

- The next Committee Meeting will be held on Monday, August 15th, 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 CRIMINAL JUSTICE BUILDING
Tuesday, August 9th, 2022**

5:55 p.m. Pre Meeting Activities

Pledge of Allegiance

Invocation – Councilman 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 – **Tuesday, July 26th, 2022. Pgs. 34-44**

7. 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) **9A-9E.** Motion must be approved by two-thirds (2/3) of the council members).*

8. Appointments

A Resolution approving the appointment of Ray Cardiel to the Springdale Planning Commission. **Pgs. 1-4**

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

A. An Ordinance accepting the replat of Lots 6 & 7, Block 5 of picnic addition in the City of Springdale Arkansas. **Pgs. 5-7**

B. An Ordinance accepting the re-plat of Lot 1 of the Crossings to the City of Springdale Arkansas, and declaring an emergency. **Pgs. 8-11**

C. An Ordinance accepting the final plat of Cadence Crossing Subdivision in the City of Springdale Arkansas, and declaring an emergency. **Pgs. 12-14**

D. An Ordinance accepting the final plat of Rosedale Heights Subdivision in the City of Springdale Arkansas, and declaring an emergency. **Pgs. 15-17**

E. An Ordinance accepting the final plat of Phase 2 of Hylton Place Subdivision in the City of Springdale Arkansas, and declaring an emergency. **Pgs. 18-20**

F. An Appeal on a Variance Request for Patton Industrial Park. **Pgs. 21-32**

10. Finance Committee by Chairman Jeff Watson

A Resolution to authorize a subaward to Upskill NWA & Northwest Arkansas Community College from the City of Springdale's American Rescue Plan Act (ARPA) funds to help fund a job training and workforce development program. Forwarded from Committee with recommendation for approval. Presented by Cody Loerts, Assistant Finance Director. **Pg. 33**

11. Comments from Council Members.

12. Comments from City Attorney.

13. Comments from Mayor

14. Adjournment.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE
APPOINTMENT OF RAY CARDIEL TO
THE SPRINGDALE PLANNING
COMMISSION.**

WHEREAS, Ben Peters' seat on the Springdale Planning Commission was vacated on August 1, 2022 with a term set to expire on January 31, 2025; and

WHEREAS, Section 90-26 of the Springdale Code of Ordinances provides for these appointments by the Mayor with the approval of the City Council; and

WHEREAS, the Mayor has selected Ray Cardiel to be appointed to Seat #4 on the Springdale Planning Commission; in accordance with Section 90-26 of the Springdale Code of Ordinances; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that Ray Cardiel is hereby appointed to Seat #4 on the Springdale Planning Commission to fulfill the remaining term that is set to expire on January 31, 2025.

PASSED AND APPROVED this 9th day of August, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



RAY CARDIEL

14792707400
ray.cardiel@nabholz.com
3752 Kenny Lane,
Springdale, Arkansas, United
States (+1) 72762

PROFESSIONAL SUMMARY

- Hardworking and reliable Regional Safety Director focused on going above and beyond to support team and serve customers. Authorized to train in construction Industry and offering top-notch risk management abilities. Motivated to continue to learn and grow as a Safety professional. Organized and versed in building highly effective teams. Resourceful operations management expert with 17years of Construction experience and proven success in SOP development and policy implementation. Skillfully develops and executes emergency management and business contingency plans to support business health.

SKILLS

- | | |
|-----------------------|--------------------------|
| • Construction | • Project Planning |
| • Cultural Competency | • Spanish |
| • Risk Management | • Program Implementation |
| • Task Prioritization | • Equipment Operation |
| • Power Point | |

EXPERIENCE

Regional Safety Director, Nabholz, Nov 2019 - Current, Rogers, Arkansas, United States (+1)

- Developed strategies to mitigate company compliance risks across interconnected operational areas.
- Discussed expected compliance changes with management and staff to keep them informed about important updates to practices, policies and control systems.
- Trained employees on compliance-related policies, procedures and topics such as pre-taskers and hazard recognition.
- Participated in seminars and additional training to expand knowledge and skills.
- Supported operations with consistent maintenance and updates of corporate files and records.
- Documented complaints submitted and investigation outcomes in full for internal records and compliance requirements,
- Analyzed and assessed efficiency of control systems to recommend effective improvements.
- Coordinated reporting procedures to meet mandatory reporting requirements for identified violations.

Safety Coordinator, Nabholz, Jan 2016 - Nov 2019, Rogers, Arkansas, United States (+1)

- Analyzed processes to devise methods for reducing workplace injuries, accidents and illnesses.
- Operated within both indoor and outdoor environments to apply prescribed safety and security measures.
- Trained extensively in OSHA standards to develop deep understanding of environmental, workplace and PPE protections.
- Built training methods to teach workers appropriate safety behaviors and correct use of available PPE.
- Coordinated disaster preparedness, emergency response and incident investigation procedures.
- Identified the cause of accidents and outlined prevention recommendations based on in-depth investigations.
- Coordinated safety training courses and worker education programs to demonstrate proper safety behaviors and the use of safety equipment.

Assistant Superintendent, Nabholz, Jan 2014 - Dec 2016, Rogers, Arkansas, United States (+1)

- Coordinated work activities between the managers, engineering team and quality control to meet the strictest performance standards.
- Trained workers in safety processes and gear, repair and maintenance procedures and operations to achieve the best level of performance from each person.
- Continuously monitored work areas and inspected equipment, protecting the employees by quickly correcting unsafe conditions.
- Worked well with different people to address challenges and solve problems collaboratively.
- Reviewed activities regularly to identify opportunities for improvement.

Foreman, Nabholz, Nov 2012 - Jan 2014, Rogers, Arkansas, United States (+1)

- Supervised team crew members to maintain compliance with client specifications, OSHA mandates and regulatory standards.
- Performed QS duties to maintain construction job site safety and conformance with plans.
- Assisted project planning and assessed potential conflict to meet established timeline deadlines.
- Oversaw day-to-day operations by delegating work, supervising teams and coordinating professional development.
- Conferred with senior project managers on job progress and reported periodically on daily activity and production status

Apprentice Carpenter, Nabholz, Oct 2009 - Nov 2012, Rogers, Arkansas, United States (+1)

Assist any way I can to keep the jobsite safe and on schedule.

- Removed hazardous debris from construction sites to minimize safety concerns.
- Assisted with demolition of structures and proper disposal of used materials, appliances and fixtures.

Construction Skilled Laborer, Nabholz, Dec 2007 - Oct 2009, Rogers, AR

Assist any way i can to keep the jobsite safe and on schedule.

- Removed hazardous debris from construction sites to minimize safety concerns.
- Assisted with demolition of structures and proper disposal of used materials, appliances and fixtures.

EDUCATION

Authorized Core Four Equipment Trainer, Aerial Lifts, scissor lift, All Terran Forklift, Plant Forklift Jan 1900

United Academy - Little Rock, AR

Authorized OSHA Outreach Trainer, Safety Professional, OSHA 502, OSHA 510 Jan 1900

University of Texas at Arlington - Arlington, Austin

Root Cause Investigation Authorized, SIF Root Cause Investigations Jun 2018

ACIG - Texas, Auston

LANGUAGES

Fluent in Spanish

COMMUNITY SERVICE

Springdale Chamber of Commerce Leadership Graduate, 2019-2021

Board Member at Springdale Housing Authority , 2021-Current

Springdale Civic Academy Graduate, 2019-2020

PROJECTS SERVED ON

Crystal Bridges Museum of American Art, Bentonville AR

Crystal Bridges Skyspace, Bentonville AR

Immanuel Baptist Church, Rogers AR

NWACC Heath profession Building, Bentonville AR

NWACC Student Center, Bentonville AR

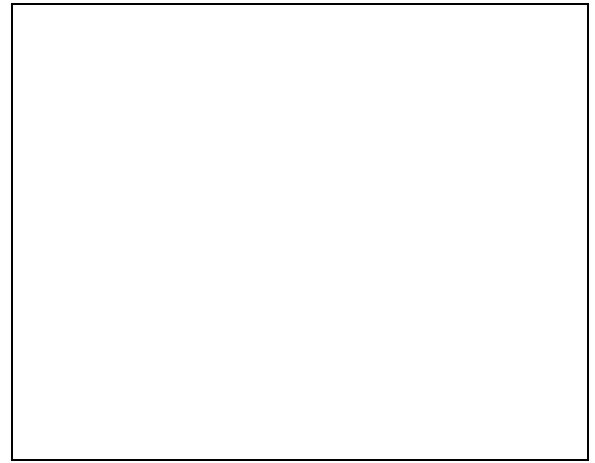
Brightwater Culinary Center, Bentonville AR

Alpha Omicron Pie, Fayetteville AR

Crowder College, Jane MO

Scott Family Amazeum, Bentonville AR

University of Arkansas Dormitory, Fayetteville AR



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE REPLAT OF LOTS 6 & 7, BLOCK 5
OF PICNIC ADDITION IN THE CITY OF SPRINGDALE ARKANSAS.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a plat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit:

LOTS 6 & 7, BLOCK 5, OF PICNIC ADDITION AS SHOWN ON THE PLAT OF PICNIC ADDITION TO SPRINGDALE, ARKANSAS, AS SHOWN ON RECORD BOOK 4 AT PAGE 210.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the replat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said replat and join with the said petitioner in petitioning the City Council to accept the said REPLAT OF LOTS 6 & 7, BLOCK 5, PICNIC ADDITION.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the REPLAT OF LOTS 6 & 7, BLOCK 5, PICNIC ADDITION, as shown on the replat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

PASSED AND APPROVED this _____ day of _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

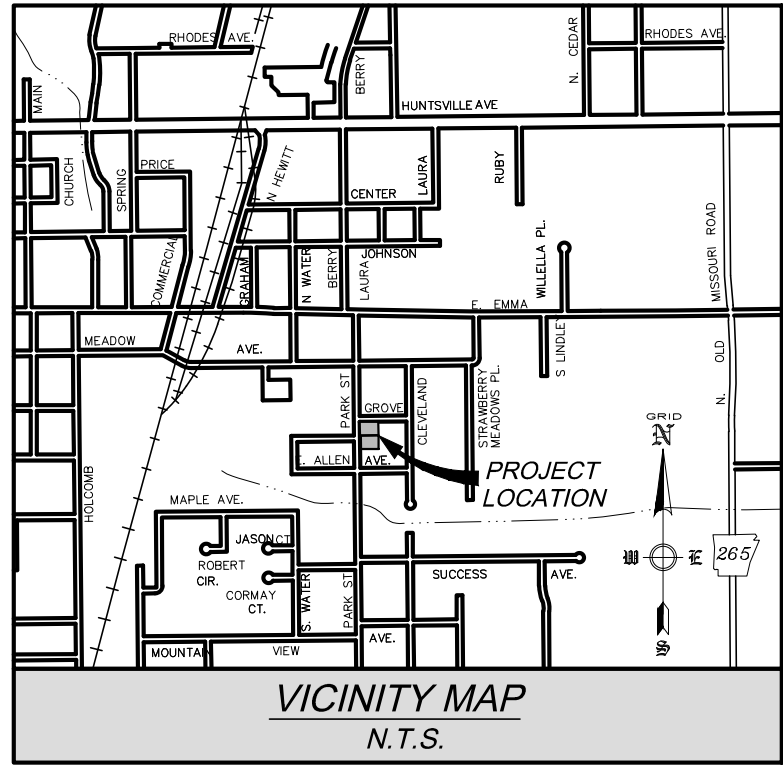
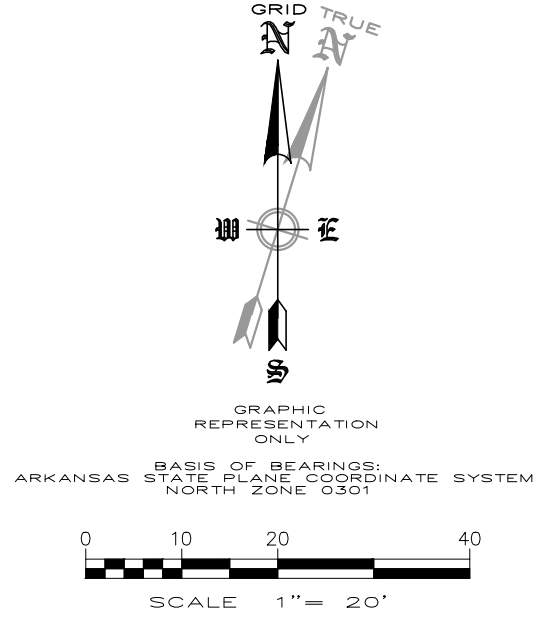
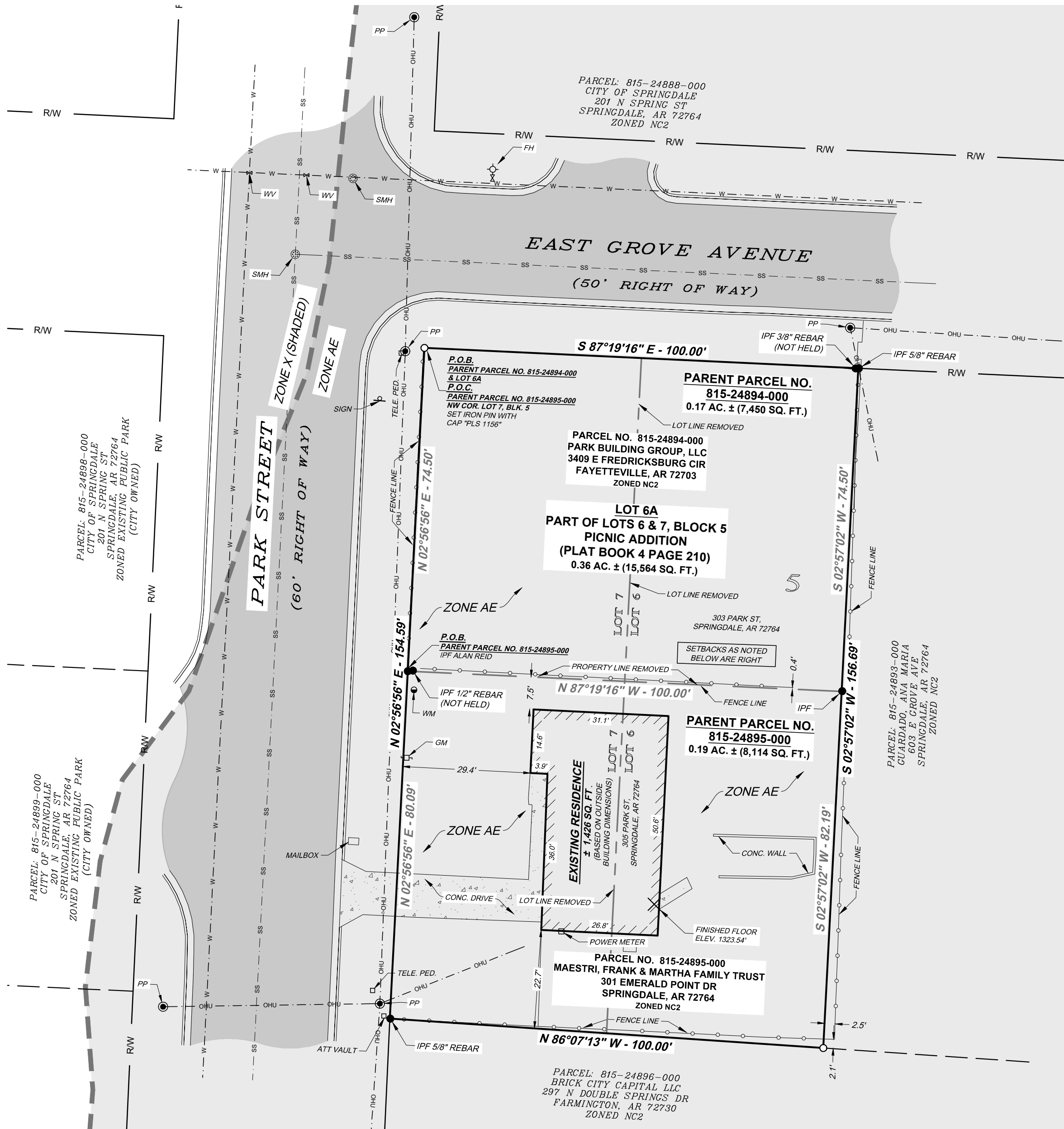
Ernest B. Cate, CITY ATTORNEY



0 20 40 80 120 160
 Feet
 For Location Reference Only

FILE NO. RP22-12
APPLICANT: Park Building Group, LLC
REQUEST: Replat of Picnic Addition, Block 5, Lots 6 & 7

PLANNING COMMISSION MEETING
 July 5, 2022



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

PARK BUILDING GROUP, LLC
AUTHORIZED REPRESENTATIVE _____ DATE _____

MARTHA E. MAESTRI, TRUSTEE
OF THE FRANK AND MARTHA FAMILY TRUST _____ DATE _____

SUBSCRIBED AND SWORN BEFORE ME THIS _____ DAY OF _____, 2022.
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC _____

CERTIFICATE OF ACCEPTANCE:

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

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

SURVEYOR'S NOTES:

THIS SURVEY IS VALID ONLY IF THE DRAWING INCLUDES THE ORIGINAL SEAL AND SIGNATURE OF THE SURVEYOR. THE ORIGINAL SIGNATURE, IF NOT BLUE IN COLOR, IS NOT VALID.

