER OF THE S1/2 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 17; THENCE N 00°12'48" E 660.00 FEET; THENCE N 88°22'33" W 408.11 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 19°20'22" E 343.85 FEET; THENCE S 40°59'03" W 548.02 FEET TO A POINT ON THE CENTERLINE OF A COUNTY ROAD; THENCE N 47°56'37" W 113.35 FEET ALONG SAID CENTERLINE; THENCE N 41°03'56" W 118.84 FEET ALONG SAID CENTERLINE; THENCE LEAVING SAID CENTERLINE N 584.18 FEET; THENCE S 88°22'33" E 407.93 FEET TO THE TRUE POINT OF BEGINNING, AND CONTAINING 6.46 ACRES, MORE OR LESS, SUBJECT TO COUNTY ROAD RIGHT OF WAY CENTERED ALONG THE SOUTHWESTERLY SIDE THEREOF. SUBJECT TO EASEMENTS, RIGHTS-OF WAY, AND PROTECTIVE COVENANTS OF RECORD IF ANY.

SUBJECT TO ALL PRIOR MINERAL RESERVATIONS AND OIL AND GAS LEASES, IF ANY.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to Institutional District (P-1) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Agricultural District (A-1) to Institutional District (P-1).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

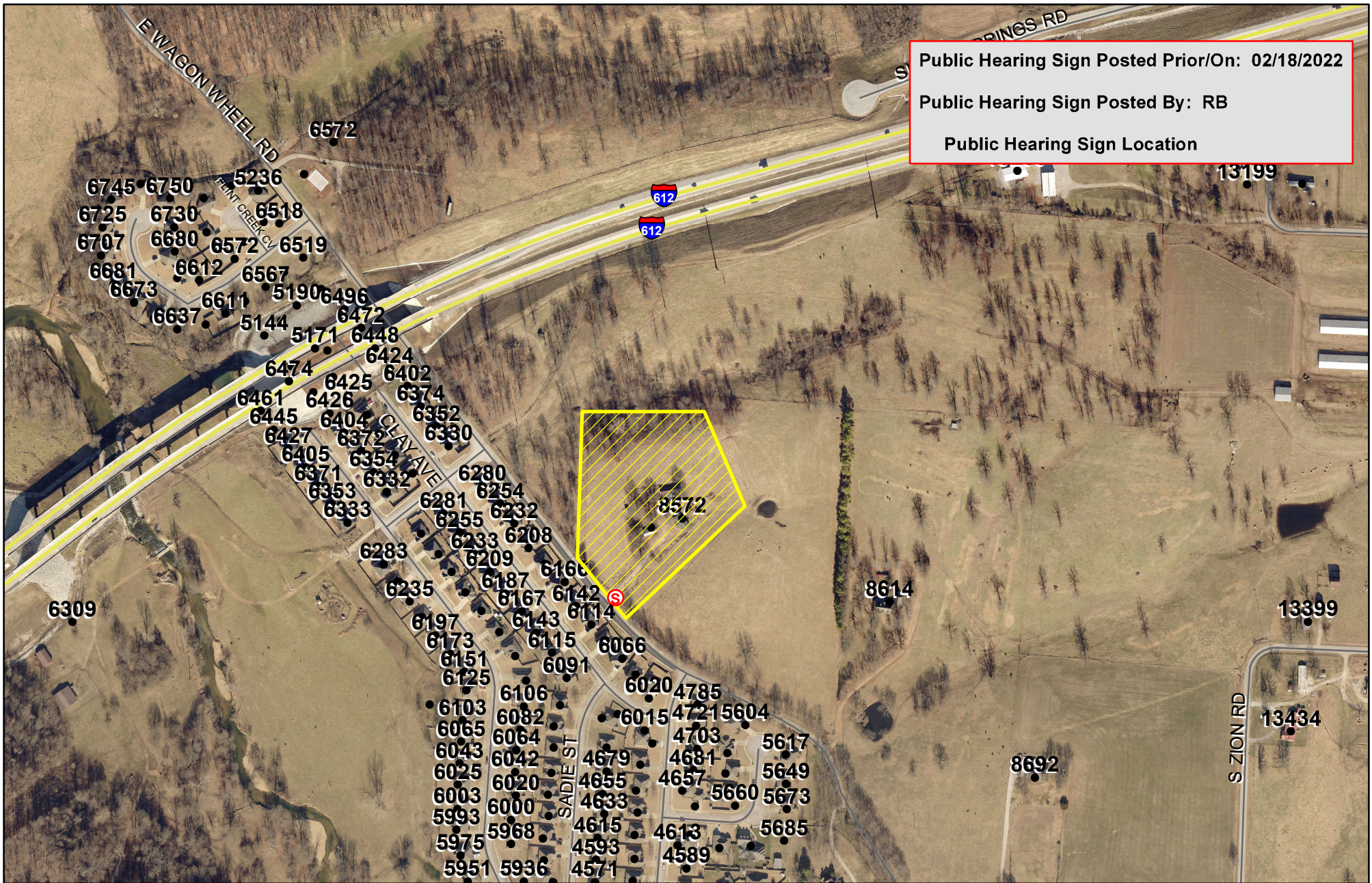
Doug Sprouse, Mayor

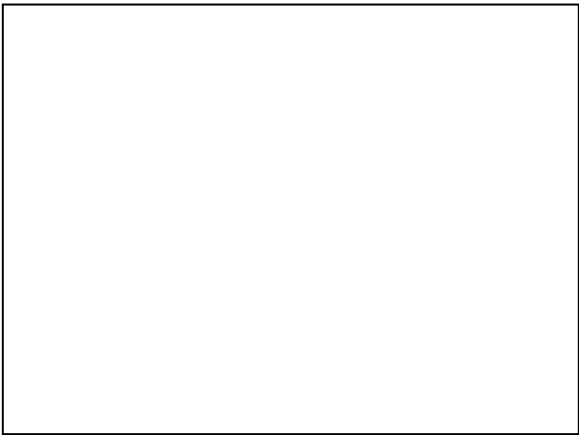
ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney





ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM LARGE PRODUCT RETAIL SALES DISTRICT (C-6) TO THOROUGHFARE COMMERCIAL DISTRICT (C-5) AND DECLARING AN EMERGENCY.

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Washington County, gave notice required by law and set a hearing date of March 1, 2022 for hearing the matter of a petition of 3265 N. Thompson, LLC, requesting that the following described tract of real estate to be zoned from Large Product Retail Sales District (C-6) to Thoroughfare Commercial District (C-5) .

Layman's Description: 3265 N. Thompson

Legal Description: THE NW1/4 OF THE NW1/4 OF THE SW 1/4 OF THE SW1/4 OF SECTION 24, TOWNSHIP 18 NORTH, RANGE 30 WEST, ALL BEING IN SPRINGDALE, BENTON COUNTY, ARKANSAS: SUBJECT TO THE RIGHTS-OF-WAY ALONG THE NORTH AND WEST SIDES THEREOF, MORRIS AVENUE AND U.S. HIGHWAY 71, AS PER LARGE DEVELOPMENT PLAT FILED FOR RECORD AUGUST 15, 1986 IN PLAT RECORD 6 AT PAGE 277.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Large Product Retail Sales District (C-6) to Thoroughfare Commercial District (C-5) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Large Product Retail Sales District (C-6) to Thoroughfare Commercial District (C-5).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



Public Hearing Sign Posted Prior/On: 02/18/2022

Public Hearing Sign Posted By: RB

Public Hearing Sign Location



0 30 60 120 180 240
Feet
For Location Reference Only

FILE NO. R22-13
APPLICANT: Jason Ingalls (for 3265 N. Thompson, LLC)
REQUEST: Rezone from C-6 to C-5

PLANNING COMMISSION MEETING
March 1, 2022

RESOLUTION NO. _____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO COTTAGES IN THE PARK IN CONNECTION WITH PP21-17 A PRELIMINARY PLAT

WHEREAS, Ordinance #3047 provides for the waiver of street improvements, drainage relating thereto, curbs, gutters and sidewalks to be first heard by the Planning Commission and a recommendation made to the City Council, with any waivers to be granted by the City Council only; and

WHEREAS, the Planning Commission reviewed a request for waiver of street improvements to including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with PP21-17 a Preliminary Plat for Cottages in the Park and the Planning Commission recommends approval of the waiver request.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby:

Option 1: Grants a waiver of street improvements to County Line Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with PP21-17 a Preliminary Plat for Cottages in the Park

Option 2: Denies a waiver of street improvements to County Line Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with PP21-17 a Preliminary Plat for Cottages in the Park.

Option 3: Approves payment in lieu of improvements to County Line Road in connection with PP21-17 a Preliminary Plat for Cottages in the Park with estimated cost to be submitted by the developer's engineer for confirmation by the Planning Department.

Option 4: Denies a waiver and allow a Bill of Assurance for a period not to exceed _____ years for street improvements to County Line Road including drainage improvements related thereto, curbs, gutters, sidewalks and street lights to be built in connection with PP21-17 a Preliminary Plat for Cottages in the Park.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022 .