PLAT CLOSURE DECLARATION:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 107,560 FEET.

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "AE", DESIGNATED AS AN AREA WHERE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED. THE ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. AS SHOWN ON THE F.I.R.M. MAP # 05143C000080F, PANEL 90 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED: MAY 16, 2008.

UTILITIES:

THE UTILITY INFORMATION, IF ANY SHOWN HEREON, IS PROVIDED BY THE SURVEYOR AND IS BASED ON ABOVE GROUND UTILITY FEATURES AND CITY OF SPRINGDALE G.I.S. ONLY.

THE DESIGNATIONS AND LOCATIONS OF THESE UTILITY FEATURES SHOWN HEREON ARE NOT TO BE CONSTRUED AS ALL INCLUSIVE OR ABSOLUTE AND ARE PROVIDED WITHOUT WARRANTY.

REFERENCES:

EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED BELOW. THE SURVEYOR RESEARCHED OR WAS PROVIDED NECESSARY DEEDS, RIGHT-OF-WAY MAPS, AND OTHER PERTINENT INFORMATION AS SHOWN BELOW. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR COURT CASE DECREES, ADVERSE POSSESSION CLAIMS, SUBSURFACE RIGHTS OR OWNERSHIP, ENCUMBRANCES, OR RESTRICTIVE COVENANTS.

ALL RECORDS LISTED BELOW ARE IN THE OFFICE OF THE CIRCUIT CLERK AND EX-OFFICIO RECORDER OF WASHINGTON COUNTY, ARKANSAS UNLESS OTHERWISE NOTED.

- A. **WARRANTY DEED:** MARTHA E. MAESTRI, AS TRUSTEE OF THE FRANK AND MARTHA MAESTRI FAMILY TRUST, RECORDED AUGUST 6, 2019, FILE NO. 2019-23288.
B. **WARRANTY DEED:** PARK BUILDING GROUP, LLC, RECORDED JANUARY 8, 2020, FILE NO. 2020-729.
C. **PLAT OF PICNIC ADDITION:** RECORDED JULY 17, 1894 IN PLAT BOOK 4 AT PAGE 210.
D. **BOUNDARY SURVEY:** BY ENGINEERING SERVICES, INC., S. CRAIG DAVIS, AR PLS NO. 1156, COMPLETED NOVEMBER 22, 2019 AS E.S.1. WORK ORDER # 19617.

SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, L.P.S. NO. 1156, AR

DATE



LEGEND	
—	PROPERTY LINE
- - -	LOT LINE REMOVED
- - -	PROPERTY LINE REMOVED
- - -	ADJACENT OWNER
- - -	EASEMENT (AS NOTED)
- - -	RIGHT-OF-WAY
- - -	BUILDING SETBACK LINE (B.S.L.)
- - -	FENCE LINE (AS NOTED)
- - -	OVERHEAD UTILITIES
- - -	SANITARY SEWER LINE
- - -	WATER LINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
●	IPF - IRON PIN FOUND (AS NOTED)
●	IRON PIN SET w/ CAP "PLS 1156"
⊙	SANITARY SEWER MANHOLE (SMH)
⊙	WATER METER (WM)
⊙	GAS METER (GM)
⊙	POWER POLE (PP)
⊙	FIRE HYDRANT (FH)
⊙	WATER VALVE (WV)

LEGAL DESCRIPTION PER W.D. 2020-729 (PARENT PARCEL NO. 815-24894-000):

74.5 FEET TAKEN OF EQUAL AND UNIFORM WIDTH OFF THE NORTH SIDE OF LOTS 6 AND 7 IN BLOCK 5, PICNIC ADDITION, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

SURVEY DESCRIPTION PARENT PARCEL NO. 815-24894-000:

PART OF LOTS SIX (6) AND SEVEN (7) IN BLOCK FIVE (5) IN PICNIC ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD 4 AT PAGE 210 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 5 OF SAID PICNIC ADDITION, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE NORTH LINE OF SAID LOTS 7 AND 6, S87°19'16"E A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 6, S02°57'02"W A DISTANCE OF 74.50 FEET TO A FOUND IRON PIN; THENCE LEAVING SAID EAST LINE, N87°19'16"E A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID LOT 7 AND A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE ALONG SAID WEST LINE, N02°58'56"E A DISTANCE OF 74.50 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.17 ACRES (7,450 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

LEGAL DESCRIPTION PER W.D. 2019-23288 (PARENT PARCEL NO. 815-24895-000):

A PART OF LOTS 6 AND 7, IN BLOCK 5 IN PICNIC ADDITION TO THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 7, SAID POINT BEING AN EXISTING IRON; THENCE SOUTH 00°59'59" E 46 SECONDS EAST ALONG THE WEST LINE OF LOT 7, 74.50 FEET TO A SET 1/2" IRON REBAR FOR THE TRUE POINT OF BEGINNING; THENCE NORTH 86°47' MINUTES 35 SECONDS EAST 100.12 FEET ALONG THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN DEED BOOK 1264 AT PAGE 885 TO A SET 1/2" IRON REBAR; THENCE SOUTH 00°50' MINUTES 08 SECONDS EAST 62.19 FEET TO A SET 1/2" IRON BAR IN THE CENTER OF A 12 FOOT WIDE VACATED ALLEY; THENCE NORTH 89°59' MINUTES 53 SECONDS WEST ALONG THE CENTER OF SAID ALLEY 100.00 FEET TO AN EXISTING IRON ON THE WEST BOUNDARY OF SAID BLOCK 5; THENCE N00°55' MINUTES 48 SECONDS WEST 80.08 FEET TO THE POINT OF BEGINNING.

SURVEY DESCRIPTION PARENT PARCEL NO. 815-24895-000:

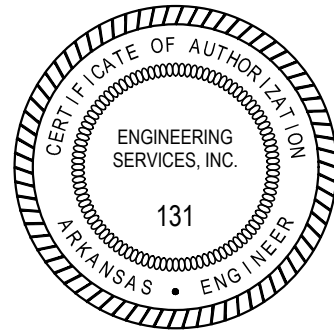
PART OF LOTS SIX (6) AND SEVEN (7) IN BLOCK FIVE (5) IN PICNIC ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD 4 AT PAGE 210 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 5 OF SAID PICNIC ADDITION, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE WEST LINE OF SAID LOT 7, S02°58'56"W A DISTANCE OF 74.50 FEET TO THE **POINT OF BEGINNING**, SAID POINT BEING A FOUND IRON PIN WITH CAP "ALAN REID"; THENCE LEAVING SAID WEST LINE, S87°19'16"E A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 6 AND A FOUND IRON PIN; THENCE ALONG SAID EAST LINE, S02°57'02"W A DISTANCE OF 82.19 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE, N86°07'13"W A DISTANCE OF 100.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE ALONG THE WEST LINE OF SAID LOT 7, N02°58'56"E A DISTANCE OF 80.08 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.19 ACRES (8,114 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.

SURVEY DESCRIPTION LOT 6A:

PART OF LOTS SIX (6) AND SEVEN (7) IN BLOCK FIVE (5) IN PICNIC ADDITION TO THE CITY OF SPRINGDALE, ARKANSAS, AS SHOWN IN PLAT RECORD 4 AT PAGE 210 OF THE WASHINGTON COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 5 OF SAID PICNIC ADDITION, SAID POINT BEING A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG THE NORTH LINE OF SAID LOTS 7 AND 6, S87°19'16"E A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 6 AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINE AND ALONG THE EAST LINE OF SAID LOT 6, S02°57'02"W A DISTANCE OF 156.69 FEET TO A SET IRON PIN WITH CAP "PLS 1156"; THENCE LEAVING SAID EAST LINE, N86°07'13"W A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID LOT 7 AND A FOUND 5/8 INCH REBAR; THENCE ALONG SAID WEST LINE, N02°58'56"E A DISTANCE OF 154.59 FEET TO THE **POINT OF BEGINNING**, CONTAINING 0.36 ACRES (15,564 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD AND FACT.



RECORDING INFORMATION



OWNER

PARK BUILDING GROUP, LLC
3409 E FREDRICKSBURG CIR
FAYETTEVILLE, AR 72703
MAESTRI, FRANK & MARTHA FAMILY TRUST
301 EMERALD POINT DR
SPRINGDALE, AR 72764

SURVEYOR:

ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72765

WORK ORDER #:

22941

CITY ZONING:

NC2 (NEIGHBORHOOD CENTER TYPE 2)

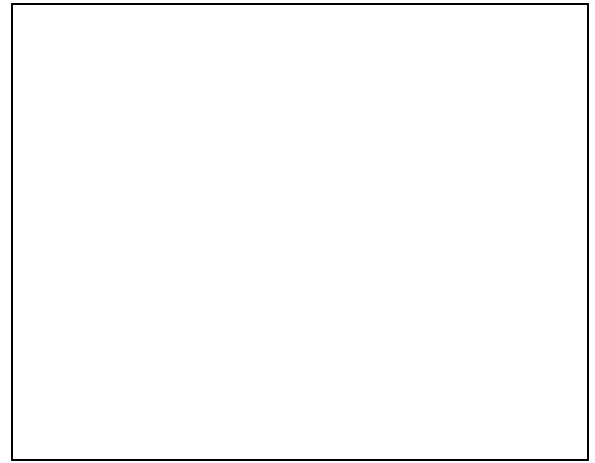
BUILD-TO-LINE:

PRIMARY STREET - 25' MIN - 50' MAX

SETBACKS:

SIDE - 0' MIN - 10' MAX
REAR - 5' MIN - 10' MAX

REVISION	DATE	DESCRIPTION
REPLAT OF LOTS 6 & 7, BLOCK 5, PICNIC ADDITION		
CREATING LOT 6A		
SPRINGDALE, WASHINGTON COUNTY, ARKANSAS		
SCALE: 1"=20'	DATE: June 29, 2022	DRAWN BY: KND
ENGINEERING SERVICES, INCORPORATED		
SPRINGDALE, ARKANSAS		
© COPYRIGHT 2019, ENGINEERING SERVICES, INC. 4/29/2022 1:04 PM		
W.O.#	22941	SHEET 01



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE RE-PLAT OF LOT 1
OF THE CROSSINGS TO THE CITY OF SPRINGDALE
ARKANSAS, AND DECLARING AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a plat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit:

Lot 1 of the CROSSINGS (Plat 024A-352):

Part of the Northeast Quarter (NE 1/ 4) of the Southeast Quarter (SE 1/4) of Section Five (5) in Township Seventeen (17) North of Range Thirty (30) West being more particularly described as follows:

Commencing at the Northwest Corner of the NE 1/4 of the SE 1/4;
thence along the north line of said NE 1/4 of the SE 1/4, S87°37'36"E - 712.33 feet;
thence leaving said north line, S02°23'10"E - 31.97 feet to the south Right-of-Way (ROW) of Arkansas Highway 412, and to the Point of Beginning (P.O.B. Lot 1):

thence along said south ROW for the following four calls:
thence South 87° 40' 53" East - 142.20 feet; thence South 74° 25' 46" East - 87.21 feet;
thence South 73° 17' 24" East - 19.86 feet; thence South 87° 44' 00" East - 55.54 feet;

thence leaving said south ROW, South 65° 12' 15" West - 1.04 feet;
thence along a tangent curve to the left, an arc distance of 12.57 feet,
said curve having a radius of 15.00 feet, and a chord bearing and distance of
South 41° 11' 53" West - 12.20 feet;
thence along a reverse curve to the right, an arc distance of 36.41 feet,
said curve having a radius of 220.50 feet, and a chord bearing and distance of
South 21° 55' 23" West - 36.37 feet;
thence along a reverse curve to the left, an arc distance of 83.29 feet,
said curve having a radius of 179.50 feet, and a chord bearing and distance of
South 13° 21' 38" West - 82.55 feet; thence South 00° 04' 03" West - 203.29 feet;
thence along a tangent curve to the right, an arc distance of 6.37 feet,

said curve having a radius of 220.50 feet, and a chord bearing and distance of South 00° 53' 43" West - 6.37 feet;
thence South 89° 52' 34" East - 274.96 feet to the west ROW of Gene George Blvd.;

thence along said west ROW for the following nine calls:
thence South 02° 09' 04" East - 135.77 feet;
thence along a non-tangent curve to the right, an arc distance of 12.61 feet, said curve having a radius of 19.50 feet, and a chord bearing and distance of South 73° 47' 30" West - 12.39 feet; thence North 87° 41' 13" West - 17.23 feet;
thence South 02° 18' 47" West - 56.00 feet; thence South 87° 41' 13" East - 24.64 feet;
thence along a tangent curve to the right, an arc distance of 9.57 feet, said curve having a radius of 19.50 feet, and a chord bearing and distance of South 73° 37' 46" East - 9.47 feet; thence South 02° 09' 04" East - 19.08 feet;
thence along a tangent curve to the right, an arc distance of 44.26 feet, said curve having a radius of 468.50 feet, and a chord bearing and distance of South 00° 33' 19" West - 44.24 feet; thence South 03° 15' 41" West - 224.78 feet;

thence leaving said west ROW, North 87° 42' 46" West - 650.45 feet;
thence North 02° 17' 14" East - 416.00 feet; thence South 87° 35' 47" East - 87.42 feet;
thence North 02° 23' 10" East - 419.17 feet to the Point of Beginning (P.O.B. Lot 1), containing 399,062 sq. ft., or 9.16 acres.

AND WHEREAS, said Planning Commission after conducting a public hearing, has approved the re-plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said re-plat and join with the said petitioner in petitioning the City Council to accept the said REPLAT OF LOT 1 OF THE CROSSINGS to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the RE-PLAT OF LOT 1 OF THE CROSSINGS to the City of Springdale, Arkansas, as shown on the re-plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Benton County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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.

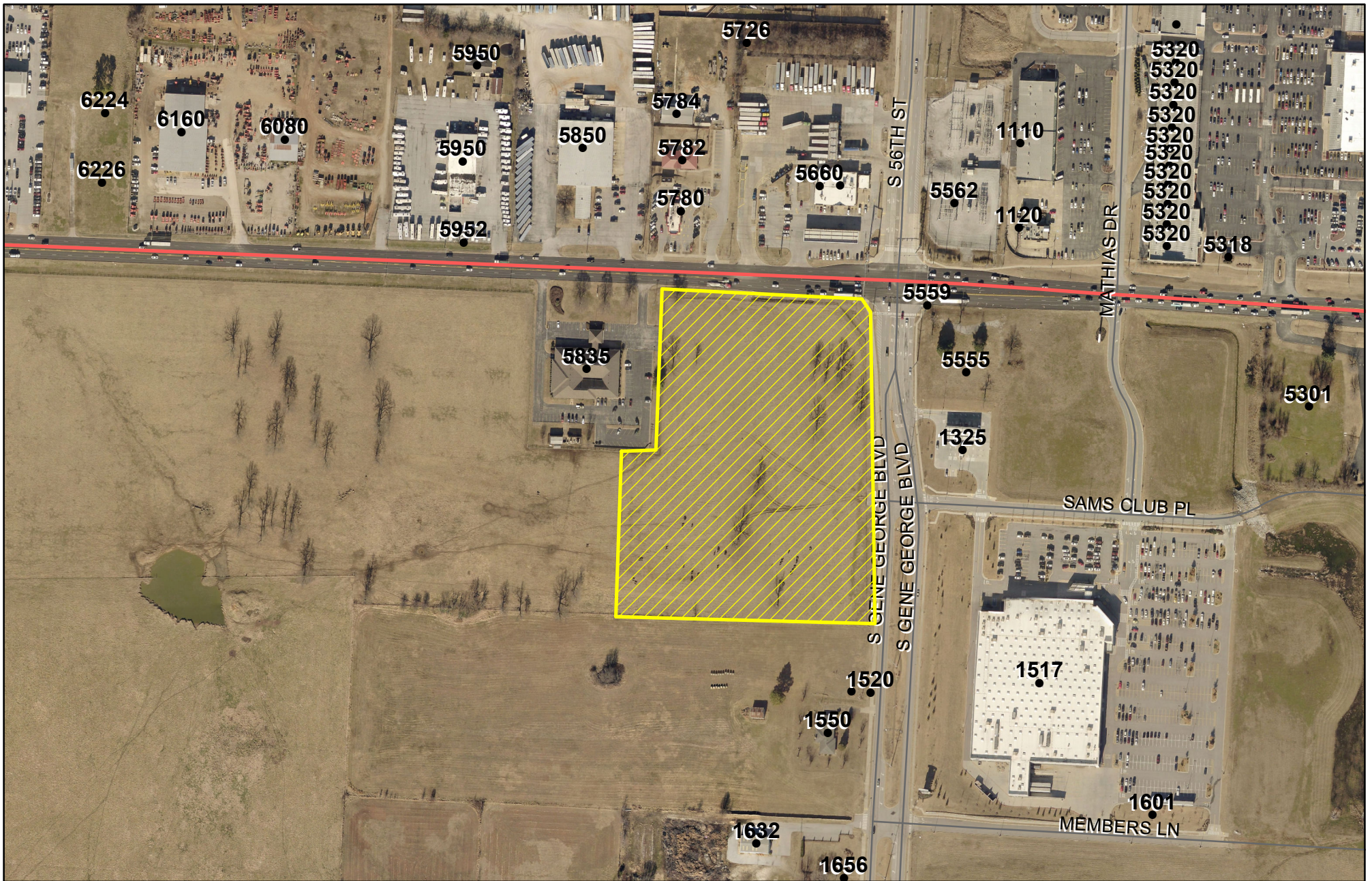
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

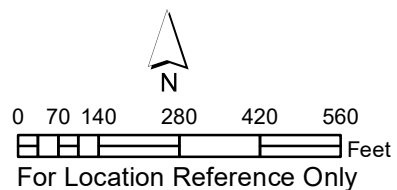
APPROVED AS TO FORM:

Ernest Cate, CITY ATTORNEY

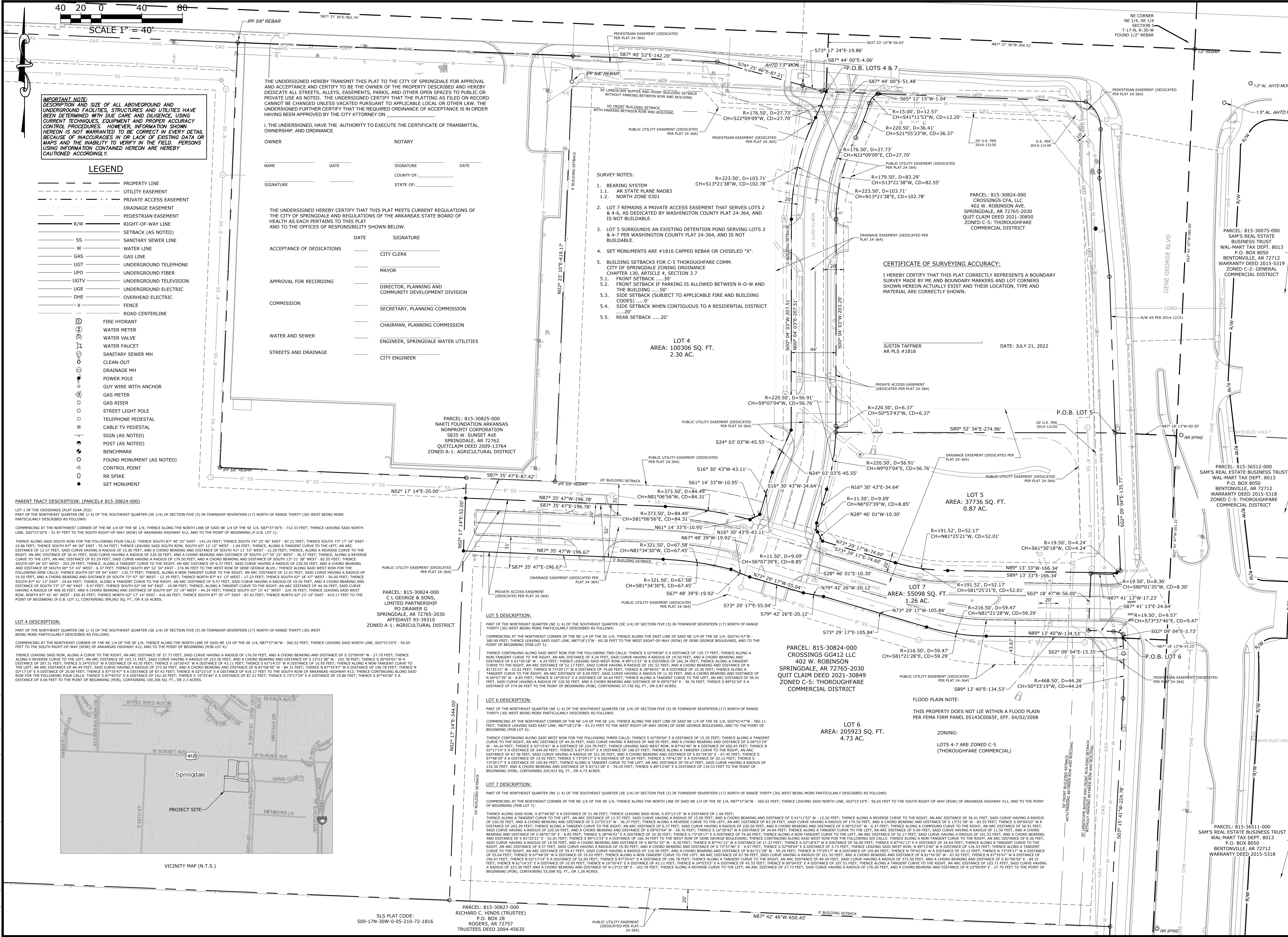


FILE NO. RP22-13
APPLICANT: Crossings GG412, LLC
REQUEST: Replat of The Crossings, Lot 1

PLANNING COMMISSION MEETING
August 2, 2022



W:\2020\20-2104 - SPRINGDALE, AR - THE CROSSINGS SURVEY BOUNDARY\202104 REPLAT LOT 1.DWG



IMPORTANT NOTE:
DESCRIPTION AND SIZE OF ALL ABOVEGROUND AND UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN DETERMINED WITH DUE CARE AND DILIGENCE, USING CURRENT TECHNIQUES, EQUIPMENT AND PROPER ACCURACY CONTROL PROCEDURES. HOWEVER, INFORMATION SHOWN HEREON IS NOT WARRANTED TO BE CORRECT IN EVERY DETAIL BECAUSE OF INACCURACIES IN OR LACK OF EXISTING DATA OR MAPS AND THE INABILITY TO VERIFY IN THE FIELD. PERSONS USING INFORMATION CONTAINED HEREON ARE HEREBY CAUTIONED ACCORDINGLY.

LEGEND

- PROPERTY LINE
- UTILITY EASEMENT
- PRIVATE ACCESS EASEMENT
- DRAINAGE EASEMENT
- PEDESTRIAN EASEMENT
- RIGHT-OF-WAY LINE
- SETBACK (AS NOTED)
- SS SANITARY SEWER LINE
- W WATER LINE
- GAS GAS LINE
- UGT UNDERGROUND TELEPHONE
- UGF UNDERGROUND FIBER
- UGTV UNDERGROUND TELEVISION
- UGE UNDERGROUND ELECTRIC
- OHE OVERHEAD ELECTRIC
- X FENCE
- ROAD CENTERLINE
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- WATER FAUCET
- SANITARY SEWER MH
- CLEAN-OUT
- DRAINAGE MH
- POWER POLE
- GUY WIRE WITH ANCHOR
- GAS METER
- GAS RISER
- STREET LIGHT POLE
- TELEPHONE PEDESTAL
- CABLE TV PEDESTAL
- SGN (AS NOTED)
- POST (AS NOTED)
- BENCHMARK
- FOUND MONUMENT (AS NOTED)
- CONTROL POINT
- RR SPIKE
- SET MONUMENT

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

I, THE UNDERSIGNED, HAVE THE AUTHORITY TO EXECUTE THE CERTIFICATE OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE.

OWNER	NOTARY
NAME	SIGNATURE
DATE	DATE
COUNTY OF:	
STATE OF:	

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

ACCEPTANCE OF DEDICATIONS	CITY CLERK
	MAYOR
APPROVAL FOR RECORDING	DIRECTOR, PLANNING AND COMMUNITY DEVELOPMENT DIVISION
COMMISSION	SECRETARY, PLANNING COMMISSION
	CHAIRMAN, PLANNING COMMISSION
WATER AND SEWER	ENGINEER, SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	CITY ENGINEER

- SURVEY NOTES:**
- BEARING SYSTEM
 - AR STATE PLANE NAD83
 - NORTH ZONE 0301
 - LOT 7 REMAINS A PRIVATE ACCESS EASEMENT THAT SERVES LOTS 2 & 4-6, AS DEDICATED BY WASHINGTON COUNTY PLAT 24-364, AND IS NOT BUILDABLE.
 - LOT 5 SURROUNDS AN EXISTING DETENTION POND SERVING LOTS 2 & 4-7 PER WASHINGTON COUNTY PLAT 24-364, AND IS NOT BUILDABLE.
 - SET MONUMENTS ARE #1816 CAPPED REBAR OR CHISELED "X".
 - BUILDING SETBACKS FOR C-S THOROUGHFARE COMM. CITY OF SPRINGDALE ZONING ORDINANCE CHAPTER 130, ARTICLE 4, SECTION 3.7
 - FRONT SETBACK30'
 - FRONT SETBACK IF PARKING IS ALLOWED BETWEEN R-O-W AND THE BUILDING50'
 - SIDE SETBACK (SUBJECT TO APPLICABLE FIRE AND BUILDING CODES)0'
 - SIDE SETBACK WHEN CONTIGUOUS TO A RESIDENTIAL DISTRICT20'
 - REAR SETBACK20'

CERTIFICATE OF SURVEYING ACCURACY:

I HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS A BOUNDARY SURVEY MADE BY ME AND BOUNDARY MARKERS AND LOT CORNERS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

LOT 4
AREA: 100306 SQ. FT.
2.30 AC.

LOT 5
AREA: 37736 SQ. FT.
0.87 AC.

PARCEL: 815-30824-000
CROSSINGS GG412 LLC
402 W. ROBINSON
SPRINGDALE, AR 72765-2030
QUIT CLAIM DEED 2021-30849
ZONED C-5: THOROUGHFARE
COMMERCIAL DISTRICT

PARCEL: 815-30824-000
C L GEORGE & SONS
LIMITED PARTNERSHIP
PO DRAWER G
SPRINGDALE, AR 72765-2030
AFFIDAVIT 93-39310
ZONED A-1: AGRICULTURAL DISTRICT

PARCEL: 815-30827-000
RICHARD C. HINDS (TRUSTEE)
P.O. BOX 28
ROGERS, AR 72757
TRUSTEES DEED 2004-45635

PARCEL: 815-36511-000
SAM'S REAL ESTATE BUSINESS TRUST
WAL-MART TAX DEPT. 8013
P.O. BOX 8050
BENTONVILLE, AR 72712
WARRANTY DEED 2015-5318



VICINITY MAP (N.T.S.)

MCE McCLELLAND CONSULTING ENGINEERS, INC.
DESIGNED TO SERVE
1580 E. STEARNS ST
FAYETTEVILLE, AR 72703
(479) 443-2377
HTTP://WWW.MCE.US.COM



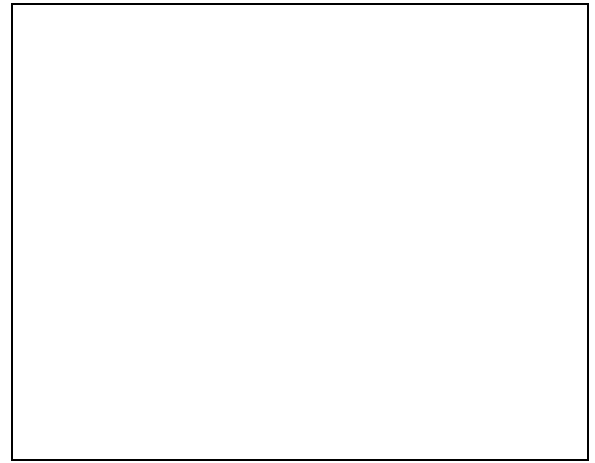
THE CROSSINGS
REPLAT OF LOT 1
SPRINGDALE, AR
PLANNING #RP22-13



REVISIONS	DESCRIPTION	DATE
1	7/21/2022	

INFORMAL PLAT

PROJ. MANAGER	DRAWN BY:
NS	JMT
DATE:	REVISION:
07/21/2022	0
SCALE:	PROJ. NUMBER:
AS NOTED	20-2104



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF
CADENCE CROSSING SUBDIVISION IN THE CITY OF SPRINGDALE
ARKANSAS, AND DECLARING AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a plat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 31; THENCE ALONG THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4, N03°08'21"E A DISTANCE OF 659.28 FEET TO A FOUND 5/8 INCH REBAR IN WEST GIBBS ROAD AND THE **POINT OF BEGINNING**; THENCE LEAVING SAID EAST LINE AND WEST GIBBS ROAD, N86°26'38"W A DISTANCE OF 550.19 FEET TO A FOUND IRON PIN WITH UNREADABLE CAP; THENCE N03°50'22"E A DISTANCE OF 394.00 FEET TO A FOUND 5/8 INCH REBAR; THENCE S86°26'00"E A DISTANCE OF 545.38 FEET TO A POINT ON THE EAST LINE OF SAID NW 1/4 OF THE SE 1/4 IN SAID WEST GIBBS ROAD; THENCE ALONG SAID EAST LINE AND WEST GIBBS ROAD, S03°08'21"W A DISTANCE OF 393.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4.95 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT OF WAY OF WEST GIBBS ROAD ON THE EAST SIDE THEREOF AND ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with the said petitioner in petitioning the City Council to accept the said plat of Cadence Crossing Subdivision to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the plat of Cadence Crossing Subdivision, as shown on the plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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.

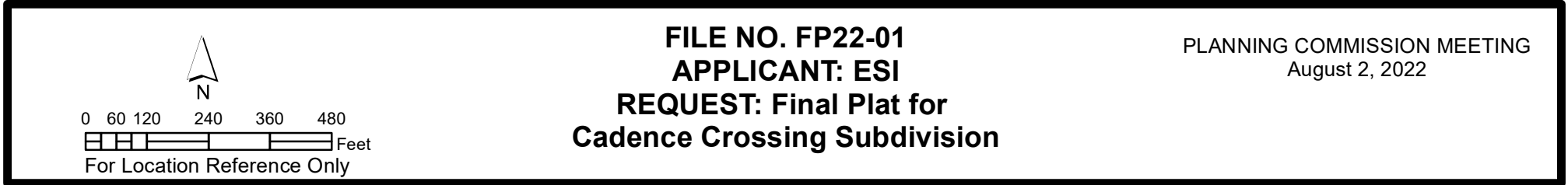
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



FINAL PLAT
OF
CADENCE CROSSING SUBDIVISION
IN THE CITY OF
SPRINGDALE, ARKANSAS

INDEX OF SHEETS	
SHEET No.	DESCRIPTION
1	FINAL PLAT
2	MASTER GRADING PLAN

CERTIFICATE OF ACCEPTANCE: SPRINGDALE

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

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

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

THE UNDERSIGNED HEREBY TRANSMIT THIS PLAT TO THE CITY OF SPRINGDALE FOR APPROVAL AND ACCEPTANCE AND CERTIFY TO BE THE OWNER OF THE PROPERTY DESCRIBED AND HEREBY DEDICATE ALL STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS SHOWN ON THE PLAT. THE UNDERSIGNED CERTIFY THAT THE PLATTING AS FILED ON RECORD CANNOT BE CHANGED UNLESS VACATED PURSUANT TO APPLICABLE LOCAL OR OTHER LAW.