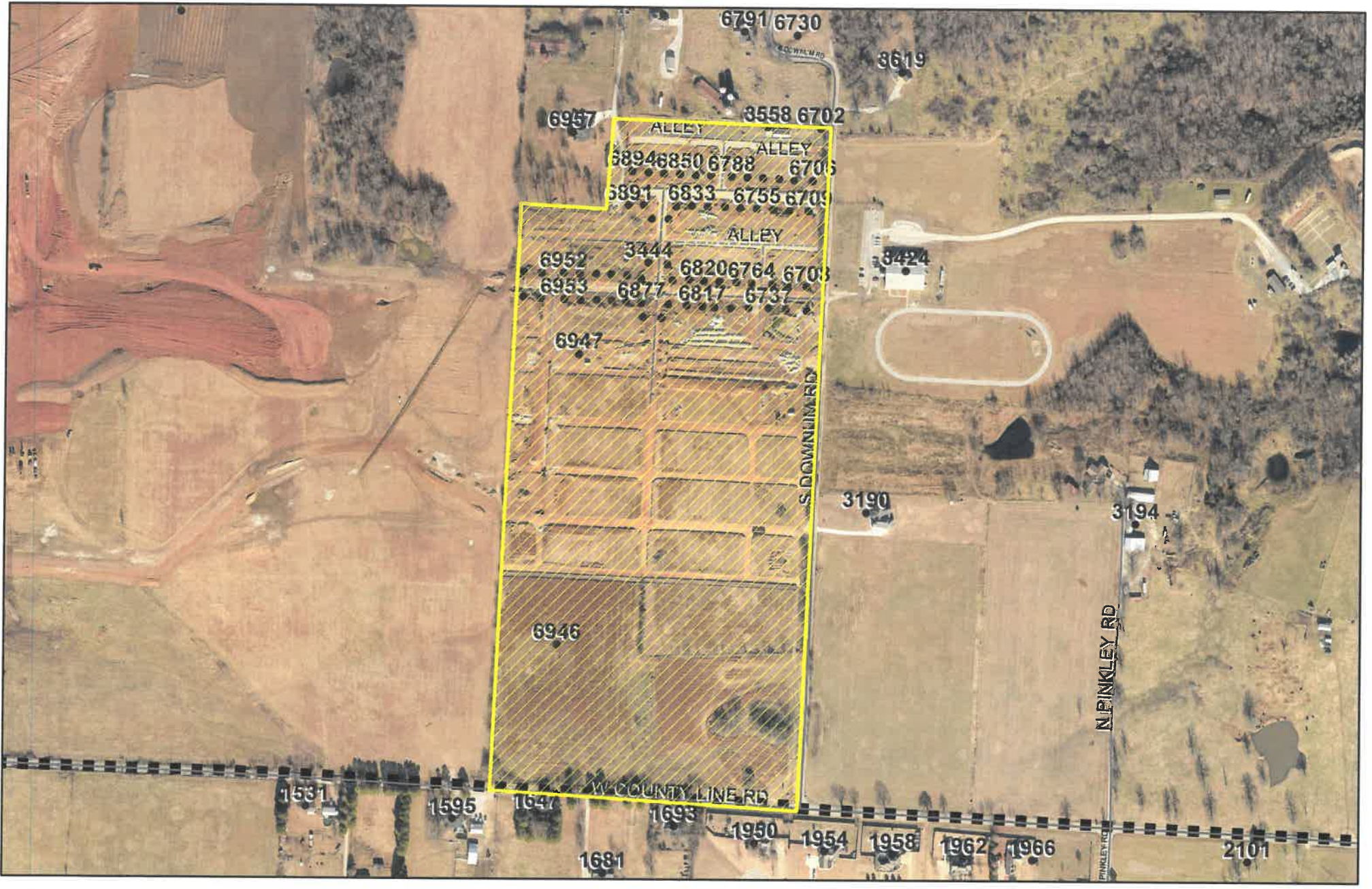
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney



0 87.5175 350 525 700
Feet
For Location Reference Only

FILE NO. W22-01
APPLICANT: Engineering Services, Inc
REQUEST: Waiver of Street Improvements on County Line Rd

PLANNING COMMISSION MEETING
March 1, 2022

RESOLUTION NO. _____

**A RESOLUTION TO WAIVE COMPETITIVE
BIDDING FOR THE PURCHASE OF A STAFF
VEHICLE FOR THE FIRE DEPARTMENT**

WHEREAS, the Springdale Fire Department desires to purchase a staff vehicle to replace an older vehicle, and

WHEREAS, funds to purchase this vehicle were included in the 2022 budget, and

WHEREAS, vehicles are hard to obtain at the present time, with long delivery times and the Fire Department staff could not locate a suitable vehicle on state contract or a cooperative purchasing program the city council has determined that it is not feasible or practical to follow the procedures of taking competitive bids as described in Arkansas Code 14-58-303, and

WHEREAS, Arkansas Code 14-58-303 states, “The governing body by resolution may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible or practical”;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that the City Council finds that due to the specific needs of the Fire Department, it is not feasible or practical to use competitive bidding and competitive bidding on the acquisition of a staff vehicle, purchased from Superior Automotive Group, are here by waived for an amount not to exceed \$51,720.46.

PASSED AND APPROVED this 29th day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney



SOLD TO: CITY OF SPRINGDALE
 ADDRESS 201 SPRING STREET
 SPRINGDALE AR 72764

No.

DATE 03/28/2022

PHONE

	MAKE	BODY STYLE	COLOR	MODEL OR SERIES	YEAR	STOCK NO.	SERIAL NO.
CAR SOLD	CHEVROLET	UV	SUMMIT WHITE	TAHOE	2022	V214268	1GNSKLED0NR214268
TRADE-IN							
TRADE-IN							
TRADE-IN							

CUST # L3423	PRICE OF CAR OR TRUCK	51720.46
	ACC.	N/A
	MISC.	N/A
		N/A
	TAX-LICENSE -TITLE & TRANSFER	N/A
	VEHICLE SERVICE CONTRACT	N/A
	TOTAL CASH DELIVERED PRICE	51720.46
	FINANCE CHARGES	N/A
	INSURANCE CHARGES (COLL & COMP)	N/A
	CREDIT LIFE	N/A
	A & H INS.	N/A
	TOTAL DELIVERED PRICE	51720.46
	ACCT/REC BAL.	
	CASH ON DEPOSIT	N/A
	CASH PAID ON DELIVERY	N/A
	TRADE IN \$	N/A
	LESS BALANCE OWED \$	N/A
	TO	N/A
		N/A
	# N/A PAYMENTS @ \$ 51720.46	51720.46
	TOTAL CREDITS	N/A

To Avoid Penalty
 Sales Tax Must Be Paid
 or Transfer Made Within
 30 Days From Date of Sale

SERVICE AND HANDLING FEE
A SERVICE AND HANDLING FEE IS NOT AN OFFICIAL FEE. A SERVICE AND HANDLING FEE IS NOT REQUIRED BY LAW BUT MAY BE CHARGED TO THE CUSTOMER FOR PERFORMING SERVICES AND HANDLING DOCUMENTS RELATING TO THE CLOSING OF A SALE OR LEASE. THE SERVICE AND HANDLING FEE MAY RESULT IN A PROFIT TO THE DEALER. THE SERVICE AND HANDLING FEE MAY RESULT IN A PROFIT TO THE DEALER. THE SERVICE AND HANDLING FEE DOES NOT INCLUDE PAYMENT FOR THE PREPARATION OF LEGAL DOCUMENTS. THIS NOTICE IS REQUIRED BY LAW.

DISCLAIMER OF WARRANTIES

Any warranties on the products sold hereby are those made by the manufacturer(s) of those products. The above named Dealership, hereby expressly disclaims all warranties, either expressed or implied, including any implied warranty of merchantability or fitness for a particular purpose, and the said dealership neither assumes nor authorizes any other person to assume for it any liability in connection with the sale of said products.

By _____	PURCHASER'S SIGNATURE
AUTHORIZED SIGNATURE	

SOLD BY **GARY DAVIDSON**

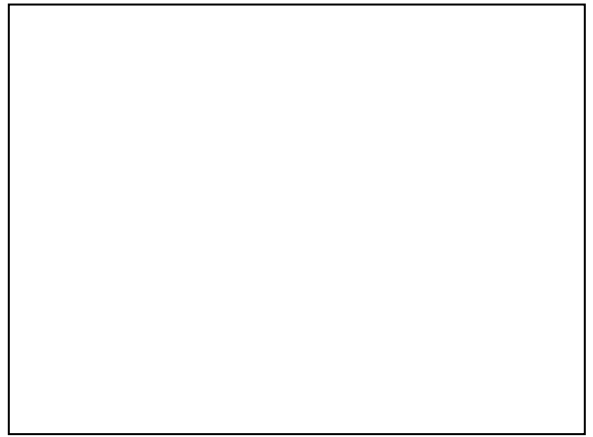
BUSINESS PHONE 479/750-8550 **RESIDENCE PHONE 479/750-8550**

AS FOLLOWS:

PLEASE ENTER MY ORDER FOR ONE

CASH PRICE OF VEHICLE	51720	46
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TRADE-IN	YEAR	MAKE	MODEL	BODY TYPE	COLOR	MILEAGE	VEHICLE ID NUMBER	STOCK NUMBER
TRADE-IN	YEAR	MAKE	MODEL	BODY TYPE	COLOR	MILEAGE	VEHICLE ID NUMBER	STOCK NUMBER
TRADE-IN	YEAR	MAKE	MODEL	BODY TYPE	COLOR	MILEAGE	VEHICLE ID NUMBER	STOCK NUMBER



ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NO. 4973, WHICH
REZONED CERTAIN LANDS FROM AGRICULTURAL DISTRICT
(A-1) TO GENERAL COMMERCIAL DISTRICT (C-2); AND
DECLARING AN EMERGENCY.**

WHEREAS, the City Council for the City of Springdale, Arkansas, passed Ordinance No. 4973 on October 27, 2015, which amended the zoning ordinance for the City of Springdale by rezoning certain lands from Agricultural District (A-1) to General Commercial District (C-2);

WHEREAS, Ordinance No. 4973 contained a scrivener's error by including in the legal description property not intended to be included in the rezoning ordinance;

WHEREAS, Ordinance No. 4973 should be amended to clarify which property was subject to the rezoning, containing 5.04 acres, more or less, specifically to read as follows:

**Layman's Description: Northeast corner of Wagon Wheel Road and
Wildwood Lane (5.04 acres)**

REZONE A-1 TO C-2 LEGAL DESCRIPTION:

**A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF
SECTION 15, TOWNSHIP 18 NORTH, RANGE 30 WEST, BENTON COUNTY,
ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A FOUND NAIL MARKING THE SOUTHWEST CORNER OF SAID
FORTY ACRE TRACT AND RUNNING THENCE N02°13'30"E 664.58' TO A FOUND
RAILROAD SPIKE, THENCE S86°59'31"E 329.58' TO A FOUND IRON PIN, THENCE
S02°20'51"W 664.62', THENCE N86°58'58"W 328.16' TO THE POINT OF BEGINNING.
CONTAINING 5.04 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND
RIGHTS-OF-WAY OF RECORD, IF ANY.**

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY
OF SPRINGDALE, ARKANSAS:**

SECTION 1: That Ordinance No. 4973 is hereby amended as provided herein;

SECTION 2: Emergency Clause. It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS _____ DAY OF _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Brenda DeShields-Circuit Clerk
Benton County, AR
Book/Pg: 2015/61938
Term/Cashier: CASH2/Laura L. Tway
11/02/2015 10:56:34AM
Tran: 353756
Total Fees: \$20.00

Book 2015 Page 61938
Recorded in the Above
DEED Book & Page
11/02/2015

ORDINANCE NO. 4973

AN ORDINANCE AMENDING ORDINANCE NO. 3307 THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF SPRINGDALE, ARKANSAS, AND THE PLAT PERTAINING THERETO BY REZONING CERTAIN LANDS FROM AGRICULTURAL DISTRICT (A-1) TO GENERAL COMMERCIAL DISTRICT (C-2) AND DECLARING AN EMERGENCY:

WHEREAS, the Planning Commission of the City of Springdale, Arkansas, Benton County, gave notice required by law and set a hearing date of October 6, 2015 for hearing the matter of a petition of Kenneth and Rosalie Dunk requesting that the following described tract of real estate be zoned from Agricultural District (A-1) to General Commercial District (C-2).