AUTHORIZED REPRESENTATIVE DATE

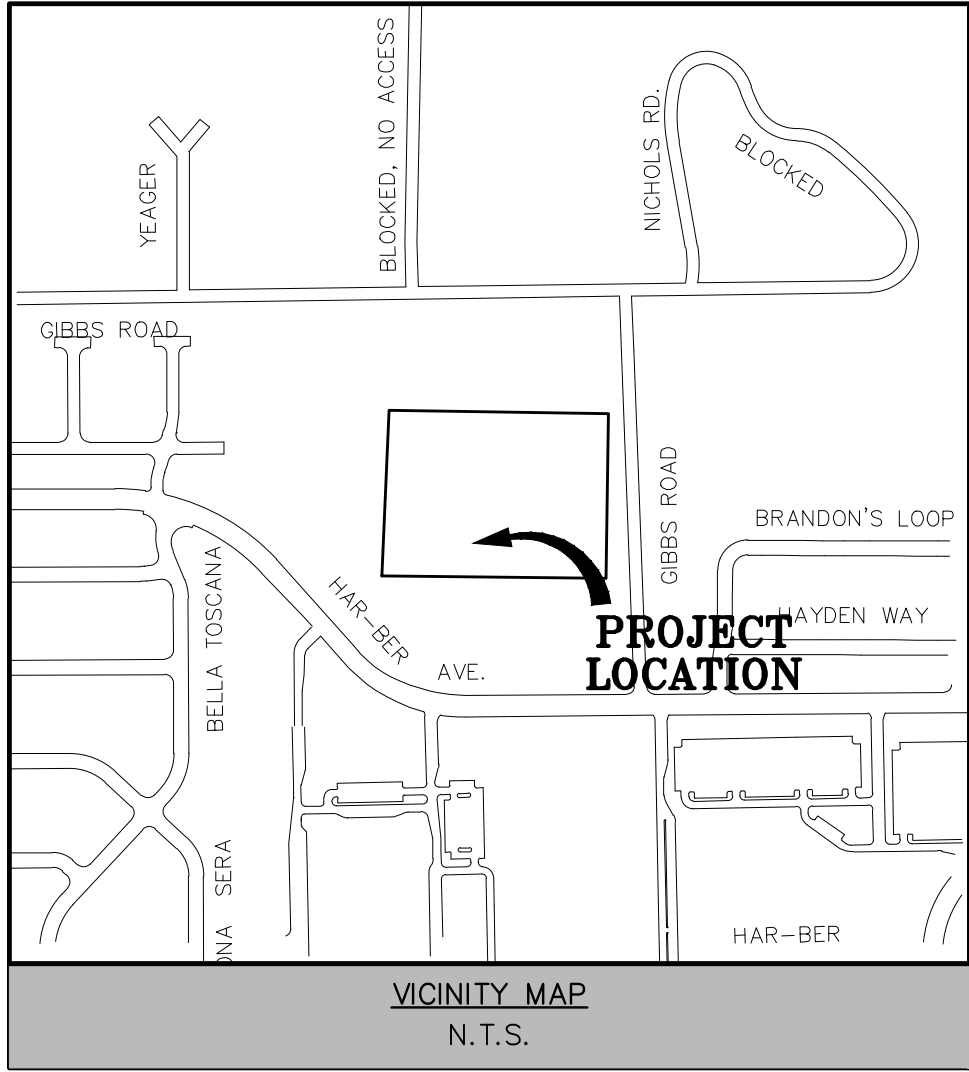
FP22-01

July 21, 2022

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM



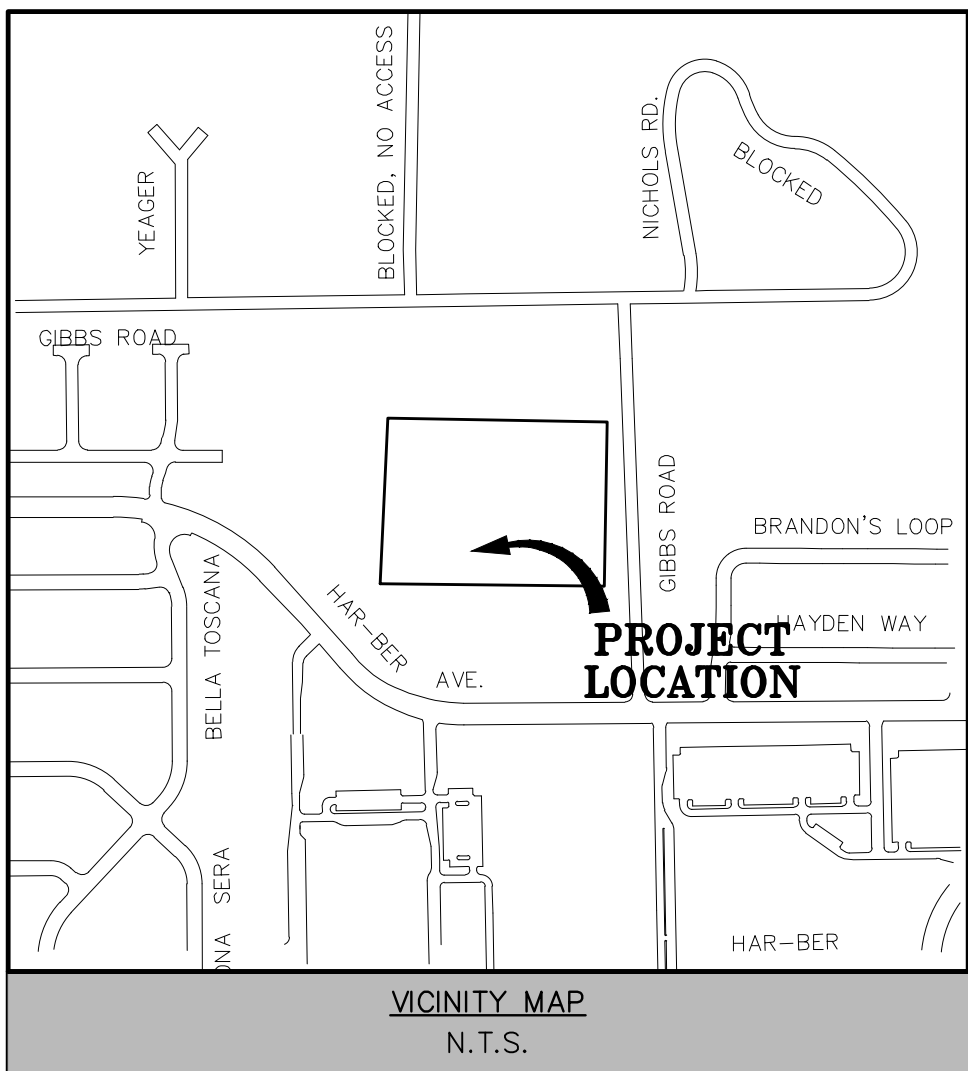
SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENDOACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, L.P.S. NO.1156, AR. DATE



FINAL PLAT
CADENCE CROSSING
SPRINGDALE, ARKANSAS



OWNER: CADENCE CROSSING LLC
6033 NANCY'S VISTA TER
SPRINGDALE, AR 72762

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: PUD

SETBACKS: FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

NET AREA: 5.0 ACRES
GROSS AREA: 4.08 ACRES

PROPOSED LOTS: 27 (26 BUILDABLE)

FLOOD PLAIN ZONING: THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #0514300055F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: May 16, 2008.

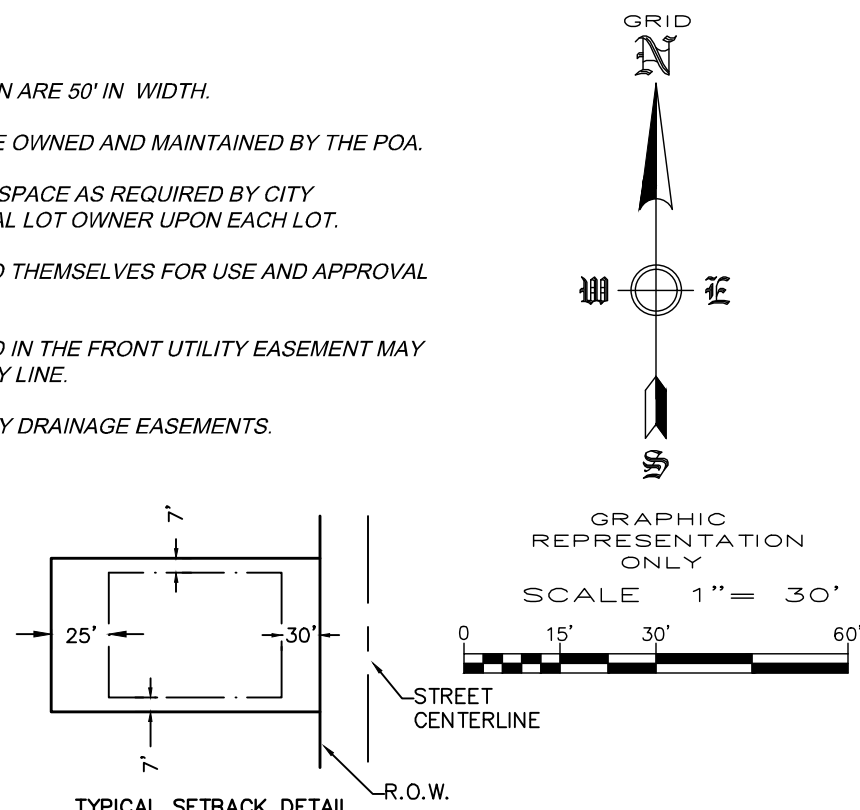
LEGEND	
	PROPERTY LINE
	ADJACENT OWNER
	EASEMENT (AS NOTED)
	SETBACK
	CENTERLINE OF ROAD
	CURB & GUTTER
	WATER LINE
	SANITARY SEWER LINE
	STORM PIPE (SIZE AS NOTED)
	UTILITY CONDUITS
	POINT OF BEGINNING
	IPF - IRON PIN FOUND (AS NOTED)
	FOUND RAILROAD SPIKE
	IPS - IRON PIN SET W/ CAP "PLS 1156"
	MANHOLE (TYPE AS NOTED)
	LIGHT POLE

LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
1	4706.54	0.11	
2	3816.00	0.09	
3	3816.00	0.09	
4	3816.00	0.09	
5	3816.00	0.09	
6	3816.00	0.09	
7	3816.00	0.09	
8	3816.00	0.09	
9	3816.00	0.09	
10	3703.07	0.09	
11	4582.13	0.11	
12	3739.07	0.09	
13	4741.33	0.11	
14	4713.33	0.11	
15	3872.65	0.09	
16	4060.74	0.09	
17	3703.48	0.09	
18	3816.00	0.09	
19	3816.00	0.09	
20	3816.00	0.09	

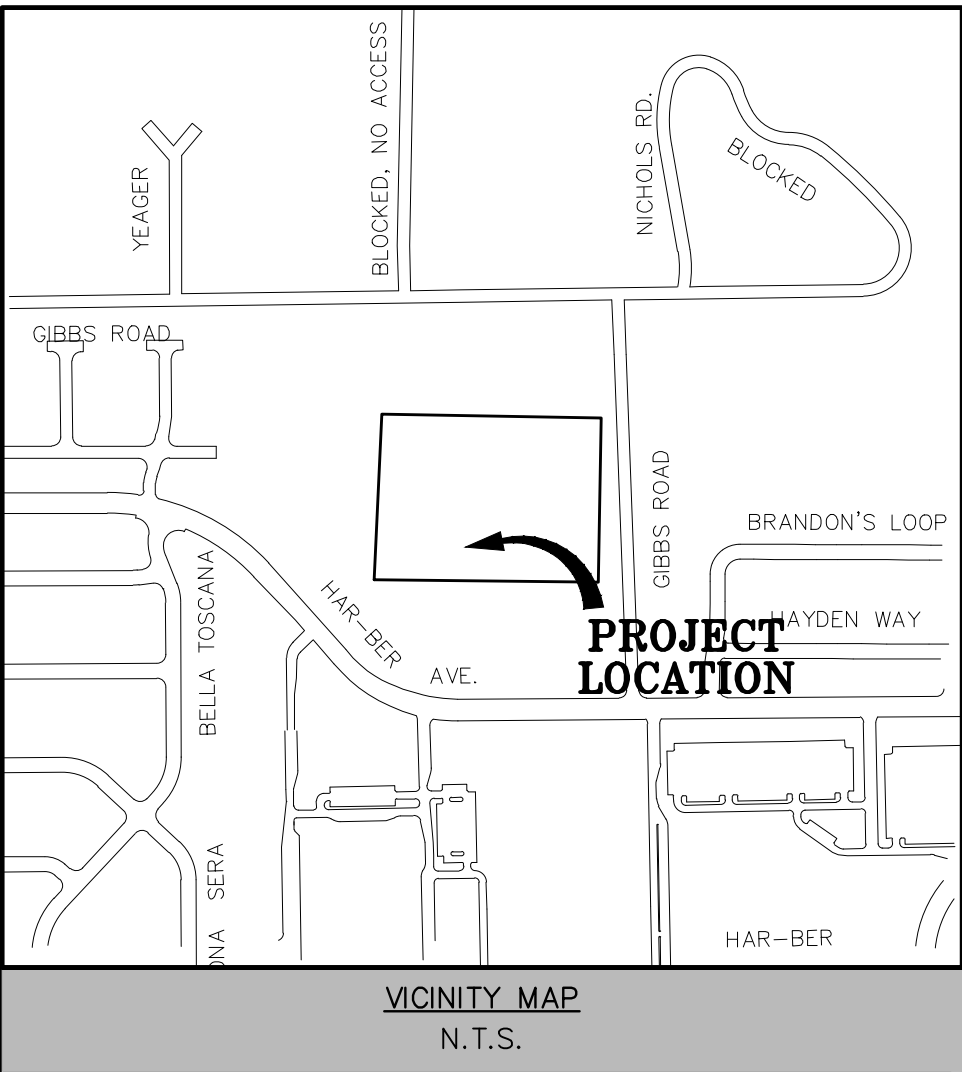
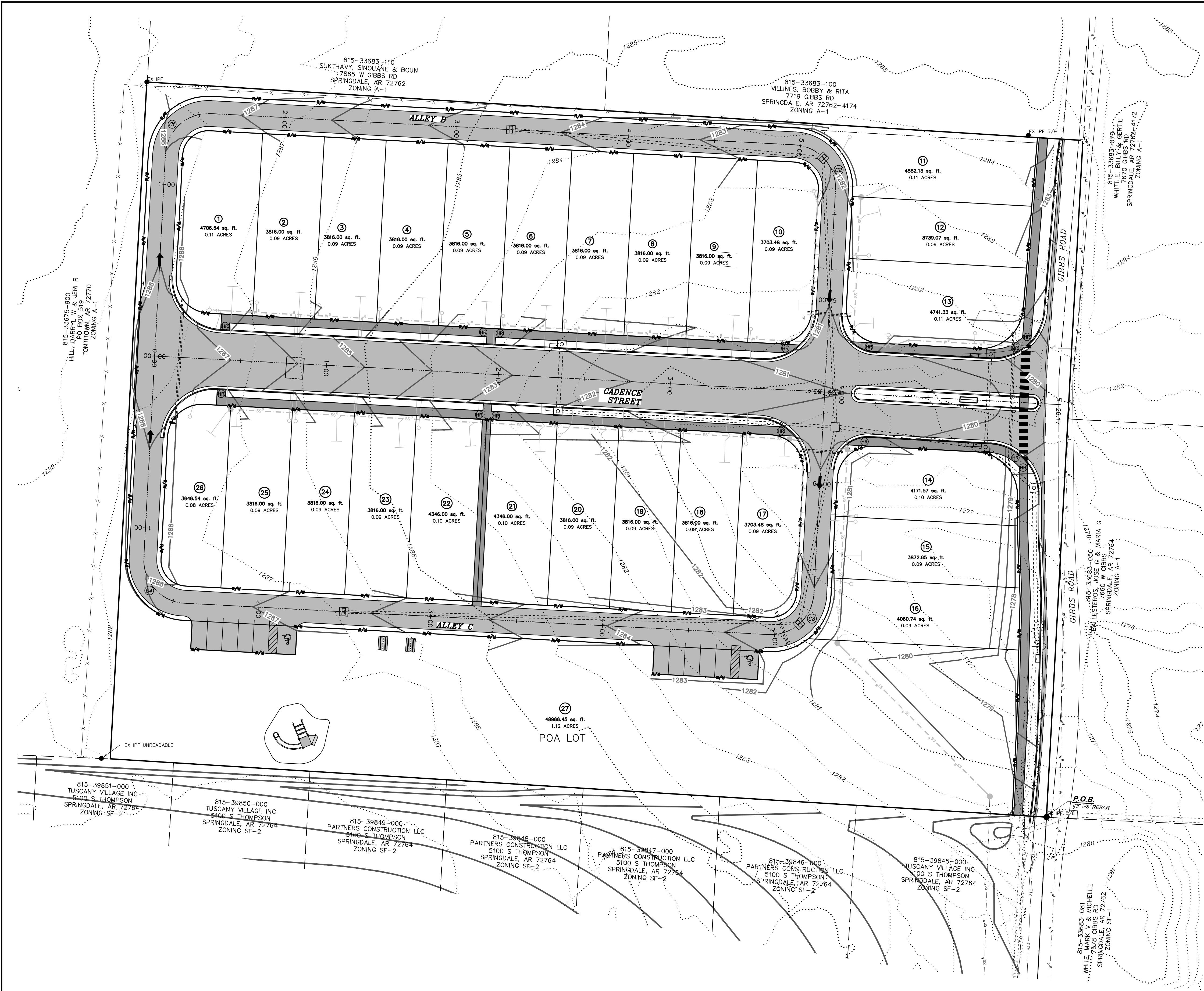
LOT SIZE TABLE			
LOT #	LOT SQ. FT.	LOT ACRES	
21	4706.54	0.11	
22	4346.00	0.10	
23	3816.00	0.09	
24	3816.00	0.09	
25	3816.00	0.09	
26	3646.54	0.08	
27	48966.45	1.12	

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C11	31.42'	20.00'	28.28'	N41°55'S179°
C12	31.42'	20.00'	28.28'	S48°04'09"W
C13	29.63'	36.00'	28.75'	S27°19'14"W
C14	35.35'	36.00'	24.80'	S27°19'14"W
C15	23.95'	15.00'	21.21'	N48°04'09"W
C16	34.88'	35.00'	49.90'	N41°55'S179°
C17	23.95'	15.00'	21.21'	S41°55'S179°
C18	31.42'	20.00'	28.28'	S48°04'09"W
C19	31.42'	20.00'	28.28'	S41°55'S179°
C20	34.88'	35.00'	49.90'	N48°04'09"W
C21	23.95'	15.00'	21.21'	S48°04'09"W
C22	48.42'	35.00'	42.30'	S34°00'28"E
C23	23.95'	15.00'	21.21'	N41°55'S179°
C24	31.42'	20.00'	28.28'	N48°04'09"E
C25	31.42'	20.00'	28.28'	S41°55'S179°
C26	38.63'	25.00'	34.83'	N48°05'02"E
C27	37.97'	25.00'	34.43'	N43°25'07"W
C28	12.01'	487.50'	12.01'	N52°13'33"E
C29	8.58'	35.00'	9.53'	S79°08'28"E

ROAD CENTERLINE CURVE DATA				
C	R	A	T	L
C1	25.0'	90°00'00"	25.0000'	38.2699'
C2	25.0'	90°00'00"	25.0000'	38.2699'
C3	25.0'	90°00'00"	25.0000'	38.2699'
C4	25.0'	90°00'00"	25.0000'	38.2699'



- NOTES:**
- ALL STREET RIGHTS-OF-WAY WITHIN SUBDIVISION ARE 50' IN WIDTH.
 - LOT 27 IS A NON-BUILDABLE LOT. LOT 27 IS TO BE OWNED AND MAINTAINED BY THE POA.
 - SIDEWALKS ARE TO BE 5' WIDE WITH A 4' GREEN SPACE AS REQUIRED BY CITY ORDINANCE AND SHALL BE PLACED BY INDIVIDUAL LOT OWNER UPON EACH LOT.
 - THE DEVELOPER RETAINS ALL EASEMENTS UNTO THEMSELVES FOR USE AND APPROVAL OF UTILITY PLACEMENT WITHIN.
 - ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.
 - NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.