Layman's Description: 3448 Wagon Wheel Road

Legal Description: West 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 of Section 15, Township 18 North, Range 30 West, Benton County Arkansas.

AND WHEREAS, after notice as required by law, the Springdale Planning Commission held a hearing and after hearing arguments for and against such rezoning, recommends to the Springdale City Council that the area described herein should be rezoned from Agricultural District (A-1) to General Commercial District (C-2) for the purposes of that Zoning Ordinance would be more properly carried out by such rezoning, and that unless granted, citizens of Springdale will suffer irreparable harm and damage, and will be substantially deprived of the use of their property.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS:

SECTION 1: That Ordinance No. 3307, the Amendments thereto, and the Zoning Plat pertaining thereto of the City of Springdale, Arkansas, should be and the same is amended as follows:

From Agricultural District (A-1) to General Commercial District (C-2).

SECTION 2: That all ordinances and parts of ordinances in conflict herewith are hereby repealed.

SECTION 3: EMERGENCY CLAUSE: It is hereby declared that an emergency exists and this ordinance, being necessary for the preservation of the health, safety and welfare of the citizens of Springdale, Arkansas, shall be in effect immediately upon its passage and approval.

PASSED AND APPROVED THIS 27TH day of October, 2015.



Doug Sprouse, Mayor

ATTEST:



Denise Pearce, City Clerk

APPROVED AS TO FORM:

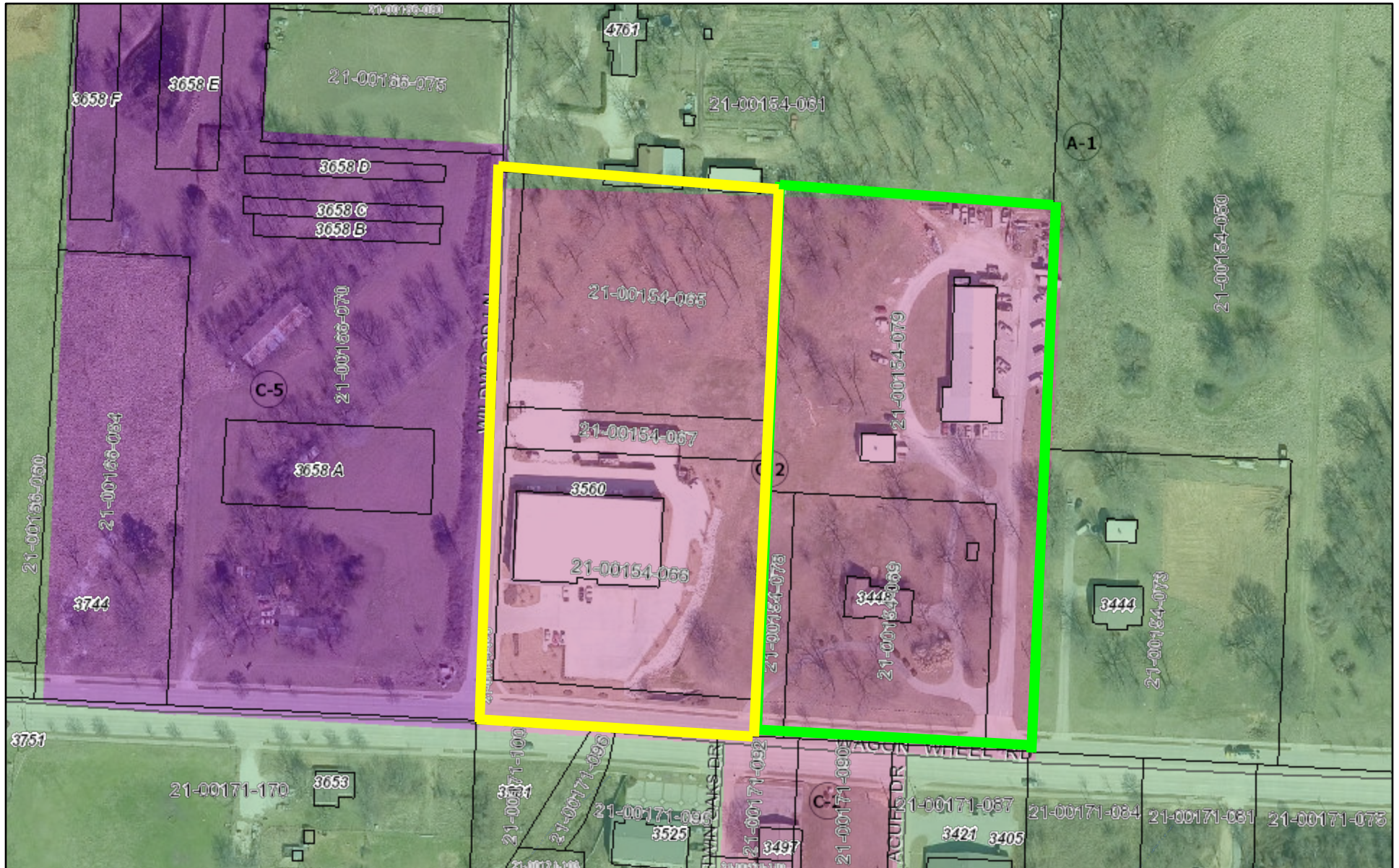


Ernest Cate, City Attorney

Book 2015 Page 61939
Recorded in the Above
DEED Book & Page
11/02/2015

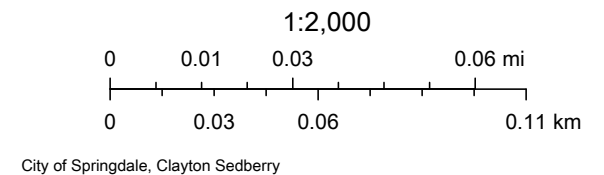
Benton County, AR
I certify this instrument was filed on
11/02/2015 10:56:34AM
and recorded in DEED Book
2015 at pages 61938 - 61939
Brenda DeShields-Circuit Clerk

City of Springdale Zoning Map



March 8, 2022

- | | | | | |
|-------------------------------------|--------------------|--------------|-----------|---------------|
| Form-Based Code District Overlay | Benton Co. Parcels | STREAMS | LAKES | STREETS - ALL |
| S.E.E.D. Overlay District - Outline | SCHOOLS | MAIN CHANNEL | Buildings | INTERSTATE |
| Washington Co. Parcels | | TRIBUTARY | RAILROAD | RAMP |



The City Council of the City of Springdale met in regular session on Tuesday, March 8, 2022, in the tiered training room in the new Criminal Justice Building. Mayor Doug Sprouse called the meeting to order at 6:00 p.m.

Roll call was answered by:

Doug Sprouse	Mayor
Brian Powell	Ward 1
Amelia Williams	Ward 3
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 4
Kevin Flores	Ward 2
Randall Harriman	Ward 1
Mark Fougerousse	Ward 4
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Ron Skelton	Assistant Fire Chief
Derek Hudson	Police Captain
John Oliver	Neighborhood Services
Mike Chamlee	Buildings Director
Wyman Morgan	Director of Financial Servs.
Patsy Christie	Planning & Comm. Dev. Director
Chad Wolfe	Parks & Recreation Director
Brad Baldwin	Engineering Director
James Smith	Public Works Director
Colby Fulfer	Chief of Staff

APPROVAL OF MINUTES

Council Member Harriman moved the minutes of the February 22, 2022 City Council meeting be approved as presented. Council Member Lawson made the second.

There was a voice vote of all ayes and no nays.

DISCUSSION OF THE WATER AND SEWER SYSTEM REVENUE BONDS, SERIES 2022

Discussion was held regarding the issuance of Water and Sewer Revenue Bonds, Series 2022 in the maximum aggregate principal amount of \$45,000,000 for the purpose of financing costs of extensions, betterments and improvements to the sewer facilities of the City's water and sewer system and expenses of issuing the bonds. The improvements to the sewer facilities include wastewater treatment plant improvements. The repayment will be \$56 million over a 15 year term of the bond. 85% of the construction should be done within three years.

The City of Springdale is not liable for any of this debt. The bonds will be paid by the Springdale Water and Sewer Commission.

A public hearing will be held on the issuance of the bonds at the April 12, 2022 City Council meeting. The closing will be closer to the later part of May.

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Williams made the motion to read all Ordinances and Resolutions by title only and to dispense with the rule requiring that ordinances be fully and distinctly

read on three (3) different days for all items listed on this agenda. Council Member Harriman made the second.

The vote:

Yes: Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores, Harriman

No: None

RESOLUTION NO.17-22 – MAKING AN APPOINTMENT TO THE CIVIL SERVICE COMMISSION

Mayor Sprouse presented a Resolution making the appointment of Julie Loper to the Civil Service Commission for the City of Springdale. Eric Harris has resigned after 12 years on the Commission.

RESOLUTION NO. ____

**A RESOLUTION MAKING AN APPOINTMENT TO THE
SPRINGDALE CIVIL SERVICE COMMISSION.**

WHEREAS, Eric Harris currently serves on the Springdale Civil Service Commission with a term set to expire on April 1, 2022;

WHEREAS, several people have expressed an interest in serving on this Commission;

WHEREAS, the City Council for the City of Springdale finds that Julie Loper should be appointed to the Springdale Civil Service Commission for a six year term from April 1, 2022, to April 1, 2028;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Julie Loper is hereby appointed to the Springdale Civil Service Commission for a six year term running from April 1, 2022, to April 1, 2028.

PASSED AND APPROVED this ____ day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED:

Ernest B. Cate, City Attorney

Council Member Harriman moved the Resolution be adopted. Council Member Powell made the second.

Some Council members said in the past the applications were given to City Council to review and recommend.

Mayor Sprouse said he has never done that since he has been in office. If Council wants to do something different then we can.

The vote:

SPRINGDALE CITY COUNCIL
MARCH 8, 2022

Yes: Powell, Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse

No: None

The Resolution was numbered 17-22.