OWNER: CADENCE CROSSING LLC
6033 NANCY'S VISTA TER
SPRINGDALE, AR 72762

ENGINEER/SURVEYOR: ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI RD.
P.O. BOX 282
SPRINGDALE, AR 72762

EXISTING ZONING: PUD

SETBACKS: FRONT SETBACK = 30'
SIDE SETBACK = 8'
REAR SETBACK = 20'

NET AREA: 5.0 ACRES
GROSS AREA: 4.08 ACRES
PROPOSED LOTS: 27 (26 BUILDABLE)

FLOOD PLAIN ZONING:
THIS DEVELOPMENT IS NOT WITHIN A FLOOD ZONE, AS SHOWN ON THE F.I.R.M. MAP #0514300059F, PANEL 55 OF 575, WASHINGTON COUNTY, ARKANSAS AND INCORPORATED AREAS. EFFECTIVE DATE: May 16, 2008.



ENGINEERING SERVICES, INC.
1207 SOUTH OLD MISSOURI RD.
SPRINGDALE, ARKANSAS 72764

MASTER GRADING PLAN
CADENCE CROSSING
SPRINGDALE, ARKANSAS

REVISION	DATE	DESCRIPTION

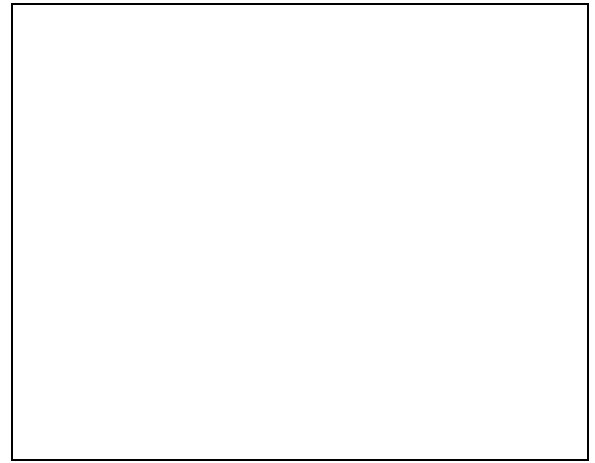
SCALE: 1"=30'

DATE: Jul 21, 2022

ENGINEER: BAM

DRAWN BY: JH

W.O. #: 20975



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF
ROSEDALE HEIGHTS SUBDIVISION IN THE CITY OF SPRINGDALE
ARKANSAS, AND DECLARING AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a plat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF WALNUT GROVE ADDITION AS SHOWN IN PLAT BOOK 14 AT PAGE 37 OF THE WASHINGTON COUNTY RECORDS, SAID POINT BEING A FOUND ALUMINUM CAP IN CONCRETE "PLS 969" ON THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET; THENCE ALONG THE NORTH LINE OF SAID WALNUT GROVE ADDITION, N87°40'16"W A DISTANCE OF 620.07 FEET TO THE NORTHWEST CORNER OF SAID WALNUT GROVE ADDITION AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINE, AND ALONG THE EAST OF RENAISSANCE SOUTH SUBDIVISION, N02°08'31"E A DISTANCE OF 194.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST DON TYSON PARKWAY AND A SET "MAG" NAIL IN A CONCRETE WALK; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S87°36'22"E A DISTANCE OF 68.71 FEET TO A SET "MAG" NAIL IN A CONCRETE WALK; THENCE S88°27'49"E A DISTANCE OF 295.02 FEET TO A POINT IN SAID CONCRETE WALK FROM WHICH A FOUND 1/2 INCH REBAR FALLS S02°37'29"W A DISTANCE OF 1.71 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S02°37'29"W A DISTANCE OF 109.84 FEET TO A FOUND 5/8 INCH REBAR; THENCE S87°54'10"E A DISTANCE OF 257.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S02°02'34"W A DISTANCE OF 89.86 FEET TO THE **POINT OF BEGINNING**,

CONTAINING 2.16 ACRES (94,217 SQUARE FEET), MORE OR LESS, AND
SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS
OF RECORD OR FACT.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with the said petitioner in petitioning the City Council to accept the said plat of Rosedale Heights Subdivision to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the plat of Rosedale Heights Subdivision, as shown on the plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



0 40 80 160 240 320
 Feet
 For Location Reference Only

FILE NO. FP22-03
APPLICANT: Rosedale Heights, LLC
REQUEST: Final Plat for Rosedale Heights Subdivision

PLANNING COMMISSION MEETING
 August 2, 2022

SURVEY DESCRIPTION PARCEL NO. 815-29339-270:

PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION THIRTEEN (13), TOWNSHIP SEVENTEEN (17) NORTH, RANGE THIRTY (30) WEST OF THE FIFTH PRINCIPAL MERIDIAN, SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF WALNUT GROVE ADDITION AS SHOWN IN PLAT BOOK 14 AT PAGE 37 OF THE WASHINGTON COUNTY RECORDS, SAID POINT BEING A FOUND ALUMINUM CAP IN CONCRETE "PLS 969" ON THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET; THENCE ALONG THE NORTH LINE OF SAID WALNUT GROVE ADDITION, N87°40'16"W A DISTANCE OF 620.07 FEET TO THE NORTHWEST CORNER OF SAID WALNUT GROVE ADDITION AND A FOUND 5/8 INCH REBAR; THENCE LEAVING SAID NORTH LINE, AND ALONG THE EAST OF RENAISSANCE SOUTH SUBDIVISION, N02°08'31"E A DISTANCE OF 194.65 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF EAST DON TYSON PARKWAY AND A SET "MAG" NAIL IN A CONCRETE WALK; THENCE LEAVING SAID EAST LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, S87°36'22"E A DISTANCE OF 68.71 FEET TO A SET "MAG" NAIL IN A CONCRETE WALK; THENCE S88°27'40"E A DISTANCE OF 295.02 FEET TO A POINT IN SAID CONCRETE WALK FROM WHICH A FOUND 1/2 INCH REBAR FALLS S02°37'29"W A DISTANCE OF 1.71 FEET; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, S02°37'29"W A DISTANCE OF 109.84 FEET TO A FOUND 5/8 INCH REBAR; THENCE S87°54'10"E A DISTANCE OF 257.12 FEET TO THE WESTERLY RIGHT OF WAY LINE OF POWELL STREET AND A SET IRON PIN WITH CAP "PLS 1156"; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, S02°02'34"W A DISTANCE OF 89.86 FEET TO THE **POINT OF BEGINNING**, CONTAINING 2.16 ACRES (94,217 SQUARE FEET), MORE OR LESS, AND SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS OR RESTRICTIVE COVENANTS OF RECORD OR FACT.

NOTES:

- 1) THE ACCESS EASEMENT AND PRIVATE ALLEY SHALL BE MAINTAINED BY THE POA.
- 2) LOT 9 IS A NON-BUILDABLE LOT. LOT 9 IS TO BE OWNED AND MAINTAINED BY THE POA.
- 3) THE DEVELOPER RETAINS ALL EASEMENTS UNTO THEMSELVES FOR USE AND APPROVAL OF UTILITY PLACEMENT WITHIN.
- 4) ANY ABOVE GROUND OR VISIBLE UTILITY PLACED IN THE FRONT UTILITY EASEMENT MAY NOT BE MORE THAN 6' FROM THE SIDE PROPERTY LINE.
- 5) NO FENCES SHALL BE CONSTRUCTED WITHIN ANY DRAINAGE EASEMENTS.

CERTIFICATE OF ACCEPTANCE:

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

ACCEPTANCE OF DEDICATIONS		CITY CLERK CITY OF SPRINGDALE
		MAYOR CITY OF SPRINGDALE
APPROVAL FOR RECORDING		SECRETARY PLANNING
COMMISSION		CHAIRMAN PLANNING COMMISSION
COMMUNITY DEVELOPMENT		DIRECTOR COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER		ENGINEER SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE		CITY ENGINEER

CERTIFICATE OF ACCURACY OF SURVEY:

I CERTIFY THAT THE PLAT SHOWN AND DESCRIBED HEREON IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS SHOWN HEREON AS REQUIRED BY REGULATIONS, STANDARDS AND SPECIFICATIONS FOR THE DIVISION, DEVELOPMENT AND IMPROVEMENT OF UNINCORPORATED LAND IN WASHINGTON COUNTY".

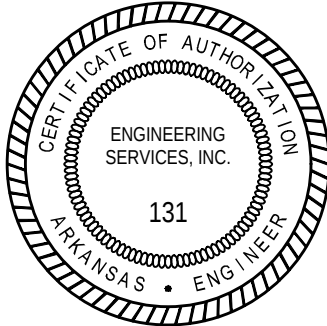
DATE:	SURVEYOR:
	S. CRAIG DAVIS, PLS 1156
TRANSMITTAL, OWNERSHIP, AND ORDINANCE: The undersigned hereby transmit this plat to the City of Springdale for approval and acceptance and certify to be the owner of the property described and hereby dedicate all streets, alleys, easements, parks, and other open spaces to public or private use as shown on the plat. The undersigned certify that the platting as filed on record cannot be changed unless vacated pursuant to applicable local or other law. The Undersigned further certifies that the required ordinance of acceptance is in order having been approved by the City Attorney on _____.	
OWNER / DEVELOPER:	ROSEDALE HEIGHTS LLC PO BOX 773 SPRINGDALE, AR 72765
BRIAN MOORE, OWNER	SIGNATURE DATE

OWNER/DEVELOPER:

ROSEDALE HEIGHTS LLC
PO BOX 773
SPRINGDALE, AR 72765
ENGINEERING SERVICES, INC.
1207 S. OLD MISSOURI ROAD
P.O. BOX 282
SPRINGDALE, AR 72762

SURVEYOR:

BUILDING SETBACK TABLE	
ZONING	SF-3
FRONT	30'
REAR	20'
SIDE	6'



RECORDING INFORMATION

LEGEND

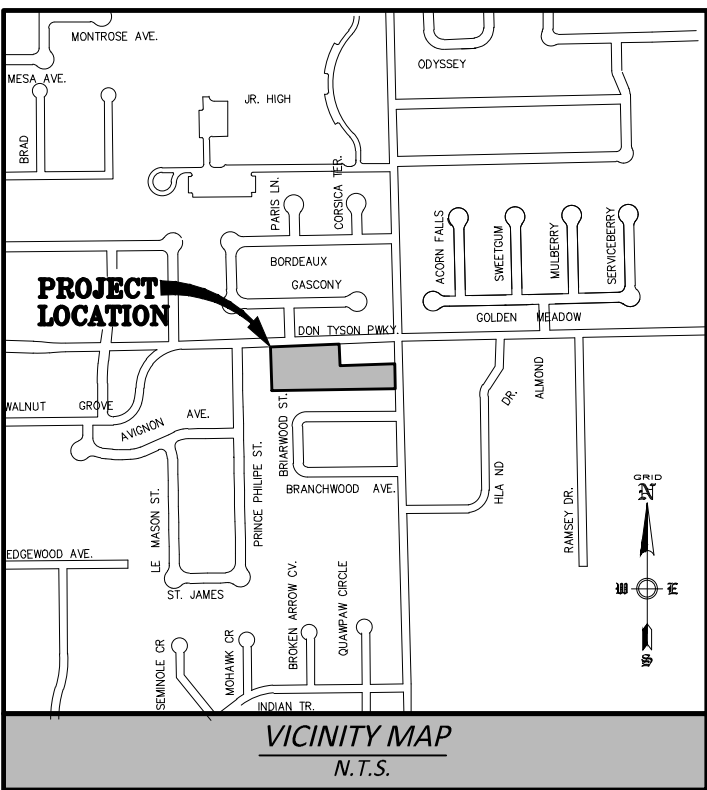
	PROPERTY LINE
	ADJACENT OWNER
	EASEMENT (AS NOTED)
	SETBACK
	CENTERLINE OF ROAD
	CURB & GUTTER
	WATER LINE
	SANITARY SEWER LINE
	STORM PIPE (SIZE AS NOTED)
	UTILITY CONDUITS
	POINT OF BEGINNING
	IPF - IRON PIN FOUND (AS NOTED)
	FOUND RAILROAD SPIKE
	IPS - IRON PIN SET W/ CAP "PLS 1156"
	MANHOLE (TYPE AS NOTED)
	LIGHT POLE

FEMA FLOOD PLAIN ZONE:

THIS PROPERTY IS WITHIN THE FLOOD PLAIN ZONE "X" (NO SHADING) DESIGNATED AS AN AREA DETERMINED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON THE F.I.R.M. MAP # 05143C0070 F, PANEL 70 OF 575, WASHINGTON COUNTY, ARKANSAS & INCORPORATED AREAS. MAP REVISED MAY 16, 2008.

CERTIFICATE OF ACCURACY:

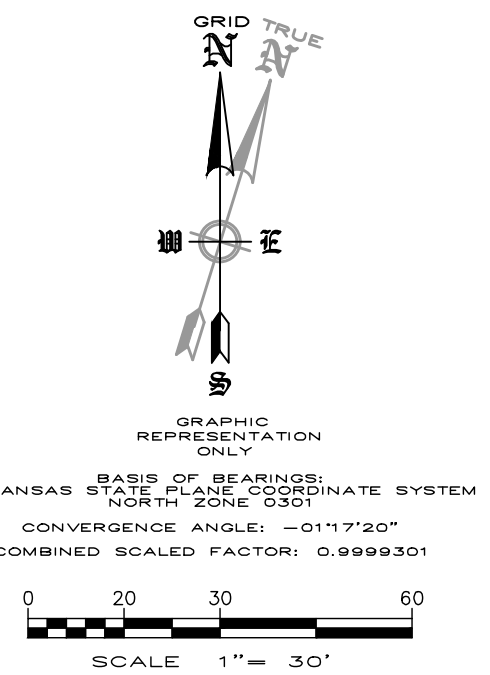
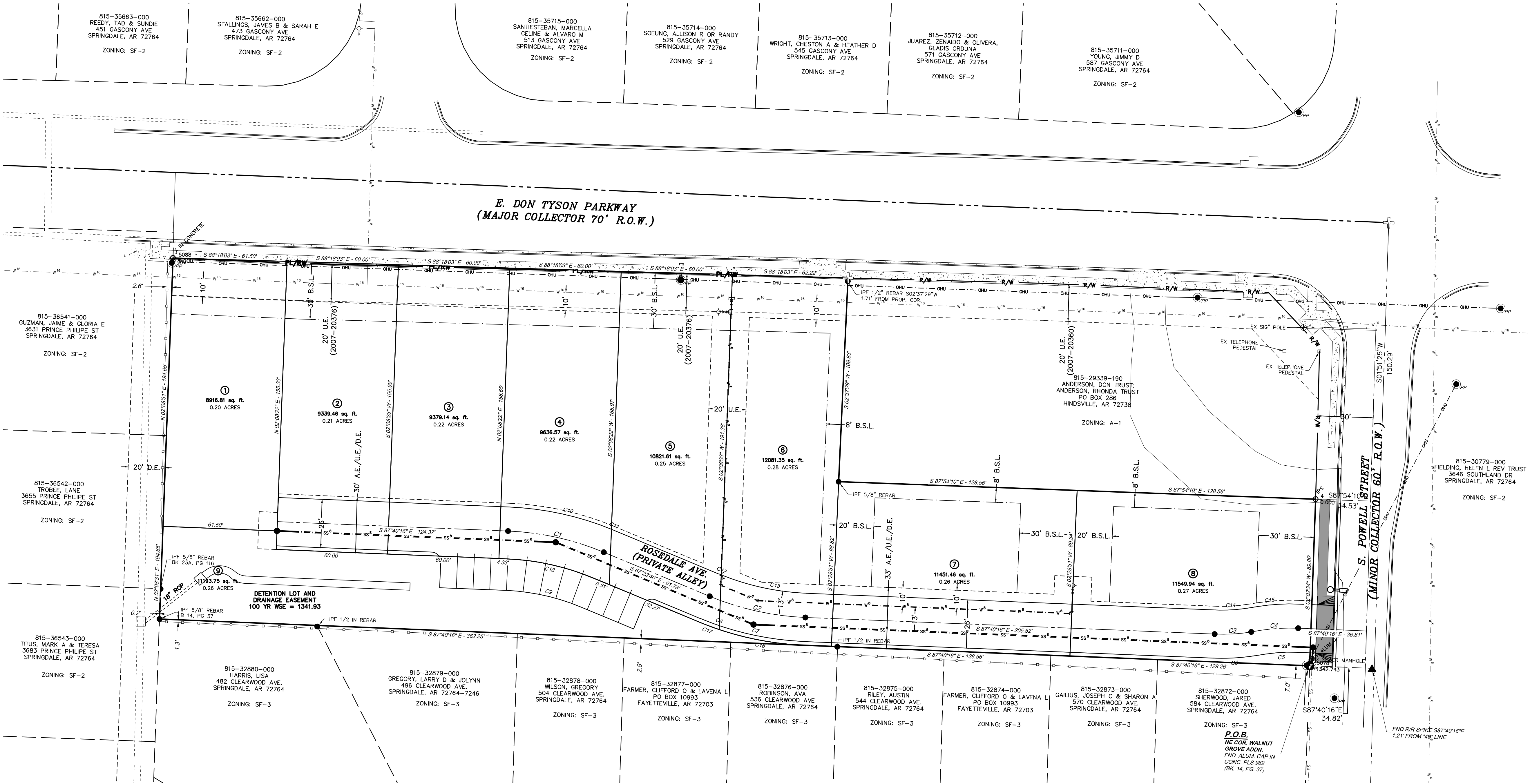
I HEREBY CERTIFY THAT THE PLAN SHOWN AND DESCRIBED ON THIS PLAT IS A TRUE AND CORRECT SURVEY AND THAT THE MONUMENTS HAVE BEEN PLACED AS STATED AND AS REQUIRED BY THE SUBDIVISION REGULATIONS OF THE CITY OF SPRINGDALE.