ORDINANCE NO. 5685 – REZONING 6.09 ACRES OWNED BY HAROLD L. TREAT REVOCABLE TRUST DATED NOVEMBER 21, 1997, LOCATED AT 1224, 1256, 2717 AND 2775 OLD MISSOURI ROAD, FROM A-1 TO C-6

Planning Director Patsy Christie presented an Ordinance rezoning 6.09 acres owned by Harold L. Treat Revocable Trust Dated November 21, 1997, located at 1224, 1256, 2717 & 2775 Old Missouri Road, from Agricultural District (A-1) to Large Product Retail Sales (C-6).

Planning Commission recommended approval at their March 1, 2020 meeting.

After reading the title of the Ordinance, Council Member Williams moved the Ordinance “Do Pass”. Council Member Fougrousse made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams

No: None

The Ordinance was numbered 5685.

ORDINANCE NO. 5686 ACCEPTING THE REPLAT OF LOTS 3A-3E OF WORTH LANE COMMERCIAL PARK, CITY OF SPRINGDALE, ARKANSAS

Planning Director Patsy Christie presented an Ordinance accepting the Replat of Lots 3A-3E of Worth Land Commercial Park, City of Springdale, Arkansas.

Planning Commission recommended approval at their March 1, 2020 meeting.

After reading the title of the Ordinance, Council Member Williams moved the Ordinance “Do Pass”. Council Member Harriman made the second.

The vote:

Yes: Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams, Watson

No: None

The Ordinance was numbered 5686.

ORDINANCE NO. 5687 – ACCEPTING THE REPLAT OF HAAG-BROWN
COMMERCIAL ADDITION, A REPLAT OF LOT 1 OF MERCY HEALTH
ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS

Planning Director Patsy Christie presented an Ordinance accepting the Replat of Haag-Brown Commercial Addition, a Replat of Lot 1 of Mercy Health Addition to the City of Springdale, Arkansas.

Planning Commission recommended approval at their March 1, 2020 meeting.

After reading the title of the Ordinance, Council Member Overton moved the Ordinance “Do Pass”. Council Member Williams made the second.

The vote:

Yes: Lawson, Flores, Harriman, Fougerousse, Powell, Williams, Watson, Overton

No: None

Council Member Powell moved the Emergency Clause be adopted. Council Member Harriman made the second.

The vote:

Yes: Flores, Harriman, Fougerousse, Powell, Williams, Watson, Overton, Lawson

No: None

The Ordinance was numbered 5687.

RESOLUTION NO. 18-22 – TO APPROPRIATE FUNDS FOR THE ADDITIONAL
RENOVATION AND IMPROVEMENTS TO THE RECREATION CENTER

Council Member Mike Lawson presented a Resolution to appropriate funds for the additional renovation and improvements to the Springdale Recreation Center. The estimated cost of these improvements is \$178,731.98

RESOLUTION NO. ____

**A RESOLUTION TO APPROPRIATE FUNDS FOR
THE ADDITIONAL RENOVATION AND
IMPROVEMENTS TO THE RECREATION CENTER**

WHEREAS, the Springdale Parks and Recreation Director has recommended some improvements to the recreation center, and

WHEREAS, the estimated cost of these improvements is \$178,731.98, and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that there is hereby appropriated \$179,000 from the General Fund reserve for these improvements.

PASSED AND APPROVED this ____ day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

Council Member Powell moved the Resolution be adopted. Council Member Williams made the second.

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores

No: None

The Resolution was numbered 18-22.

RESOLUTION NO. 19-22 – TO WAIVE COMPETITIVE BIDDING FOR THE
ADDITIONAL RENOVATION AND IMPROVEMENTS TO THE RECREATION
CENTER

Council Member Mike Lawson presented a Resolution to waive competitive bidding for the additional renovation and improvements to the Recreation Center in the amount of \$134,000. The two contractors will be Milestone Construction and Pick-It Construction.

RESOLUTION NO. ____

**A RESOLUTION TO WAIVE COMPETITIVE BIDDING FOR THE
ADDITIONAL RENOVATION AND IMPROVEMENTS TO THE
RECREATION CENTER**

WHEREAS, the Springdale Parks and Recreation Director has recommended some improvements to the recreation center, and

WHEREAS, quotes have be obtained from two contractors for the completion of these improvements, and

WHEREAS, these improvements need to be completed before the spring youth programs begin, therefore the city council has determined that it is not feasible or practical to follow the procedures of taking competitive bids as described in Arkansas Code 14-58-303, and

WHEREAS, Arkansas Code 14-58-303 states, “The governing body by resolution may waive the requirements of competitive bidding in exceptional situations where this procedure is deemed not feasible or practical”;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR
THE CITY OF SPRINGDALE, ARKANSAS, that**

Section 1. This Council finds that due to the specific needs of the Parks Department, it is not feasible or practical to use competitive bidding and competitive bidding on the completion of certain improvements to the recreation center are here by waived for an amount not to exceed \$134,000.

Section 2. There is hereby appropriated \$134,000 of funds from the General Fund Reserve for this project.

PASSED AND APPROVED this ____ day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

Council Member Powell moved the Resolution be adopted. Council Member Harriman made the second.

The vote:

Yes: Harriman, Fougrousse, Powell, Williams, Watson, Overton, Lawson, Flores

No: None

The Resolution was numbered 19-22.

RESOLUTION NO. 20-22 – SUPPORTING THE EXECUTION OF A CONTRACT FOR WRECKER SERVICES WITH NWA TOWING FOR THE SPRINGDALE POLICE DEPARTMENT

Council Member Brian Powell presented a Resolution supporting the execution of a contract for wrecker services with NWA Towing for the Springdale Police Department.