LOT SIZE TABLE		
LOT #	LOT SQ. FT.	LOT ACRES
1	8916.81	0.20
2	9339.46	0.21
3	9379.14	0.22
4	9636.57	0.22
5	10821.61	0.25
6	12081.35	0.28
7	11451.46	0.26
8	11549.94	0.27
9	11193.75	0.26

ROAD CENTERLINE CURVE DATA				
C	R	Δ	T	L
C1	150.0'	20'16'36"	26.8226'	53.0842'
C2	150.0'	20'16'36"	26.8226'	53.0842'
C3	100.0'	11'18'36"	9.9020'	19.7396'
C4	108.9'	13'22'43"	12.7756'	25.4350'

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C5	17.17'	87.00'	17.15'	S86°40'27"W
C6	22.31'	113.00'	22.27'	S86°40'27"W
C7	46.79'	163.75'	46.63'	S79°26'50"E
C8	10.89'	163.00'	10.89'	S69°18'52"E
C9	41.76'	118.00'	41.54'	S77°31'58"E
C10	56.79'	163.00'	56.48'	S77°41'52"E
C11	0.94'	163.00'	0.94'	S67°33'34"E
C12	1.32'	137.00'	1.32'	S67°40'11"E
C13	47.17'	137.00'	46.93'	S77°48'29"E
C14	17.17'	87.00'	17.15'	N86°40'27"E
C15	22.31'	113.00'	22.27'	N86°40'27"E
C16	46.77'	165.00'	46.61'	N79°37'03"E
C17	11.62'	165.00'	11.62'	N69°34'45"E
C18	47.75'	135.00'	47.53'	N77°31'58"W

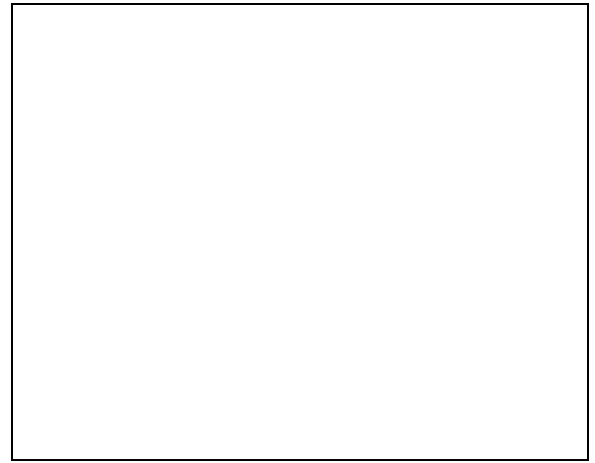


FP22-03

FINAL PLAT
ROSEDALE HEIGHTS SUBDIVISION
SPRINGDALE, AR

REVISION	DATE	DESCRIPTION

SCALE: 1"=30'
DATE: Jul 20, 2022
DRAWN BY: TSE
W.O. #: 20969



ORDINANCE NO. _____

**AN ORDINANCE ACCEPTING THE FINAL PLAT OF
PHASE 2 OF HYLTON PLACE SUBDIVISION IN THE CITY OF
SPRINGDALE ARKANSAS, AND DECLARING AN EMERGENCY.**

BE IT KNOWN BY THE CITY OF SPRINGDALE, ARKANSAS:

WHEREAS, there has been duly presented to the City Planning Commission of Springdale, Arkansas, a plat of certain lands in the City of Springdale, Washington County, Arkansas, being more particularly described as follows, to-wit:

PART OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION SEVENTEEN (17), TOWNSHIP SEVENTEEN (17) NORTH, RANGE TWENTY-NINE (29) WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION 17, SAID POINT BEING A FOUND BOAT SPIKE; THENCE ALONG THE EAST LINE OF SAID NE 1/4 OF THE SE 1/4, S02°34'51"W A DISTANCE OF 668.13 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING S02°34'51"W A DISTANCE OF 320.95 FEET; THENCE LEAVING SAID EAST LINE, N87°40'46"W A DISTANCE OF 1320.93 FEET TO A POINT ON THE WEST LINE OF SAID NE 1/4 OF THE SE 1/4; THENCE ALONG SAID WEST LINE, N02°21'08"E A DISTANCE OF 333.03 FEET; THENCE LEAVING SAID WEST LINE, S87°52'18"E A DISTANCE OF 195.51 FEET; THENCE N02°19'13"E A DISTANCE OF 2.55 FEET; THENCE S87°40'46"E A DISTANCE OF 120.00 FEET; THENCE N02°19'13"E A DISTANCE OF 210.00 FEET; THENCE N87°40'46"W A DISTANCE OF 120.00 FEET; THENCE N02°19'13"E A DISTANCE OF 113.60 FEET; THENCE S87°12'57"E A DISTANCE OF 897.93 FEET; THENCE S03°05'53"W A DISTANCE OF 329.45 FEET; THENCE S87°08'14"E A DISTANCE OF 233.28 FEET TO THE **POINT OF BEGINNING**, CONTAINING 16.11 ACRES, MORE OR LESS, AND SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIVE COVENANTS OF RECORD AND FACT.

AND WHEREAS, said Planning Commission, after conducting a public hearing, has approved the plat as presented by petitioner, and has approved the dedication of streets, rights-of-way and utility easements as shown upon said plat and join with the said petitioner in petitioning the City Council to accept the said plat of Phase 2 of Hylton Place Subdivision to the City of Springdale, Arkansas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that the plat of Phase 2 of Hylton Place Subdivision, as shown on the plat approved by the City Planning Commission, a copy of which is attached to this Ordinance and made a part hereof as though set out herein word for word, be and the same is hereby accepted by the City of Springdale, Washington County, Arkansas, and the City hereby accepts for use and benefit to the public the dedications contained therein.

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.

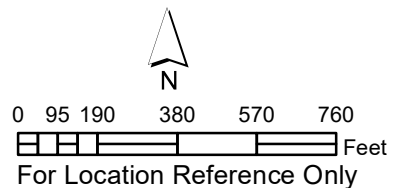
Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk/Treasurer

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY



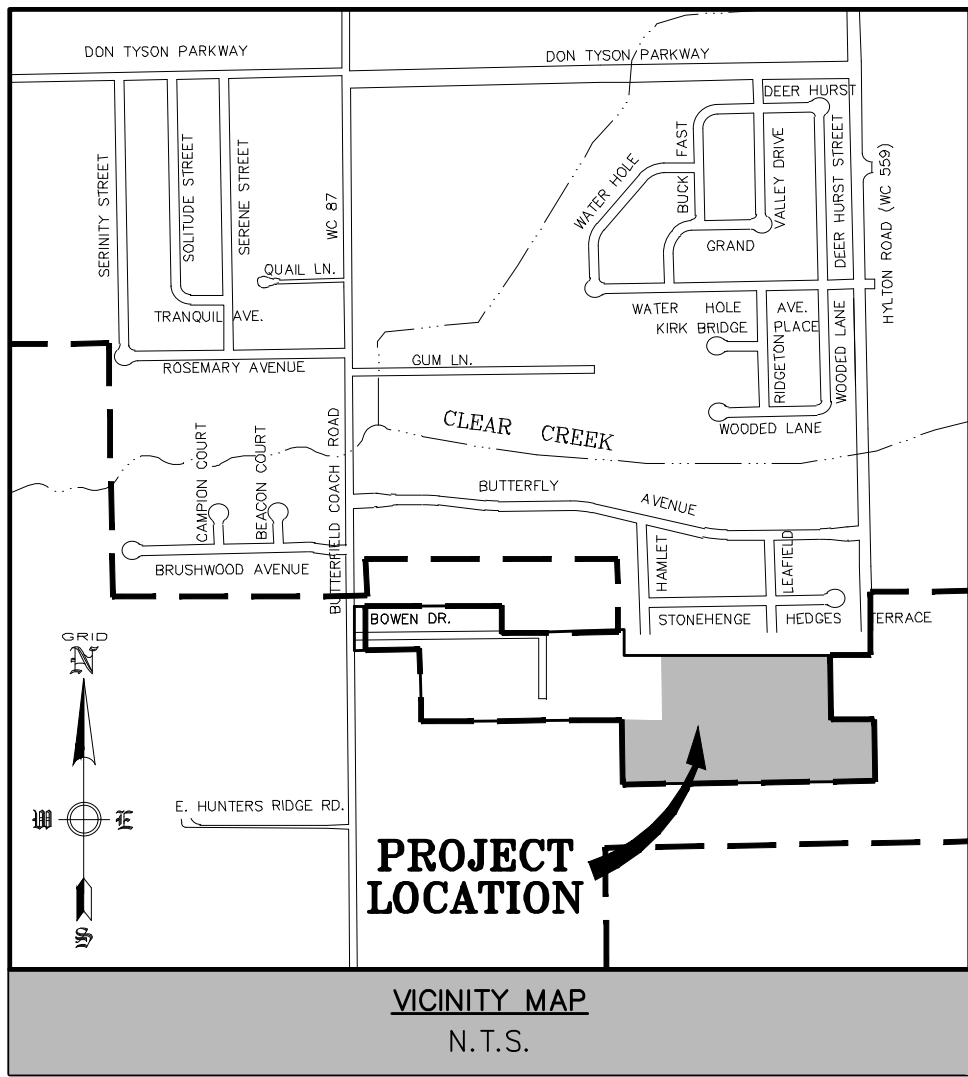
FILE NO. FP22-04
APPLICANT: ESI
REQUEST: Final Plat for Hylton Road
Subdivision, Phase II

PLANNING COMMISSION MEETING
 August 2, 2022

FINAL PLAT
OF
HYLTON II SUBDIVISION

IN THE CITY OF
SPRINGDALE, ARKANSAS

FP22-04



July 20, 2022

BY
ENGINEERING SERVICES INC.



CONSULTING ENGINEERS
SPRINGDALE, ARKANSAS
PHONE: 479-751-8733
FAX: 479-751-8746
WWW.ENGINEERINGSERVICES.COM

CERTIFICATION OF TRANSMITTAL, OWNERSHIP, AND ORDINANCE:

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

AUTHORIZED REPRESENTATIVE _____ DATE _____

RESOLUTION: RESOLVED THAT _____, MEMBER, IS HEREBY AUTHORIZED TO EXECUTE THE CERTIFICATE OF OWNERSHIP AND DEDICATION SHOWN ON THIS PLAT.

CERTIFICATE OF ACCEPTANCE:

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

ACCEPTANCE OF DEDICATIONS	_____ CITY CLERK CITY OF SPRINGDALE
	_____ MAYOR CITY OF SPRINGDALE
APPROVAL FOR RECORDING	_____ SECRETARY PLANNING
COMMISSION	_____ CHAIRMAN PLANNING COMMISSION
COMMUNITY DEVELOPMENT	_____ DIRECTOR COMMUNITY DEVELOPMENT DIVISION
WATER AND SEWER	_____ ENGINEER SPRINGDALE WATER UTILITIES
STREETS AND DRAINAGE	_____ CITY ENGINEER

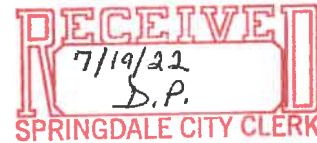
SURVEYOR'S DECLARATION:

I HEREBY DECLARE THAT I HAVE THIS DAY COMPLETED A SURVEY OF THE ABOVE DESCRIBED PROPERTY. THE PROPERTY LINES AND CORNER MONUMENTS ARE TO THE BEST OF MY KNOWLEDGE AND ABILITY, CORRECTLY ESTABLISHED, AND THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN ON THIS PLAT. I FURTHER DECLARE THAT THIS SURVEY MEETS THE CURRENT "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS", PER THE STATE OF ARKANSAS.

S. CRAIG DAVIS, L.P.S. NO.1156, AR.

DATE _____





Denise Pearce
City Clerk / Treasurer
City of Springdale
206 South Blair Street
Springdale, AR 72764

Mrs. Pearce,

We submitted a variance request to the Planning Commission for consideration at the August 5th, 2022 meeting. The variance was number B22-70, and was associated with Large Scale Development #L22-37, Patton Industrial Park, Amended.

The variance request was for a partial reduction in width for a detention pond drainage easement. The area of reduced width is a very small portion of the overall easement and does not limit access to the detention pond for future maintenance. The purpose for the variance was to allow an existing building, which encroaches into the proposed drainage easement area, to remain in place. The proposed partial reduction in width would allow the building to remain in place without encroaching into a platted drainage easement.

It is important to note that the building is elevated more than 4 feet above the 100 year flood water surface. The emergency overflow spillway for the pond is 3 feet lower than the building. There is no way the building would ever flood.

It is also important to note that the City of Springdale Engineering department (Katherine Hollingshead) and fire department (Steve Goff) and building department (Ed Stith) were all in agreement that the variance was acceptable. These departments all spoke at the meeting in favor of the variance.

Please refer to the attached site plan sketch for the details of the easement and variance.

We respectfully request the hearing of our appeal, based on the support of the various City departments. Thank you.

Respectfully,

A handwritten signature in blue ink, appearing to read "Steve Patton", written over a light blue horizontal line.

Steve Patton

AFFIDAVIT

STATE OF ARKANSAS)
)ss.
COUNTY OF WASHINGTON)

The undersigned, after first being duly sworn, does state under oath as follows:

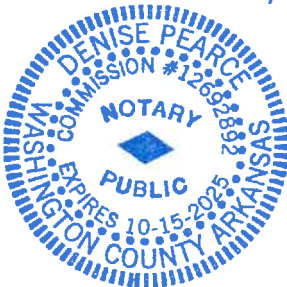
1. I am appealing a decision of the Springdale Planning Commission on a rezoning request.
2. I have notified all adjacent property owners of my appeal to the Springdale City Council.

I, STEVEN W. PATTON, upon my oath state that I have read the foregoing Affidavit, and the facts set forth therein are true and correct, to the best of my knowledge and belief.

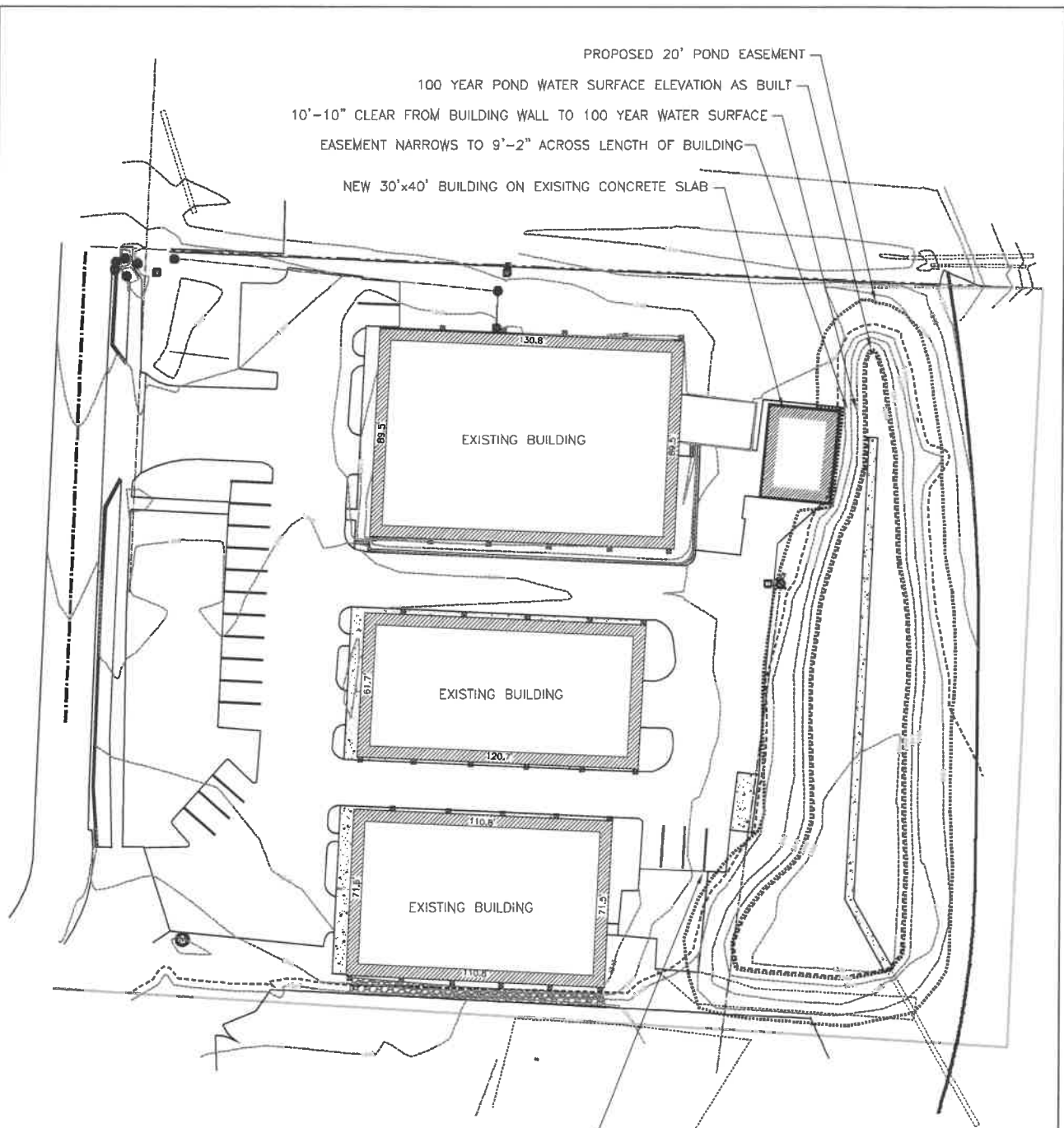
Steven W. Patton - Managing Member
SL PATTON INVESTMENTS, LLC

SUBSCRIBED AND SWORN to before me, a Notary Public, this 21st day of July, 2022.

My Commission Expires: 10/15/2025



Denise Pearce
Notary Public



STEADFAST, INC.
 Ready | Reliable, Accurate
 Civil, Structural and Land Development Services
 12081 Centerpoint Church Road Prairie Grove, AR 72753
 (479) 846-0296 rritchey@pgtc.com

"Let the words of my mouth, and the meditation of my heart,
 be acceptable in Thy sight, O Lord, my Redeemer." Ps. 19:14

		PROJECT		20140054		REFERENCE FROM			
DESIGNED BY		PATTON INDUSTRIAL PARK NEW 30'x40' BUILDING POND EASEMENT OPTION2				SHEET NUMBER		REV	
RLR						1			
DRAWN BY						RLR			
APPROVED BY		SCALE		DATE		SEQUENCE			
RLR		NOT TO SCALE		4/28/2022		1 OF 1			



SPRINGDALE
WE'RE MAKING IT HAPPEN

Application for Variance – Board of Adjustment

STATE USE ONLY	June 16 2022	BJJ-70
DATE APPLICANT RECEIVED		
DATE RECEIVED BY CITY CLERK		

APPLICATION CONTACTS:

Indicate one person of contact for this request: _____ Property Owner ☒ Representative

Applicant (person making request)	Property Owner (if other than Applicant):
Name: <u>STIEVE PATTON</u>	Name: _____
E-mail: <u>STEVE@STABLE-LOC.COM</u>	E-mail: _____
Address: <u>2075 LONG STREET</u> <u>SPRINGDALE, AR</u>	Address: _____
Phone: <u>479-320-7117</u>	Phone: <u>479-320-7117</u>
Site/ Location: <u>2075 LONG STREET</u> <u>SPRINGDALE, AR</u>	Current Zoning District: <u>I-1</u>
Assessor's Parcel Number(s): <u>815-29127-000</u>	Rezoned required: <u>NO</u>
	Total Acreage: <u>2.77</u>

Fee for Variance Application is \$75

Variance requested: (attach visual representation of request)

REDUCTION IN WIDTH OF DRAINAGE EASEMENT AROUND
DETENTION POND.

Difficulty or hardship: (why strict application of the provision would prohibit or unreasonably restrict the use of the property)

OWNER IS ATTEMPTING TO UTILIZE EXISTING CONCRETE SLAB
FOR A STORAGE BUILDING. THE EXISTING SLAB IS INSIDE OF
THE PROPOSED EASEMENT.

Effect of variance: (how variance would alleviate a demonstrable hardship, as distinguished from a special privilege or convenience sought by the applicant)

THE VARIANCE WOULD ALLOW THE EXISTING CONCRETE AND BUILDING TO STAY IN PLACE.

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

The Applicant understands that he/she must be present at the meeting to present the variance request and to answer questions. If the Applicant is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the applicant.

APPLICANT SIGNATURE(S)

SL Patton - *Not Member*
SL PATTON INVESTMENTS, LLC

DATE:

6-16-22

State of Arkansas

County of Washington

x Virginia Riggles

VIRGINIA RIGGLES
NOTARY PUBLIC-STATE OF ARKANSAS
WASHINGTON COUNTY
My Commission Expires 09-04-2028
Commission # 12705670

Adjacent Property Owners for 2075 Long Street, Springdale, AR

815-29148-000
NORTHWEST ARKANSAS HOME BUILDERS ASSOCIATION
2022 LONG ST, ST #C
Springdale, AR 72764

815-29127-001
CARRILLO HOLDINGS LLC
4980 E HEWITT SPRINGS RD
Springdale, AR 72764

815-29130-000
TYSON POULTRY INC
PO Box 2020
Springdale, AR 72756-2020

815-29130-001
Cargill Turkey Production
PO Box 5626
MINNEAPOLIS, MN 55440-5626

815-29276-000
NEWOODS INC
6902 BRODIE LN
LITTLE ROCK, AR 72204

815-29281-000
George Farms, Inc.
PO Box G
Springdale, AR 72765

815-29147-000
Georges, Inc
PO Drawer G
Springdale, AR 72765

815-29281-000
George Farms, Inc.
PO Box G
Springdale, AR 72765

815-29148-002
RX SPRINGDALE AR LLC
2001 S THOMPSON ST
Springdale, AR 72764

100 YEAR POND WATER SURFACE ELEVATION AS BUILT 1340.24'-
10'-10" CLEAR FROM BUILDING WALL TO 100 YEAR WATER SURFACE
EASEMENT NARROWS TO 9'-2" ACROSS LENGTH OF BUILDING
NEW 30'x40' BUILDING ON EXISTING CONCRETE SLAB
FFE=1344.62'
UNDERGROUND ELECTRIC LINE FROM EXISTING BUILDING



STEELER, INC.
Ready | Reliable, Accurate
Civil, Structural and Land Development Services
12081 Centerpoint Church Road Prairie Grove, AR 72753
(479) 846-0295 rritchey@pgtc.com

"Let the words of my mouth, and the meditation of my heart,
be acceptable in Thy sight, O Lord, my Redeemer." Ps. 19:14

		PROJECT		20140054		REFERENCE FROM	
DESIGNED BY		RLR		PATTON INDUSTRIAL PARK AMENDED NON-LARGE SCALE N20-14		SHEET NUMBER	
DRAWN BY		RLR				2	
APPROVED BY		RLR		SCALE NOT TO SCALE		DATE	
				6/2/2022		SEQUENCE 2 OF 2	

- b. A written response to all comments is required with resubmission. (standard comment)
- c. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).

Building and Fire Comments:

- 1. All Building and Fire comments addressed

Engineering Summary:

- 1. No Comments

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

There were none.

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

VOTE:

YES: Compton, Covert, David, Parker, Peters, Tyler, Austin, Cloud

NO: None

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

The following will be verbatim minutes for the variance only. Because the variance did not pass the large scale could not be heard.

C.	L22-37	<u>Patton Industrial Park, Amended (Prev. L19-19)</u>
		2075 Long Street
	B22-70	Variance for reduction of drainage easement width
		Presented by Randy Ritchey

Mr. Tyler: Next we have Patton Industrial Park, L22-37 and B22-70 a variance for reduction of drainage easement width, presented by Randy Ritchey.

Mr. Ritchey: Good evening, my name is Randy Ritchey be happy to answer any questions but first of all just a little background on this project. This is a large scale that was approved, constructed. Those three addresses you see there; 2075, 2087 and 2095, those buildings were constructed last year. The owner wanted to add a 30' x 40' storage building and he ask if could build it and I assumed he got the permit and he assumed that I got the permit; nobody got the permit. That's why we are here. I apologize for that misunderstanding. We have the two issues; we built a building on there that wasn't shown on the existing large scale so we

are amending the large scale to show the building and it lies within what we theoretically would be the 20' drainage easement around the detention pond.

We have met with Staff and have come up with this option where it's ok because there is such a vertical difference between the water surface, actual water surface and where the building is. It is well out of the flood plain and flood way so there you have it. We have a building that was built mistakenly without a permit and we are amending the large scale and try to get the variance approved for the drainage easement.

Mr. Tyler: Staff comments.

Mr. Barry: Staff comments have not been adequately addressed. Applicant was informed at the time of the pre-application conference that the steps necessary to insure this project would be reviewed then placed on the Planning Commission in a timely manner. However, through the course of this month's Technical Plat Review cycle, applicant did not provide the minimum elements necessary to complete a review sufficient to be heard by the Planning Commission. These minimum elements include but are not limited to a professionally completed plan that reflects the existing state of the property, with landscaping plan, lighting plan, details page, etc. Staff recommends tabling the project.

Mr. Tyler: Are you willing to table this until you have addressed all those comments.

Mr. Ritchey: I think that I misunderstood what we are doing and if I did, that's on me. But all of the things that they are asking me to show have been built for over a year and inspected by the City. I can draw them, but it is all there. It was built, approved, the buildings are occupied, landscaping, parking, irrigation is all there and the City officials final inspected it and approved it. I thought we were just addressing this building. I apologize if I misunderstood that we needed to re-show all of the stuff that had already been a year ago built. We can do that, but I just didn't realize that was going to be. Whenever I got the Staff comments, I replied back to them. Hey, this stuff has all be built for a year already and already inspected it. I don't know why we are rehashing that part. But, whatever needs to be done we are happy to do it.

Mr. Tyler: Any more comments, Rick?

Ms. Christie: Katie, do you want to address the encroachment on the easement?

Ms. Hollingshead: Sure, so on the detention pond that are built on the facilities require a 20' drainage easement for maintenance and it also it is setback from the buildings so that they are free from risk of flooding. Since this building was built in the drainage easement, we recommend that they apply for a variance to reduce the minimum 20' easement to 9' just for this location. We still have a full 20' easement, as required around the rest of the pond and that is satisfactory for maintenance purposes if necessary. We did look at the difference at elevations and this building does still meet the requirement to be elevated above the 100 year water surface elevation of that pond as well.

Ms. Christie: And you are assuming that it is going to be storage only?

Ms. Hollingshead: Yes.

Ms. Christie: It is not going to have utilities in it except power?

Ms. Hollingshead: That's what I understand, yes.

Ms. Christie: O.K. that needs to be noted that it can't be used for anything else but storage. How is the power. ...Well, I can tell you what is coming up next month will be a cell tower that is going to be located at the back entrance. So we have another impact on this zone and that's why we were trying to get everything as accurate as we could get before we review a cell tower location; to make sure that we don't have a conflict. The information is just not there. Building inspection didn't do any inspections on this extra building.

Mr. Stith: No, we put a stop work order on it.

Ms. Christie: But the building was completed?

Mr. Stith: Yes.

Ms. Christie: And it had

Mr. Stith: I have not been in the building. I don't know what they did inside.

Ms. Christie: O.K., it had an extension cord that was running to it from another building when we were out there looking at it. So it is, I mean we are just not sure of what we have got. That's the problem, especially with the cell tower coming in. We need to make sure that everything is like it needs to be before we include that as the next amendment to this.

Mr. Tyler: Comments from the audience. To the Commission.

Mr. Peters: It looks like this building had impervious areas in the original development. Was the drainage study revised and the other question that I have, did this foundation for this building adjust that pond in any way. Did it even encroach on the pond when they built.

Ms. Hollingshead: So there was a concrete slab that was existing on the property so there was the impervious area taken into account and then we did have the pond certified it was actually built a little larger than the plan showed so we did request an updated drainage report that shows that this pond still functions as designed for this development. They will have then, when they bring back the tower project next I will need to see that included.

Mr. Peters: Thank you.

Mr. Tyler: Do we go to the variance first?

Mr. Goss: I just have a quick comment. He had mentioned that the building department inspection; the fire department inspected the building at the time there was no extension cord,

just an empty metal shell that was on a concrete slab and we didn't have any issues with anything else. I just wanted to clear that up.

Ms. Christie: Did you do that after it was brought to our attention or before?

Mr. Goss: I was called directly by Mr. Ritchey and I went over and inspected the building. I hadn't, it was some time back and it had been approved.

Mr. Tyler: The variance is for reduction of the width of the drainage easement. It will be a call for the vote.

Ms. Christie: The variance will be a call for the vote.

Mr. Tyler: We are doing the variance first.

Mr. Covert: For the variance, call for the vote.

Mr. Tyler: Call for the vote by Mr. Covert.

Ms. Pounders: Cloud – yes, Compton – no, Covert – no, David – abstain, Parker – no, Peters – yes, Tyler – no, Austin – no.

Mr. Tyler: It fails five to two with one abstention.

Ms. Christie: O.K. so the variance doesn't pass, so we are going to have to go back and do something different. And you might want to address it with the revised for the cell tower and see if we can get it all put together at one time. Has it already been submitted?

Mr. Ritchey: Yeah, it was submitted.

Ms. Christie: O.K. so we can back and this will come, the second revision or however many revisions.

Mr. Tyler: We won't hear the large scale?

Ms. Christie: Well it can't be approved because it encroaches on the drainage easement and if the variance wasn't approved. The variance can be appealed to City Council. It has to be filed within fifteen days in the City Clerk's office. You need to explain the reasons why you think the Planning Commission erred in its decision and it will be set to go to Council the second meeting because we have to have time to get the minutes ready. If you want to appeal that decision and it has to be done within fifteen days.

Mr. Ritchey: Can it be re-applied for as part of the one that is coming next month?

Ms. Christie: If is denied by Council it can't be re-applied for another year. So your best bet is to deal with all this with a revised, with the tower thing, and talk about it. I don't know what you are going to do with the building to be able to get it out of that drainage easement.

Mr. Ritchey: Well it can't be moved out of the drainage easement. I mean that is just what we will have to deal with. If the variance for the drainage easement ultimately fails. This building will have to be taken down.

Ms. Christie: If it fails, your only way to get that changed is to appeal it to Council.

Mr. Ritchey: I understand. Alright, so the large scale is tabled.

Ms. Christie: The large can't meet the minimum requirements because you didn't get a variance for the drainage so it will have to be revised to show how you meet the requirements or the variance has to be overturned.

Mr. Ritchey: I got you. We will see you next month for the cell tower.

D.	L22-39	<u>Trickling Creek Warehouse</u>
		659. E. Randall Wobbe Lane
	B22-66	Variance for reduction of required parking spaces from
		54 to 39
		Presented by Earthplan Design Alternatives, P.A.

Mr. James Guertz with Earthplan Design Alternatives, P.A. was present on behalf of his client to answer any questions or comments. He said that this property had a building that burned down about year ago. He said they are utilizing the same footprint as the building that burned.

Mr. Tyler asked for Staff comments.

Mr. Hritz read the Staff comments.

1. Standard comments
 - a. Submit PDF files at time of resubmission. (standard comment)
 - b. A written response to all comments is required with resubmission. (standard comment)
 - c. All comments from the utility companies and other city departments must be addressed prior to approval of construction plans (standard comment).
2. Show the number of parking spaces per usage.
 - a. Variance B22-66 for reduction of 15 spaces requested, 54 to 39

Building and Fire Comments:

1. All Building and Fire comments addressed

RESOLUTION NO. _____

**A RESOLUTION TO AUTHORIZE A SUBAWARD TO
UPSKILL NWA & NORTHWEST ARKANSAS
COMMUNITY COLLEGE FROM THE CITY OF
SPRINGDALE'S AMERICAN RESCUE PLAN ACT
(ARPA) FUNDS TO HELP FUND A JOB TRAINING
AND WORKFORCE DEVELOPMENT PROGRAM**

WHEREAS, the City of Springdale, Arkansas has been directly affected by the COVID- 19 global pandemic;

WHEREAS, the COVID-19 pandemic has highlighted a need for a trained labor force for essential industries;

WHEREAS, citizens of the City of Springdale, Arkansas need job training and other assistance to move to jobs that provide better opportunities for economic advancement;

WHEREAS, Excellerate Foundation DBA Upskill NWA in Partnership with Northwest Arkansas Community College is launching a program to provide critical job training and placement services;

WHEREAS, the City of Springdale, Arkansas desires to use a portion of the American Rescue Plan Act (ARPA) funds awarded to the City;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, ARKANSAS, that \$1,294,779.00 be awarded to Excellerate Foundation DBA Upskill NWA & Northwest Arkansas Community College for the purpose of the establishing and operating a workforce development and job placement program for the citizens of Springdale, Arkansas in accordance with eligible use of funds as defined by ARPA; and the Mayor and City Clerk are hereby authorized to execute a Grant Award Agreement for the same, this Resolution is intended to supersede and replace Resolution No. 8-22 passed on February 8, 2022, and is a separate subaward from that approved via Resolution 56-22 on June 14, 2022.

PASSED AND APPROVED this _____ day of _____, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, CITY CLERK

APPROVED AS TO FORM:

Ernest B. Cate, CITY ATTORNEY

The City Council of the City of Springdale met in regular session on Tuesday, July 26, 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 3
Amelia Williams	Ward 4
Jeff Watson	Ward 3
Mike Overton	Ward 2
Mike Lawson	Ward 1
Kevin Flores	Ward 2
Randall Harriman	Ward 1
Mark Fougrousse	Ward 4
Ernest Cate	City Attorney
Denise Pearce	City Clerk/Treasurer

Department heads present:

Blake Holte	Fire Chief
Frank Gamble	Police Chief
Rick Barry	Planning Department
Mike Chamlee	Building Official
Ryan Carr	Engineering Department
James Smith	Public Works Director

APPROVAL OF MINUTES

Council Member Overton moved the minutes of the June 28, 2022 City Council meeting be approved as presented and the July 12, 2022 minutes be approved as corrected (ward numbers for council members were corrected). Council Member Watson made the second.

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

ORDINANCES AND RESOLUTIONS READ BY TITLE ONLY

Council Member Harriman 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 Lawson made the second.

The vote:

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

No: None

REPORT ON ECONOMIC DEVELOPMENT

Scott Edmondson, Director of Business Development with the Springdale Chamber of Commerce, gave a 2nd Quarter 2022 report on economic development in the City of Springdale. (Report on file in City Clerk's Office)

CITY OF SPRINGDALE EMPLOYEE RECOGNITION

Mayor Sprouse recognized City of Springdale employee Christy Bennett for over 12 years of service as payroll accountant in the City Clerk’s Office in the City of Springdale.

City Clerk Denise Pearce figured there have been almost 200,000 checks written with gross wages paid in the amount of \$315 million dollars over Christy’s years with the city.

RON SKELTON RETIREMENT

Fire Chief Blake Holte recognized Assistant Fire Chief Ron Skelton who is retiring from the Springdale Fire Department with over 33 years of service with the City of Springdale Fire Department.

RESOLUTION NO. 74-22 – MAKING THE APPOINTMENT OF BRIAN STANLEY TO THE ADVERTISING AND PROMOTION COMMISSION OF THE CITY OF SPRINGDALE

Mayor Doug Sprouse presented a Resolution making the appointment of Brian Stanley to the Advertising and Promotion Commission of the City of Springdale.

RESOLUTION NO. ____

A RESOLUTION MAKING AN APPOINTMENT TO THE ADVERTISING AND PROMOTION COMMISSION OF THE CITY OF SPRINGDALE

WHEREAS, Alex Bohn who serves on Seat #1 resigned on July 19, 2022; and

WHEREAS, A.C.A. 26-75-605 and Ordinance No. 3293 provide that appointments for these positions will be made by the remaining members of the Commission subject to approval of the City Council, and

WHEREAS, The Mayor, and President and CEO of the Springdale Chamber of Commerce, have recommended the appointment of Brian Stanley to the Advertising and Promotion Commission to fulfill the vacated term of Alex Bohn; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that Brian Stanley is hereby appointed as a commissioner to Seat #1, to fulfill the vacated term that is set to expire on May 31, 2024.

PASSED AND APPROVED this ____ day of July, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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

The vote:

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

No: None

The Resolution was numbered 74-22.

ORDINANCE NO. 5742 – REZONING PROPERTY OWNED BY JUAN AND MARIA SILVA LOCATED AT 2476 E. ROBINSON AVENUE, FROM C-2 TO C-6 AND DECLARING AN EMERGENCY

Assistant Planning Director Rick Barry presented an Ordinance rezoning property owned by Juan and Maria Silva located at 2476 E. Robinson Avenue, from C-2 to C-6 and declaring an emergency.

A public hearing was held before the Springdale Planning Commission.

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

The vote:

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

No: None

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

The vote:

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

No: None

The Ordinance was numbered 5742.

ORDINANCE NO. 5743 – REZONING PROPERTY OWNED BY IGLESIA PENTECOSTES NUEVA JERUSALEM LOCATED AT THE NE CORNER OF THE INTERSECTION OF WAGON WHEEL ROAD AND ROBINS ROAD, FROM SF-1 AND C-2 TO C-2 AND DECLARING AN EMERGENCY

Assistant Planning Director Rick Barry presented an Ordinance rezoning property owned by Iglesia Pentecostes Nueva Jerusalem located at the NE corner of the intersection of Wagon Wheel Road and Robins Road, from SF-1 and C-2 to C-2 and declaring an emergency.

A public hearing was held before the Springdale Planning Commission.

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

The vote:

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

No: None

The Ordinance was numbered 5743.

RESOLUTION NO. 75-22 – APPROVING A CONDITIONAL USE APPEAL BY DEVELOPING EQUITY, LLC FOR A TANDEM LOT SPLIT IN A MF-24 ZONE AT THE WEST SIDE OF 56TH STREET AND PARKWAY CIRCLE, AS SET FORTH IN ORDINANCE NO. 4030

Assistant Planning Director Rick Barry presented a Resolution approving a conditional use appeal by Developing Equity, LLC for a tandem lot split in a MF-24 Zone at the west side of 56th Street and Parkway Circle, as set forth in Ordinance No. 4030.

A public hearing was held before the Springdale Planning Commission.

RESOLUTION NO. ____

A RESOLUTION APPROVING A CONDITIONAL USE AT THE WEST SIDE OF 56TH STREET AT THE INTERSECTION OF 56TH STREET AND PARKWAY CIRCLE FOR DEVELOPING EQUITY, LLC AS SET FORTH IN ORDINANCE NO. 4030

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on July 5, 2022 on a request by Developing Equity, LLC for a conditional use for a Tandem Lot Split in a High Density Multi-family Residential District (MF-24) at the West Side of 56th Street at the intersection of 56th Street and Parkway Circle; and

WHEREAS, following the public hearing the Planning Commission by a vote of eight (8) yes and zero (0) no recommends that a conditional use be granted to the Developing Equity, LLC for a Tandem Lot Split in a High Density Multi-family Residential District (MF-24) at the west side of 56th Street at the intersection of 56th Street and Parkway Circle with the following conditions – No conditions set.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Developing Equity, LLC for a tandem lot split in a High Density Multi-family Residential District (MF-24) at the west side of 56th Street at the intersection of 56th Street and Parkway Circle with the following conditions – No conditions set.

PASSED AND APPROVED THIS ____ DAY OF JULY, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

Council Member Harriman 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 75-22

RESOLUTION NO. 76-22 – APPROVING A CONDITIONAL USE APPEAL BY RYAN AND SARAH MCCLAIN FOR A TANDEM LOT SPLIT AT EAST WAGON WHEEL ROAD 0.3 MILES NORTH FROM THE 612 OVERPASS AS SET FORTH IN ORDINANCE NO. 4030

Assistant Planning Director Rick Barry presented a Resolution approving a conditional use appeal by Ryan and Sarah McClain for a tandem lot split at East Wagon Wheel Road 0.3 miles north from the 612 Overpass as set forth in Ordinance No. 4030.

A public hearing was held before the Springdale Planning Commission.

RESOLUTION NO. ____

A RESOLUTION APPROVING A CONDITIONAL USE AT EAST WAGON WHEEL ROAD 0.3 MILES NORTH FROM THE 612 OVERPASS FOR RYAN AND SARAH MCCLAIN AS SET FORTH IN ORDINANCE NO. 4030

WHEREAS, Ordinance #4030 amending Chapter 130 (Zoning Ordinance) of the Springdale Code of Ordinance provides that an application for a conditional use on appeal must be heard first by the Planning Commission and a recommendation made to the City Council; and

WHEREAS, the Planning Commission held a public hearing on July 5, 2022 on a request by Ryan and Sarah McClain for a conditional use for a Tandem Lot Split in an Agricultural District (A-1) at East Wagon Wheel Road 0.3 miles north from the 612 overpass on Wagon Wheel Road; and

WHEREAS, following the public hearing the Planning Commission by a vote of eight (8) yes and zero (0) no recommends that a conditional use be granted to Ryan and Sarah McClain for a Tandem Lot Split in an Agricultural District (A-1) at East Wagon Wheel Road 0.3 miles north from the 612 overpass on Wagon Wheel Road; with the following conditions – No conditions set.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SPRINGDALE, that the City Council hereby grants a conditional use to Ryan and Sarah McClain for a Tandem Lot Split in an Agricultural District (A-1) at East Wagon Wheel Road 0.3 miles north from the 612 overpass on Wagon Wheel Road; with the following conditions – No conditions set.

PASSED AND APPROVED THIS ____ DAY OF JULY, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

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

The vote:

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

No: None

The Resolution was numbered 76-22.

RESOLUTION NO. 77-22 – APROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO BEAVER WATER DISTRICT LOCATED AT 7931 MILLER ROAD IN CONNECTION WITH L22-42, A LARGE SCALE DEVELOPMENT

Assistant Planning Director Rick Barry presented a Resolution approving a waiver of street improvements, drainage, curbs, gutters and sidewalks as set forth in Ordinance No. 3725 to Beaver Water District located at 7931 Miller Road in connection with L22-42, a Large Scale Development.

A public hearing was held before the Springdale Planning Commission.

Council Member Harriman moved the Resolution be adopted with Option 1. Council Member Powell made the second.

RESOLUTION NO. ____

A RESOLUTION APPROVING A WAIVER OF STREET IMPROVEMENTS, DRAINAGE, CURBS, GUTTERS AND SIDEWALKS AS SET FORTH IN ORDINANCE NO. 3725 TO BEAVER WATER DISTRICT IN CONNECTION WITH L22-42 A LARGE-SCALE DEVELOPMENT

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 L22-42 a Large Scale Development for Beaver Water District 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 North Miller Road on the northern side including drainage improvements related thereto, curbs, gutters, sidewalks and street lights in connection with L22-42, a Large Scale Development for Beaver Water District.

PASSED AND APPROVED THIS ____ DAY OF JULY, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest Cate, City Attorney

The vote:

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

No: None

The Resolution was numbered 77-22.

RESOLUTION NO. 78-22 – AUTHORIZING THE REFUND OF RESIDENTIAL
BUILDING PERMIT FEES ASSOCIATED WITH THE DISATER DECLARATION OF
MARCH 30, 2022, IN SPRINGDALE, ARKANSAS

A Resolution was presented authorizing the refund of residential building permit fees associated with the disaster declaration of March 30, 2022, in Springdale, Arkansas.

A severe weather event, including thunderstorms, straight-line winds, and tornados impacted the City of Springdale, Arkansas, resulting in significant property damage, both private and public, and bodily injury.

Mayor Doug Sprouse issued a Disaster Emergency Proclamation on March 30, 2022, pursuant to Ark. Code Ann. §12-75-108 and Section 2-61 of the Code of Ordinances of the City of Springdale, Arkansas.

Discussion has been held regarding reducing building permit fees for people involved in this disaster.

Council Member Lawson said after talking to insurance companies, he has found that building permits in this instance are paid for by the insurance companies.

Council Member Overton made the motion to reduce the building permits by 25% on building permits issued and permits issued in the future related to this disaster.

After more discussion, the motion was amended to reduce the building permits by 33.3 %.

Council Member Watson made the second.

The vote:

Yes: Watson, Overton, Harriman

No: Williams, Lawson, Flores, Fougrousse, Powell

Motion failed.

Council Member Powell made the motion to adopt the Resolution reducing the building permit fees by 50% on building permits issued and permits issued in the future related to this disaster. Council Member Flores made the second.

The following Resolution was presented.

RESOLUTION NO. ____

A RESOLUTION AUTHORIZING THE REFUND OF RESIDENTIAL BUILDING PERMIT FEES ASSOCIATED WITH THE DISASTER DECLARATION OF MARCH 30, 2022, IN SPRINGDALE, ARKANSAS.

WHEREAS, in the early morning hours of Wednesday, March 30, 2022, a severe weather event, including thunderstorms, straight-line winds, and tornados impacted the City of Springdale, Arkansas, resulting in significant property damage, both private and public, bodily injury, and otherwise meeting the definition of "Disaster" as that term is defined in Ark. Code Ann. §12-75-103;

WHEREAS, in order to activate the response to, as well as the recovery from, this disaster, the Mayor issued a Disaster Emergency Proclamation on March 30, 2022, pursuant to Ark. Code Ann. §12-75-108 and Section 2-61 of the Code of Ordinances of the City of Springdale, Arkansas;

WHEREAS, the Disaster resulted in unanticipated costs to certain residents of the City of Springdale, including the necessity of purchasing permits from the City for necessary repairs to residential structures, pursuant to Section 22-32 of the Code of Ordinances of the City of Springdale, Arkansas;

WHEREAS, the City of Springdale wishes to grant relief to those citizens who were, or will be, forced by the Disaster to expend funds to obtain a building permit to repair damage to residential property caused by the Disaster; and

WHEREAS, no hardship will result to the City, or to any of its residents, by providing the relief provided herein.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS that the Chief Building Official is hereby authorized to grant and issue a refund to those citizens who have paid for and obtained, or will obtain, a building permit to repair damage to residential property caused by the Disaster, said refund being in the amount of 50.00% of the permit fee paid to the City pursuant to Section 22-32 of the Code of Ordinances of the City of Springdale, Arkansas.

PASSED AND APPROVED this ____ day of July, 2022.

Doug Sprouse, Mayor

ATTEST:

Denise Pearce, City Clerk

APPROVED AS TO FORM:

Ernest B. Cate, City Attorney

The vote:

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

No: Lawson, Harriman

The Resolution was numbered 78-22.

ORDINANCE NO. 5744 – AUTHORIZING THE CITY CLERK TO FILE A CLEAN-UP LIEN FOR THE REMOVAL OF OVERGROWN BRUSH AND DEBRIS ON PROPERTY LOCATED AT 983 W. SUNSET WITHIN THE CITY OF SPRINGDALE, ARKANSAS AND DECLARING AN EMERGENCY

City Attorney Ernest Cate presented an Ordinance authorizing the City Clerk to file a clean-up lien for the removal of overgrown brush and debris on property located at 983 W. Sunset, Springdale, Arkansas and declaring an emergency.

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

The vote:

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

No: None

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

The vote:

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

No: None

The Ordinance was numbered 5744.

RESOLUTION NO. 79-22 – SETTING A HEARING DATE ON A PETITION BY BRIDGERS CROSSING LLC TO ABANDON A DRAINAGE EASEMENT IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS

City Attorney Ernest Cate presented a Resolution setting a hearing date for August 23, 2022 on a petition by Bridgers Crossing LLC to abandon a drainage easement in the City of Springdale, Washington County, Arkansas.

RESOLUTION NO. ____

A RESOLUTION SETTING A HEARING DATE ON A PETITION TO ABANDON A DRAINAGE EASEMENT IN THE CITY OF SPRINGDALE, WASHINGTON COUNTY, ARKANSAS.

WHEREAS, Bridgers Crossing, LLC., has petitioned for the abandonment of a drainage easement on property located at 3064 S. Old Missouri Road, Springdale, Washington County, Arkansas (Parcel No. 815-28649-220, Parcel No. 815-28649-240, and Parcel No. 815-28649-251), and previously filed on January 10, 2006, as File No. 2006-00001124, more particularly described as follows, and as shown on the attached map as Exhibit "A":

**LEGAL DESCRIPTION OF
DRAINAGE EASEMENT TO BE VACATED**

A part of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of Section Seven (7), Township Seventeen (17) North, Range Twenty-nine (29)

West, Springdale, Washington County, Arkansas, being more particularly described as follows:

From the Northwest corner of the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) of said Section Seven (7); thence South – 752.26 feet; thence South 89°56'49” East – 307.09 feet; thence North 88°14'58” East – 104.59 feet; said point being the Northeast corner of Lot 35, Palisades Subdivision in Springdale, Arkansas; thence South 02°27'17” East – 193.36 feet, said point being the Northwest corner of Lot 76A, Palisades Subdivision in Springdale, Arkansas, thence North 88°33'22” East – 320.37 feet to the POINT OF BEGINNING; thence North 01°37'00” West – 11.93 feet; thence South 88°00'47” West – 202.80 feet; thence North 01°59'07” West – 191.42 feet; thence North 25°10'41” East – 56.91 feet; thence South 64°49'19” East – 20.00 feet; thence South 25°10'41” West – 52.07 feet; thence South 01°59'07” East – 166.58 feet; thence North 88°00'47” East – 202.93 feet; thence South 01°37'00” East – 32.12 feet; thence South 88°33'22” West – 20.00 feet to the POINT OF BEGINNING, and containing 0.21 acres, more or less.

WHEREAS, the petitioner has, or will, obtain the written consent of all property owners abutting the drainage easement proposed to be vacated;

WHEREAS, the City Council finds that a hearing date should be set on the request to abandon the drainage easement described herein;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SPRINGDALE, ARKANSAS, that August 23, 2022, at 6:00 p.m. is set as the date and time for the City Council to hear the petition; that the City Clerk shall give notice of the date and time of said hearing by publishing notice of said hearing once a week for (2) consecutive weeks, as required by law.

PASSED AND APPROVED this ____ day of July, 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 Fougrousse made the second.

The vote:

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

No: None

The Resolution was numbered 79-22.

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 6:47 p.m.

Doug Sprouse, Mayor

Denise Pearce, City Clerk/Treasurer