RESOLUTION NO. ____

A RESOLUTION SUPPORTING THE EXECUTION OF A CONTRACT FOR WRECKER SERVICE FOR THE SPRINGDALE POLICE DEPARTMENT

WHEREAS, on July 25, 2017, the City Council of the City of Springdale, Arkansas, passed Resolution No. 62-17, which supported the decision of the Springdale Police Chief to execute a contract with NWA Towing to provide towing service when needed by the Springdale Police Department;

WHEREAS, the initial contract with NWA Towing, including all extensions, was for a total period of five (5) years;

WHEREAS, the Springdale Police Department has been pleased with the services provided by NWA Towing, and desires to renew the existing contract with NWA Towing for a new period of five (5) years;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the Springdale City Council expresses their support of the Police Chief's decision to renew the existing contract with NWA Towing to provide towing service when needed by the Police Department.

PASSED AND APPROVED this ____ day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

Council Member Harriman moved the Resolution be adopted. Council Member Lawson made the second.

The vote:

Yes: Powell, Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse

No: None

The Resolution was numbered 20-22.

RESOLUTION NO. 21-22 – TO AUTHORIZE THE ACQUISITION OF EMERGENCY MEDICAL VEHICLES

Council Member Brian Powell presented a Resolution to authorize the acquisition of emergency medical vehicles for the Springdale Fire Department through HGAC Buy Board.

RESOLUTION NO. ____

A RESOLUTION TO AUTHORIZE THE ACQUISITION OF EMERGENCY MEDICAL VEHICLES

WHEREAS, the Springdale Fire Department has expressed the need for replacing some of the Emergency Medical vehicles, and

WHEREAS, the Fire Department has requested authorization to purchase a remount for and existing ambulance for a costs of \$222,113.00 , and to order a new ambulance with an expected delivery date in 2024 at a cost of \$294,112.00.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that

Section 1. The 2022 Fire Department budget is hereby amended to add \$222,113 of funds from the ambulance equipment replacement fund for the purchase of a remount.

Section 2. The Fire Chief is hereby authorized to order a new ambulance with an expected delivery in 2024 that will be paid for with funds to be included in the 2024 budget.

PASSED AND APPROVED this ____day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

Council Member Harriman moved the Resolution be adopted. Council Member Williams made the second.

The vote:

Yes: Williams, Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell

No: None

The Resolution was numbered 21-22.

RESOLUTION NO. 22-22 – AUTHORIZING THE EXECUTION OF AN
ENGINEERING SERVICES CONTRACT FOR STREET AND DRAINAGE
IMPROVEMENTS TO NORTH 56TH STREET

Council Member Mike Lawson presented a Resolution authorizing the execution of an engineering services contract with Olsson Inc. for design of street and drainage improvements to North 56th Street for a fee not to exceed \$1,179,000.

RESOLUTION NO. ____

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
ENGINEERING SERVICES CONTRACT FOR STREET AND
DRAINAGE IMPROVEMENTS TO NORTH 56TH STREET**

WHEREAS, the City of Springdale is planning improvements to and extension of 56th Street from Elm Springs Rd. to County Line Rd., and

WHEREAS, using the procurement procedures required by State Law, the program management team has selected Olsson, Inc. as the most qualified firm; and

WHEREAS, a contract has been negotiated for design of this project for a fee not to exceed \$1,179,000 for basic services and reimbursable expenses, and

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL
FOR THE CITY OF SPRINGDALE, ARKANSAS,**

Section 1. Funds for this contract are hereby appropriated from the General Funds reserves.

Section 2. The Mayor and City Clerk are hereby authorized to execute an engineering services contract with Olsson Inc. for Street and Drainage Improvements to 56th Street and for the extension of the street.

Section 3. The Mayor is hereby authorized to institute eminent domain proceedings in any instance that an agreement has not been reached with the property owner regarding the amount of just compensation to be paid for the acquisition of property and easements for this project. All settlements proposed by the Mayor that exceed the appraised value will be presented to the City Council for approval.

PASSED AND APPROVED this ____ day of March, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM

Ernest B. Cate, City Attorney

Council Member Williams moved the Resolution be adopted. Council Member Lawson made the second.

The vote:

Yes: Watson, Overton, Lawson, Flores, Harriman, Fougrousse, Powell, Williams

No: None

The Resolution was numbered 22-22.

2022 "STATE OF THE CITY" ADDRESS BY MAYOR DOUG SPROUSE

Mayor Doug Sprouse gave his "State of the City" address following City Council business. (On file in City Clerk's Office)

FIRE DEPARTMENT EMPLOYEES ACKNOWLEDGED

Mayor Sprouse acknowledged Springdale Fire Department personnel who were out of town working on a pre-construction meeting with Pierce Manufacturing in Appleton, Wisconsin. While they were there, a page that there was a medical emergency. Chief Blake Holte, Assistant Chief Jimmy Vaughan and Fire Captain James Kehrlie responded to the emergency and saved the life of the patient, Mike Lisle.

Mr. Lisle sent a video thanking the Springdale Fire Department personnel for what they did.

ADJOURNMENT

Council Member Overton made the motion to adjourn. Council Member Lawson made the second.

After a voice vote of all ayes and no nays, the meeting adjourned at 7:38 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer